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Charlotte Tsz Wing WUN/PLAND

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主旨: [FI] S.16 Planning Application No. A/NE-TK/832 - Further Information
附件: FI1 for A_NE-TK_832 (20250414).pdf
類別: Internet Email

Dear Sir,

Enclosed herewith the further information in response to departmental comments on the captioned application.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

[REDACTED]

Our Ref.: DD 17 Lot 606 & VL
Your Ref.: TPB/A/NE-TK/832

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email

14 April 2025

Dear Sir,

1st Further Information

**Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture
(Barbecue Site and Hobby Farm) and Eating Place with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in "Agriculture" and "Open Space" Zones and Area shown as 'Road',
Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories**

(S.16 Planning Application No. A/NE-TK/832)

We write to submit further information in response to departmental comments of the captioned application.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Christian CHIM
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Charlotte WUN

email: ctwwun@pland.gov.hk)

(Attn.: Ms. Ching NG

email: chcng@pland.gov.hk)



Response-to-Comment

**Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture
(Barbecue Site and Hobby Farm) and Eating Place with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in “Agriculture” and “Open Space” Zones and Area shown as ‘Road’,
Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories**

(Application No. A/NE-TK/832)

(i) A RtC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)		
(a)	The subject site falls within the “AGR”, “O” and ‘Road’ zones and possesses potential for agricultural rehabilitation. The applicant should provide more details on the agricultural activities (e.g. types of crops to be grown, size of farming, marketing channel for the crop produce, etc.) to be conducted at the subject site.	Portion of the application site (the Site) will be used for recreational farming purpose. The farming practice is similar to the always permitted agricultural use within the “Agriculture” (“AGR”) zone. In the proposed development, visitors will be allowed to grow a selection of crops, including edible seasonal fruits/vegetables, and will be free to carry the crops away for personal consumption.
2. Comments of the Director of Environmental Protection (DEP)		
(a)	The applicant is reminded (i) to follow the relevant mitigation measures and requirements in <i>COP</i> and to meet the statutory requirements under relevant pollution control ordinances, (ii) to follow the requirements of the <i>ProPECC PN 2/24</i> and <i>ProPECC PN 1/23</i> to properly handle the construction runoff and sewage produced from the development, (iii) to implement the noise mitigation measures as proposed above to avoid causing nuisance to nearby surroundings and (iv) to carry out pollution abatement measures in relevant Guidelines, including “ <i>Control of Oily Fume and Cooking Odour from Restaurants and Food Business</i> ”.	Noted. The applicant will follow relevant mitigation measures and requirements as stipulated in the <i>COP</i> , <i>ProPECC PN 2/24</i> and <i>ProPECC PN 1/23</i> , implement the noise mitigation measures, as well as carry out pollution abatement measures in relevant guidelines.

Departmental Comments		Applicant's Responses
3. Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD)		
(a)	A recent inspection revealed that unauthorized structures were erected on the private lots concerned which was not included in the planning application. Please clarify the extent of the structures with the applicant. This office reserves the rights to take necessary lease enforcement action against the breaches without further notice. This office shall only consider application for a Short Term Waiver to cover structures within the Site approved by Town Planning Board.	Upon obtaining relevant planning permission from the Town Planning Board (the Board), the applicant will: - confine the proposed development within the site boundary of the planning application; - remove the existing structures within the site boundary of the planning application; - submit an application to DLO/TP, LandsD for Short Term Waiver (STW) for the erection of the proposed structures as shown on the layout plan; and - submit an application to DLO/TP, LandsD for Short Term Tenancy for the occupation of Government Land within the site boundary of the planning application.
(b)	There is no guarantee to the grant of a right of way to the Site or approval of the EVA thereto.	Noted.
(c)	If the planning application is approved, the lot owners shall apply to this office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures erected or to be erected within the said private lots and the occupation of the Government land. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/ rent and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered.	

(d)	The applicant will likely make use of the adjoining Government land for access to the Site. The maintenance and management responsibility of the said Government land and any other Government land leading to the Site should be sorted out with the relevant Government departments, prior to the use of access purpose.	
(e)	It is the responsibility of the applicant to obtain prior approval from relevant departments in operating the holiday camp and eating place.	
4. Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD)		
(a)	Existing water mains inside the proposed site may be affected. The applicant is required to either divert or protect the water mains found on site.	Noted. The applicant will comply with the following conditions with a view to protecting the section of existing water mains at the northwestern edge of the Site:
(b)	If diversion is required, existing water mains inside the proposed site areas are needed to be diverted outside the site boundary of the proposed site to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence. If diversion is not required, the following conditions shall apply: - Existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed. - Details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works.	- no site formation will be conducted within 1.5 m from the centre line(s) of the existing water mains; - no erection of structure and storage of materials within 1.5 m from the centre line(s) of the existing water mains; - free access will be guaranteed at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works; and - no trees/shrubs will be planted in the vicinity of the existing water mains.

	- No structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works. - No trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe. - No planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet. - Tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.	
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Departmental Comments		Applicant’s Responses																			
5. Comments of the Commissioner for Transport (C for T)																					
(a)	We note that the northern part of the Site is the subject of the previous planning application No. A/NE-TK/678 and the southern part of the Site is the subject of the preceding planning application No. A/NE-TK/779 and both were submitted by the same applicant of this subject planning application. The site layout of the subject application is similar to the two preceding planning application. The planning application No. A/NE-TK/678 proposed to provide 38 private car parking spaces and 2 LGV loading and unloading spaces and the planning application No. A/NE-TK/779 proposed to provide 28 private car parking spaces and two loading and unloading spaces. However, this application proposes to provide 48 private car parking spaces, 3 light bus parking spaces and 2 LGV loading and unloading spaces. In addition, it is mentioned that the proposed development will serve more than 200 visitors on a daily basis. The application shall justify the sufficiency on the provision of parking spaces and loading and unloading spaces.	Parking Demand: To reveal the parking demanding of the Site, traffic surveys were conducted over a weekend in February 2025 at two reference sites. One was conducted at Tsuen Kam Campsite (TKC) in Tai Lam Country Park, while another was conducted at Chung Pui Campsite (CPC) in Pat Sin Leng Country Park. Similar to the proposed development, both of the reference sites sit in the rural area accessible by public transport services, and likewise offer facilities including camping areas, barbecue area, and with other recreational activity amenities provided. Based on the survey, the modal split of visitors is summarised as follow: Surveyed Modal Split of Visitors <table><tr><th></th><th>Franchised Bus/GMB/ Others</th><th>Bicycle/ Walking</th><th>Taxi</th><th>Private Car</th><th>Total</th></tr><tr><td>TKC</td><td>67%</td><td>6%</td><td>9%</td><td>18%</td><td>100%</td></tr><tr><td>CPC</td><td colspan="3">88%</td><td>12%</td><td>100%</td></tr></table> <i>Note: Based on the observation, average occupancy would be about 3.5 persons/private car</i> As presented in the above table, about 18% of the visitors of Tsuen Kam Campsite travelled by private car, whereas about 12% of the visitors of Chung Pui Campsite travelled by private car. On the contrary, more public transport services are available for the Site of the current application. From a conservative approach, the modal split of Tsuen Kam Campsite will be adopted as it is with higher proportion in using private car. As the proposed development would serve more than 200 visitors on a daily basis, by applying the surveyed modal split, it is estimated that about 36 out of 200 visitors (200 x 18%) will choose private car to travel to the Site. With the average occupancy of 3.5			Franchised Bus/GMB/ Others	Bicycle/ Walking	Taxi	Private Car	Total	TKC	67%	6%	9%	18%	100%	CPC	88%			12%	100%
	Franchised Bus/GMB/ Others	Bicycle/ Walking	Taxi	Private Car	Total																
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		persons/private car, the demand would be about 11 vehicles per 200 visitors. Therefore, with 40 visitors parking spaces provided, it is sufficient to cope with not more than 720 visitors daily, and the applicant will strictly constrain the visitor number to guarantee the sufficient parking space availability. Management Measures: Furthermore, as stated in section 4.7 of the Planning Statement, prior appointment shall be made by visitors accessing by private cars, so that the nos. of vehicle accessing the Site could be regulated. Under the circumstances that there are not sufficient parking spaces at the Site, visitors travelling by private cars will not be accepted. Therefore, the provision of parking spaces is sufficient enough to cope with the operation of the proposed development.
(b)	It is noted that there are 18 caravan camping sites, tent camping site, barbecue area, eating place and other recreational facilities in this site. The applicant shall justify the parking demand and traffic trips generation assumptions, e.g. the trip attraction rate at the camper check-in time and the trip generation at the camper check-out time.	Please refer to the justifications of the parking demand in (a) above. To collect data of the traffic trip generation, a traffic survey was carried out at the carpark of Chung Pui Campsite at Pat Sin Leng Country Park over a weekend in February 2025. Similar to the proposed development, Chung Pui Campsite is located in the rural area accessible by public transport services, which offers limited number of camping spots and recreational activities such as barbecue and other recreational activity amenities. Chung Pui Campsite is about 3 km away (5-minutes' drive) from the proposed development. It is observed that the peak traffic generation period appeared during 14:00-15:00 on Sunday. The detailed results are summarised in the following table:

		<table><tr><th rowspan="2">Site</th><th colspan="2">Observed Peak Hour Trips (vehicles/hr) 14:00-15:00</th><th colspan="2">Peak Hour Trip Rates (vehicles/hr/100 m²)</th></tr><tr><th>In</th><th>Out</th><th>In</th><th>Out</th></tr><tr><td>Chung Pui (barbecue/campsite area appr. 10,200 m²)</td><td>10</td><td>9</td><td>0.0980</td><td>0.0882</td></tr></table> By applying the peak hour trip rates onto the proposed development, the estimated peak hour vehicular traffic trips are shown in the following table: <table><tr><th rowspan="2">Site</th><th colspan="2">Estimated Peak Hour Visitor Trips (vehicles/hr)</th></tr><tr><th>In</th><th>Out</th></tr><tr><td>Proposed Development (barbecue/campsite area appr. 9,700 m²)</td><td>10</td><td>9</td></tr></table> It is estimated that the proposed development would induce the total two-way traffic of 19 vehicles (10 in and 9 out) during the peak hour.	Site	Observed Peak Hour Trips (vehicles/hr) 14:00-15:00		Peak Hour Trip Rates (vehicles/hr/100 m ²)		In	Out	In	Out	Chung Pui (barbecue/campsite area appr. 10,200 m ²)	10	9	0.0980	0.0882	Site	Estimated Peak Hour Visitor Trips (vehicles/hr)		In	Out	Proposed Development (barbecue/campsite area appr. 9,700 m ²)	10	9
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(c)	The applicant shall demonstrate the vehicles can be manoeuvre smoothly to/from the caravan camp sites within the Site.	The swept path demonstration is shown at Annex 1a .																						
(d)	We received complaints regarding traffic congestion at Ting Kok Road eastbound due to vehicles waiting for right-turning to the access road connecting to the adjacent sites. The applicant shall provide a management plan to mitigate the potential queuing problem on the public road due to the proposed development accordingly.	Right turn from Ting Kok Road eastbound will be prohibited, and traffic signs will be added accordingly. Right turn from the Site will not be allowed. The proposed traffic sign is shown in Figure 1 and Figure 2 at Annex 1b .																						
(e)	The applicant shall implement the run-in/out proposal and pedestrian proposal submitted under previous planning application No. A/NE-TK/678 as mentioned in the Planning Statement.	Noted. The applicant shall implement the run-in/out proposal and pedestrian crossing proposal submitted under previous planning application No. A/NE-TK/678 at Annex 1c .																						
(f)	The applicant should confirm the management and maintenance responsibility of the pedestrian crossing and the proposed footpath.	Upon completion of the pedestrian crossing and the proposed footpath, the management and maintenance authority will be handed over to the Transport Department and Highways Department.																						

Departmental Comments		Applicant's Responses
6. Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD)		
(a)	The proposed access arrangement should be commented by TD.	Noted.
(b)	Should there be any access arrangement affecting the road maintained by HyD, the applicant should ensure proper vehicular accesses should be designed and constructed to the satisfactions of TD and HyD in accordance with the prevailing TPDM and HyD standards at the applicant's own expenses.	
(c)	If the proposed run-in/out on Ting Kok Road is agreed by TD, the applicant shall design and construct the run-in/out according to the latest version of Highway Standard Drawings no. H113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.	Noted. The design and construction of the run-in/out will comply with the latest version of Highway Standard Drawings.
(d)	Adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains.	Noted. The applicant has submitted a drainage impact assessment (DIA) for the consideration by the Drainage Authority. Should it be considered acceptable, the applicant will implement the drainage facilities at the Site upon obtaining relevant planning permission from the Board.
(e)	Should excavation works on public roads be required, an Excavation Permit (XP) should be obtained from this Office prior to commencement of excavation works.	Noted.

Departmental Comments		Applicant's Responses
7. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
DIA		
(a)	Para. 1.2.2 and 2.1.1 refers. Please clarify if the site would be fully paved or partly paved.	Noted. Please be clarified that the Site would be partly paved. Please refer to the updated Para. 2.1.1 in the revised DIA at Annex 2 .
(b)	Figure 4 refers. (i) Please specify the type of u-channel cover to be adopted. (ii) For safety concern, please review the depth of the proposed u-channels. (iii) The hard paved areas of Catchment C3 and C4 shown in Figure 4 are not consistent with those in Appendix A are different. Please clarify.	Noted. (i) The type of u-channel cover will be concrete. (ii) Noted. The depth of proposed u-channel is revised and not deeper than 1.18 m. (iii) Noted. The typo in Figure 4 has been updated.
(c)	Appendix A refers. (i) The rainfall intensity should be increased by 11.1% according to Table 28 of SDM Corrigendum No. 1/2022. (ii) Reduction in flow area should be taken in account in accordance with Section 9.3 of SDM. (iii) Please review the catchment areas for the proposed u-channels at the downstream of catchpits CP1.10, CP4.03, CP 7.03 and CP 10.01.	Noted. (i) The rainfall intensity is increased by 11.1%. (ii) Noted. 10% reduction in flow area is considered for estimation of capacity in Appendix A. (iii) Noted. The catchment surrounding the concerned channels are included. Please refer to updated Appendix A and Figure 4 for your review.
(d)	Please provide topography of the application site and adjacent areas before and after the proposed development.	Noted. Further to the discussion with DSD, Figure 6 shows more existing levels around the Site for your perusal.
(e)	Please provide sufficient site photos showing the details of the existing stormwater drainage system proposed to collect and discharge the runoff from the application site.	Noted. Please refer to Appendix D.
(f)	Please specify the maintenance party of the proposed stormwater drainage system.	The proposed stormwater drainage system will be maintained by the applicant.

(g)	Parts of the proposed stormwater drainage system is/are within the private lot(s) near the application site. The applicant shall resolve any conflict/disagreement with relevant lot owners and seek LandsD's permission for laying new sewers/drains/channels and/or modifying/upgrading existing ones in other private lots) or on Government land (where required) outside the application site.	Noted.
(h)	Please provide temporary drainage arrangement and monitoring requirement/programme for construction stage. Details of phasing of works and the corresponding interim drainage arrangement and mitigation measures for each construction phase should be provided to demonstrate that the proposed works will not cause adverse drainage impact to the neighbouring areas during the whole construction period.	The drainage system is proposed to be constructed prior to the commencement of other construction works. Therefore, no temporary drainage impact is anticipated.
Planning Statement		
(i)	Section 4.11 refers. (i) Please refer to comment (h). (ii) Maintenance requirements should also be specified in the DIA.	As responded in (h) above, the drainage system will be constructed prior to the commencement of other construction works. Therefore, no adverse drainage impact is anticipated during the construction stage. The drainage system will be properly maintained by the applicant.
Other comments		
(j)	While there are DSD's public stormwater drains in this area, the applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither	Noted.

	obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works.	
(k)	There is existing public sewers in the vicinity of the Site.	
(l)	The applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or On Government land (where required) outside the application site.	

Departmental Comments		Applicant's Responses
8. Comments of the District Planning Officer/Shia Tin, Tai Po and North, Planning Department (DPO/STN, PlanD)		
(a)	Please provide more justifications for the proposed temporary development at the Site with a departure of the planning intention of "AGR" zone.	Portion of the Site will be used for farming purpose, which is similar to the always permitted agricultural use within the "AGR" zone, and is generally in line with the planning intention of the "AGR" zone. Besides, the proposed development provides a variety of outdoor open-air space for active/passive recreational uses serving the needs of the general public. The Site has been left idle without agricultural activity. The proposed development is of temporary nature and would not frustrate the long-term planning intention of the "AGR" and "O" and better utilise deserted land in the New Territories.
(b)	Some temporary structures are currently scattered at the Site. Please advise whether these temporary structures are intended to be covered by the current application. If yes, they should be reflected on the proposed layout plan (i.e. Plan 4).	Upon obtaining relevant planning permission from the Board, the applicant will remove the existing structures within the site boundary of the Site; and submit an application to DLO/TP, LandsD for STW for the erection of the proposed structures as shown on Plan 4.
(c)	Some areas is currently hard-paved at the Site. Please advise whether these hard-paved are intended to be covered by the current application. If yes, they should be reflected on the proposed layout plan and land filling plan (i.e. Plans 4 and 6). In particular, it is noted that there is a hard paved footpath along the western boundary of the Site which is not shown on the concerned plans.	Upon obtaining relevant planning permission from the Board, the applicant will remove all existing hard-paving and carry out the land filling work with reference to the approved scheme on Plan 6.
(d)	There are electricity poles currently located at the southern portion of the Site. Please advise whether the electricity poles will be affected/relocated. If yes, whether the consent owner/maintenance party of the electricity poles has been obtained.	The electricity poles are not in conflict with the proposed development. Free access will be guaranteed at all times for staff of relevant authorities or their contractors to carry out ant construction, inspection, maintenance and repair work if required.

