

2024年 1月 8日

此文件在_____收到。城市規劃委員會
只會在收到所寄_____後才正式確認收到
申請的日期。

This document will formally acknowledge
the date of application only upon receipt
of all the required information and documents.

8 JAN 2024

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2303219 27/12 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/46 SK/359
	Date Received 收到日期	8 JAN 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

李國星 Li Kwok Sing

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗石崗丈量約份第114約地段第1430號(部份)、第1431號(部份)、第1439號(部份)及第1440號(部份) Lots 1430(Part), 1431(Part), 1439(Part) and 1440(Part) in D.D.114, Shek Kong, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1500 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 130 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 石崗分區計劃大綱核准圖編號 S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture 「農業」
(f) Current use(s) 現時用途	N/A (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of “current land owner(s)”[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of “current land owner(s)”[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of “current land owner(s)” [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 07/12/2023 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 21/12/2023 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展Proposed Temporary Place of Recreation,
Sports or Culture (Hobby Farm) and Land Filling
擬議臨時康體文娛場所(休閒農場)及填土工程

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期
☒ year(s) 年 3
☐ month(s) 個月
(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1426	sq.m	<input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	74	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3		
Proposed domestic floor area 擬議住用樓面面積	0	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	130	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	130	sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

構築物1：辦公室、接待處、更衣室及儲物室；2層高，每層56平方米，總面積不多於112平方米，高度不多於7米。

構築物2：洗手間；1層高，不多於10平方米，高度不多於3米。

構築物3：電錶房；1層高，不多於8平方米，高度不多於3米。

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	1
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed operating hours 擬議營運時間			
星期一至日早上9時至下午6時，包括公眾假期。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 從錦上路轉入	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 205 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

請參考附件的申請報告書及擬議發展的計劃細節

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Ms Hermose Chong

Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

ALLGAIN LAND ADMINISTRATORS(HONG KONG) LIMITED

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

27/12/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界元朗石崗丈量約份第114約地段第1430號(部份)、第1431號(部份)、 第1439號(部份)及第1440號(部份) Lots 1430(Part), 1431(Part), 1439(Part) and 1440(Part) in D.D.114, Shek Kong, Yuen Long, New Territories
Site area 地盤面積	1500 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 石崗分區計劃大綱核准圖編號 S/YL-SK/9
Zoning 地帶	Agriculture 「農業」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Land Filling 擬議臨時康體文娛場所(休閒農場)及填土工程

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	130 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.087 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	4.93 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		1
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		1 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		0 0 0 0 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site plan 平面圖, Location plan 位置圖, Approved FS Plan, Paved Ratio Plan		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

新界元朗石崗丈量約份第 114 約地段第 1430 號(部份)、
第 1431 號(部份)、第 1439 號(部份)及第 1440 號(部份)

擬議臨時康體文娛場所 (休閒農場) 及填土工程

(為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 擬議發展計劃的各方面影響-----P.3-6

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界元朗石崗丈量約份第 114 約地段第 1430 號(部份)、第 1431 號(部份)、第 1439 號(部份)及第 1440 號(部份)的規劃申請，擬在上述地段申請為期三年的臨時康體文娛場所（休閒農場）及填土工程。
2. 申請地點位於石崗錦上路，在《石崗分區計劃大綱核准圖編號 S/YL-SK/9》上劃為「農業」用途。
3. 申請地盤面積為約 1,500 平方米，上蓋面積為 74 平方米，露天地方面積為 1,426 平方米。
4. 申請地點將設有三個構築物，總樓面面積合共約 130 平方米。
構築物 1：辦公室、接待處、更衣室及儲物室；2 層高，每層 56 平方米，總面積不多於 112 平方米，高度不多於 7 米；構築物 2：洗手間；1 層高，不多於 10 平方米，高度不多於 3 米；構築物 3：電錶房；1 層高，不多於 8 平方米，高度不多於 3 米。
5. 擬議發展的農場預計每天最多 2 名職員及 20 名訪客。
6. 申請地點亦涉及一個私家車泊車位，只供職員使用，不對外開放。
7. 申請地點可從錦上路經一條地區道路前往，擬議發展的營運時間為每天上午九時正至下午六時正，包括星期日及公眾假期。
8. 擬議發展涉及部份填土範圍，用作固定構築物，不會破壞天然環境，不會砍伐樹木，不會對周邊地區及環境帶來負面影響

申請原因

1. 申請地點是農業地帶，而擬議用途為休閒農場，申請用途屬「農業」中的「第二欄用途」，與規劃意向相符，和周邊環境及用途協調。
2. 在新農業政策下，休閒農場是指營運仍以商業務農為主，並以提供與其作業有關的有限度休閒活動為輔的農場，目的是擴大農民可推廣其農業產品和介紹其務農活動的平台。擬議發展能夠推廣可持續休閒耕種，符合政府推行的新農業政策，鼓勵市民參與綠化活動及透過種植活動提高綠化環保的意識。
3. 城市規劃委員會曾批准申請地點作相同用途(請參考城規會編號：A/YL-SK/327)，申請人懇請城市規劃委員會對本申請作出相同的對待，申請人早前已向元朗地政處申請短期豁免書，但至今仍未批出，所以無法完成部份附帶條件，申請人承諾這次一定會履行所有相關的附帶條件。
4. 城市規劃委員會曾批准申請地點毗鄰的地段作相同用途 (請參考城規會編號：A/YL-SK/290、A/YL-SK/297 等)，因此申請人懇請城市規劃委員會對本申請作出相同的對待。
5. 擬議發展只是臨時三年的性質，不會影響農業用途地帶的長遠規劃意向。
6. 擬議發展不會破壞天然環境，不會砍伐樹木，不會對周邊地區及環境帶來負面影響。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗石崗丈量約份第 114 約地段第 1430 號(部份)、第 1431 號(部份)、第 1439 號(部份)及第 1440 號(部份)作為期不超過三年的臨時康體文娛場所 (休閒農場) 及填土工程。

擬議發展計劃的各方面影響

1. 土地行政

申點地點涉及幾個私家地段，不涉及任何政府土地。

擬議農場涉及三個上蓋構築物，申請人已向地政處申請短期豁免書。

2. 擬議發展的農場入口

申請地點可從錦上路經一條地區道路前往，地區道路的闊度約 3.5 米，足夠讓私家車行駛，沿路亦設有避車處。而農地的入口設有約 4 米闊的大閘讓車駛進農場，下面為該鄉村地區道路的照片。



3. 農場內的交通安排

申請用途只提供一個私家車的職員泊車位，不設輕型貨車或其他車輛的上落客或停車位，而私家車位的佔地面積約 2.5 米 x 5 米，這停車位不會開放給訪客，只供職員內部使用。

4. 公共交通工具

申請地點距離錦上路約 280 米的距離，而錦上路設有小巴及巴士站。

巴士路線包括 64K、64S 及 251A；專線小巴路線為 72 及 72M。訪客及職員可乘坐以上的交通工具到達錦上路，然後步行約 3-5 分鐘即能到達農場，交通方便。



5. 預計交通流量報告

時段		星期一至星期日，包括公眾假期		
		職員車輛（私家車）		
		進入(輛)	離開(輛)	合共(輛)
繁忙時間	09:00 – 10:00	1	0	1
	17:00 – 18:00	0	1	1

6. 預計行人進出流量報告（由錦上路至申請地點）

時段		星期一至星期日，包括公眾假期	
		行人	
		進入(個)	離開(個)
09:00 – 10:00		0	0
10:00 – 11:00		4	2
11:00 – 12:00		4	1
12:00 – 13:00		3	4
13:00 – 14:00		2	1
14:00 – 15:00		3	3
15:00 – 16:00		2	1
16:00 – 17:00		2	4
17:00 – 18:00		0	4
合共(個)		20	20

7. 環境方面

申請人會按照環保署對臨時露天農場及上蓋的技術指引，將對周邊環境的影響減到最低。

8. 空氣方面

申請地點是一個休閒農場，不會導致任何空氣污染。

9. 噪音方面

申請地點是一個休閒農場，提供一個地點給市民享受田園樂趣，主要都是市民說話的聲音，不會導致噪音污染。

10. 排污方面

申請用途涉及一個洗手間，主要供職員及訪客使用，不會對外開放。申請人會按照環保署的規定和指引，在合適的地點上建造一個容量足夠的化糞池作洗手間的排污，不會讓污水流出影響周邊環境。

11. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

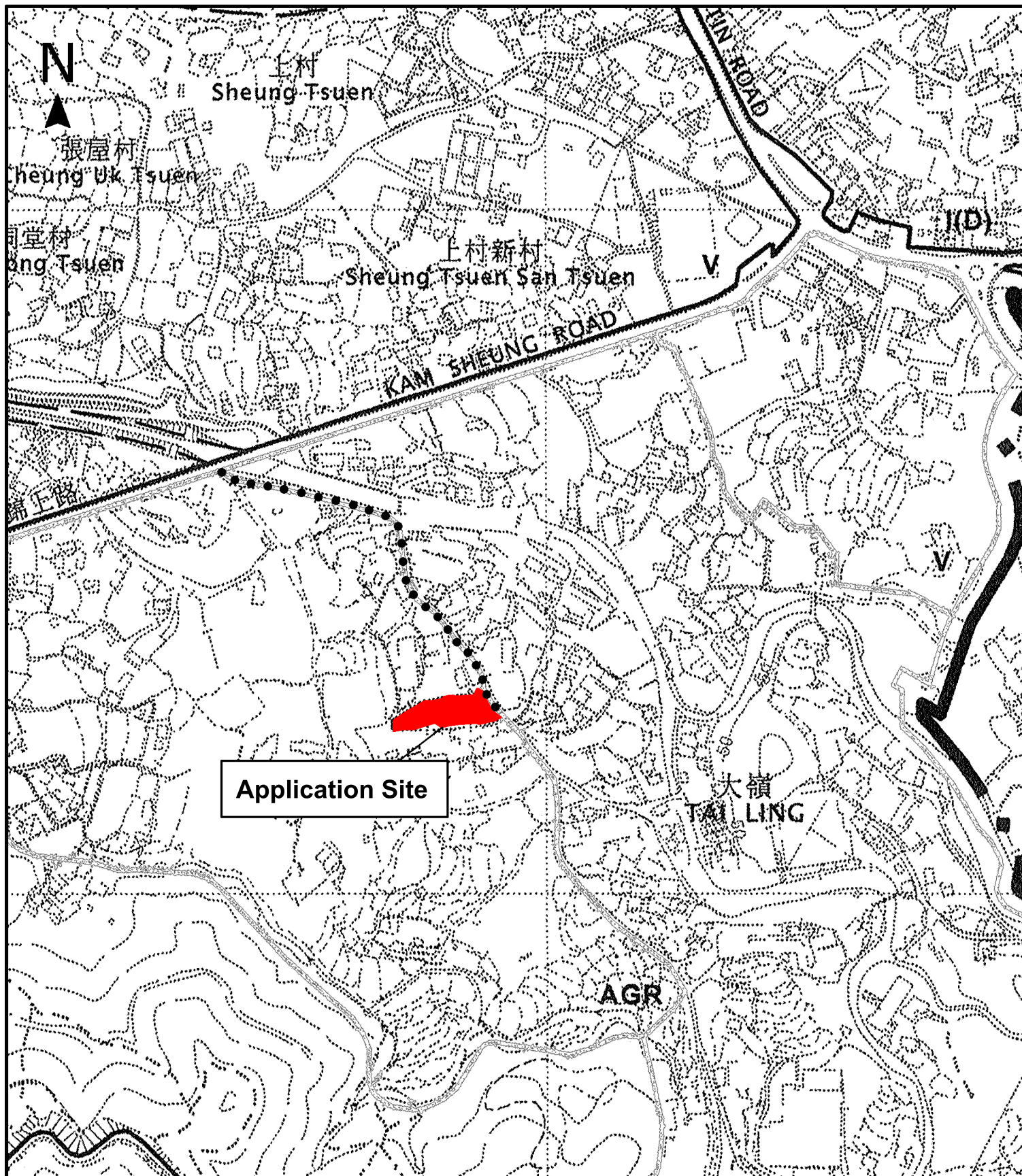
12. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

13. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准新界元朗石崗丈量約份第 114 約地段第 1430 號(部份)、第 1431 號(部份)、第 1439 號(部份)及第 1440 號(部份)作為期不超過三年的臨時康體文娛場所（休閒農場）及填土工程。



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Land Filling for a Period of 3 Years at Lots 1430(Part), 1431(Part), 1439(Part) and 1440(Part) in D.D. 114, Shek Kong, Yuen Long

Drawing Title 圖紙標題:

Site Plan



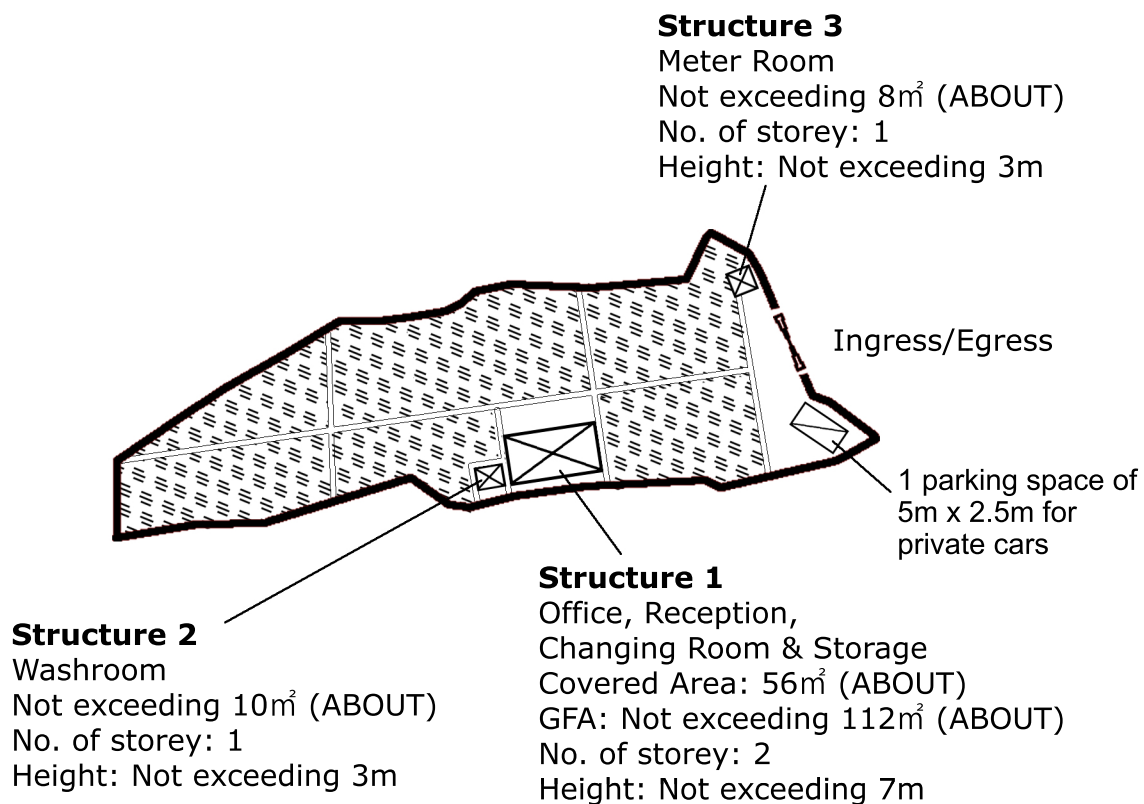
Drawing No. 圖號:

20231224

Remarks 備註:

... Vehicular access leading from Kam Sheung Road

Scale 比例:



Project 項目名稱:

Proposed Temporary Place of Recreation,
Sports or Culture (Hobby Farm) and Land
Filling for a Period of 3 Years at Lots 1430(Part),
1431(Part), 1439(Part) and 1440(Part) in
D.D. 114, Shek Kong, Yuen Long

Drawing Title 圖紙標題:


Layout Plan



Drawing No. 圖號:

20231224

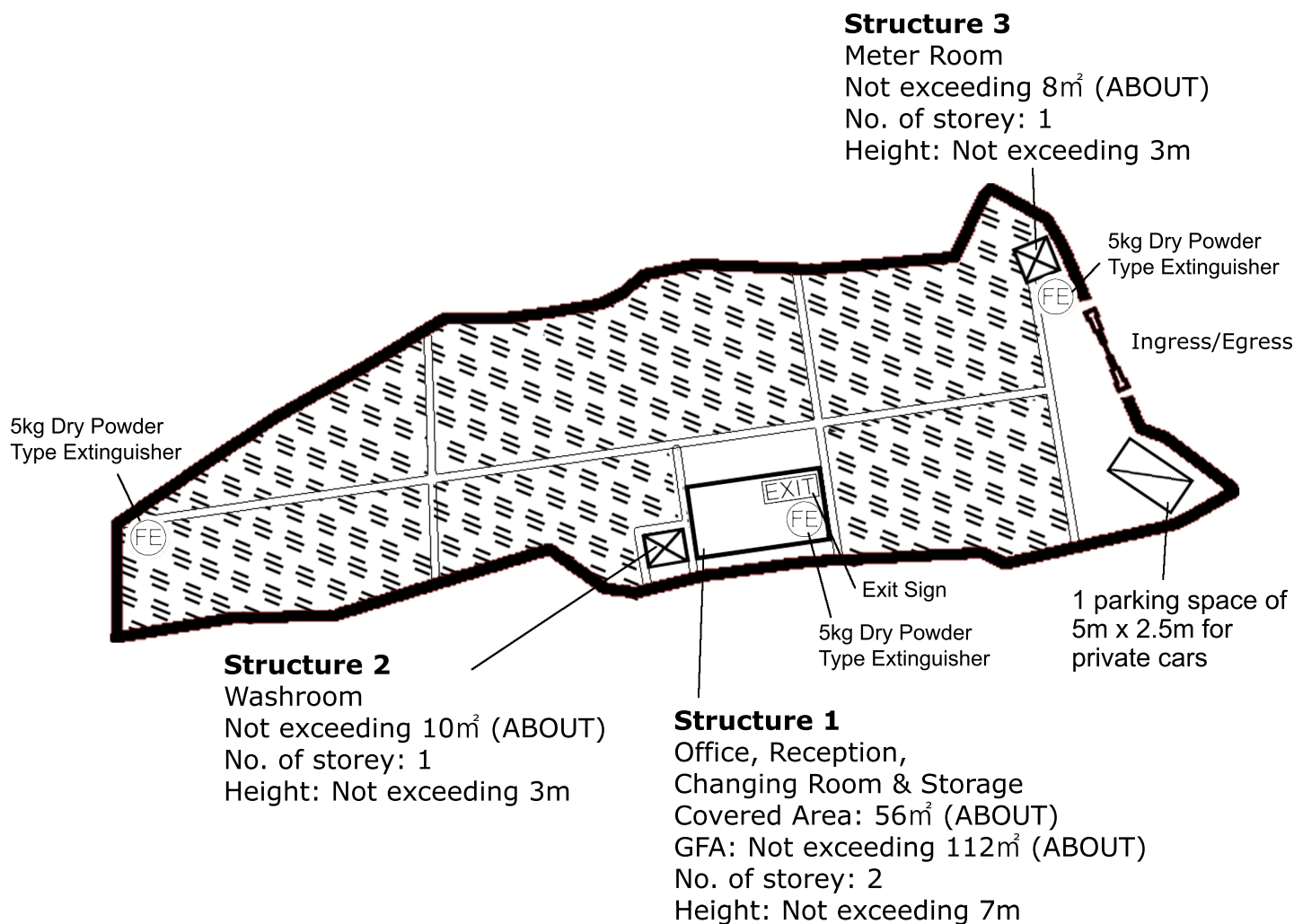
Remarks 備註:

 Private car parking
Space

 Farmland

 Structure

Scale 比例:



Project 項目名稱:

A/YL-SK/327

Drawing Title 圖紙標題:

Approved
FS Plan



Drawing No. 圖號:

20231201

Remarks 備註:

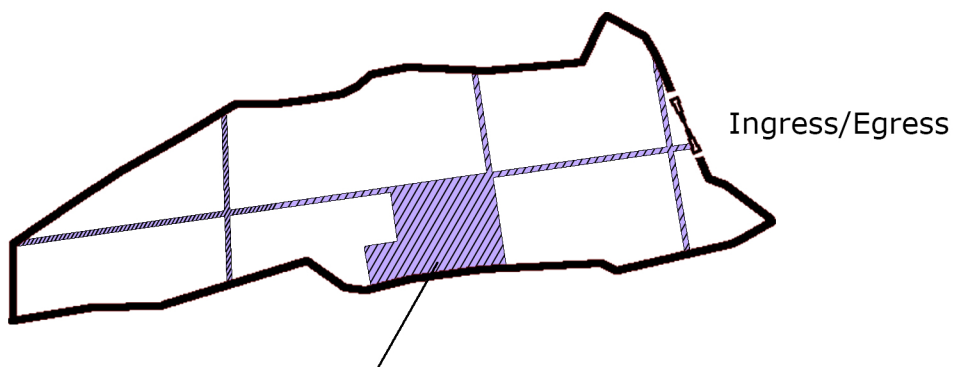


5kg Dry Powder
Type Extinguisher



Exit Sign

Scale 比例:



Land Filling Area

For site formation of structures and circulation path

Area: 205m² (ABOUT)

Existing site level: +44mPD (ABOUT)

Proposed Site Level: +44.2mPD (ABOUT)

Depth of land filling: No more than 0.2m

Project 項目名稱:

Proposed Temporary Place of Recreation,
Sports or Culture (Hobby Farm) and Land
Filling for a Period of 3 Years at Lots 1430(Part),
1431(Part), 1439(Part) and 1440(Part) in
D.D. 114, Shek Kong, Yuen Long

Drawing Title 圖紙標題:

Paved Ratio



Drawing No. 圖號:

20231224

Remarks 備註:

Scale 比例:

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Margaret Wai See SZETO/PLAND

寄件者: [REDACTED]
寄件日期: 2024年03月22日星期五 16:17
收件者: Margaret Wai See SZETO/PLAND
副本: tpbpd/PLAND; [REDACTED]
主旨: 有關A/YL-SK/359意見回覆
附件: SK359_Plan.pdf; Temporary Drainage Proposal for A_YL-SK_359.pdf
類別: Internet Email

司徒小姐,

有關 A/YL-SK/359 各部門意見回覆如下：

渠務署

1)渠務報告（見附件 Temporary Drainage Proposal for A_YL-SK_359）

環保署

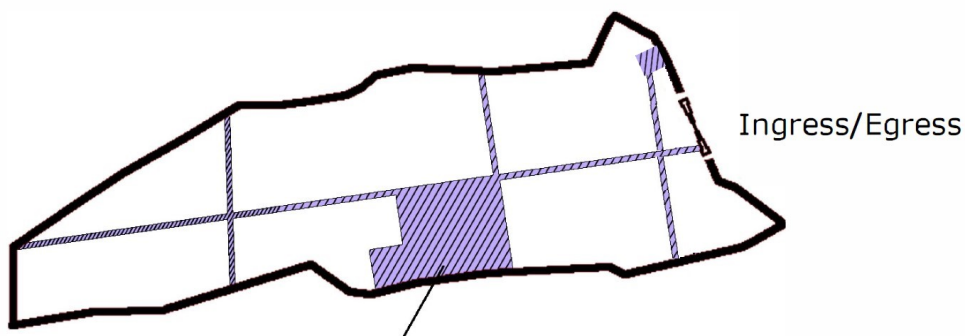
- 1)廁所會使用化糞池並會找專業人士按照 ProPECC PN 1/23 設計及建造
- 2)申請地點內並不會使用任何形式的擴音器及廣播器