(e)	It is noted that Lots 566, 609 and 649 in D.D. 17 have not been included in the application, which are located at the middle of the Site. Please advise (i) whether access to these lots will be reserved for the concerned lot owners and (ii) how to ensure that these private lots will not be affected and occupied by the proposed development.	Free access will be reserved for owner(s) of concerned private lots (i.e. Lots 566, 609 and 649 in D.D. 17) at all times. No construction, development or operation (including filling of land) will take place on the concerned private lots which fall outside the site boundary. Barriers will be erected along the boundary of concerned private lots to avoid any trespassing by visitors.
(f)	Section 4.15 – Please advise (i) the number of existing trees, (ii) the proposed number of trees to be felled and (iii) the number of compensatory trees within the Site.	Please refer to the applicant's response to the Chief Town Planner/Urban Design and Landscape (CTP/UD&L), PlanD in Part 9 of this RtC table.
(g)	Section 4.4 – It is noted that prior appointment for visitors is available on first-come-first served basis. Please advise if walk-in visitors will be allowed.	Walk-in visitors will only be accepted under the circumstance that there are vacancies. Visitors who have appointment shall always be prioritised for admission to the Site.
(h)	Plan 6 – Please indicate the major dimensions for filling of land areas and hobby farm areas on the plan.	The area and depth of the proposed filling of land (i.e. 15,970 m ² , 0.2 m in depth) and the area for farming (i.e. 4,117 m ²) were clearly indicated at the bottom left corner on Plan 6.
(i)	Plans 5 and 6 – It is noted that landscape areas have been proposed and included in the area calculation of soiled/lawn areas (i.e. 11,793 m ²). Please advise the proposed area solely for landscaping purpose.	Apart from the children's sandpit which will be covered with soil (about 521 m ²), all remaining lawn areas will be covered with grass. All grassed/lawn areas will serve for landscaping purpose, as there will be provision of a variety of trees, shrubs and groundcovers all over the Site. For details, please refer to the applicant's response to CTP/UD&L, PlanD in Part 9 of this RtC table.
(j)	Please advise and confirm if no land filling will be carried out in the hobby farm areas.	As illustrated on Plan 6, the hobby farm areas are not included in the filling of land area (the shaded area). Hence, no filling of land will be carried out in the hobby farm areas.
(k)	Please advise if the proposed eating place will serve the visitors of the proposed development only, and general public will be prohibited.	As mentioned in Section 4.5 of the Planning Statement, the eating place would only serve visitors of the proposed development. Should members of the general public would like to dine at the proposed eating place, they should

		make prior appointment to get access as visitors of the proposed development.
(l)	There is no footpath near the proposed vehicular access point. Please advise the pedestrian routing from the nearby public transport provision to the Site.	As mentioned in Section 4.6 of the Planning Statement, the applicant will implement the pedestrian crossing proposal (Annex 1c refers) accepted by C for T on 9.9.2022 under previous application No. A/NE-TK/678.
(m)	It is noted that northwestern portion of the application site partly/entirely encroaches onto some existing structures. Please advise (i) whether the existing structures are owned by the applicant and (ii) whether they will be demolished/removed to facilitate the proposed development. If the existing structures are not owned by the applicant but they will be demolished/removed to facilitate the proposed development, please advise whether consent from the owners of the existing structures have been obtained.	The applicant, Great City Holdings Limited, is the registered owner of Lot Nos. 667 RP and 668 RP in D.D. 17, where the structures are located. Upon obtaining relevant planning permission, the applicant will demolish the structures thereon to facilitate the proposed development.
(n)	It is noted that a portion of the Site along the eastern boundary is sunken and has obvious level difference with the rest of the Site. While the concerned portion is proposed for caravan camping sites, please advise if filling of land will be involved to facilitate proposed development. If yes, please advise the height, area and material for filling land with indications on relevant plans. If not, please provide explanation on the proposed caravan camping sites with level difference supported indications on relevant plans.	Filling of land will be carried out for placing the caravans within the concerned caravan camp sites, as depicted on Plan 6. The remaining area of the concerned caravan camp sites will follow the existing terrain in general and be covered with grass.

Departmental Comments		Applicant's Responses
9. Comments of CTP/UD&L, PlanD		
(a)	The applicant is advised to provide more details of proposed landscape mitigation measures such as planting proposal with indicative location, estimate number of trees to be preserved/planted and extent of shrubs and lawn area (if any).	Apart from the proposed filling of land and hobby farm areas as shown on Plan 6, the majority of the remaining site area will be covered with grass. The grassed area comprises lawn areas, children playing ground, tent camping area, barbecue area, and caravan camp site as shown on Plan 4.
(b)	Considering the large scale of the site, the applicant is advised to explore every possible opportunity for planting more new trees in heavy standard size and provide more planting area with variety of groundcovers/ shrubs/ trees, etc. to enhance the landscape quality and mitigate the loss of greenery in the site.	In order to enhance the landscape quality of the Site, the applicant proposes to plant 157 nos. of new tree of 5 different species, namely <i>Terminalia mantaly</i>, <i>Schima superba</i>, <i>Tabebuia chrysantha</i>, <i>Elaeocarpus chinensis</i>, and <i>Bauhinia x blakeana</i>. A variety of shrubs such as <i>Tibouchina semidecandra</i>, <i>Brunfelsia calycina</i>, and <i>Plumbago auriculata</i> will be planted in the lawn areas and caravan camp site, and along two sides of footpaths. Groundcovers such as <i>Catharanthus roseus</i> and <i>Zephyranthes candida</i> will be also planted in the lawn areas, children playing ground, barbecue areas, and tent camping area. The wind, drought and/or salt spray tolerance nature of the selected shrubs/groundcovers are considered suitable to provide further landscape quality to the Site. The landscape Plan is enclosed at Annex 3.
(c)	It is observed that some <i>nageia nagi</i> and <i>podocarpus macrophyllus</i> are dead/in poor condition. The applicant should remove the dead trees and provide sufficient mitigation measures to ensure landscape quality and for the sake of safety.	Noted. The applicant will remove the dead trees and provide regular horticultural practice to maintain the proposed trees, shrubs and groundcovers in good conditions.

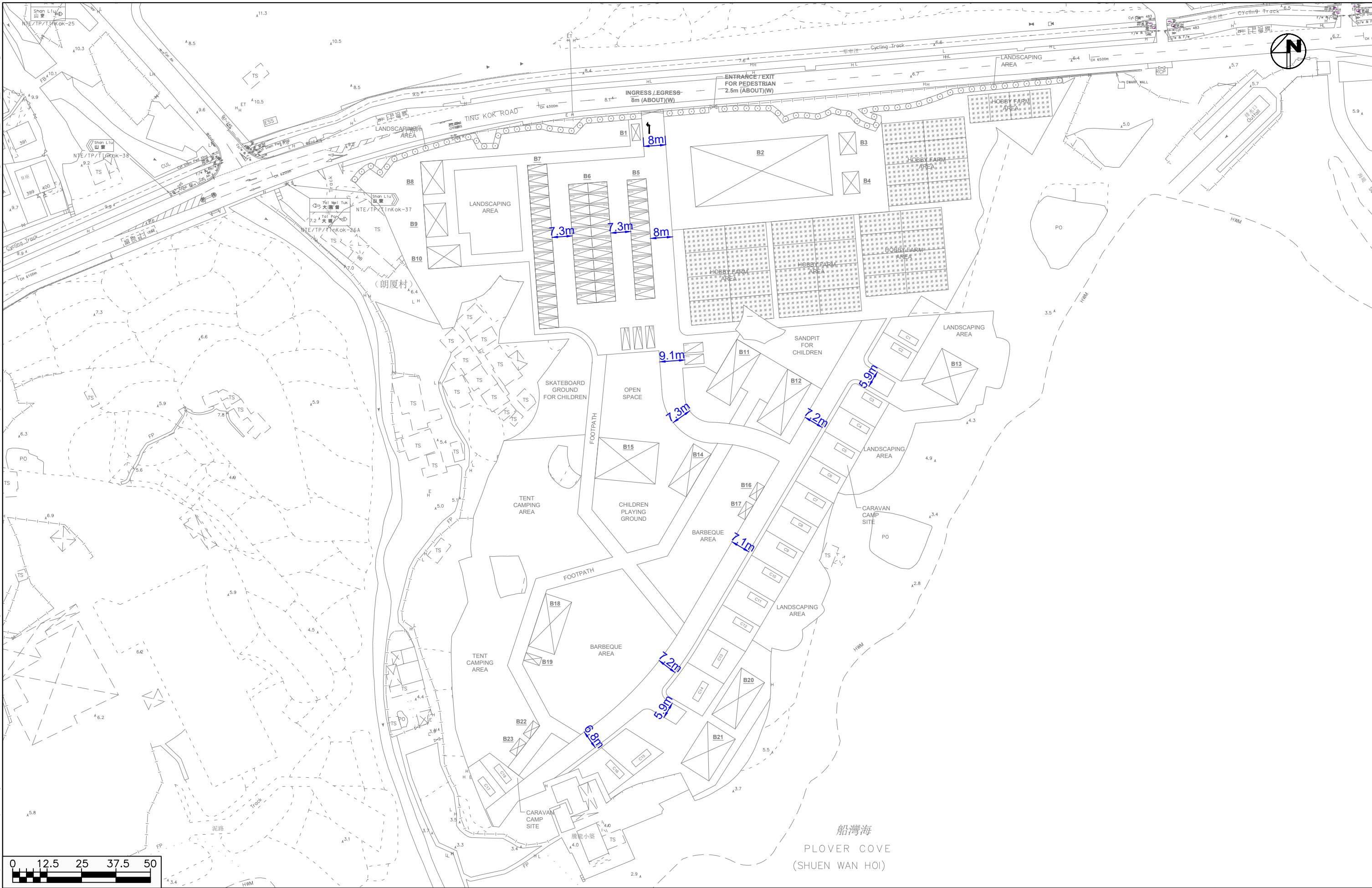
(d)	The applicant is reminded to preserve the existing trees within/in close proximity to the site as far as practicable and excavation/land filling works near the tree should not be carried out to avoid damage of tree roots.	Noted.
(e)	The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.	
10. Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD)		
(a)	It is noted that 23 structures proposed in the application, before any new building works (including container/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the application site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO.	Noted.
(b)	Site formation work i.e. land filling works, are building works under the control of the BO. Before the proposed filling of land is to be carried out on the application site, the prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works. An Authorized Person should be appointed as the coordinator for the proposed site formation in accordance with the BO.	

(ii) The applicant provides the following information in response to the local comments:

- free access will be reserved for owner(s) of Lot Nos. 566, 609 and 649 in D.D. 17 (the concerned private lots) at all times during the approval period of the planning application;
- no construction, development or operation (including filling of land) will take place on the concerned private lots which fall outside the site boundary;
- barriers will be erected along the boundary of concerned private lots to avoid any trespassing by visitors; and
- the applicant will endeavour to maintain close liaison with owner(s) of the concerned private lots and other stakeholders, hear their voices, keep bilateral exchange, as well as incorporating their views in the development scheme of the proposed development.

Annex 1a
Swept Path Analysis

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Proposed Temporary Place of Recreations with Ancillary Facilities in Various Lots in DD17 and adjoining Government Land, Ting Kok, NT

Layout Plan



Project No. 83075

Dwg No. 0217-Layout

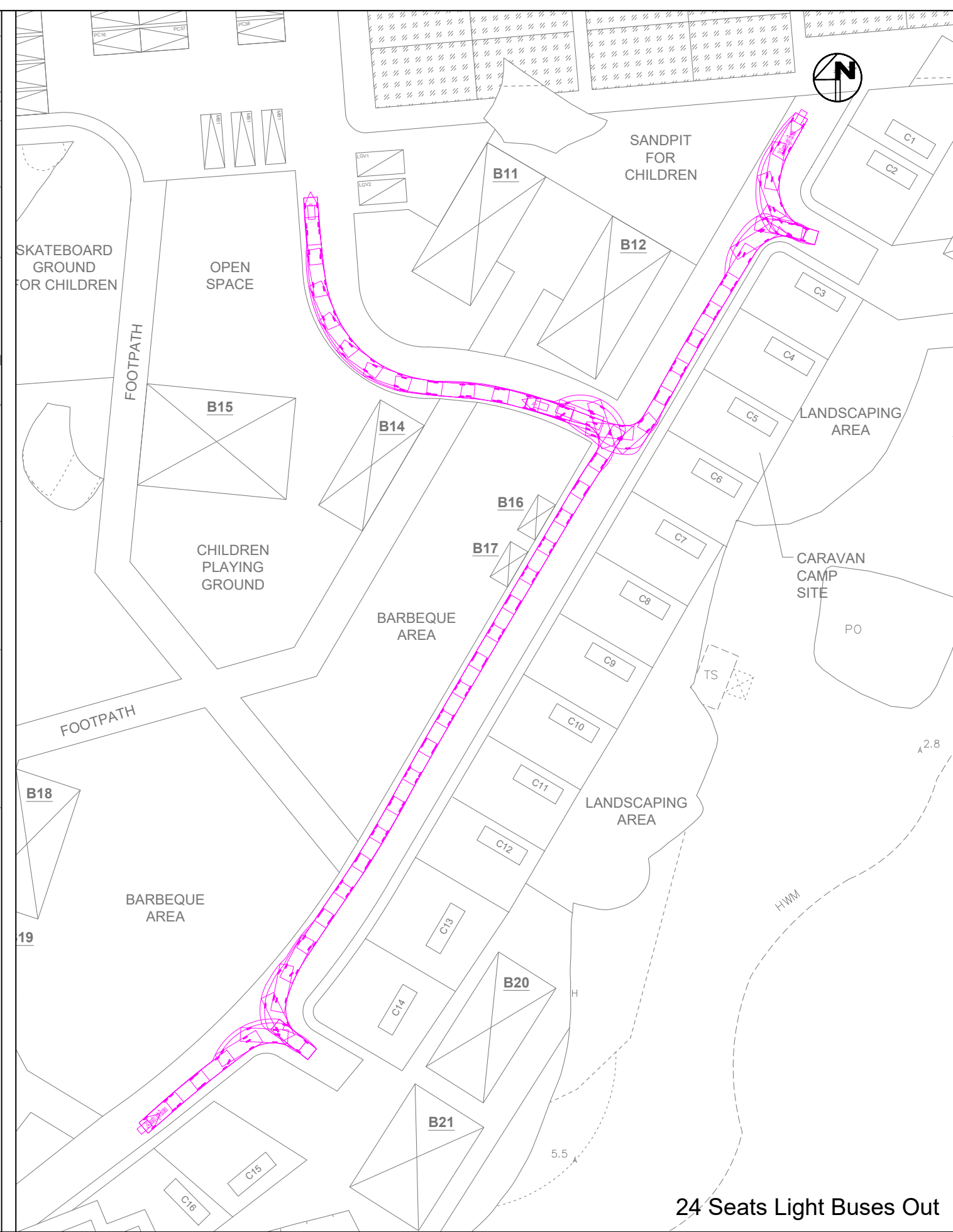
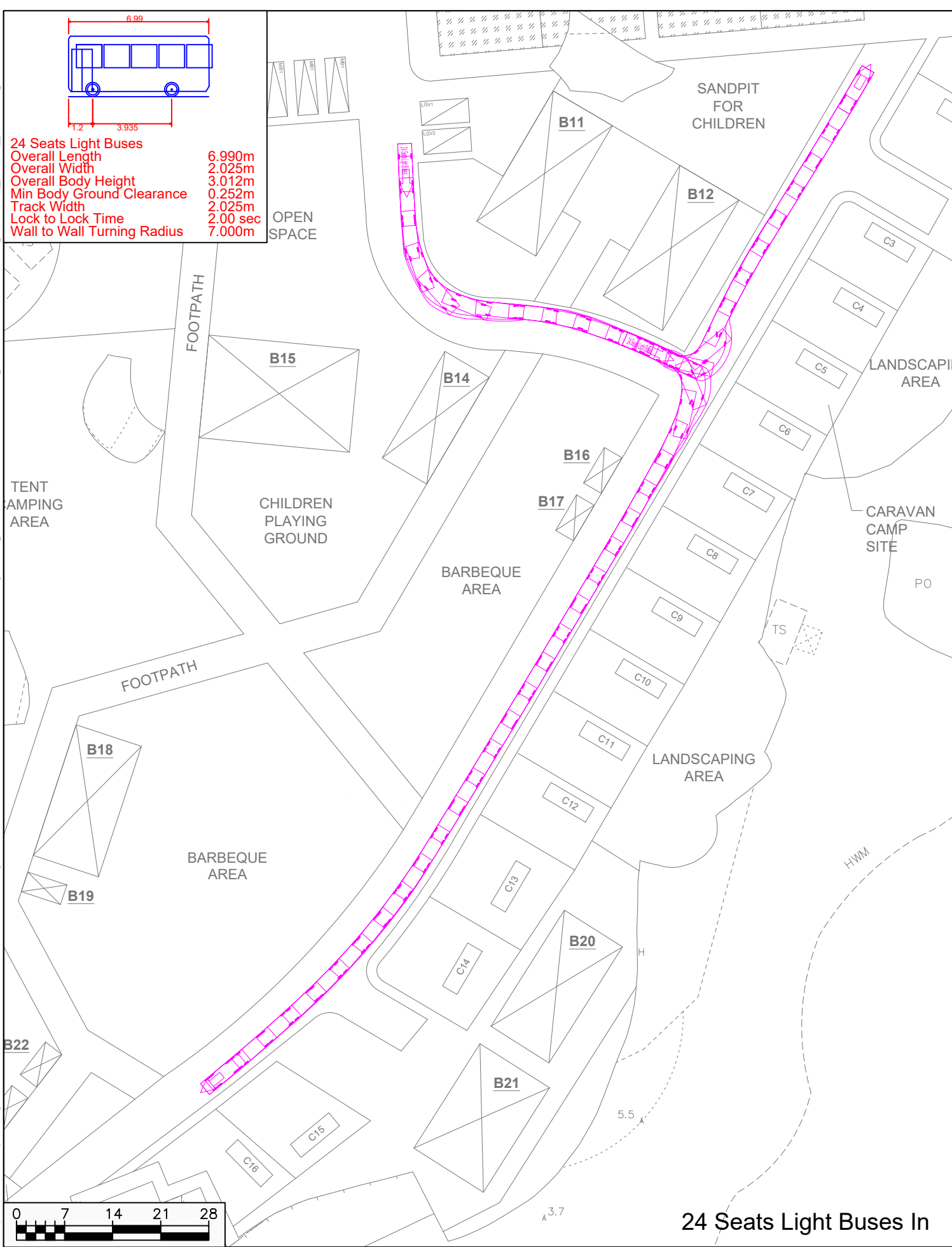
Rev.

-

Date
04/03/2025

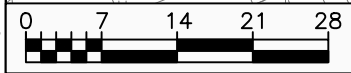
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Proposed Temporary Place of Recreations with Ancillary Facilities in Various Lots in DD17 and adjoining Government Land, Ting Kok, NT

24 Seats Light Buses Swept Path Demonstration

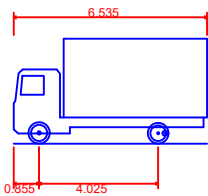


Date 04/03/2025 Scale 1:700

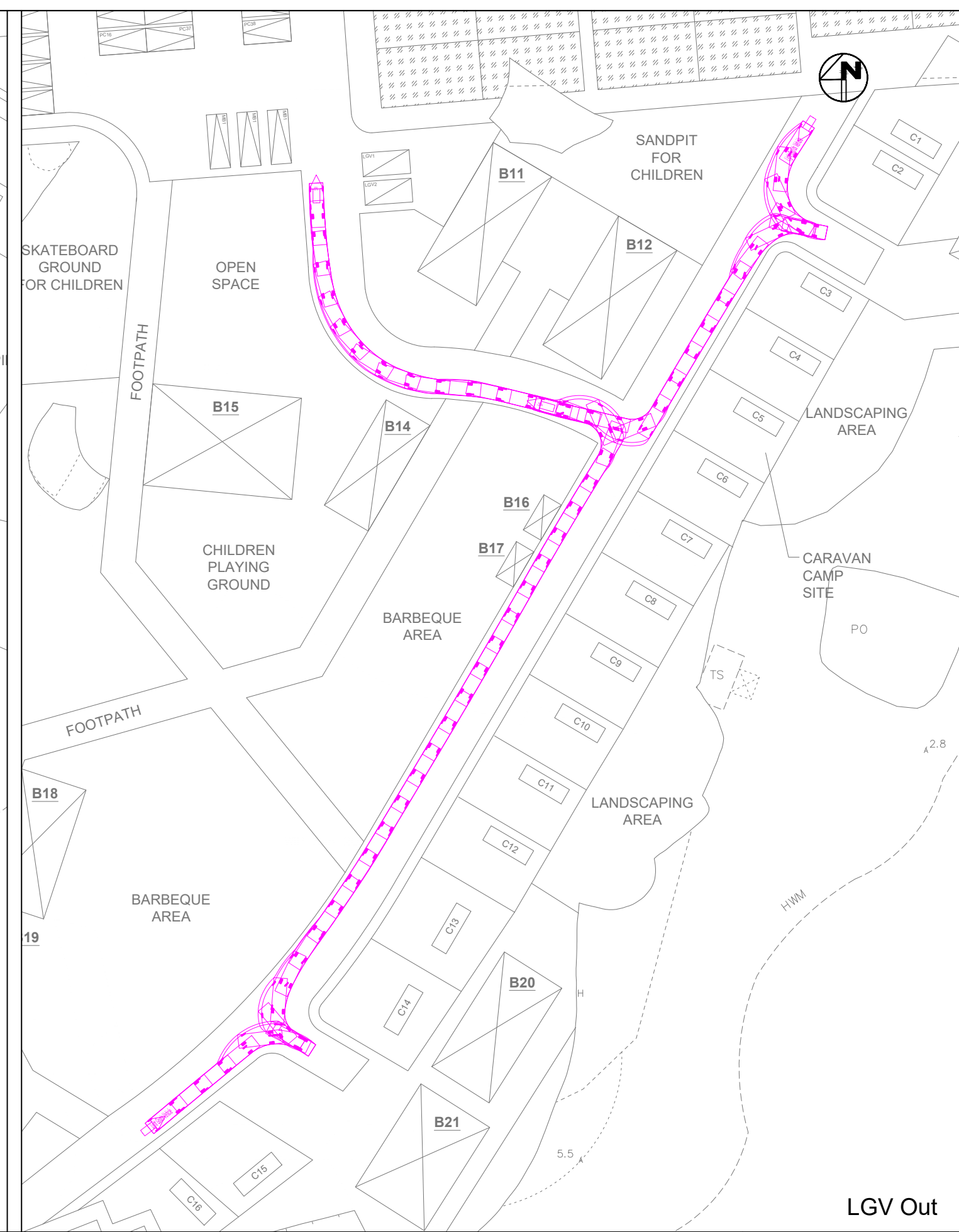
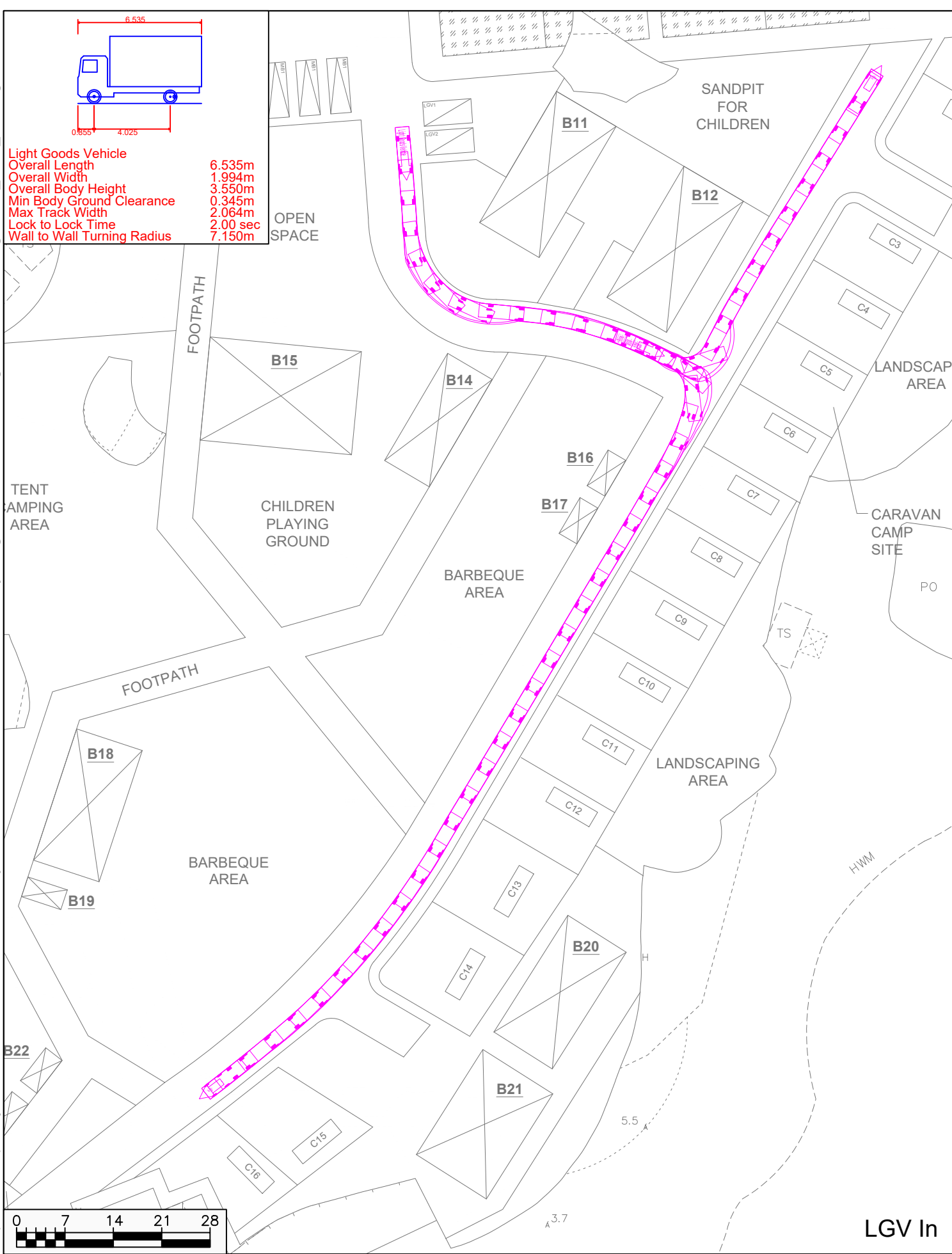


Project No. 83075 Rev. -
Dwg No. 0217-SP1

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Light Goods Vehicle
Overall Length 6.535m
Overall Width 1.994m
Overall Body Height 3.550m
Min Body Ground Clearance 0.345m
Max Track Width 2.064m
Lock to Lock Time 2.00 sec
Wall to Wall Turning Radius 7.150m



Proposed Temporary Place of Recreations with Ancillary Facilities in Various Lots in DD17 and adjoining Government Land, Ting Kok, NT

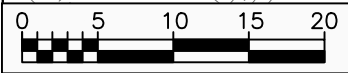
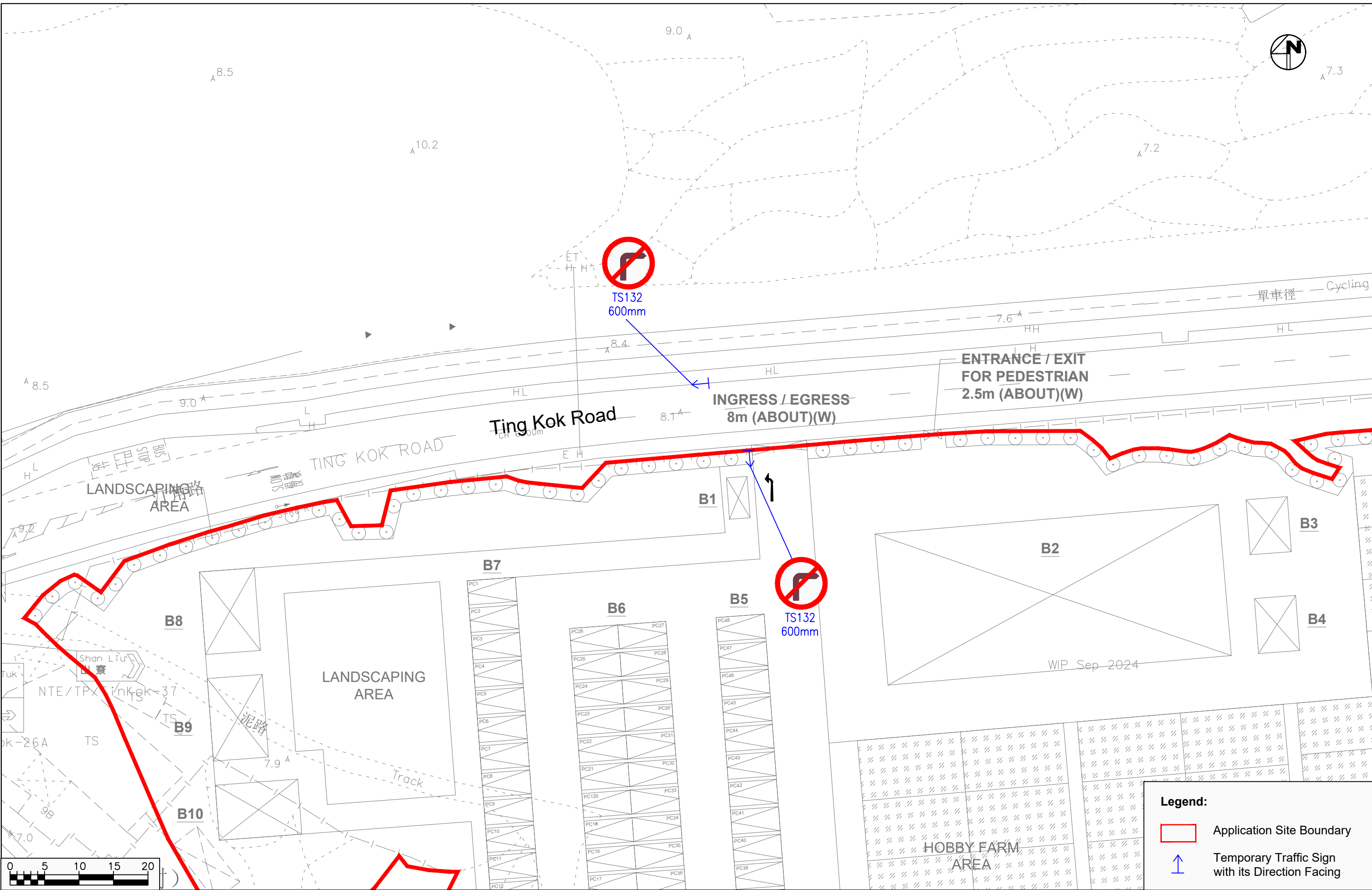
Light Goods Vehicle Swept Path Demonstration



Project No. 83075	Rev. -
Dwg No. 0217-SP2	

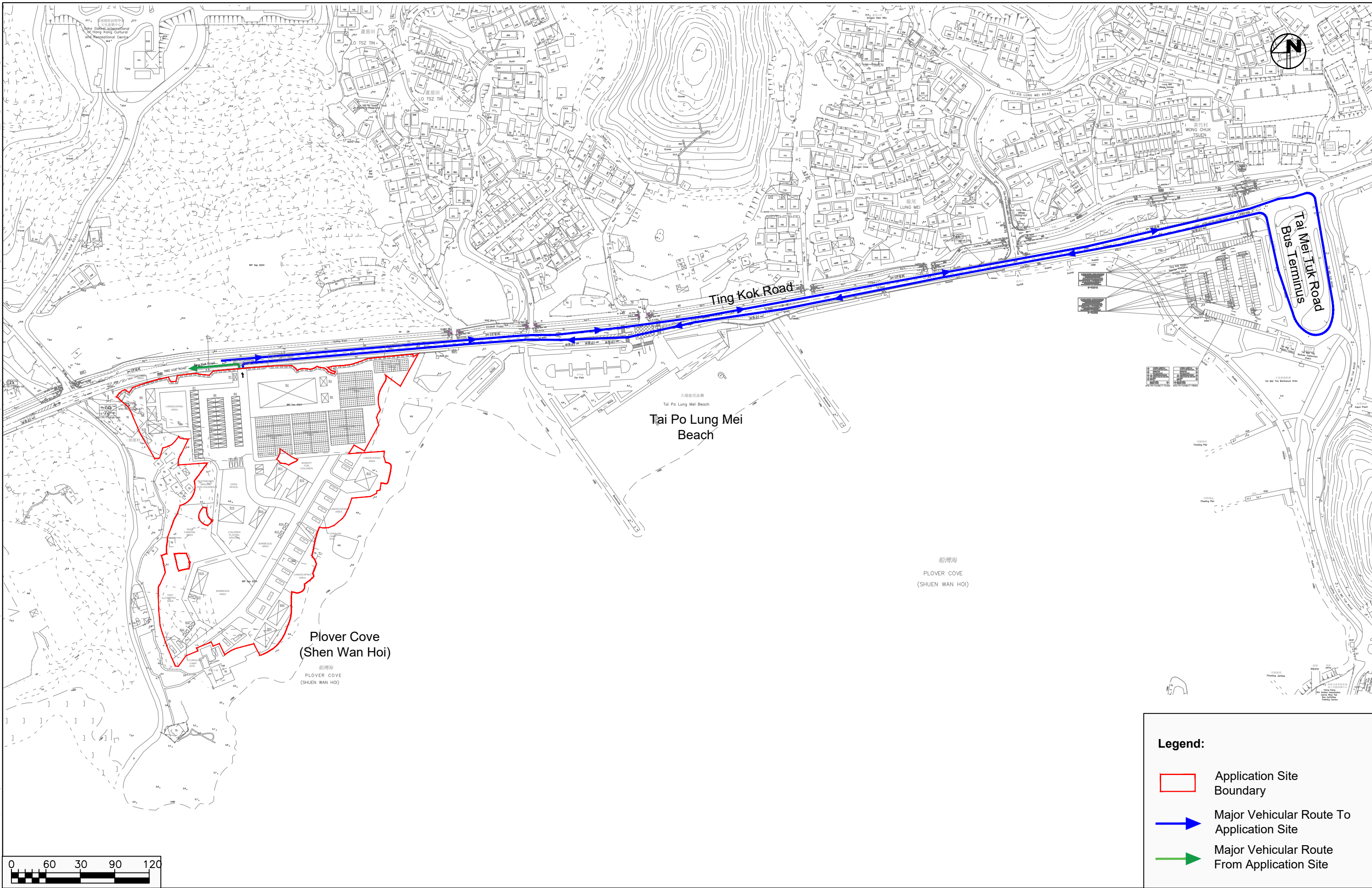
Annex 1b
Traffic Sign Proposal

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Proposed Temporary Place of Recreations with Ancillary Facilities in Various Lots in DD17 and adjoining Government Land, Ting Kok, NT			OZZO TECHNOLOGY	
Date 04/03/2025		Scale 1:500	Project No. 83075	Rev.
Proposed Traffic Sign			Dwg No. Figure 1	-

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Legend:

- Application Site Boundary
- Major Vehicular Route To Application Site
- Major Vehicular Route From Application Site

Annex 1c

Run-in/out and Pedestrian Crossing Proposal
accepted under previous application No. A/NE-TK/678

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference DD17 Lot 605 & VL
本署檔號 Our Reference TPB/A/NE-TK/678
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

(2 pages + attachment)

9 September 2022

Dear Sir,

**Compliance with Approval Conditions (h) and (j)
Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
with Ancillary Facilities and Canteen for a Period of 5 Years and Partial Filling of Land,
Various Lots in D.D. 17, and Adjoining Government Land, Ting Kok Road, Tai Po
(Planning Application No. A/NE-TK/678)**

I refer to your submission received by our office on 28.7.2022 for compliance with approval conditions (h) and (j), i.e. *'the submission of a run-in/out proposal to the satisfaction of the Director of Highways or of the TPB'* and *'the submission of a pedestrian crossing proposal to the satisfaction of the Commissioner for Transport or of the TPB'* for the captioned planning application.

The Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD), Commissioner for Transport (C for T) and Director of Leisure, Cultural Services (DLCS) have been consulted and advised that your submission is acceptable. As such, approval conditions (h) and (j) as stated in the approval letter (Ref. TPB/A/NE-TK/678) dated 4.12.2020 have been complied with. However, it is noted that roadside trees under Leisure and Cultural Services Department (LCSD)'s maintenance will be affected by the proposed works. The project proponent should follow Development Bureau Technical Circulars (Works) (DEVB TCW) No. 4/2020 and duly consider the need of tree removal. Tree maintenance department of LCSD should be consulted in formulating the Tree Preservation and Removal Proposal (TPRP) at design stage or as soon as practicable. The formal TPRP should be submitted to the respective Tree Works Vetting Panel for vetting and approval prior to the implementation of the proposed works. Detailed comments from DLCS are attached at **Appendix I** for your information.