漁護署

- 1)申請地點內會種植荔枝、龍眼，檸檬樹等植物，申請人會批發給市場和自行銷售給客人
- 2)申請地點會有約 1060 平方米(百分之七十)的面積是種植範圍
- 3)現時申請地點內地面全是黃泥，日後填土面積 213 平方米，填土物料為混凝土（見附件 SK359_Plan）
- 4)當規劃申請許可終止會按附帶條件要求還原已填土位置

黃先生

[REDACTED]



Land Filling Area

For site formation of structures and circulation path

Area: 213m² (ABOUT)

Existing site level: +44mPD (ABOUT)

Proposed Site Level: +44.2mPD (ABOUT)

Depth of land filling: No more than 0.2m

Project 項目名稱:

Proposed Temporary Place of Recreation,
Sports or Culture (Hobby Farm) and Land
Filling for a Period of 3 Years at Lots 1430(Part),
1431(Part), 1439(Part) and 1440(Part) in
D.D. 114, Shek Kong, Yuen Long

Drawing Title 圖紙標題:

Paved Ratio



Drawing No. 圖號:

20240321

Remarks 備註:



CONCRETE

Scale 比例:

ISSUE 1

TEMPORARY DRAINAGE PROPOSAL

APPLICATION SITE OF THE PROPOSED
TEMPORARY PLACE OF RECREATION, SPORTS OR
CULTURE (HOBBY FARM) FOR A PERIOD OF 3
YEARS AT LOTS 1430 (PART), 1431 (PART), 1439
(PART) AND 1440 (PART) IN D.D.114, SHEK
KONG, YUEN LONG, NEW TERRITORIES

PROJECT NO. AGLA/TDM/015

PREPARED FOR

APPLICATION NO. A/YL-SK/359

1 MAR 2024

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2.1	Location of the Application Site.....	1
3	Assessment Criteria.....	2
3.1	Design Return Periods	2
3.2	Calculation Methodology for Runoff.....	2
3.3	Calculation Methodology for Pipe Capacity Checking.....	3
4	Potential Drainage Impact	3
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- D. Design Calculation of the Proposed Drainage
- E. Typical Standard Drawings Of U-Channel and Catchpit
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1 Introduction

1.1 Background

- 1.1.1 This report presents the Drainage Proposal for supporting the Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years at Lots 1430 (Part), 1431 (Part), 1439 (Part) and 1440 (Part) in D.D.114, Shek Kong, Yuen Long, New Territories.
- 1.1.2 For the site location plan, please refer to the **Appendix A**.

1.2 Objectives of the Report

- 1.2.1 This report shall be prepared to include the following:
- Identify the potential drainage impact assessment from the proposed Application Site
 - recommend and implement all necessary measures to mitigate adverse drainage impacts arising from the application site

1.3 Report Structure

- 1.3.1 The report contains the following sections:
- Section 1 on Introduction;
 - Section 2 on Development Proposal;
 - Section 3 on Assessment Criteria;
 - Section 4 on Potential Drainage Impact; and
 - Section 5 on Conclusion.

2 Development Proposal

2.1 Location of the Application Site

- 2.1.1 The application Site is located within the Shek Kong, Yuen Long, New Territories, with an area of around 1,550m² and ground level varying between + 41.6mPD and + 42.4mPD. The layout plan is provided in **Appendix B**.
- 2.1.2 This application site is "Agriculture" zoning, the type of application is the Temporary Use/Development in Rural Areas for a Period of 3 Years.

3 Assessment Criteria

3.1 Design Return Periods

- 3.1.1 The drainage system in the Application site is to collect surface flows and convey to downstream village drain. The recommended design return periods based on the flood levels for the various drainage systems depend on the drainage system, land use, hazard to public safety and community expectations. The recommended design return period is reproduced in Table 3-1 below:

Table 3-1 Recommended Design Return Periods based on Flood Levels

DESCRIPTION	DESIGN RETURN PERIODS
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage including internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

- 3.1.2 As per Storm Drainage Manuel (SDM) Section 6.6.2 Urban Drainage Branch and Urban Drainage Trunk Systems *“An ‘Urban Drainage Branch System’ is defined as a group or network of connecting drains collecting runoff from the urban area and conveying stormwater to a trunk drain, river or sea. For a simple definition, the largest pipe size or the equivalent diameter in case of a box culvert in a branch system will normally be less than 1.8m.*
- 3.1.3 *An ‘Urban Drainage Trunk System’ collects stormwater from branch drains and/or river inlets, and conveys the flow to outfalls in river or sea. Pipes with size or diameter equal to or larger than 1.8m are normally considered as trunk drains.”*
- 3.1.4 As per SDM, since the proposed U-channels are sized smaller than 1.8m, the drainage system would be defined as an urban drainage branch with recommended design return period of 50 years.
- 3.1.5 The 50 years design return period will be considered to ensure adequacy of the stormwater drainage system.

3.2 Calculation Methodology for Runoff

- 3.2.1 Peak instantaneous runoff values before and after the development were calculated based on the Rational Method and with recommended physical parameters including runoff coefficient (C) and storm constants for different return periods referred to the SDM, based on the following equation:

$$Q_p = 0.278 C i A$$

where	Q_p	=	Peak Runoff, m ³ /s
	C	=	Runoff Coefficient
	i	=	Rainfall Intensity, mm/hr
	A	=	Catchment Area, km ²

3.2.2 The paved area of the site will account for 1,550 m². For conservative, the runoff coefficient of 1.0 is assumed, such that the all the run-off would be collected from the catchment area without any infiltration as the critical scenario.

3.2.3 Based on the storm constants for 50-year return period recommended in the SDM, the appropriate rainfall intensities (i) are calculated as detailed in **Appendix D**

3.3 Calculation Methodology for Pipe Capacity Checking

3.3.1 Because the catchment areas are less than 1ha, U-channels are recommended to be constructed to collect the stormwater runoff within the site. The collected stormwater should finally be diverted to the downstream via the proposed U-channel system.

3.3.2 For the worst-case scenario, bad condition of concrete pipe is assumed for the Manning's roughness coefficient (coefficient value is 0.016) for calculating capacities of concrete U-channel using Manning's Equation.

3.3.3 Manning's Equation for calculating the channel and pipe capacities is adopted.

4 Potential Drainage Impact

4.1 Existing Site Condition

4.1.1 The application Site is located within the Ping Shan Ping Shan, New Territories, with an area of around 1,550 m² and ground level varying between + 41.6mPD and + 42.4mPD.

4.1.2 Since the ground level of application site is generally higher than the adjacent ground surface.

4.1.3 No external catchment shall be considered in the calculation, only the application site with a projected area of 1,550 m² is considered as part of the catchment, external catchment for the ground to the east, south and north of the application site is generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, shall be considered in the calculation.

4.2 Changes in Drainage Characteristics

4.2.1 The characteristics of the sub-catchment areas are remained unchanged due to the temporary development for the application site, which are paved area.

4.2.2 The application site is fully covered by concrete surface currently. This application does not propose adding any additional concrete area, the difference in surface runoff that can be attributed to this application is negligible. The change in sub-catchment is summarized in Table 4-2.

Table 4-1 Change in sub-catchment within the site

	BEFORE	AFTER
Grassland (m ²)	0	0
Unpaved Area (m ²)	0	0
Paved Area (m ²)	1,550	1,550
Total Catchment Area (m ²)	1,550	1,550

4.3 Potential Drainage Impact

- 4.3.1 The details of the proposed drainage works are illustrated in **Appendix C**.
- 4.3.2 To effectively convey stormwater away from the application site and minimize the potential impact to the drainage infrastructure of the village area, drainage works consists of U-channels, are proposed to convey the flow to the terminate catchpit with trap (TCP).
- 4.3.3 The runoff from the Application site is collected by U-channels along the boundary and discharged to the catchpit with trap (TCP), which is connected to the further downstream leading to the discharge point of the existing village drainage (existing 600mm u-channels by others) at the northern of the application site, and eventually lead to the existing village pool.
- 4.3.4 The 400mm U-channel receives stormwater from the surface and the upstream catchment. For Conservative, the critical scenario is considered for collecting all the flow leading to the 400mm U-channel. The design calculation of the proposed drainage is provided in **Appendix D**. The design calculation is summarized in Table 4-2.

Table 4-2 Design calculation of the proposed drainage work

DRAINAGE SYSTEM	ESTIMATED FLOW (M ³ /S)	CAPACITY (M ³ /S)	RESERVE CAPACITY
400mm UC	0.101	0.239	58%

Note:

[1] Rainfall increase due to climate change at the end of 21st century is considered according to stormwater drainage manual Table 28.

[2] The reserve capacity is calculated by assuming that the 400mm U-channel reach its full capacity for conservative.

- 4.3.5 The design runoff arise from the proposed Application Site is to be discharged into the proposed 400mm UC with the runoff anticipated to be 0.101m³/s, which is within the drainage capacity of the proposed 400mm u-channel of 0.239m³/s with gradient 1:100.
- 4.3.6 Since there are no changes in Drainage Characteristics, it is considered that the drainage discharge from the Application Site will not cause adverse impact to the entire downstream drainage system.
- 4.3.7 All u-channels & catch pits will be constructed according to the CEDD's standard drawings, please refer to the **Appendix E**.

5 Construction Stage

5.1 Temporary Drainage Arrangements

- 5.1.1 Proper measures shall be taken to maintain the existing drainage characteristics of the catchment areas and to minimize drainage impacts associated with the construction works. The principal drainage impacts which are associated with construction of the works have been identified as follows:
- (a) Erosion of ground materials;
 - (b) Sediment transportation to existing downstream drainage system; and
 - (c) Obstruction to drainage systems.
- 5.1.2 Regular inspections shall be carried out to ensure integrity of the works. These inspections shall cover works under construction as well as recently completed areas.

- 5.1.3 To ensure proper operation of the site drainage channels and desilting facilities, inspection of the perimeter drains shall be carried out on a weekly basis and the desilting facilities shall be cleaned on a daily basis.
- 5.1.4 If excavated materials are not possible to transport away the excavated material within the same day, the material should be covered by tarpaulin/impervious sheets. Stockpiles of construction materials (for examples aggregate, fill materials) of more than 50 m³ in an open area shall also be covered with tarpaulin or similar fabric during rainstorms.
- 5.1.5 All runoff discharged into the existing drainage system will be settled in a silt trap to ensure no sediment will be discharged into the channel. Silt traps will normally be provided along the site drainage immediately upstream of the proposed discharge point to the existing Site. The silt traps will be inspected daily and immediately after each rainstorm.
- 5.1.6 Liaison will be carried out with relevant parties regarding temporary drainage arrangements to ensure that the drainage system is functioning adequately.