Should you have any queries on the implementation of the run-in/out proposal and pedestrian crossing proposal, please contact Mr. Issac CHAN (Tel: 2399 2406) of Transport Department or Mr. Ronald SIU of Highways Department. Should you have any other queries, please contact Ms. Aileen CHENG (Tel: 2158 6018) of this Office.

Yours faithfully,



(Margaret CHAN)
for Director of Planning

C.C.

CHE/NTE, HyD
C for T
DLCS
DLO/TP, LandsD

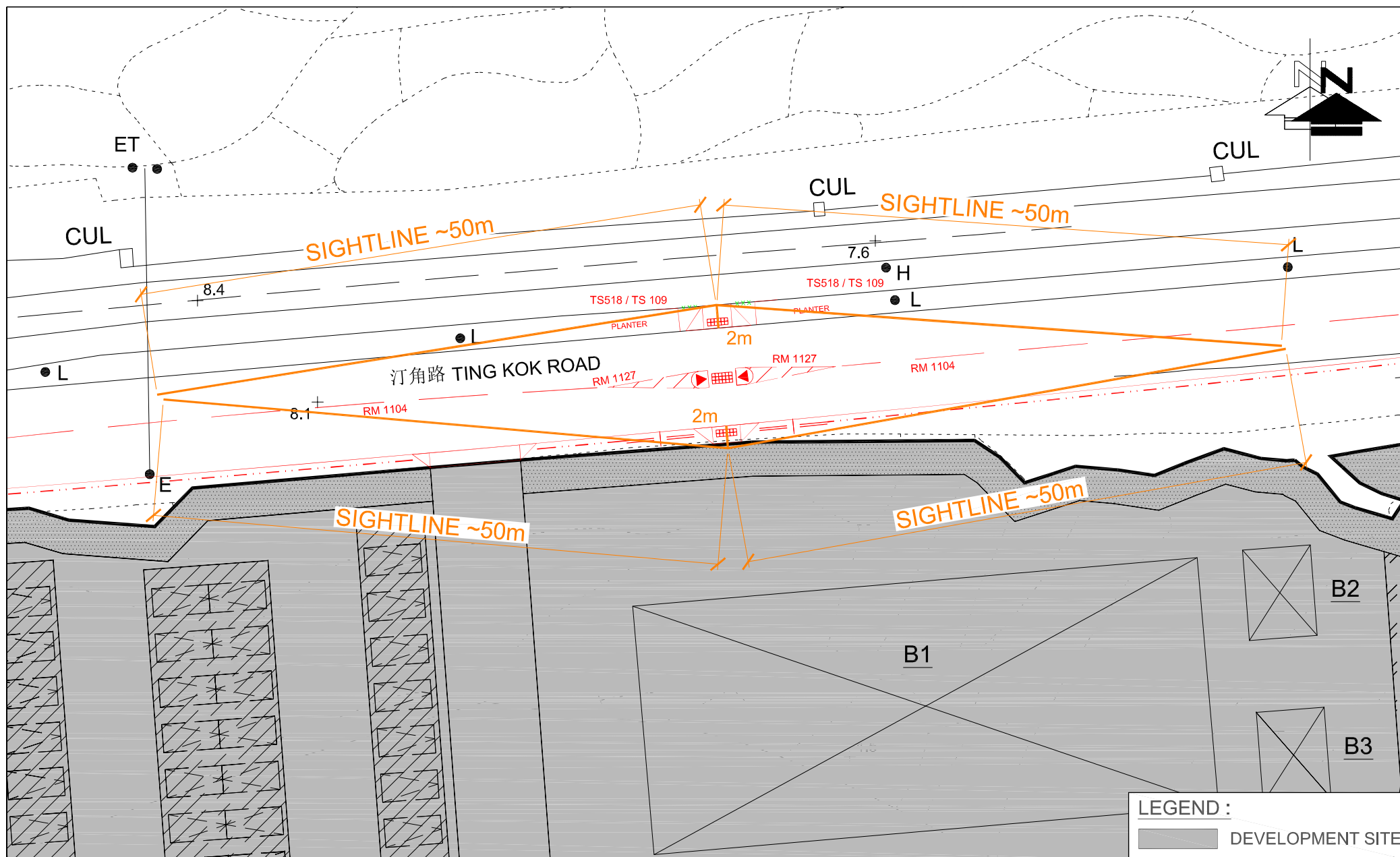
(Attn.: Mr. Ronald SIU)
(Attn.: Mr. Issac CHAN)
(Attn.: Ms. Yvonne CHEUNG)
(Attn.: Mr. Alan KWONG)

(Fax No. 2714 5228)
(Fax No. 2381 3799)
(Fax No. 3168 2396)
(Fax No. 2650 9896)

Internal.

CTP/TPB(1)
Site Record

MC/HL/AC/JY/jy



LEGEND :
 DEVELOPMENT SITE

FIGURE NO.: RtC-B	PROJECT TITLE: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land, at Lots 245 S.A & Various Lots in D.D.17, Ting Kok Rd, Tai Po, New Territories (Approved S16 Planning Application: A/NE-TK/678)	 CTA Consultants Limited 志達顧問有限公司
PROJECT NO.: 22013HK	DRAWING TITLE:	
SCALE: 1 : 450 @A4	DATE: 22 APR 2022	

VISIBILITY AT THE CROSSING

Annex 2

Revised Drainage Impact Assessment

Proposed Temporary Place of Recreation, Sports or Culture, Eating Place, Barbecue Site and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” and “Open Space” Zones and an Area Shown as ‘Road’, Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories

Drainage Impact Assessment

March 2025



Prepared by: **Yeung Toi Tung RP0666920**
Marvellous Construction & Design Company Limited



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2	Development Proposal	2
2.1	The Proposed Development	2
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Figure 2 – Existing Drainage Plan
Figure 3 – Proposed Drainage System
Figure 4 – Catchment Plan
Figure 5 – Sections
Figure 6 – Existing Levels

List of Appendix

Appendix A – Design Calculation
Appendix B – Development Layout Plan
Appendix C – Reference Drawings
Appendix D – Site Photos of Existing Drainage System

1 Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use Various Lots in D.D. 17 and Adjoining Government Land (GL), Ting Kok, Tai Po, New Territories (the Site) for ‘Proposed Temporary Place of Recreation, Sports or Culture, Eating Place, Barbecue Site and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land’.
- 1.1.2 This report aims to support the development in drainage aspect.

1.2 Application Site

- 1.2.1 The application site is situated beside Ting Kok Road near Shan Liu Road and adjacent to Plover Cove. It has an area of approx. 38,338 m². The site location is shown in **Figure 1**.
- 1.2.2 The existing site is mainly unpaved with level various from approx. +3.3mPD to + 5.6mPD. The proposed site is intent to be partly paved for site formation of structure, footpath, skateboard ground, caravan site, vehicle parking spaces, and L/UL and circulation area.
- 1.2.3 There is an existing stream at the west of the application site. The Plover Cove is at the east and south of the application site. **Figure 2** indicate the existing drainage system of the area.

2 Development Proposal

2.1 The Proposed Development

- 2.1.1 The total site area is approximately 38,338 m². After the development the site would be partially paved. The catchment plan is shown in **Figure 4**.

Proposed Development	
Total Site Area (m ²)	38,338
Paved Area after Development (m ²)	15,970

Table 1 – Site Development Area

3 Assessment Criteria

- 3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this report. The recommendation is summarized in **Table 2** below.

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

Table 2– Design Return Periods under SDM

- 3.1.2 The proposed drainage system intended to collect runoff from internal site and external catchment. 1 in 10 years return period is adopted for the drainage design.

3.1.3 Stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.

1. Intensity-Duration-Frequency Relationship – The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

$$i = \frac{a}{(t_d + b)^c}$$

The site is located within the HKO Zone. Therefore, for 10 years return period, the following values are adopted.

a	=	485
b	=	3.11
c	=	0.397

11.1% rainfall increase due to climate change according to Table 28 of SDM Corrigendum No. 1/2022.

2. The peak runoff is calculated by the Rational Method
i.e. $Q_p = 0.278CiA$

where	Q_p	=	peak runoff in m ³ /s
	C	=	runoff coefficient (dimensionless)
	i	=	rainfall intensity in mm/hr
	A	=	catchment area in km ²

3. The run-off coefficient (C) of surface runoff are taken as follows:

1. Paved Area: C = 0.95
2. Unpaved Area: C = 0.35

4. Manning's Equation is used for calculation of velocity of flow inside the channels:

$$\text{Manning's Equation: } v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$$

Where,

V = velocity of the pipe flow (m/s)

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

$$\text{Colebrook-White Equation: } \underline{v} = -\sqrt{32gRS} \log \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}} \right)$$

where,

V	=	velocity of the pipe flow (m/s)
S _f	=	hydraulic gradient
k _f	=	roughness value (m)
v	=	kinematics viscosity of fluid
D	=	pipe diameter (m)
R	=	hydraulic radius (m)

4 Proposed Drainage System

4.1. Proposed Channels

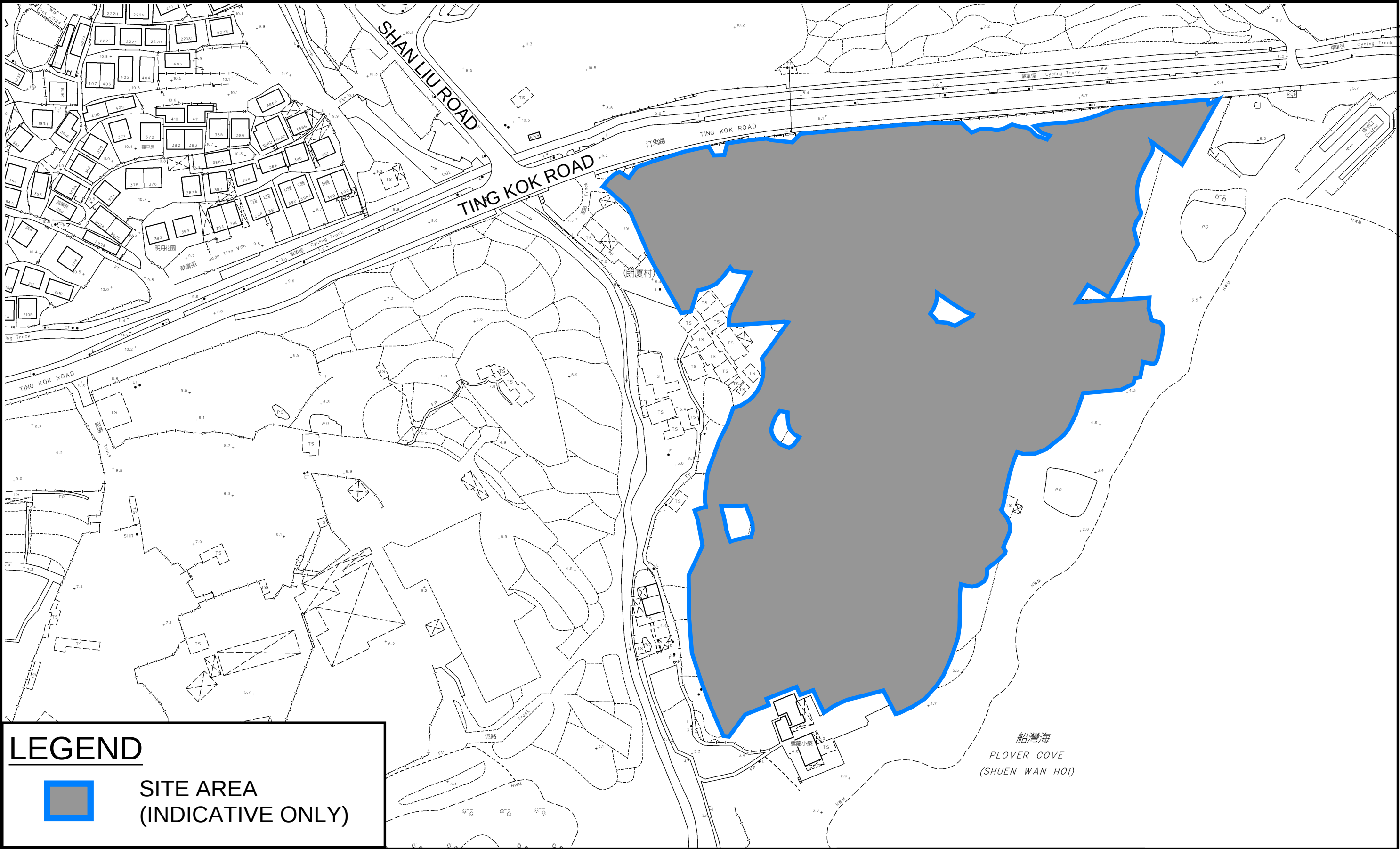
- 4.1.1 Proposed channels are designed for collection of runoff for internal and external catchment. The design calculations of proposed UChannel and capacity checking against site flow are shown in **Appendix A**.
- 4.1.2 The channels are proposed to be discharged to Plover Cove and existing stream. The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**.
- 4.1.3 The catchment plan is shown in **Figure 4**.
- 4.1.4 Reference Drawings are shown in **Appendix C** for reference.

5 Conclusion

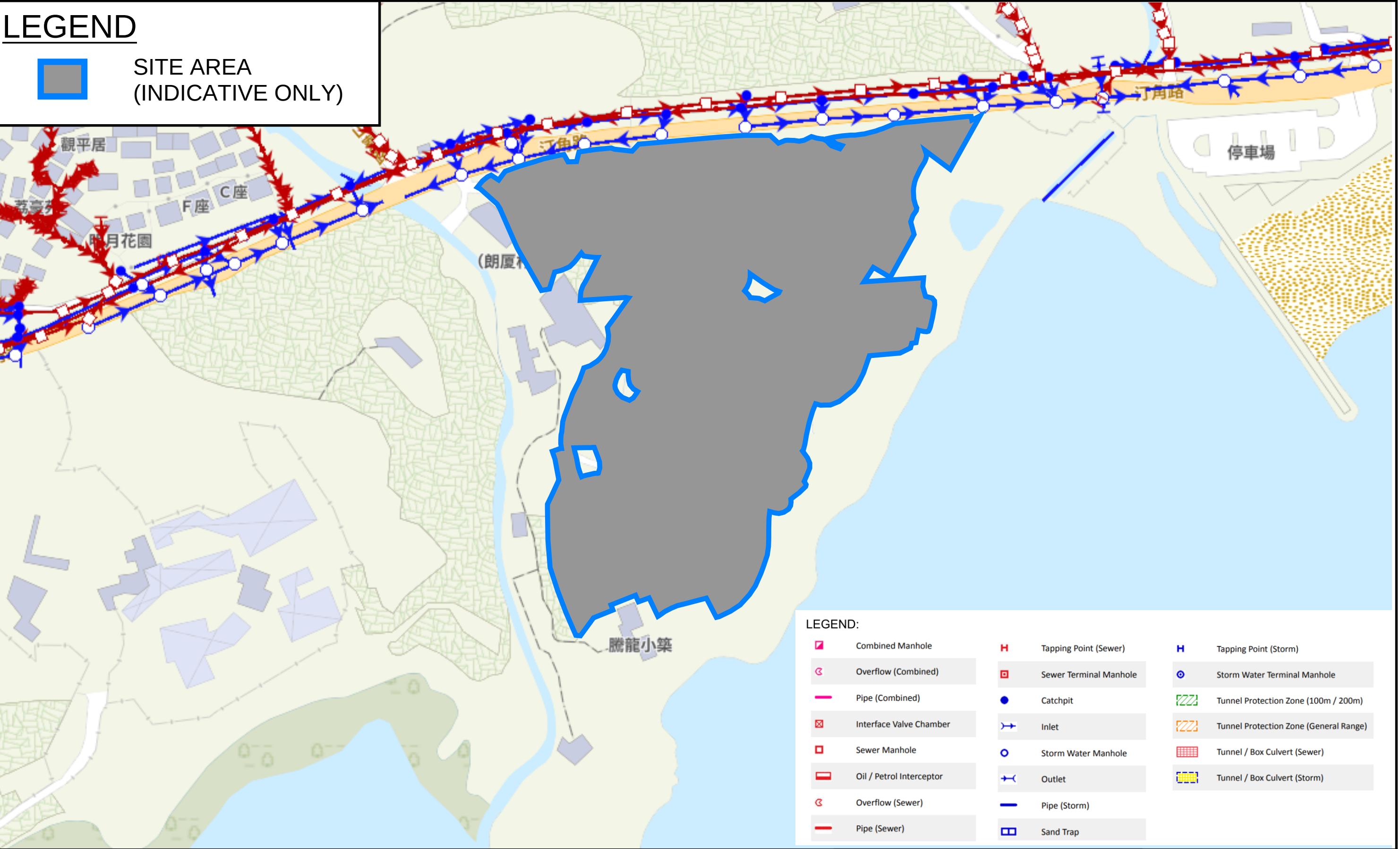
- 5.1.1 Drainage review has been conducted for the Proposed Development. With implementation of proposed drainage system, no unacceptable adverse drainage impact is anticipated.

- End of Text -

FIGURES



PROJECT: Proposed Temporary Place of Recreation, Sports or Culture, Eating Place, Barbecue Site and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” and “Open Space” Zones and an Area Shown as ‘Road’	TITLE SITE LOCATION PLAN	FIGURE NUMBER FIGURE 1		
LOCATION: Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories		VER	DESCRIPTION	DATE



PROJECT: Proposed Temporary Place of Recreation, Sports or Culture, Eating Place, Barbecue Site and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” and “Open Space” Zones and an Area Shown as ‘Road’	TITLE EXISTING DRAINAGE PLAN	FIGURE NUMBER FIGURE 2		
LOCATION: Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories				
		VER	DESCRIPTION	DATE

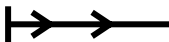
LEGEND



SITE AREA
(INDICATIVE ONLY)



PROPOSED CATCHPIT



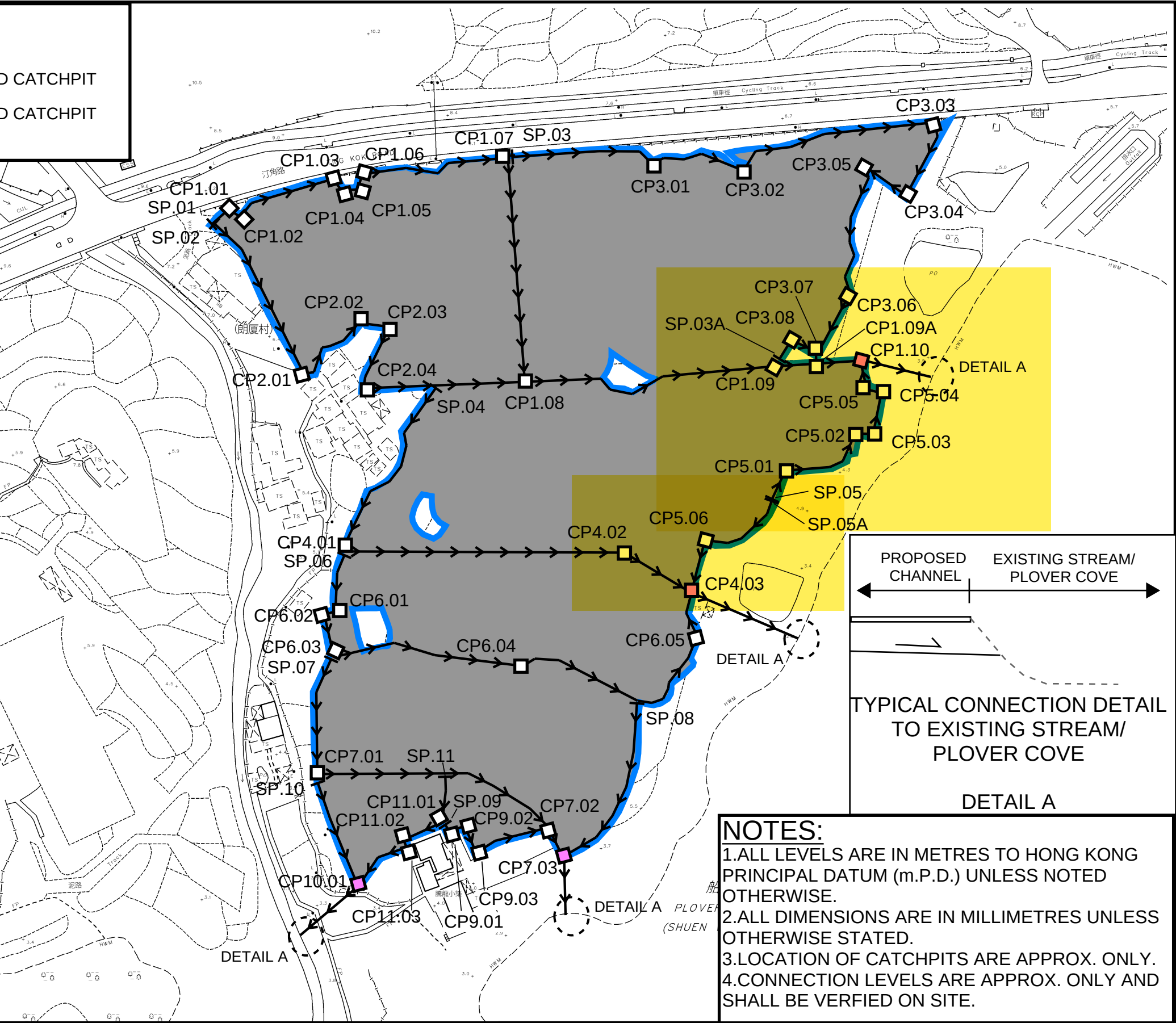
PROPOSED CHANNEL



PROPOSED CATCHPIT
w/TRAP

DRINAGE SCHEDULE

USMH/PIT	DSMH/PIT	USGL	DSGL	Size mm	Gradient 1 in	Type	USIL	DSIL	U/S MH/PIT TYPE #	Length m	Remark
SP01	CP1.01	8.8	8.8	600	200	UC	8.20	8.16	SP	8	#SP: Start Point
CP1.01	CP1.02	8.8	8.8	600	200	UC	8.16	8.14	CP	5.00	
CP1.02	CP1.03	8.8	8.5	600	200	UC	8.14	7.90	CP	36.50	
CP1.03	CP1.04	8.5	8.0	600	200	UC	7.90	7.40	CP	5.10	
CP1.04	CP1.05	8.0	8.0	600	200	UC	7.40	7.37	CP	5.90	
CP1.05	CP1.06	8.0	8.0	600	200	UC	7.37	7.34	CP	5.60	
CP1.06	CP1.07	8.0	7.7	600	200	UC	7.34	7.07	CP	53.80	
CP1.07	CP1.08	7.7	5.7	600	200	UC	7.07	5.10	CP	81.00	
CP1.08	CP1.09	5.7	5.4	825	200	UC	4.86	4.40	CP	92.00	
CP1.09	CP1.09A	5.4	4.6	825	200	UC	4.40	3.78	CP	14.90	
CP1.09A	CP1.10	4.6	4.4	825	200	UC	3.78	3.58	CP	16.70	
CP1.10	Plover Cove	4.4	3.5	900	200	UC	3.50	2.60	CP	24.60	
SP02	CP2.01	8.8	6.3	525	100	UC	8.28	5.78	SP	62.70	
CP2.01	CP2.02	6.3	5.9	600	100	UC	5.70	5.30	CP	31.40	
CP2.02	CP2.03	5.9	5.9	675	250	UC	5.23	5.18	CP	10.60	
CP2.03	CP2.04	5.9	5.9	675	250	UC	5.18	5.09	CP	23.90	
CP2.04	CP1.08	5.9	5.7	675	250	UC	5.09	4.86	CP	57.60	
SP03	CP3.01	7.7	6.6	675	200	UC	7.03	5.93	SP	51.40	
CP3.01	CP3.02	6.6	6.1	675	200	UC	5.93	5.43	CP	34.50	
CP3.02	CP3.03	6.1	5.4	675	200	UC	5.43	4.73	CP	73.00	
CP3.03	CP3.04	5.4	5.6	675	200	UC	4.73	4.58	CP	28.90	
CP3.04	CP3.05	5.6	5.7	675	300	UC	4.58	4.52	CP	17.70	
CP3.05	CP3.06	5.7	4.7	675	200	UC	4.52	4.03	CP	47.80	
CP3.06	CP3.07	4.7	5.0	675	200	UC	4.03	3.90	CP	24.70	
CP3.07	CP1.09A	5.0	4.6	675	200	UC	3.90	3.89	CP	3.00	
SP03A	CP3.08	5.4	5.3	600	100	UC	4.80	4.70	SP	7.90	
CP3.08	CP3.07	5.3	5.0	600	100	UC	4.70	4.40	CP	9.70	
SP04	CP4.01	5.1	5.2	825	400	UC	4.28	4.10	SP	69.90	
CP4.01	CP4.02	5.2	5.0	825	400	UC	4.10	3.85	CP	100.50	
CP4.02	CP4.03	5.0	3.1	825	200	UC	3.85	2.28	CP	27.50	
CP4.03	Plover Cove	3.1	2.8	825	200	UC	2.28	1.98	CP	41.50	
SP05	CP5.01	4.9	4.6	525	200	UC	4.38	4.08	SP	11.20	
CP5.01	CP5.02	4.6	4.4	525	200	UC	4.08	3.88	CP	32.60	
CP5.02	CP5.03	4.4	4.4	525	200	UC	3.88	3.85	CP	5.90	
CP5.03	CP5.04	4.4	4.4	525	200	UC	3.85	3.77	CP	15.60	
CP5.04	CP5.05	4.4	4.4	525	200	UC	3.77	3.75	CP	4.50	
CP5.05	CP1.10	4.4	4.4	525	200	UC	3.75	3.70	CP	8.40	
SP05A	CP5.06	4.9	4.9	675	200	UC	4.23	4.07	SP	30.80	
CP5.06	CP4.03	4.9	3.1	675	200	UC	4.07	2.43	CP	18.90	
SP06	CP6.01	5.2	5.0	450	150	UC	4.75	4.55	SP	20.50	
CP6.01	CP6.02	5.0	5.0	450	200	UC	4.55	4.53	CP	4.10	
CP6.02	CP6.03	5.0	5.1	450	200	UC	4.53	4.45	CP	15.40	
CP6.03	CP6.04	5.1	5	450	200	UC	4.45	4.11	CP	68.7	
CP6.04	CP6.05	5	3.3	450	200	UC	4.11	2.85	CP	78	
CP6.05	CP4.03	3.3	3.1	450	200	UC	2.85	2.65	CP	16.7	
SP07	CP7.01	5.1	4.9	525	200	UC	4.58	4.36	SP	42.1	
CP7.01	CP7.02	4.9	3	525	200	UC	4.36	2.48	CP	88.3	
CP7.02	CP7.03	3	3.3	525	200	UC	2.48	2.41	CP	13.2	
CP7.03	Plover Cove	3.3	2.9	525	200	UC	2.41	2.31	CP	19.8	
SP08	CP7.03	4.9	3.3	525	200	UC	4.38	2.78	SP	63.9	
SP09	C9.01	4.1	4.1	375	200	UC	3.73	3.71	SP	2.8	
C9.01	C9.02	4.1	4.1	375	200	UC	3.71	3.68	CP	5.7	
C9.02	C9.03	4.1	4	375	200	UC	3.68	3.63	CP	10.4	
C9.03	CP7.02	4	3	375	200	UC	3.63	2.63	CP	27.2	
SP10	CP10.01	4.9	3.5	375	200	UC	4.53	3.13	SP	37.5	
CP10.01	Plover Cove	3.5	3.3	375	200	UC	3.13	2.93	CP	27.8	
SP11	CP11.01	4.5	4.1	375	200	UC	4.125	3.725	SP	16.3	
CP11.01	CP11.02	4.1	4.1	375	200	UC	3.725	3.6495	CP	15.1	
CP11.02	CP11.03	4.1	4.1	375	200	UC	3.6495	3.6355	CP	2.8	
CP11.03	CP10.01	4.1	3.5	375	200	UC	3.6355	3.125	CP	22.3	





PROPOSED
CHANNEL



EXISTING STREAM/
PLOVER COVE



TYPICAL CONNECTION DETAIL
TO EXISTING STREAM/
PLOVER COVE

DETAIL A

NOTES:
1.ALL LEVELS ARE IN METRES TO HONG KONG PRINCIPAL DATUM (m.P.D.) UNLESS NOTED OTHERWISE.
2.ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3.LOCATION OF CATCHPITS ARE APPROX. ONLY.
4.CONNECTION LEVELS ARE APPROX. ONLY AND SHALL BE VERFIED ON SITE.

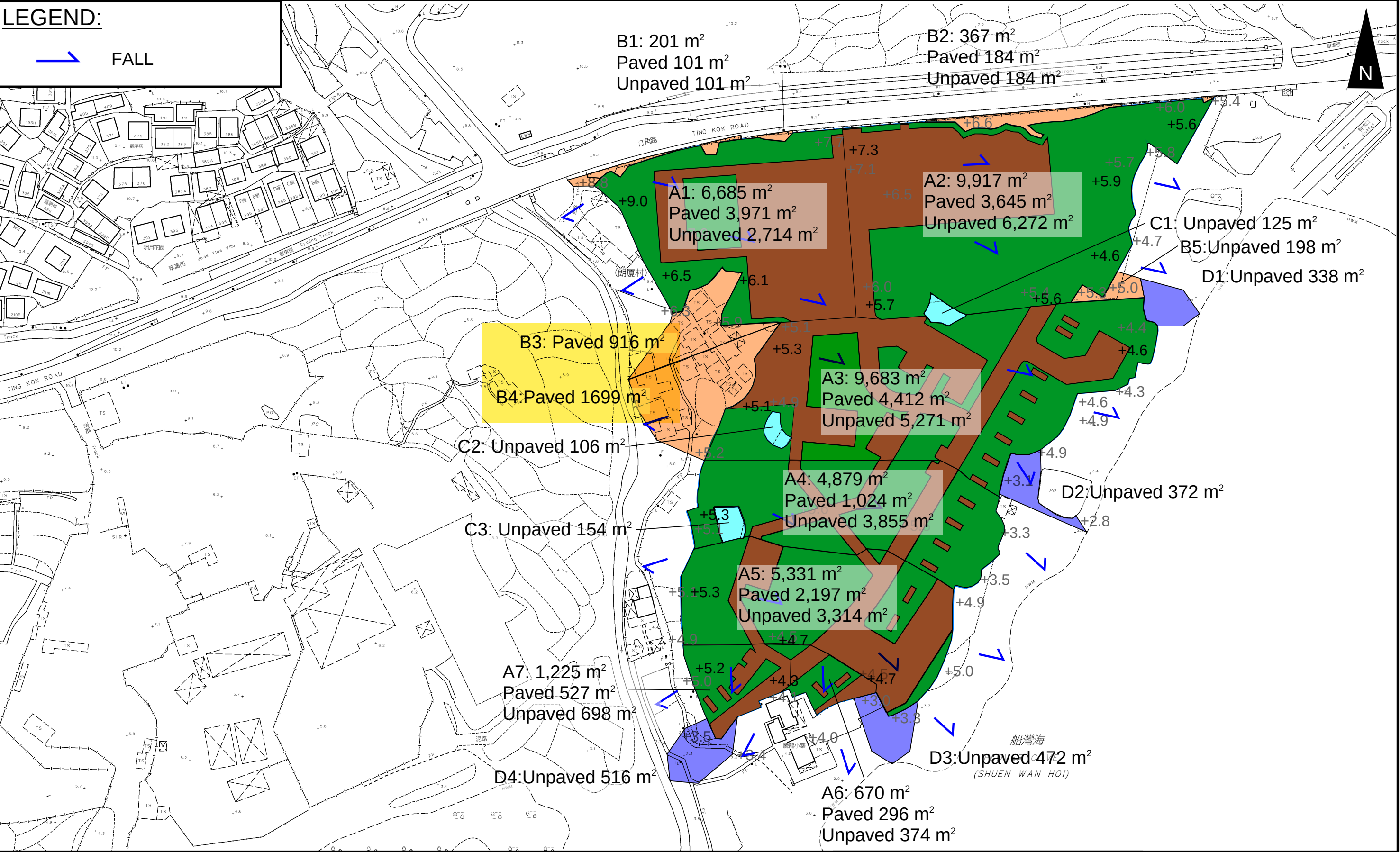
PROJECT:
Proposed Temporary Place of Recreation, Sports or Culture, Eating Place, Barbecue Site and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” and “Open Space” Zones and an Area Shown as ‘Road’

TITLE
PROPOSED DRAINAGE SYSTEM

FIGURE NUMBER
FIGURE 3

LOCATION:
Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories

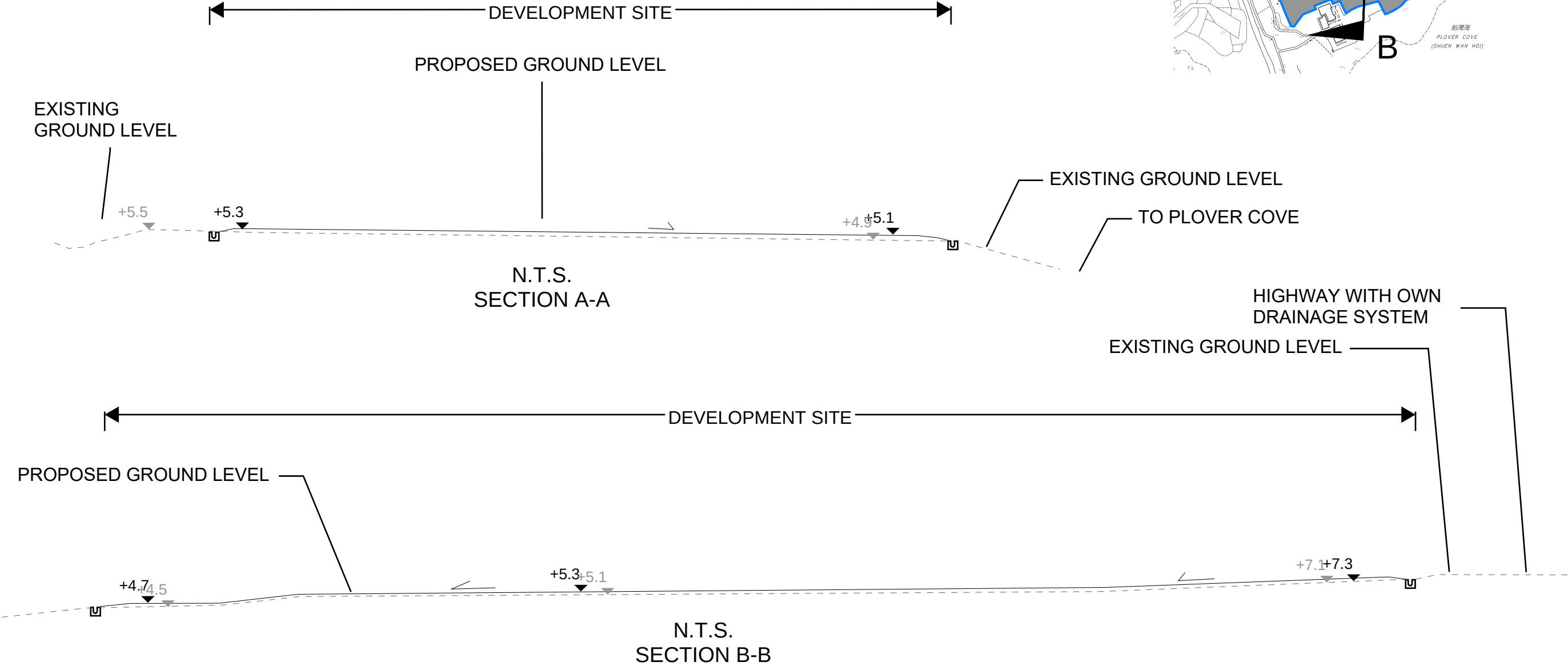
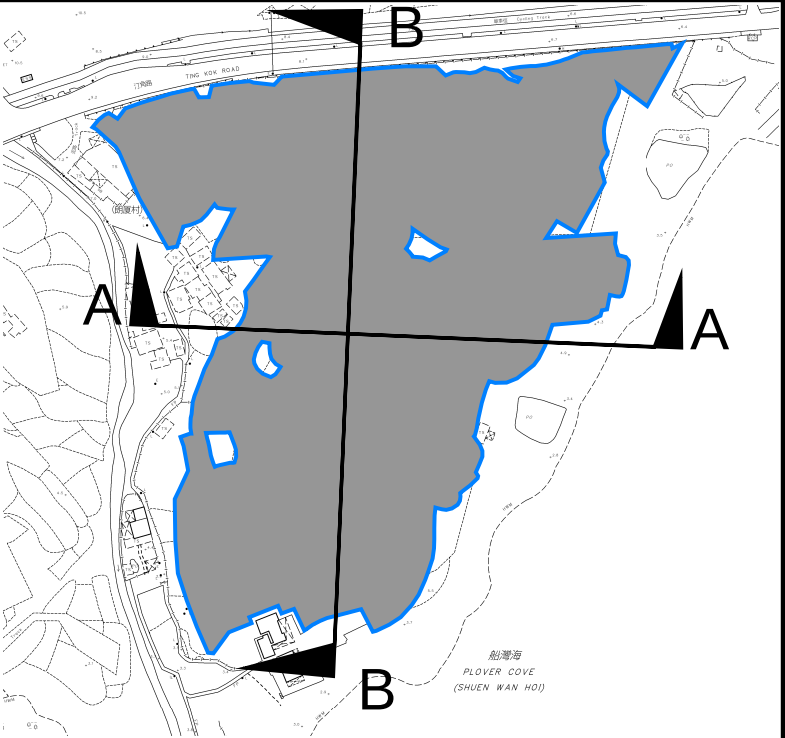
VER	DESCRIPTION	DATE