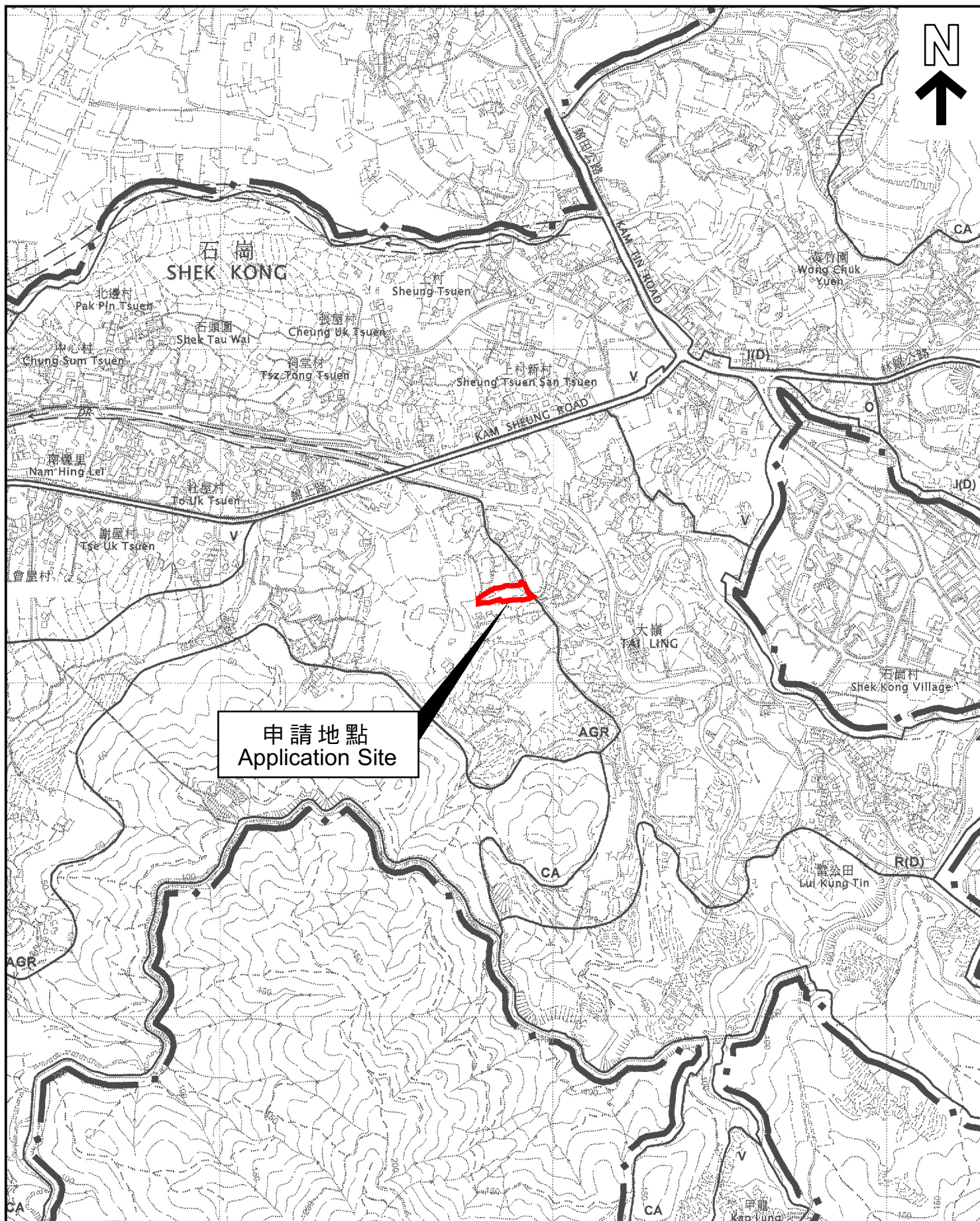
6 Conclusions

6.1 Conclusion

- 6.1.1 The analysed catchment area of 1,550 m² consists of the site area of the proposed Application Site and the adjacent slope feature.
- 6.1.2 U-channels are proposed to convey runoff from the application site for collection. The proposed U-channels are located along the site boundary which is subject to change to suit the building layout.
- 6.1.3 The assessment reviews the drainage pipe have the sufficient capacity to cater for the drainage flow from the Application Site.
- 6.1.4 Mitigation measures are proposed during the application site proposed Application Site and to ensure that the existing drainage system within the site will not be affected during the construction stage.