PROJECT: Proposed Temporary Place of Recreation, Sports or Culture, Eating Place, Barbecue Site and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” and “Open Space” Zones and an Area Shown as ‘Road’	TITLE CATCHMENT PLAN	FIGURE NUMBER FIGURE 4		
LOCATION: Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories				
		VER	DESCRIPTION	DATE

LEGEND

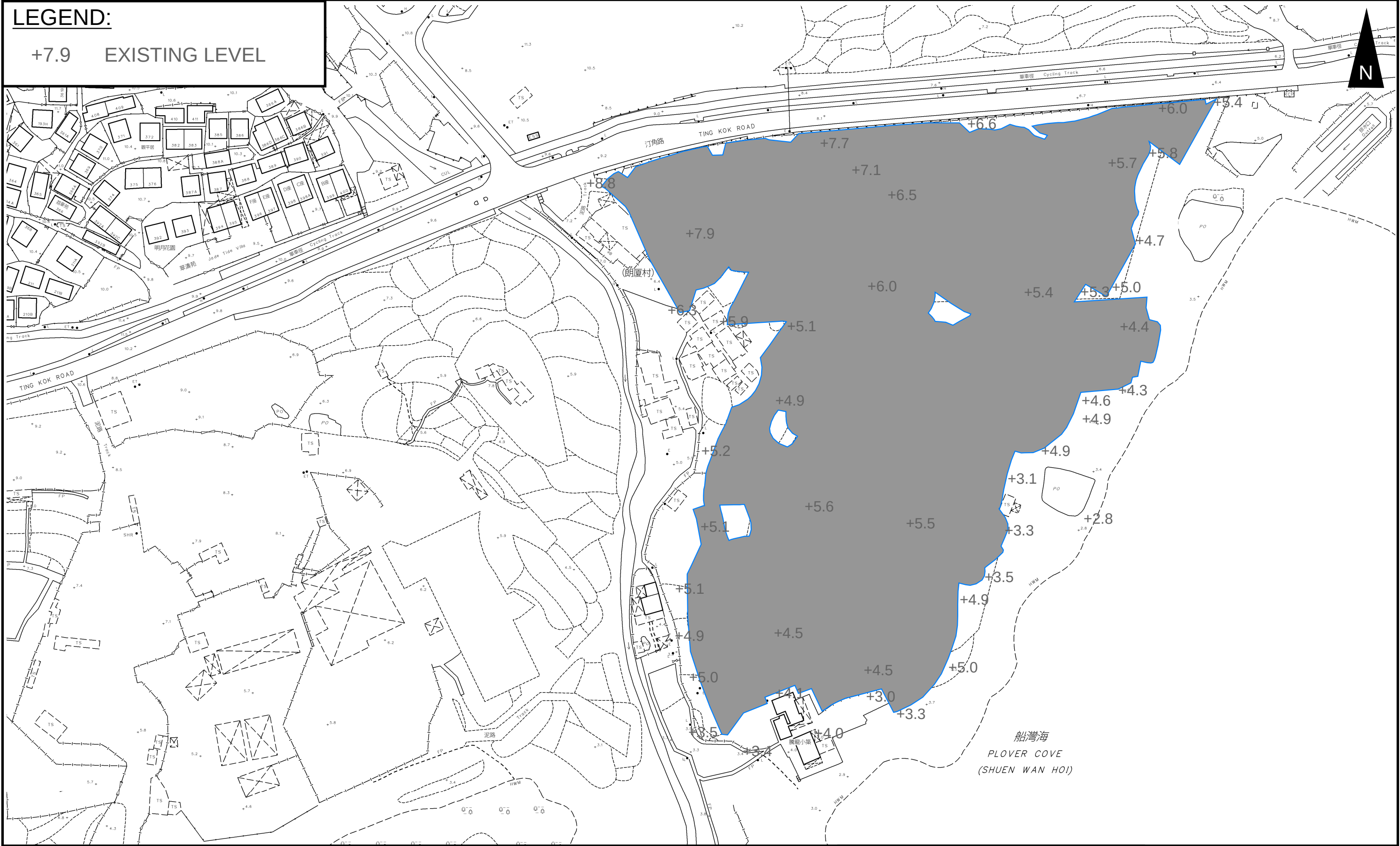
SITE AREA
(INDICATIVE ONLY)



PROJECT: Proposed Temporary Place of Recreation, Sports or Culture, Eating Place, Barbecue Site and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” and “Open Space” Zones and an Area Shown as ‘Road’	TITLE SECTION	FIGURE NUMBER FIGURE 5		
LOCATION: Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories		VER	DESCRIPTION	DATE

LEGEND:

+7.9 EXISTING LEVEL



PROJECT:
Proposed Temporary Place of Recreation, Sports or Culture, Eating Place, Barbecue Site and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” and “Open Space” Zones and an Area Shown as ‘Road’

TITLE
Existing Levels

FIGURE NUMBER
FIGURE 6

LOCATION:
Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories

VER	DESCRIPTION	DATE

VER	DESCRIPTION	DATE

APPENDIX

Appendix A: Design Calculation

Zone

HKO

Return Period	1 in	10	years
---------------	------	----	-------

n	0.014
Ks	0.15
Viscosity	0.000001

Storm Constant	HKO a	485
	HKO b	3.11
	HKO c	0.397

Catchment Area Table (Area in m²)

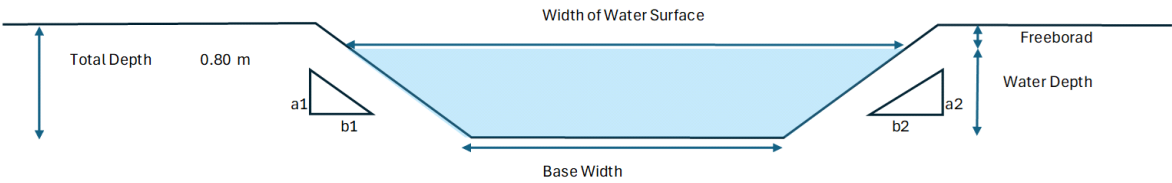
Catchment	A1	A2	A3	A4	A5	A6	A7	A3a	B1	B2	B3	B4	B5	C1	C2	C3	D1	D2	D3	D4
Total Area	6685	9917	9682.6	4878.8	5331.4	670.4	1225.4	5092	201	367	916	1699	198	125	106	154	388	372	472	516
Hard Paved Area	3971	3645	4411.6	1023.8	2197.4	296.4	527.4	2515	100.5	184	916	1699	0	0	0	0	0	0	0	0
Unpaved Area	2714	6272	5271	3855	3134	374	698	2577	100.5	184	0	0	198	125	106	154	388	372	472	516
Equival. Area	4722.35	5657.95	6035.87	2321.86	3184.43	412.48	745.33	3291.2	130.65	238.55	870.20	1614.05	69.30	43.75	37.10	53.9	135.8	130.2	165.2	180.6

Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

Calculation Table of Drainage System

US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE [#]	Length m	V m/s ^{##}	Capacity m ³ /s	Catchment ID1	Catchment ID2	Catchment ID3	Catchment ID4	Catchment ID5	Catchment ID6	Catchment ID7	Catchment ID8	Catchment ID9	Total Equivalent Area m ²	ToC min	Intensity mm/hr ^{###}	Total Discharge m ³ /s	Utilitization
SP01	CP1.01	8.80	8.80	600	200	UC	8.20	8.16	SP	8	1.65	0.48	A1	B1								4853.00	1.00	307	0.41	86.7%
CP1.01	CP1.02	8.80	8.80	600	200	UC	8.16	8.14	CP	5	1.65	0.48	A1	B1								4853.00	1.08	305	0.41	86.0%
CP1.02	CP1.03	8.80	8.50	600	200	UC	8.14	7.90	CP	36.5	1.65	0.48	A1	B1								4853.00	1.13	304	0.41	85.6%
CP1.03	CP1.04	8.50	8.00	600	200	UC	7.90	7.40	CP	5.1	1.65	0.48	A1	B1								4853.00	1.50	294	0.40	82.8%
CP1.04	CP1.05	8.00	8.00	600	200	UC	7.40	7.37	CP	5.9	1.65	0.48	A1	B1								4853.00	1.55	292	0.39	82.5%
CP1.05	CP1.06	8.00	8.00	600	200	UC	7.37	7.34	CP	5.6	1.65	0.48	A1	B1								4853.00	1.61	291	0.39	82.0%
CP1.06	CP1.07	8.00	7.70	600	200	UC	7.34	7.07	CP	53.8	1.65	0.48	A1	B1								4853.00	1.67	290	0.39	81.7%
CP1.07	CP1.08	7.70	5.70	600	200	UC	7.07	5.10	CP	81	1.65	0.48	A1	B1								4853.00	2.21	278	0.37	78.2%
CP1.08	CP1.09	5.70	5.40	825	200	UC	4.86	4.40	CP	92	2.05	1.12	A1	A2	B1	B3	C1					11424.90	3.02	262	0.83	74.4%
CP1.09	CP1.09A	5.40	4.60	825	200	UC	4.40	3.78	CP	14.9	2.05	1.12	A1	A2	B1	B3	B5	C1				11494.20	3.77	251	0.80	71.6%
CP1.09A	CP1.10	4.60	4.40	825	200	UC	3.78	3.58	CP	16.7	2.05	1.12	A1	A2	B1	B2	B3	B5	C1			11732.75	3.89	249	0.81	72.5%
CP1.10	Plover Cove	4.40	3.50	900	200	UC	3.50	2.60	CP	24.6	2.17	1.41	A1	A2	A3a	B1	B2	B3	A5	C1	D1	18274.88	4.03	247	1.25	88.9%
SP02	CP2.01	8.80	6.30	525	100	UC	8.28	5.78	SP	62.7	2.14	0.47	A1									4722.35	1.00	307	0.40	85.1%
CP2.01	CP2.02	6.30	5.90	600	100	UC	5.70	5.30	CP	31.4	2.34	0.68	A1	B3								5592.55	1.49	294	0.46	67.5%
CP2.02	CP2.03	5.90	5.90	675	250	UC	5.23	5.18	CP	10.6	1.60	0.59	A1	B3								5592.55	1.71	289	0.45	76.6%
CP2.03	CP2.04	5.90	5.90	675	250	UC	5.18	5.09	CP	23.9	1.60	0.59	A1	B3								5592.55	1.82	286	0.44	75.9%
CP2.04	CP1.08	5.90	5.70	675	250	UC	5.09	4.86	CP	57.6	1.60	0.59	A1	B3								5592.55	2.07	280	0.44	74.4%
SP03	CP3.01	7.70	6.60	675	200	UC	7.03	5.93	SP	51.4	1.79	0.66	A2	B2								5896.50	1.00	307	0.50	76.9%
CP3.01	CP3.02	6.60	6.10	675	200	UC	5.93	5.43	CP	34.5	1.79	0.66	A2	B2								5896.50	1.48	294	0.48	73.6%
CP3.02	CP3.03	6.10	5.40	675	200	UC	5.43	4.73	CP	73	1.79	0.66	A2	B2								5896.50	1.80	286	0.47	71.7%
CP3.03	CP3.04	5.40	5.60	675	200	UC	4.73	4.58	CP	28.9	1.79	0.66	A2	B2								5896.50	2.48	272	0.45	68.1%
CP3.04	CP3.05	5.60	5.70	675	300	UC	4.58	4.52	CP	17.7	1.46	0.53	A2	B2								5896.50	2.75	267	0.44	81.8%
CP3.05	CP3.06	5.70	4.70	675	200	UC	4.52	4.03	CP	47.8	1.79	0.66	A2	B2								5896.50	2.95	264	0.43	65.9%
CP3.06	CP3.07	4.70	5.00	675	200	UC	4.03	3.90	CP	24.7	1.79	0.66	A2	B2								5896.50	3.40	256	0.42	64.1%
CP3.07	CP1.09A	5.00	4.60	675	200	UC	3.90	3.89	CP	3	1.79	0.66	A2	B2								5896.50	3.63	253	0.41	63.2%
SP03A	CP3.08	5.40	5.30	600	100	UC	4.80	4.70	SP	7.9	2.34	0.68	A2									5657.95	1.00	307	0.48	71.4%
CP3.08	CP3.07	5.30	5.00	600	100	UC	4.70	4.40	CP	9.7	2.34	0.68	A2									5657.95	1.06	306	0.48	71.1%
SP04	CP4.01	5.10	5.20	825	400	UC	4.28	4.10	SP	69.9	1.45	0.79	A3	B4								7649.92	1.00	307	0.65	82.6%
CP4.01	CP4.02	5.20	5.00	825	400	UC	4.10	3.85	CP	100.5	1.45	0.79	A3	B4	C2							7687.02	1.81	286	0.61	77.4%
CP4.02	CP4.03	5.00	3.10	825	200	UC	3.85	2.28	CP	27.5	2.05	1.12	A3	B4	C2							7687.02	2.96	263	0.56	50.3%
CP4.03	Plover Cove	3.10	2.80	825	200	UC	2.28	1.98	CP	41.5	2.05	1.12	A3	A4	B4	C2	C3	D2				10192.98	3.45	255	0.72	64.7%
SP05	CP5.01	4.90	4.60	525	200	UC	4.38	4.08	SP	11.2	1.51	0.34	A3a									3291.20	1.00	307	0.28	83.9%
CP5.01	CP5.02	4.60	4.40	525	200	UC	4.08	3.88	CP	32.6	1.51	0.34	A3a									3291.20	1.12	304	0.28	82.9%
CP5.02	CP5.03	4.40	4.40	525	200	UC	3.88	3.85	CP	5.9	1.51	0.34	A3a									3291.20	1.48	294	0.27	80.3%
CP5.03	CP5.04	4.40	4.40	525	200	UC	3.85	3.77	CP	15.6	1.51	0.34	A3a									3291.20	1.55	293	0.27	79.9%
CP5.04	CP5.05	4.40	4.40	525	200	UC	3.77	3.75	CP	4.5	1.51	0.34	A3a									3291.20	1.72	288	0.26	78.7%
CP5.05	CP1.10	4.40	4.40	525	200	UC	3.75	3.70	CP	8.4	1.51	0.34	A3a									3291.20	1.77	287	0.26	78.4%
SP05A	CP5.06	4.90	4.90	675	200	UC	4.23	4.07	SP	30.8	1.79	0.66	A3	C2								6072.97	1.00	307	0.52	79.2%
CP5.06	CP4.03	4.90	3.10	675	200	UC	4.07	2.43	CP	18.9	1.79	0.66	A3	C2								6072.97	1.29	299	0.51	77.1%
SP06	CP6.01	5.20	5.00	450	150	UC	4.75	4.55	SP	20.5	1.58	0.26	A4	C3								2375.76	1.00	307	0.20	79.1%
CP6.01	CP6.02	5.00	5.00	450	200	UC	4.55	4.53	CP	4.1	1.37	0.22	A4	C3								2375.76	1.22	301	0.20	89.5%
CP6.02	CP6.03	5.00	5.10	450	200	UC	4.53	4.45	CP	15.4	1.37	0.22	A4	C3								2375.76	1.27	300	0.20	89.1%
CP6.03	CP6.04	5.10	5.00	450	200	UC	4.45	4.11	CP	68.7	1.37	0.22	A4	C3								2375.76	1.45	295	0.19	87.6%
CP6.04	CP6.05	5.00	3.90	450	200	UC	4.11	2.85	CP	78	1.37	0.22	A4	C3								2375.76	2.29	276	0.18	82.0%
CP6.05	CP4.03	3.30	3.10	450	200	UC	2.85	2.65	CP	16.7	1.37	0.22	A4	C3								2375.76	3.24	259	0.17	76.9%
SP07	CP7.01	5.10	4.90	525	200	UC	4.58	4.36	SP	42.1	1.51	0.34	A5									3184.43	1.00	307	0.27	81.2%
CP7.01	CP7.02	4.90	3.00	525	200	UC	4.36	2.48	CP	88.3	1.51	0.34	A5									3184.43	1.46	295	0.26	77.8%
CP7.02	CP7.03	3.00	3.30	525	200	UC	2.48	2.41	CP	13.2	1.51	0.34	A5	A6								3596.91	2.44	273	0.27	81.4%
CP7.03	Plover Cove	3.30	2.90	525	200	UC	2.41	2.31	CP	19.8	1.51	0.34	A5	A6	D3							3762.11	2.58	270	0.28	84.3%
SP08	CP7.03	4.90	3.30	525	200	UC	4.38	2.78	SP	63.9	1.51	0.34	A5									3184.43	1.00	307	0.27	81.2%
SP09	C9.01	4.10	4.10	375	200	UC	3.73	3.71	SP	2.8	1.21	0.14	A6									412.48	1.00	307	0.04	25.8%
C9.01	C9.02	4.10	4.10	375	200	UC	3.71	3.68	CP	5.7	1.21	0.14	A6									412.48	1.04	306	0.04	25.7%
C9.02	C9.03	4.10	4.00	375	200	UC	3.68	3.63	CP	10.4	1.21	0.14	A6													