END OF TEXT

APPENDIX A
SITE LAYOUT PLAN

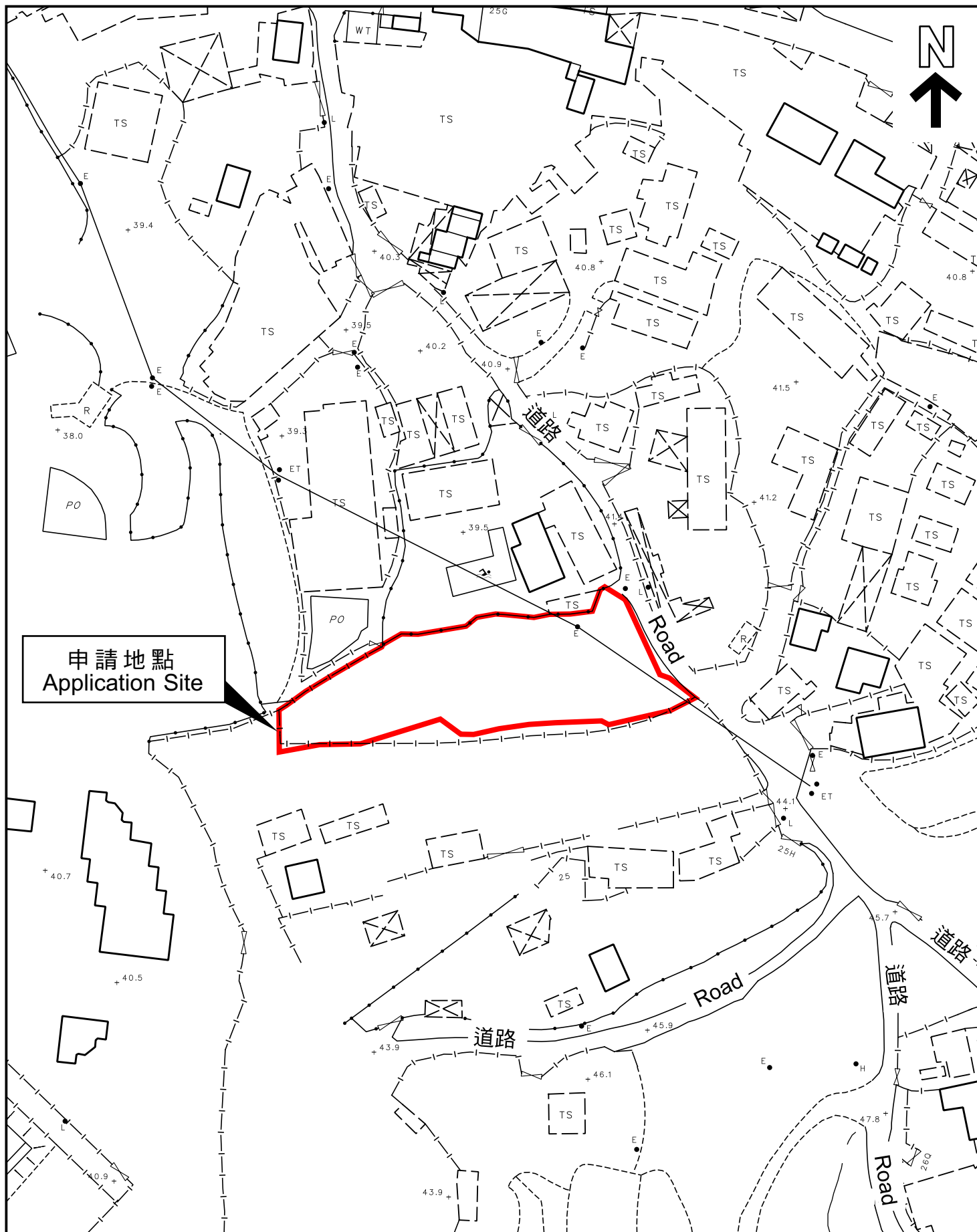


位置圖 LOCATION PLAN

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

A/YL-SK/359

APPENDIX B
LAYOUT PLAN

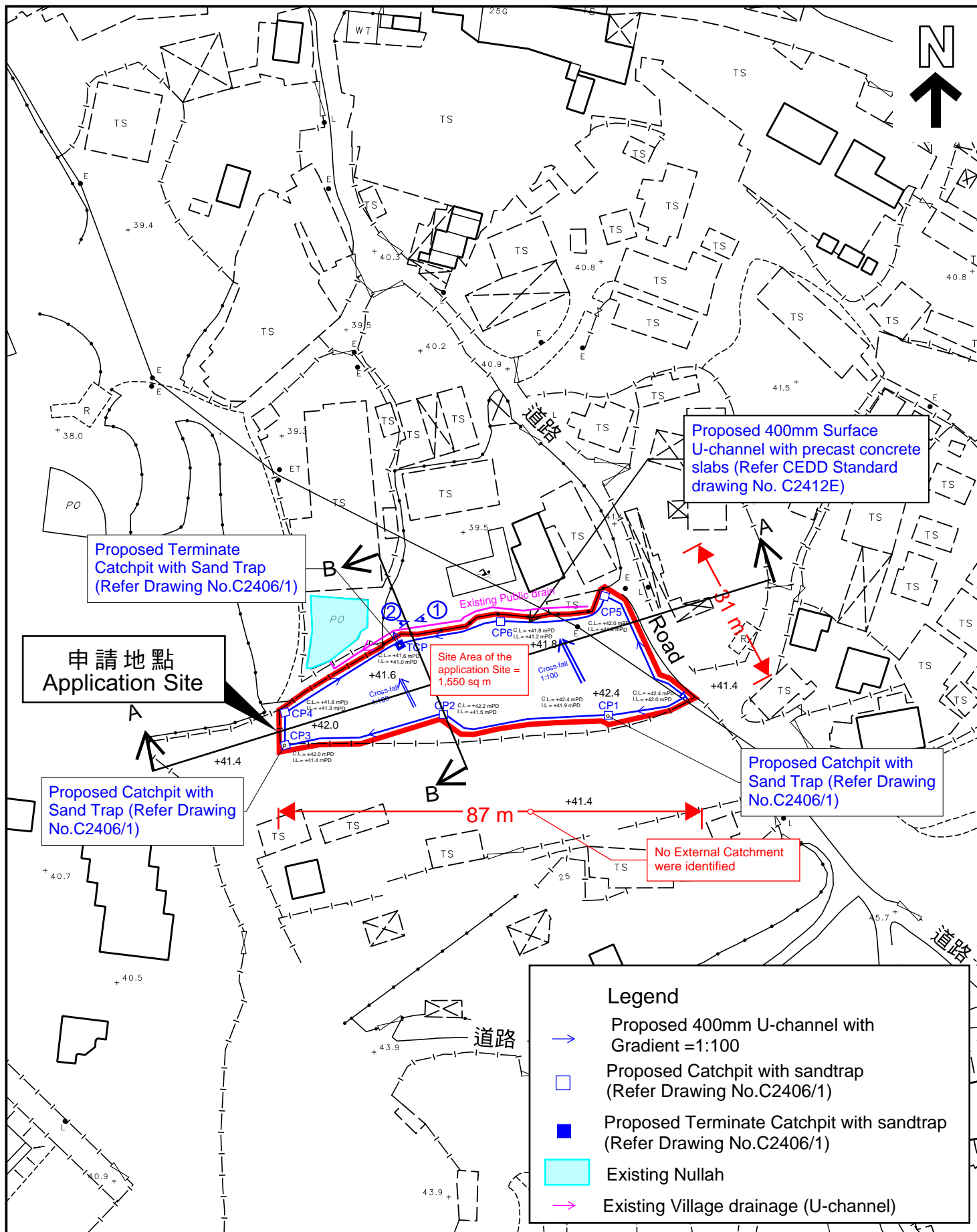


平面圖 SITE PLAN

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

A/YL-SK/359

APPENDIX C
PROPOSED DRAINAGE PLAN

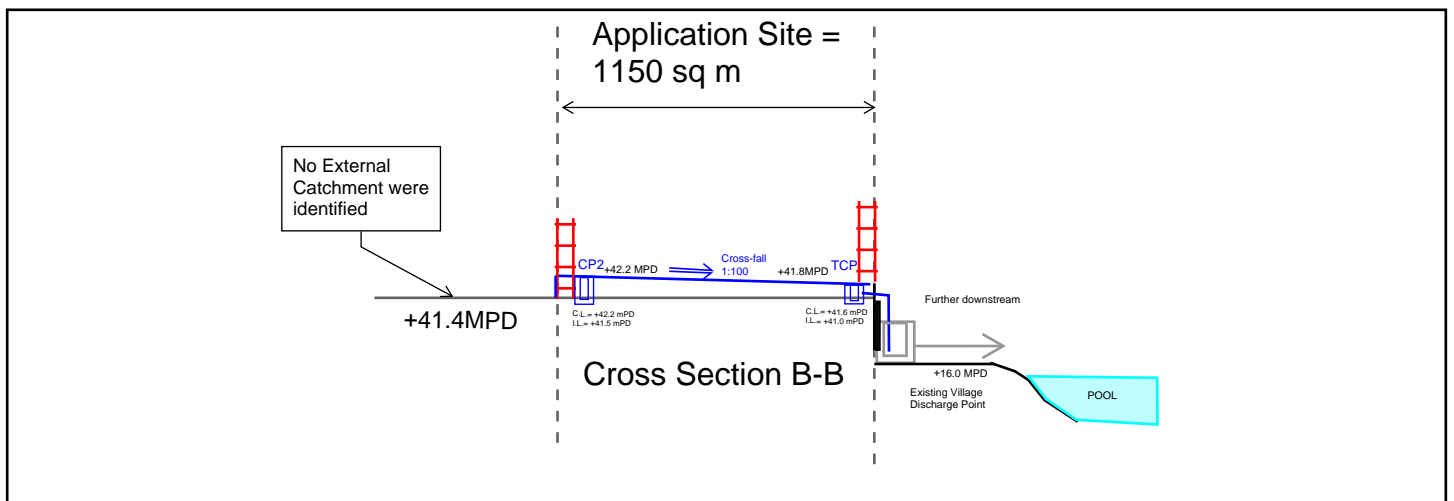
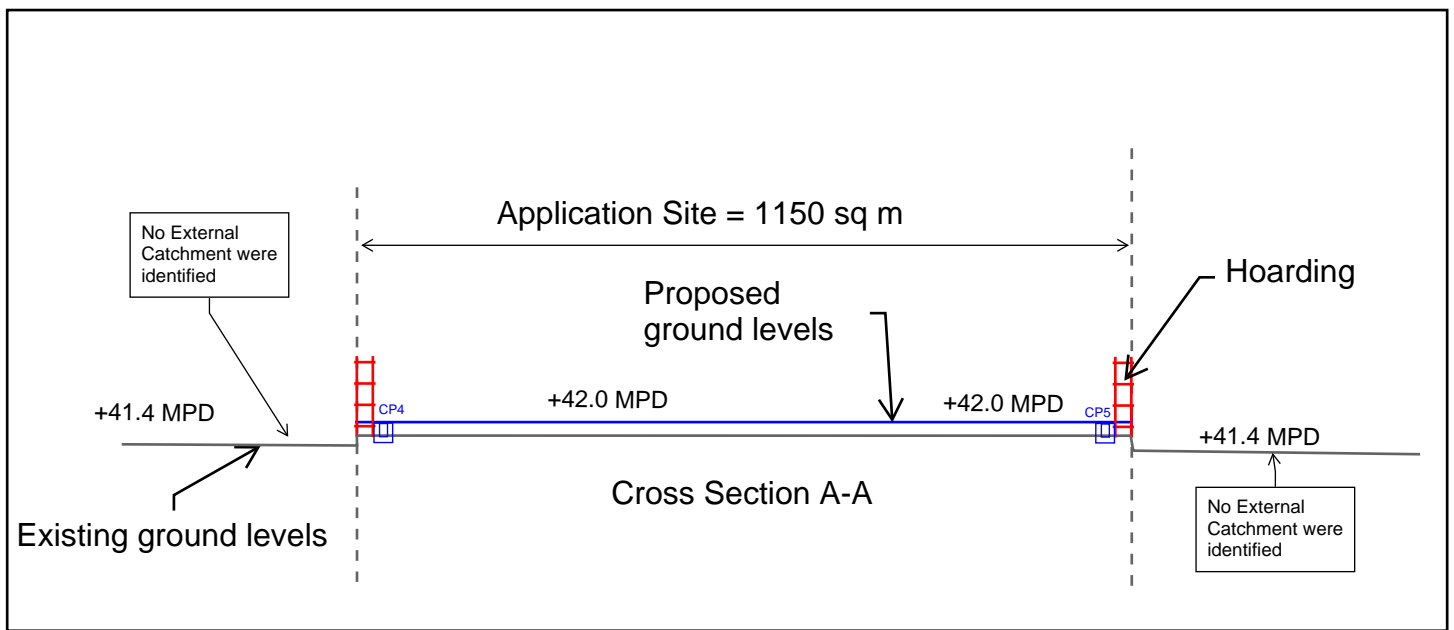


平面圖 SITE PLAN

Appendix C -
Proposed Drainage Plan

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

A/YL-SK/359



Site Photo 1 for existing village drainage



Site Photo 2 for existing village drainage

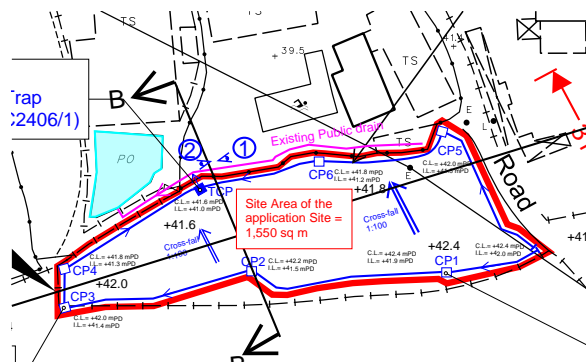
APPENDIX D

DESIGN CALCULATION OF THE PROPOSED DRAINAGE

1. Design follows the Rational Method in accordance with Stormwater Drainage Manual 2018 (DSD)
2. For conservative, Runoff coefficient for paved / unpaved land is 1.
3. Design return period is 50 years.
4. For manning's equation coefficient n is 0.016.

Check for Hydraulic Capacity:

Catchment	K	Area (A)
Application Site Area	1.00	1550.0
External Catchment Area	1.00	0.0 m ²
Total Catchment Area	1.00	1550.0 m ²



Runoff estimation

Average slope, H

Catchment area, A

Distance between summit and point under consideration, L Time of concentration of natural catchment, t_o Length of drain, L_i Velocity, V_i Flow time, t_f Time of concentration, t_c

Storm constants for 200-year return period:

Extreme mean intensity, $i_{200\text{yr}}$

Design flow, Q

400mm u-channel capacity

Diameter

Cross-sectional area of 400mm U-channel

Gradient

flow velocity

Design Capacity

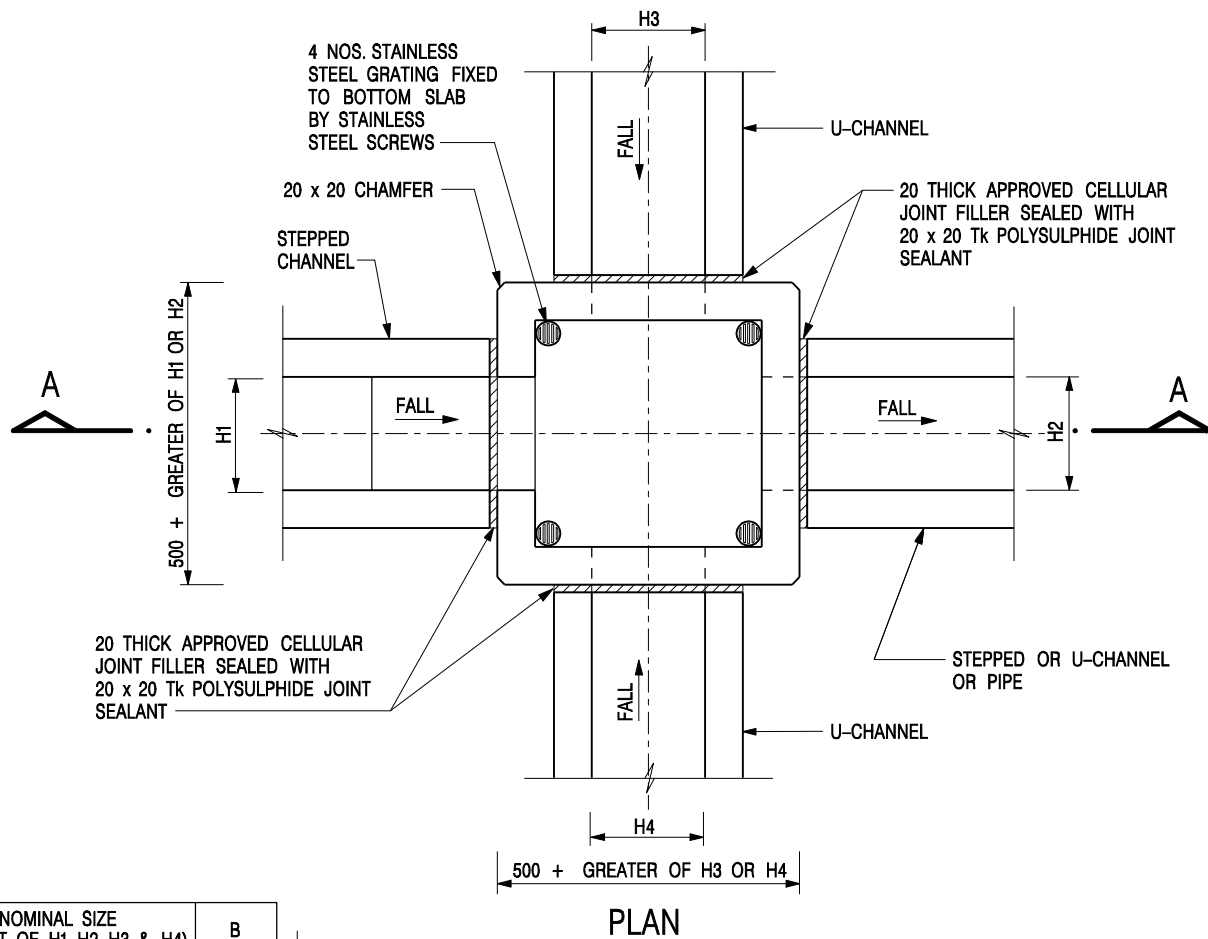
Reserve capacity

For conservative, all the U-channel along the site boundary shall be 400mm.