Capacity Checking of Existing Stream from CP10.01



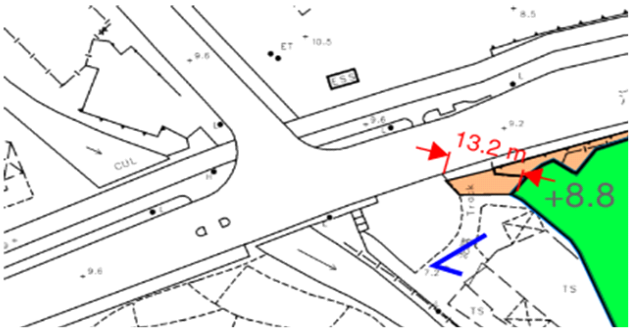
a1	1	
b1	6.1	
a2	1	
b2	4.8	
Total Depth	0.80	m
Base Width	3.20	m
Assumed Water Depth	0.50	m
Freeboard	0.30	m

Assumed Water Depth	Freeboard	Base Width*	Width of Water Surface	Flow Area	Wetted Perimeter	Hydraulic Radius	Manning's Roughness	Gradient	Velocity	Capacity
m	m	m	m	m ²	m	m		1 in	m/s	m ³ /s
0.50	0.30	3.20	8.64	2.96	8.73	0.34	0.035	200	0.98	2.91

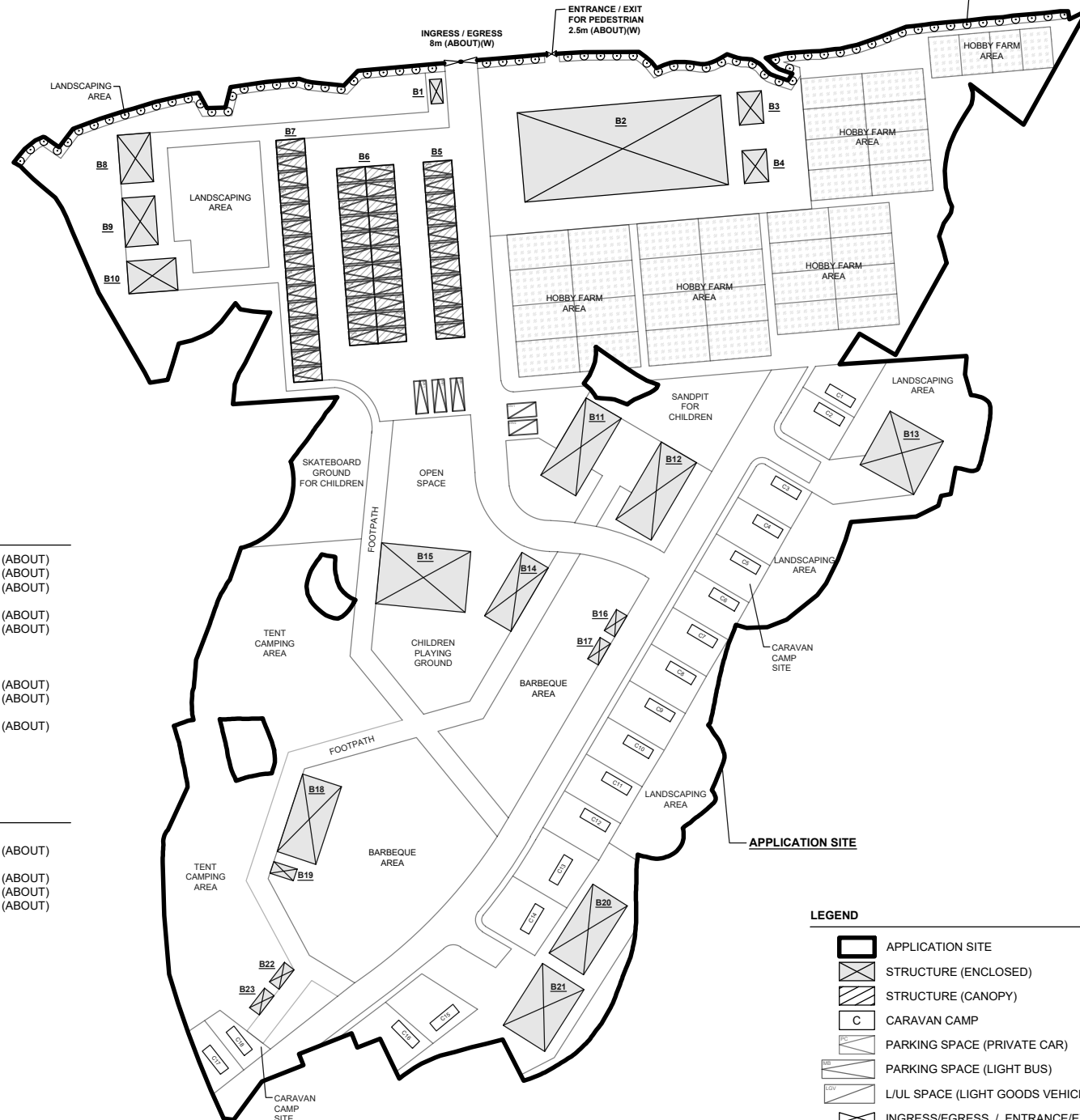
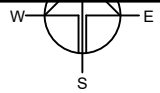
Total Flow from The Application Site = 0.06 m³/s
Utilization Rate = 2.1%
Total flow from CP10.01 only occupy 2.1% of the existing stream.

Time of Concentration Checking

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = (H1-H2)/L x 100	to (min) = 0.14465L/ (H ^{0.2} A ^{0.1})	tc = to + tf
A	L	H1	H2			
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
44	13.2	9.3	8.8	3.788	1.0	1.0



APPENDIX B - PROPOSED SITE LAYOUT PLAN



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 38,338 m ²	(ABOUT)
COVERED AREA	: 4,669 m ² + 318.6 m ²	(ABOUT)
UNCOVERED AREA	: 33,350.4 m ²	(ABOUT)
PLOT RATIO	: 0.13	(ABOUT)
SITE COVERAGE	: 13%	(ABOUT)
NO. OF STRUCTURE DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 4,669 m ² + 318.6 m ²	(ABOUT)
TOTAL GFA	: 4,669 m ² + 318.6 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 6 m	(ABOUT)
NO. OF STOREY	: 1	
#CARAVAN AREA		

CARAVAN CAMP SITE

NO. OF CARAVAN CAMP SITE	: 18	
TOTAL AREA OF CARAVAN CAMP SITE	: 318.6 m ²	(ABOUT)
DIMENSION OF SITE	: 2.44 m (W) X 7.26 (L)	(ABOUT)
COVERED AREA	: 17.7 m ² EACH	(ABOUT)
HEIGHT OF CARAVAN	: 2.8 m ² EACH	(ABOUT)

PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 48	
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)	
NO. OF LIGHT BUS PARKING SPACE	: 3	
DIMENSION OF PARKING SPACE	: 8 m (L) X 3 m (W)	
NO. OF L/U SPACE FOR LGV	: 2	
DIMENSION OF L/U SPACE	: 7 m (L) X 3.5 m (W)	

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	CARAVAN CAMP
	PARKING SPACE (PRIVATE CAR)
	PARKING SPACE (LIGHT BUS)
	L/U SPACE (LIGHT GOODS VEHICLE)
	INGRESS/EGRESS / ENTRANCE/EXIT

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE, EATING PLACE, BARBECUE SITE AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 17 AND ADJOINING GOVERNMENT LAND TING KOK, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY

MN

DATE

4.11.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

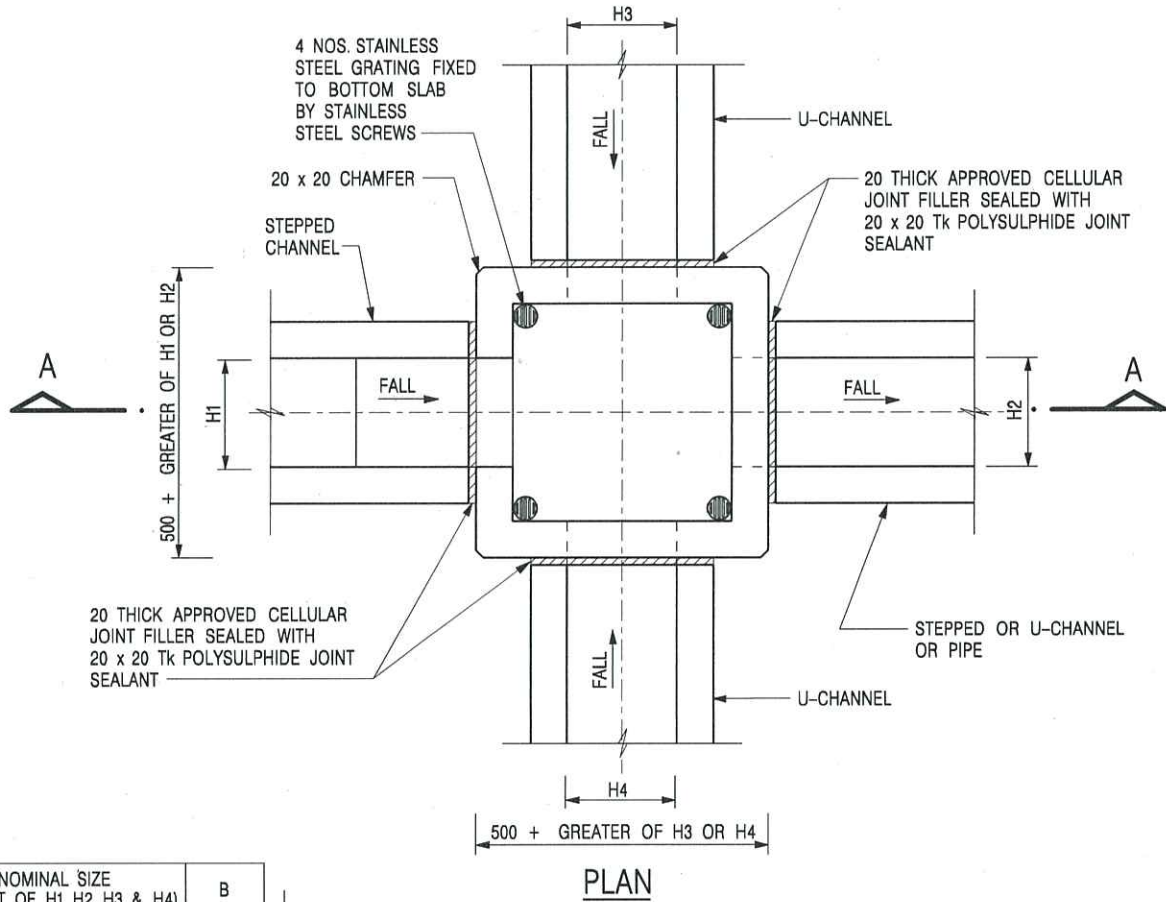
DWG NO.

PLAN 4

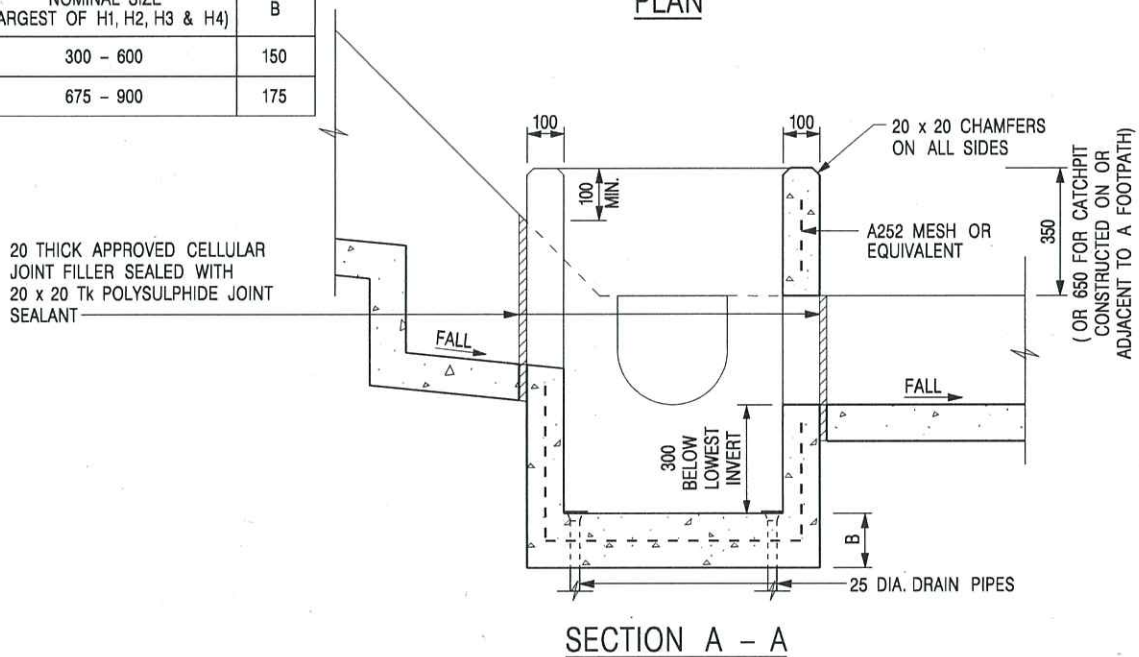
VER.

001

Appendix C - Reference Drawings



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.

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

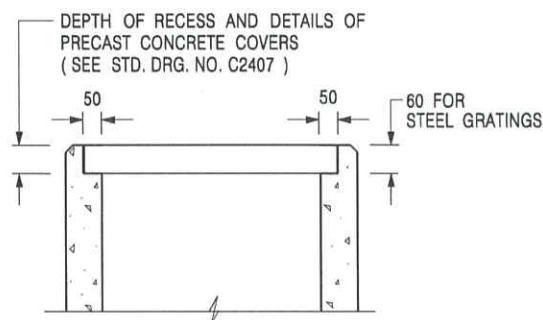
DATE	JAN 1991
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DRAFTING NO.

C2406 /1

卓越工程 建設香港

We Engineer Hong Kong's Development



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)



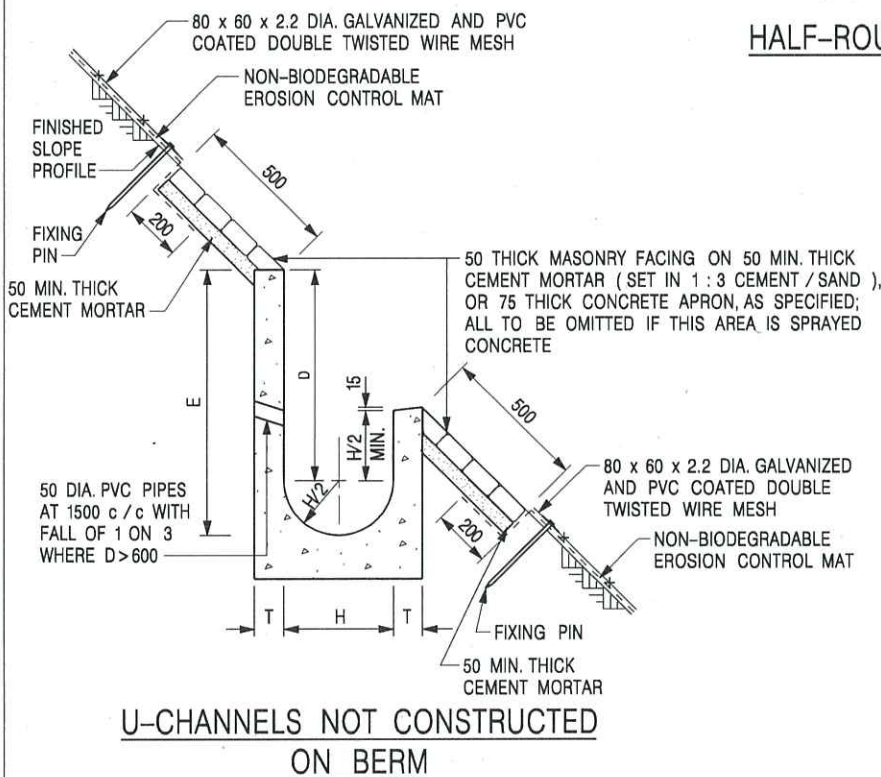
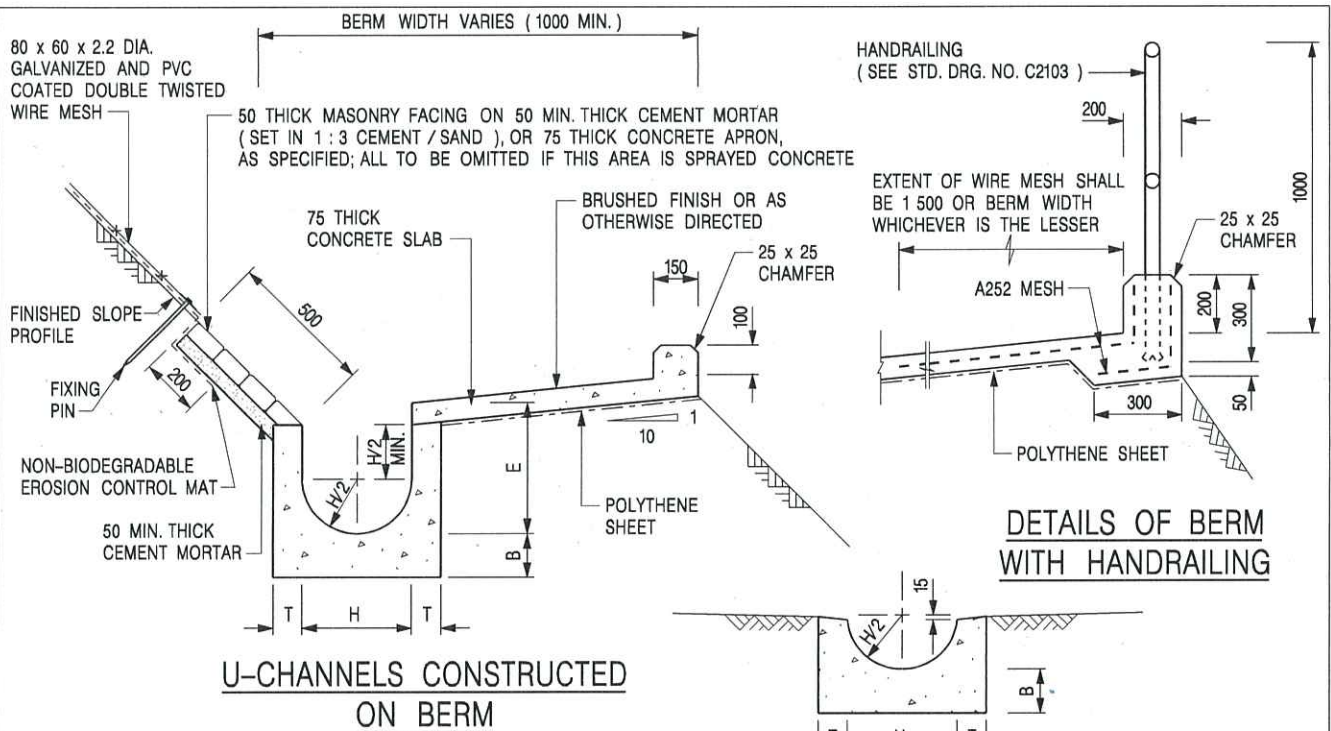
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