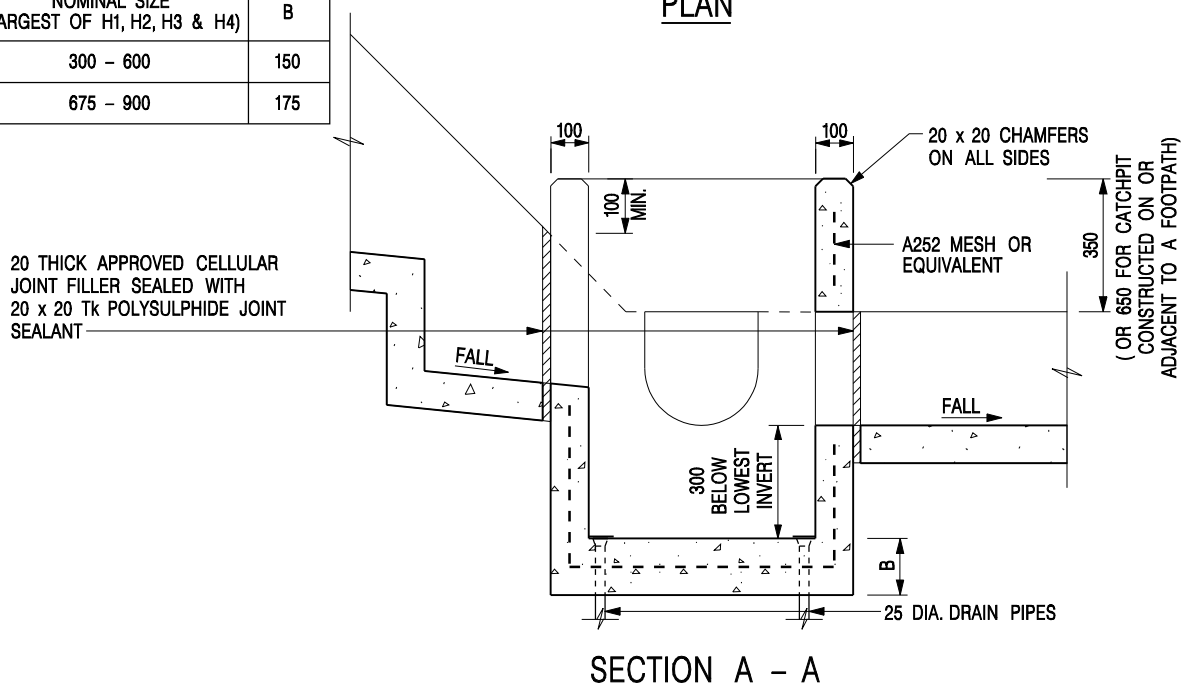
$$\begin{aligned}
 &= 1 / 100\text{m} \\
 &= 1550 \text{ m}^2 \\
 &= 30 \text{ m} \\
 &= 0.14465 \times \text{L} / (\text{H}^{0.2} \times \text{A}^{0.1}) \\
 &= 2.08 \text{ min.} \\
 &= 30 \text{ m} \\
 &= 1.676 \text{ m/s} \\
 &= \Sigma (\text{L}_j / \text{V}_j) \\
 &= 0.2982806 \text{ min.} \\
 &= t_o + t_f \\
 &= 2.38 \text{ min.} \\
 &= 451.3 \\
 &= 2.46 \\
 &= 0.337 \\
 &= a / (t_d + b)^c \\
 &= 235.13452 \text{ mm/hr} \\
 &< 405.000 \text{ mm/hr} \\
 &= 0.278 \text{ i } \Sigma \text{ K A} \\
 &= 0.101 \text{ m}^3/\text{s} \\
 &= 400 \text{ mm} \\
 &= 0.1428 \text{ m}^2 \\
 &= 0.01 \\
 &= 1.676 \text{ m/s} \\
 &= 0.239 \text{ m}^3/\text{s} \\
 &> 0.101 \text{ m}^3/\text{s} \\
 &= 58\%
 \end{aligned}$$

APPENDIX E

**TYPICAL STANDARD DRAWINGS OF U-CHANNEL AND CATCHPIT
(EXTRACTED FROM CEDD, FOR REFERENCE ONLY)**



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



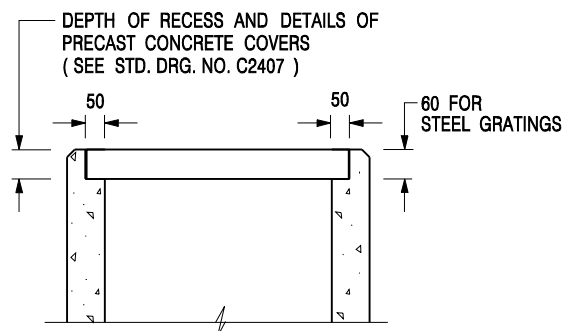
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



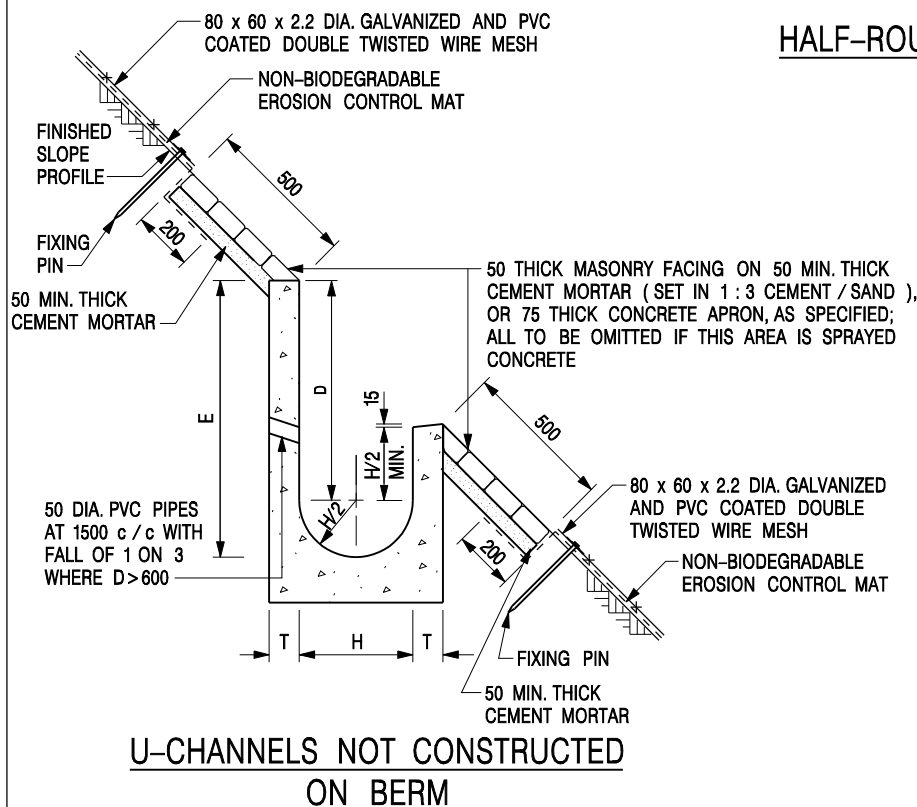
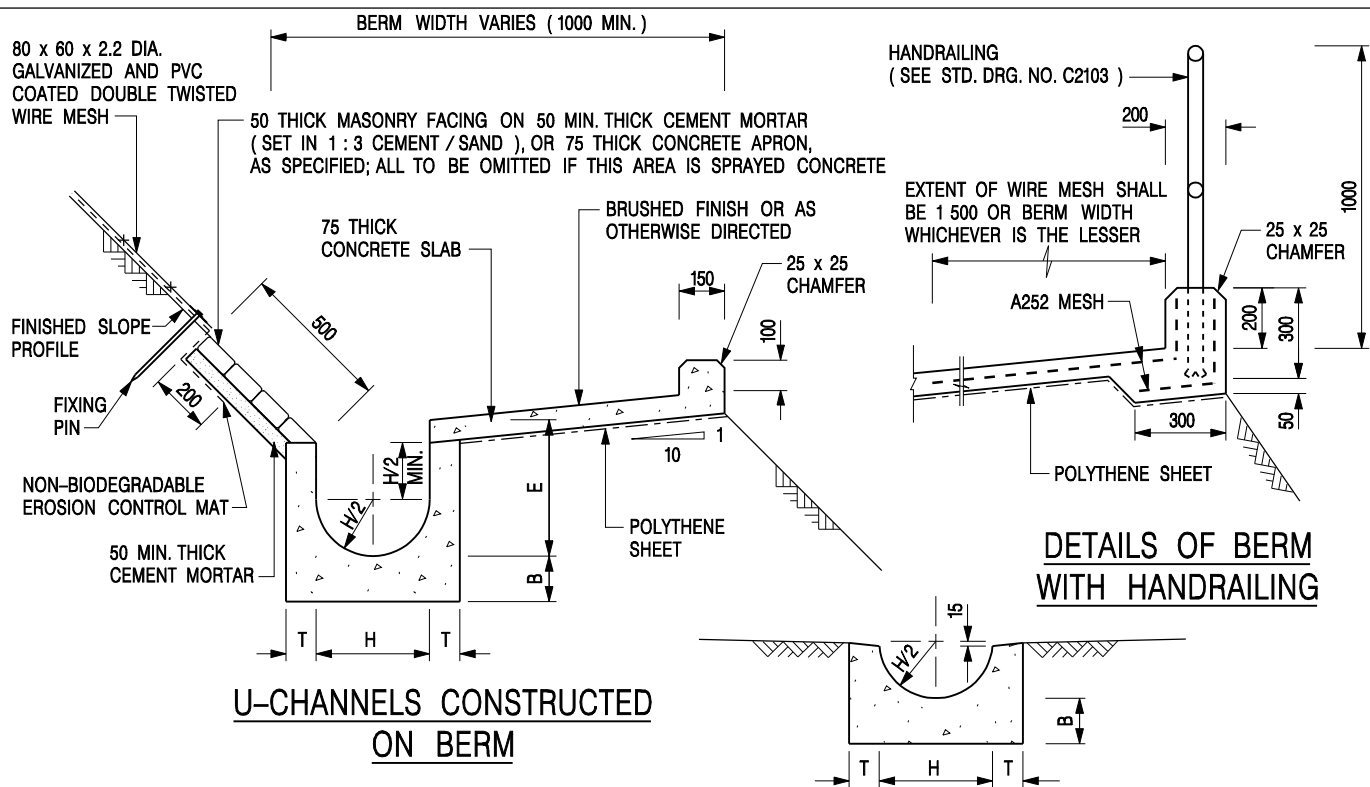
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2A



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/E)

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94
REF.	REVISION	SIGNATURE	DATE

**DETAILS OF HALF-ROUND
AND U-CHANNELS (TYPE A -
WITH MASONRY APRON)**

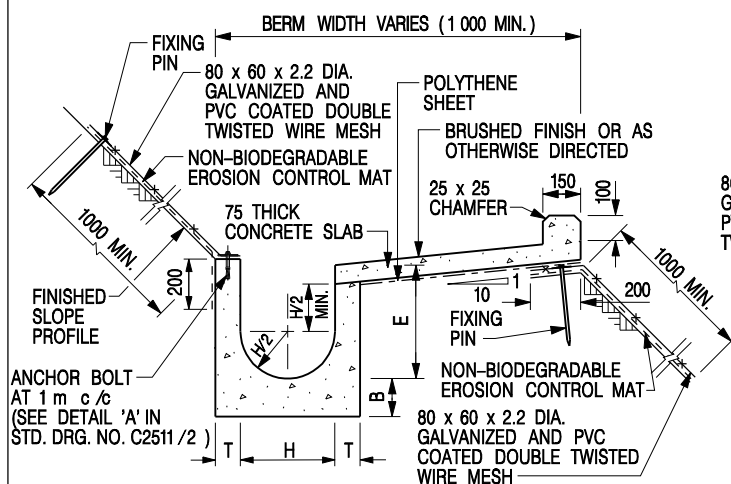


**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

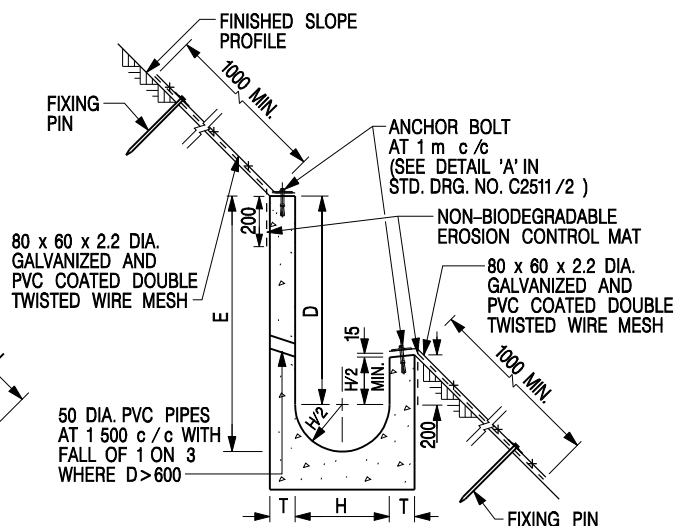
SCALE 1 : 25

DATE JAN 1991

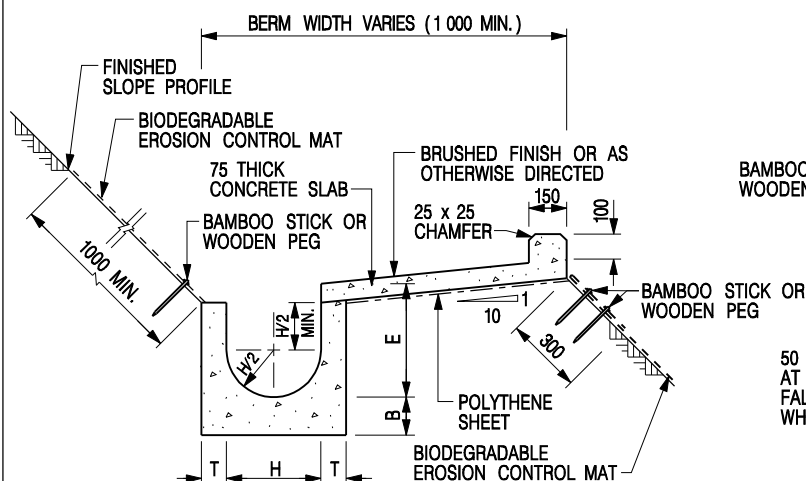
DRAWING NO.
C2409I



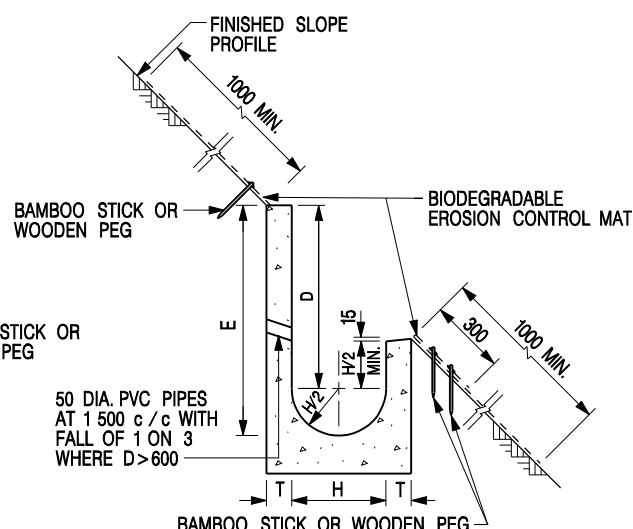
**U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE TO BE GRADE 20 /20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
- SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
- JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
- FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
- FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
- MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
- MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
- THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92
REF.	REVISION	SIGNATURE	DATE

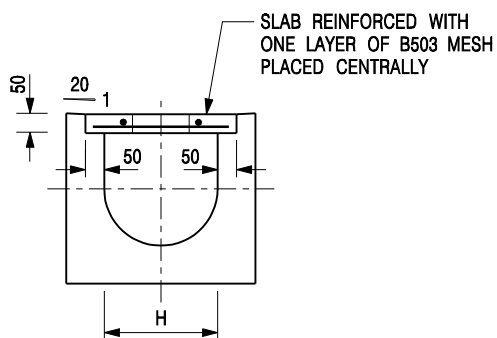
**DETAILS OF HALF-ROUND AND
U-CHANNELS (TYPE B - WITH
EROSION CONTROL MAT APRON)**



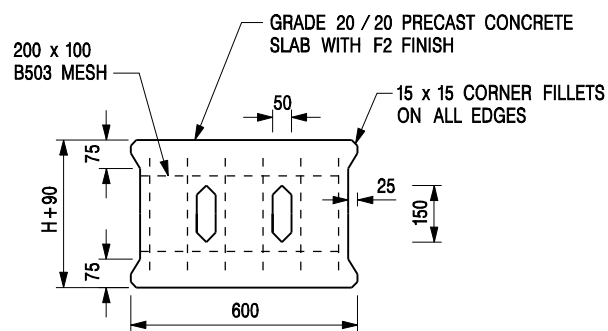
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE DIAGRAMMATIC
DATE JAN 1991

DRAWING NO.
C24101



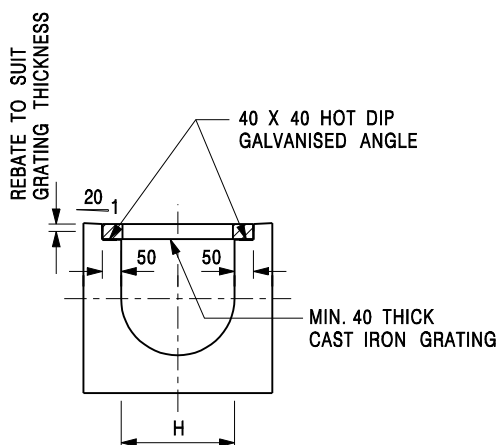
TYPICAL SECTION



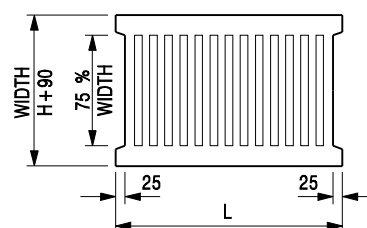
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- H=NOMINAL CHANNEL SIZE.
- ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
- FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

**COVER SLAB AND CAST IRON
GRATING FOR CHANNELS**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.
C2412E

APPENDIX F
RESPONSE TO COMMENTS

Response to Comments on Temporary Drainage Proposal

1. Comments from DSD/MN on 3 April 20232

1. Comments from DSD/MN on 3 April 2023

No.	Comments	Response
1.	Peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands.	Noted and agreed. 400mm U-channel are provided along the site boundary to convey stormwater leading to the existing village drainage system. Please refer the captioned Temporary Drainage Proposal and the proposed drainage plan in the Appendix C for your consideration.
2.	Please demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands.	Noted and provided. Please refer the captioned Temporary Drainage Proposal (Issue 2) and the hydraulic calculation in the Appendix D for your consideration.
3.	The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development.	Please refer to the Section 4.2. The characteristics of the sub-catchment areas are remained unchanged due to the temporary development for the application site, which are paved area. The application site is fully covered by concrete surface currently. This application does not propose adding any additional concrete area, the difference in surface runoff that can be attributed to this application is negligible.
4.	Since the adjacent lands around the application site are generally higher, the overland flow from the adjacent lands shall be probably intercepted and the external catchment shall be considered in the calculation.	Please be advised that the ground level of application site is generally higher than the adjacent ground surface. Therefore, no external catchment shall be considered in the calculation, only the application site with a projected area of 1,550 m ² is considered as part of the catchment. Please refer to the section 4.1.
5.	Please indicate clearly the full alignment of the discharge path from the application site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system).	For the full alignment of the discharge path from the application site, please refer to the Appendix C – Proposed drainage plan.
6.	The gradients of the proposed U-channels should be shown on the drainage plan,	Noted and provided. Please refer to Appendix C - Proposed drainage plan.
7.	The proposal should indicate how the runoff (the flow direction) within the site would be discharged to the proposed u-channel.	Noted and provided. Please refer to Appendix C - Proposed drainage plan.
8.	The cover levels and invert levels of the	Noted and provided. The invert levels,

No.	Comments	Response
	proposed u-channels, catchpits/sand traps should be shown on the drainage plan.	gradients and dimension of the proposed u-channels had been indicated in the Appendix C - Drainage Plan.
9.	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Noted and provided. Please refer to Appendix C - Proposed drainage plan.
10.	Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities.	Noted. Terminate catchpit with Sand traps is to be provided before discharging to the downstream village drainage facilities, to prevent blockages and for regular maintenance purpose. Please refer to Appendix C - Proposed drainage plan.
11.	Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap.	For the Standard details, please refer to the Appendix E - Typical Standard Drawings of U-Channel and Catchpit.
12.	Where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	Noted. Adequate opening would be provided to the hoarding.
13.	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
14.	The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	Noted. The owner of the existing drainage facilities would be consulted separately.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Tiffany Cheuk Ting HUI/PLAND

寄件者: [REDACTED]
寄件日期: 2024年04月22日星期一 11:38
收件者: tpbpd/PLAND
副本: Margaret Wai See SZETO/PLAND; Tiffany Cheuk Ting HUI/PLAND; Allgain Hk
主旨: 有關A/YL-SK/359種植面積

類別: Internet Email

敬啟者，

有關 A/YL-SK/359 申請地點面積約 1500 平方米，種植面積約 1287 平方米（百分之八十六），填土面積約 213 平方米（百分之十四）。

如有任何查詢，可直接與本人聯絡。

黃先生

電話：[REDACTED]

Previous s.16 Applications

Approved Application

	<u>Application No.</u>	<u>Use / Development</u>	<u>Date of Consideration</u>
1	A/YL-SK/327	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	20.5.2022 [revoked on 20.11.2023]

Rejected Application

	<u>Application No.</u>	<u>Use / Development</u>	<u>Date of Consideration</u>
1	A/YL-SK/286	Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	9.10.2020

**Similar s.16 Applications in the Vicinity of the Site
within the Same “AGR” Zone on the Shek Kong OZP in the Past Five Years**

Approved Applications

	<u>Application No.</u>	<u>Use / Development</u>	<u>Date of Consideration</u>
1	A/YL-SK/290	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	20.11.2020
2	A/YL-SK/297	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	12.3.2021 [revoked on 12.2.2023]
3	A/YL-SK/361	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	15.3.2024

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots No. 1430, 1431, 1439 and 1440 in D.D. 114 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- Lot No. 1431 in D.D. 114 is covered by Short Term Waiver (STW) No. 2477 for the purpose of Bean Sprout Shed and ancillary use; and
- Letter of Approval (LoA) MT/LM 16142 was given for erection of Agricultural Structures on Lot No. 1439 in D.D. 114.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- no adverse comment from traffic engineering perspective.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no adverse comment on the application from highway maintenance perspective.

3. Agriculture and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- the Site falls within the “Agriculture” (“AGR”) zone and possesses potential for agricultural rehabilitation. He has no strong view against the application from agricultural perspective on the understanding that agricultural activities are involved in the Site; and
- no comment on the planning application from nature conservation perspective.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no substantiated environmental complaint received against the Site in the past 3 years.

5. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no objection to the application from landscape planning perspective;
- based on the aerial photo of 2022, the Site is located in a rural landscape character comprising of farmlands, vacant lands, village houses, temporary structures, scattered tree groups and woodland within “Conservation Area” zone to the south of the Site. The proposed use is not incompatible with the surrounding landscape setting of the proximity; and
- based on site photos taken in January 2024, the Site is fenced-off, vacant and no existing tree is observed within the Site. Significant adverse landscape impact on landscape resources arising from the proposed use is not anticipated.

6. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection in-principle to the proposed application from a drainage point of view; and
- should the application be approved, approval conditions requiring the submission of a revised drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board should be included in the planning approval.

7. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no objection in-principle to the proposal subject to fire service installations being provided to his satisfaction.

8. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application.

9. District Office’s Comments

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- his office has not received any comments from locals upon close of consultation and has no particular comments on the application.