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)



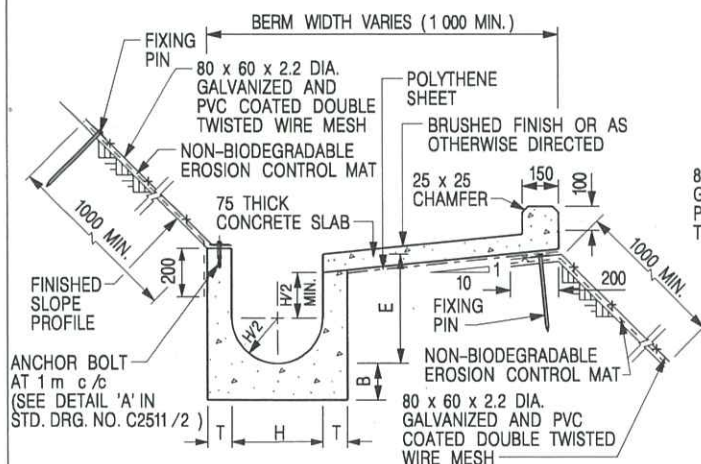
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

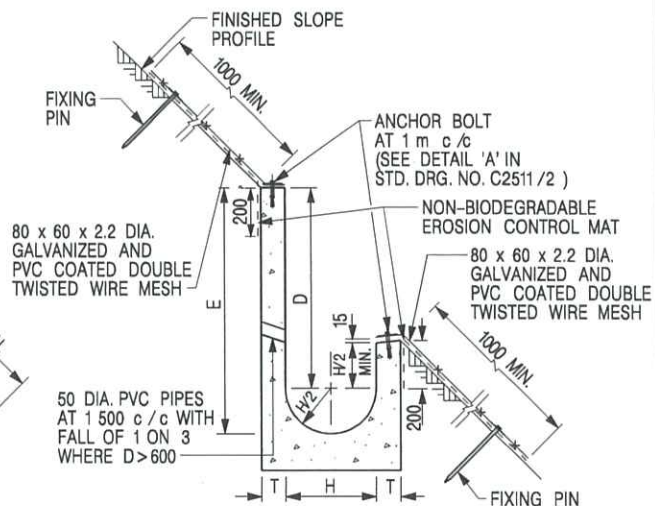
DRAWING NO.

DATE JAN 1991

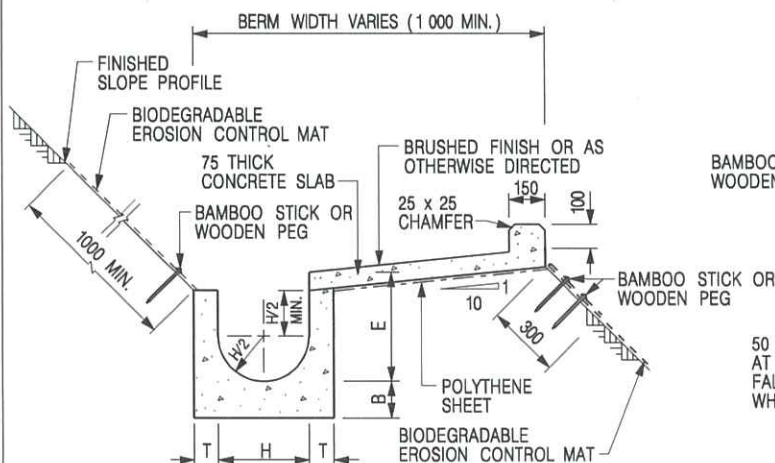
C2409I



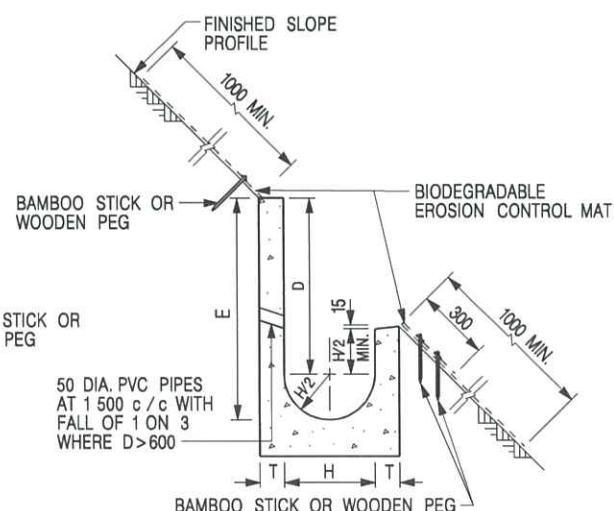
**U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**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

REF.	REVISION	SIGNATURE	DATE
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

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



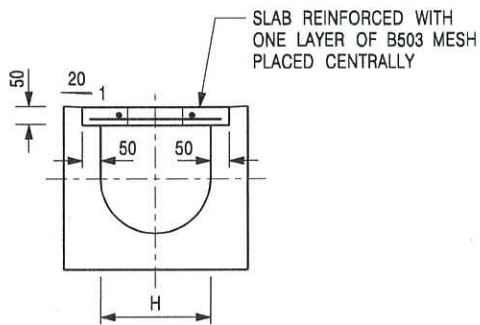
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE DIAGRAMMATIC

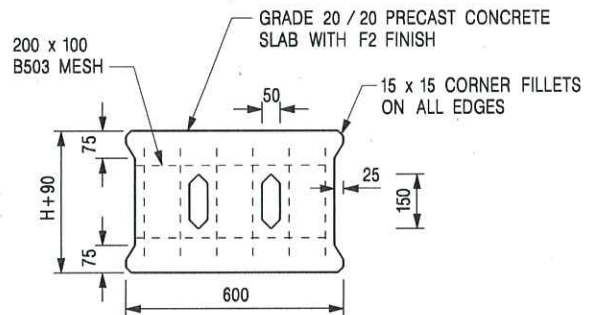
DRAWING NO.

DATE JAN 1991

C24101



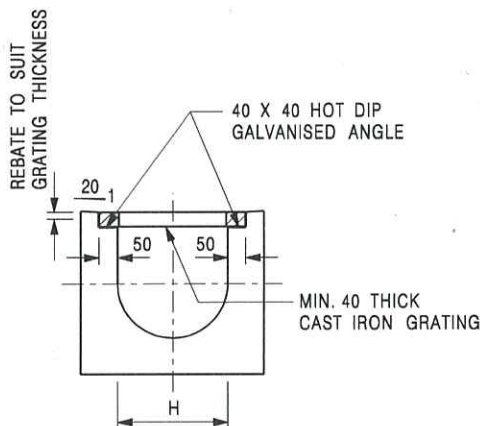
TYPICAL SECTION



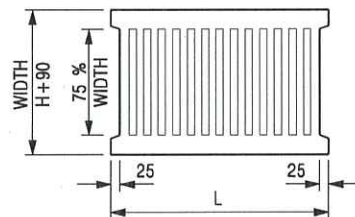
PLAN OF SLAB

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:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H = NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. 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



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



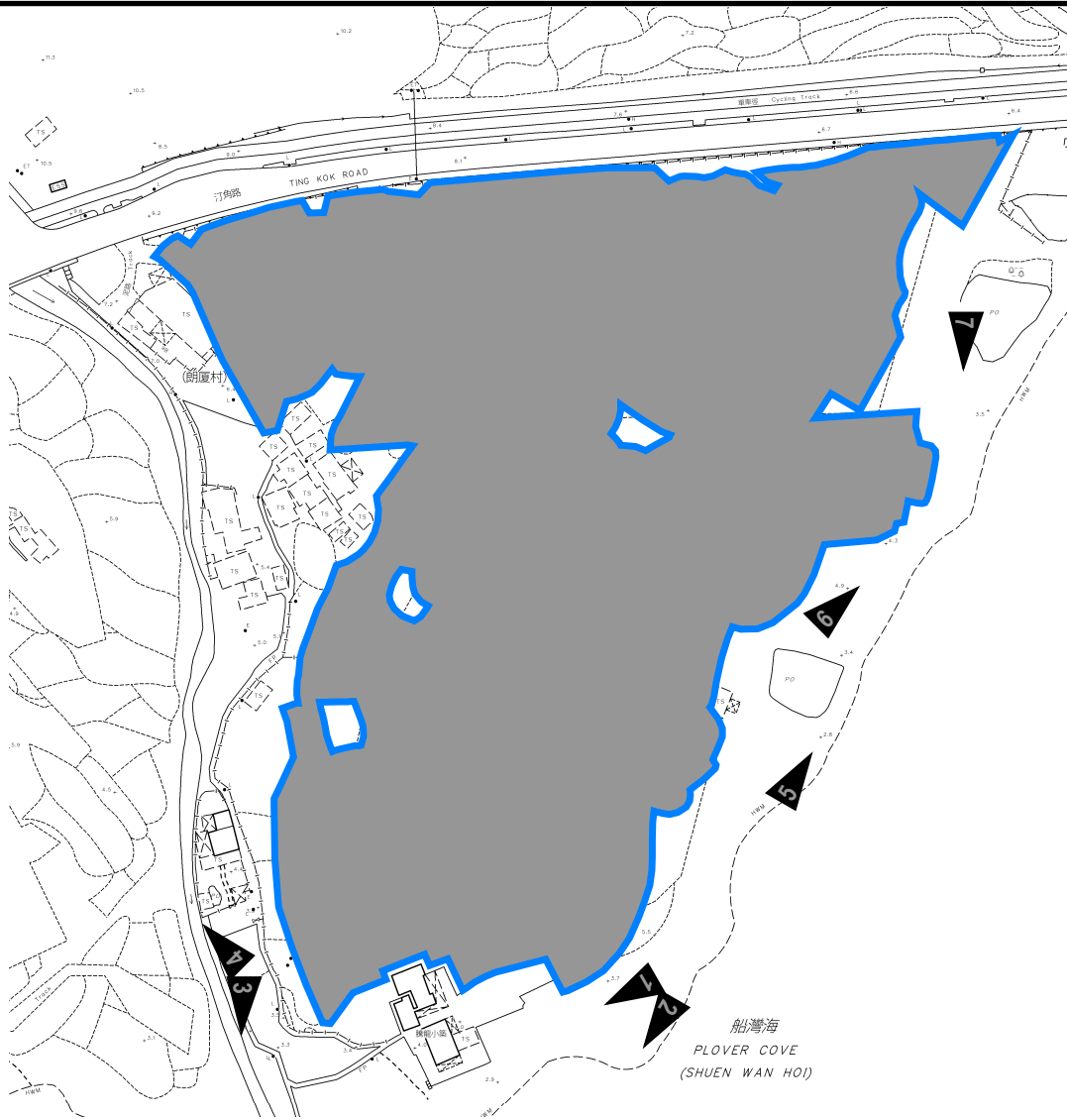
PHOTO 5



PHOTO 6



PHOTO 7



PROJECT:

Proposed Temporary Place of Recreation, Sports or Culture, Eating Place, Barbecue Site and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” and “Open Space” Zones and an Area Shown as ‘Road’

LOCATION:

Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories

SITE PHOTOS OF EXISTING DRAINAGE SYSTEM

APPENDIX D

VER	DESCRIPTION	DATE
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Annex 3
Landscape Plan

LANDSCAPE PLAN

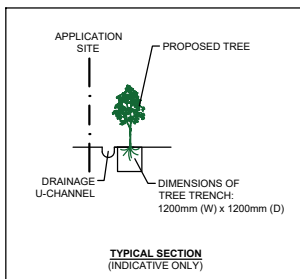
APPLICATION SITE AREA : 22,326 m² (ABOUT)

NOS. OF TREE TO BE PLANTED : 155 (N1-N155)
 SPECIES OF NEW TREES : *TERMINALIA MANTALY* (N1-N15)
SCHIMA SUPERBA (N16-N45)
TABEUBIA CHRYSANTHA (N46-N52)
ELAEOCARPUS CHINENSIS (N53-N85)
BAUHINIA X BLAKEANA (N86-N155)

HEIGHT OF NEW TREES : NOT LESS THAN 2.75 m
 SPACING OF NEW TREES : NOT LESS THAN 4 m
 DIMENSION OF TREE TRENCH : 1.2 m (W) X 1.2 m (D)

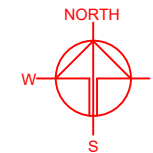
NOTES:

- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



LEGEND

- APPLICATION SITE
- FILLING OF LAND AREA
- HOBBY FARM AREA
- SOILED GROUND
- GRASSED AREA
- PROPOSED TREE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (BARBECUE SITE AND HOBBY FARM), EATING PLACE AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 17 AND ADJOINING GOVERNMENT LAND TING KOK, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY	DATE
CC	14.4.2025

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE
LANDSCAPE PLAN

DWG NO. ANNEX 3	VER. 001
--------------------	-------------

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

Charlotte Tsz Wing WUN/PLAND

寄件者: [REDACTED]
寄件日期: 2025年04月16日星期三 15:23
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: RE: [FI] S.16 Planning Application No. A/NE-TK/832 - Further Information
附件: FI1 for A_NE-TK_832 - Public Comments (20250416).pdf
類別: Internet Email

Dear Sir,

I refer to the captioned application.

Further to the FI submitted on 14.4.2025 in response to departmental comments in my previous email, enclosed please find the applicant's response on the public comments.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

Our Ref.: DD 17 Lot 606 & VL
Your Ref.: TPB/A/NE-TK/832

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email

16 April 2025

Dear Sir,

1st Further Information

**Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture
(Barbecue Site and Hobby Farm) and Eating Place with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in "Agriculture" and "Open Space" Zones and Area shown as 'Road',
Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories**

(S.16 Planning Application No. A/NE-TK/832)

We write to submit further information in response to public comments of the captioned application.

Should you require more information regarding the application, please contact our Mr. Danny NG [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Christian CHIM
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Charlotte WUN

email: ctwwun@pland.gov.hk)

(Attn.: Ms. Ching NG

email: chcng@pland.gov.hk)



Response-to-Comment

**Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture
(Barbecue Site and Hobby Farm) and Eating Place with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in “Agriculture” and “Open Space” Zones and Area shown as ‘Road’,
Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories**

(Application No. A/NE-TK/832)

- (i) The applicant provides the following information in response to various aspects of the public comments received during the public inspection period:

Land use aspect

- The proposed development is of temporary nature for a period of 3 years, which does not involve any change of land use on relevant statutory plans.

Traffic aspect

- The applicant will implement the run-in/out proposal and pedestrian crossing proposal accepted under planning application No. A/NE-TK/678 to ensure pedestrian safety and alleviate adverse traffic impact at the site ingress/egress.
- It is anticipated that the proposed development would not induce significant traffic flow along Ting Kok Road. Prior appointment shall always be made by visitors accessing by private cars, so that the nos. of vehicle accessing the Site could be properly regulated.

Noise aspect

- The operation hours of the proposed development are from 09:00 to 23:00 daily, except for overnight camping activity. Overnight campers will be required to follow rules to refrain from causing any noise during night time, including the prohibition of musical or other instrument, including any record or cassette player or radio or television apparatus; and loud-speaker, megaphone, or other device or instrument for magnifying sound.

Landscape aspect

- In order to enhance the landscape quality of the application site (the Site), the applicant proposes to plant 157 nos. of new tree of 5 different species, namely *Terminalia mantaly*, *Schima superba*, *Tabebuia chrysantha*, *Elaeocarpus chinensis*, and *Bauhinia x blakeana*. A variety of shrubs such as *Tibouchina semidecandra*, *Brunfelsia calycina*, and *Plumbago auriculata* will be planted in the lawn areas and caravan camp site, and along two sides of footpaths. Groundcovers such as *Catharanthus roseus* and *Zephyranthes candida* will be also planted in the lawn areas, children playing ground, barbecue areas, and tent camping

area. The wind, drought and/or salt spray tolerance nature of the selected shrubs/groundcovers are considered suitable to provide further landscape quality to the Site.

Environmental aspect

- The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements stipulated in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to alleviate adverse environmental impacts and nuisance to the surrounding area.
- The applicant will follow relevant *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs)* for the provision of facilities for drainage and sewage treatment at the Site. Noting that the Site is in close proximity to a stream course to its west, the design and construction of the septic tank and soakaway system will strictly follow the requirements as stipulated in ProPECC PN 1/23. Licensed collectors will be employed to collect and dispose of sewage regularly, and the location of washrooms will be located away from the stream course and water bodies in the vicinity.
- The applicant has submitted a drainage proposal to alleviate the potential adverse drainage impacts that would have arisen from the proposed development. Subject to the requirements of the Drainage Authority, the applicant will provide perimeter channels to properly collect and discharge the surface runoff.
- The applicant will follow the 'Control of Oily Fume and Cooking Odour from Restaurants and Food Business' issued by EPD to control oily fume and cooking odour emissions generated from the eating place.
- The applicant will follow the voluntary "Charter on External Lighting" implemented by the Environment and Ecology Bureau. Apart from lighting for security, safety and operational purposes, all light installations will be turned off at 23:00 to minimise the potential nuisance caused by external light.