10. Other Departments

The following government departments have no objection to/no adverse comment/no comment on the application:

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Electrical and Mechanical Services (DEMS); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to resolve any land issue relating to the development with other concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the development at the Site;
- (c) should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (d) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - should planning approval be given to the application, the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owners shall apply to his office for a STW to permit the structure(s) erected within Lot Nos. 1430, 1439 and 1440 in D.D. 114. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage;
- (f) to note the comments of the Commissioner for Transport (C for T) that:
- the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the proposed access arrangement of the Site should be commented and approved by TD;
 - HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) to note the comment of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- with regard to the submitted drainage proposal, he has the following comments:
- (i) the proposed site formation works with revised ground level to +42.0 mPD will affect the overland flow from the adjacent lands. Please review;

- (ii) according to the paragraph 4.1.3 of the drainage proposal, the ground to the east, south and north of the application site is generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the calculation. Please provide a plan showing the extent of the external catchment area considered in the hydraulic calculation for our review;
- (iii) the ground to the west of the application site is generally lower. Please review the level at cross section A-A accordingly;
- (iv) please provide the connection details from the terminal catchpit to the existing village drain and advise the size, gradient and invert level of the discharge pipe/channel on the drainage plan. Please also demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands;
- (v) the existing channel, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, DO/YL should be consulted;
- (vi) please provide site photos to demonstrate the presence of the ultimate discharge point (pond, etc.) and existing condition;
- (vii) catchpit(s) should be provided at all changes in direction and at intersection. Please review;
- (viii) the cover levels and invert levels of the proposed u-channels, catchpits/sand traps should be shown on the drainage plan;
- (ix) adequate opening should be provided at walls or hoarding are/to be erected or laid along the site boundary to intercept the existing overland flow passing through the site. Please provide its details for comments;
- (x) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
- (xi) the applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;

- (i) to note the comments of the Director of Fire Services (D of FS) that:
- a revised fire service installations proposal shall be submitted; and
 - the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Director of Electrical and Mechanical Services that:
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (k) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the EPD to minimize any potential environmental nuisances on the surrounding area;
 - the applicant is advised to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person; and
 - it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Application No.: A/YL-SK/359

29/01/2024 10:15

From:

To:

tpbpd@pland.gov.hk

Sent by:

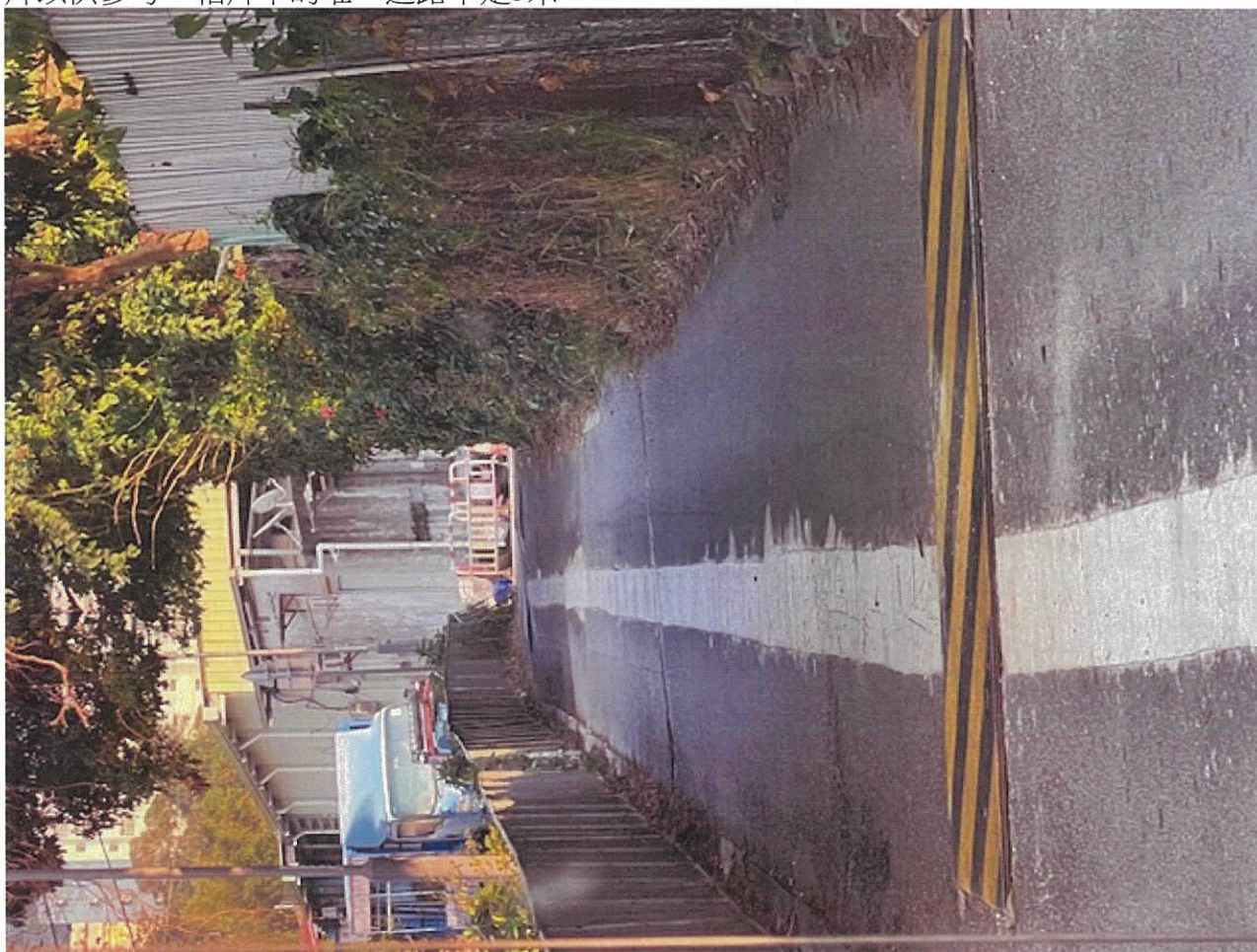
tpbpd@pland.gov.hk

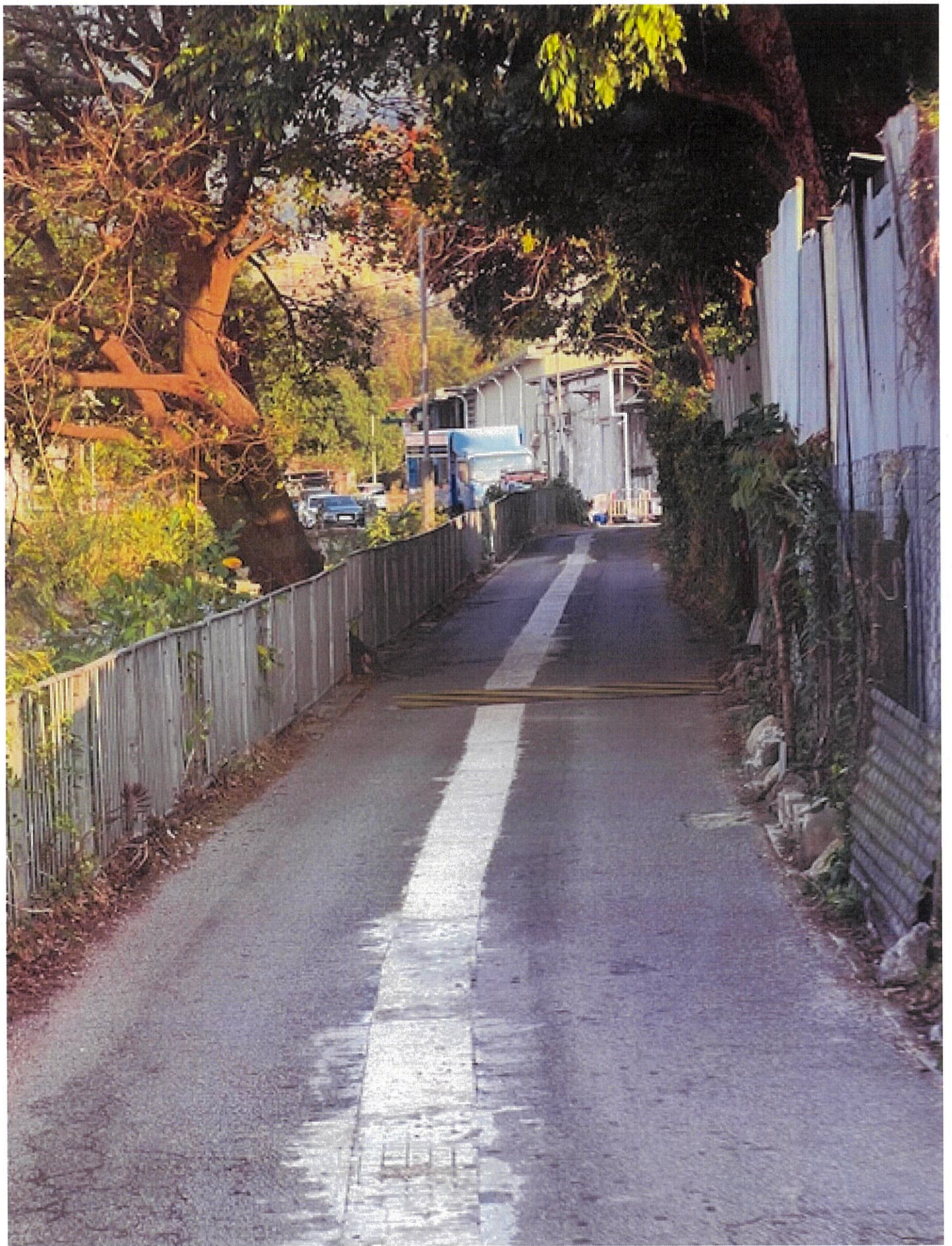
File Ref:

致城市規劃委員會各委員：

有關以上的規劃申請，本人為村內居民，對以上申請有極大保留，並有以下意見：

1. 村內只有一條道路通往錦上路，此條主要道路十分狹窄，兩旁並未任何有行人設施，亦沒有設置任何避車處。隨著這條村居住人口增加，同時亦有很多非法改變土地用途的情況發生，導致經常有大型車輛出入，因而經常發生人車爭路，如遇上私家車，村民還可側身避過，但若遇上大型車輛，村民則需向前或往後退至可躲避之處，如再增設有任何提供給區外人士使用的康體民娛設施，只會增加道路使用者的風險，亦會影響居民的出入安全。隨函奉上幾張環境圖片以供參考，相片中的唯一道路不足3米。













2. 如 貴會最終仍是決定批准以上申請，本人希望能加入附加條件，就是設施內必須提供外來者泊車地方，以免區外駕駛人士到場使用設施時，周圍亂泊，影響村內居民出入，引起不必要紛爭。

其實，在錦田八鄉一帶，已經有十分多的休閒農莊及商業露營場地，而這一帶的鄉村地區原本的道路設計及設施並不能配合大量人流增加，現在已不勝負荷！

近日，因臨近農曆新年，錦上路兩旁忽然增加多個售賣年花的地方，經常有私家車或貨Van停泊在行人路上，行人迫不得已要行在車道上，另外，很多來買年花的人士亦不未有遵守交通規則，時常亂過馬路，險象環生。

希望 貴會在審批各項改變土地利用用途的申請時，派員考察附近公共設施是否能配合。

感謝 貴會各委員撥冗閱讀本人的意見，懇請各委員在審批以上申請時考慮我們村內居住人士的處境。

此致

順祝 鈞安

申請地段內的村民

SH Chan

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/YL-SK/359 DD 114 Shek Kong

05/02/2024 02:50

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent by: tpbpd@pland.gov.hk

File Ref:

Dear TPB Members,

So conditions for 327 not fulfilled, but of course it was quite clear that the true intention was open storage as per the rejected application.

Does TPB have any integrity? Rubberstamping dodgy applications like this indicate that the answer is NO.

So much for all that lawful society propaganda that the community is bombarded with on a daily basis when it is quite clear that expediency i rules.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Sunday, 1 May 2022 2:59 AM HKT

Subject: A/YL-SK/327 DD 114 Shek Kong

A/YL-SK/327

Lots 1430 (Part), 1431 (Part), 1439 (Part) and 1440 (Part) in D.D. 114, Shek Kong

Site area : About 1,550sq.m

Zoning : "Agriculture"

Applied use : Hobby Farm / 1 Vehicle Parking

Dear TPB Members,

Application 286 was rejected on 9 Oct 2020 as inappropriate.

However the site had been operated as a brownfield. Members should inquire as to whether reinstatement had been implemented.

Otherwise it is difficult to accept that farming activities will be genuine.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Tuesday, September 15, 2020 2:52:53 AM

Subject: A/YL-SK/286 DD 114 Shek Kong

A/YL-SK/286

Lot 1439 in D.D. 114, Shek Kong

Site area : About 1,506sq.m

Zoning : "Agriculture"

Applied use : Open Storage of Construction Machinery / 4 Vehicle Parking

Dear TPB Members,

This is clearly an application to legitimize a long standing open storage operation.

Question is how this activity was allowed and not subject to any action?

The area is trashed, but that in itself does not justify approval.

Members should ask what is the plan for this node close to XRL Ventilation Building.

Mary Mulvihill