



顧問有限公司
盈卓物業

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 E-mail

04 August 2025

Dear Sir,

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 a set of Further Information (FI) to consolidate all previous FI submitted to the Town Planning Board (the Board) for the captioned application. Details are as follows:

- FI submitted to the Board on 14.04.2025 (**Appendix I**);
- FI submitted to the Board on 16.04.2025 (**Appendix II**);
- FI submitted to the Board on 08.07.2025 (**Appendix III**);
- FI submitted to the Board on 24.07.2025 (**Appendix IV**); and
- revised Planning Statement submitted to the Board on 08.07.2025 (**Appendix V**).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

A handwritten signature in black ink, followed by a circular blue company stamp of R-Riches Property Consultants Limited.

Christian CHIM
Town Planner

Appendix I

Further Information submitted on 14.04.2025

Response-to-Comment (RtC)

**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
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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.	<p>Upon obtaining relevant planning permission from the Town Planning Board (the Board), the applicant will:</p> <ul style="list-style-type: none"> - 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)	<p>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.</p> <p>If diversion is not required, the following conditions shall apply:</p> <ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> - 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.

	<ul style="list-style-type: none">- 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)	<p>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.</p>	<p>Parking Demand:</p> <p>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.</p> <p>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.</p> <p>Based on the survey, the modal split of visitors is summarised as follow:</p> <p>Surveyed Modal Split of Visitors</p> <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> <p><i>Note: Based on the observation, average occupancy would be about 3.5 persons/private car</i></p> <p>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.</p> <p>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</p>						Franchised Bus/GMB/ Others	Bicycle/ Walking	Taxi	Private Car	Total	TKC	67%	6%	9%	18%	100%	CPC	88%			12%	100%
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		<p>persons/private car, the demand would be about 11 vehicles per 200 visitors.</p> <p>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.</p> <p>Management Measures:</p> <p>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.</p> <p>Therefore, the provision of parking spaces is sufficient enough to cope with the operation of the proposed development.</p>
(b)	<p>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.</p>	<p>Please refer to the justifications of the parking demand in (a) above.</p> <p>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.</p> <p>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.</p> <p>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:</p>

		<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> <p>By applying the peak hour trip rates onto the proposed development, the estimated peak hour vehicular traffic trips are shown in the following table:</p> <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> <p>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.</p>	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.	<p>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.</p> <p>Besides, the proposed development provides a variety of outdoor open-air space for active/passive recreational uses serving the needs of the general public.</p> <p>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.</p>
(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.	<p>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>.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The landscape Plan is enclosed at Annex 3.</p>
(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.

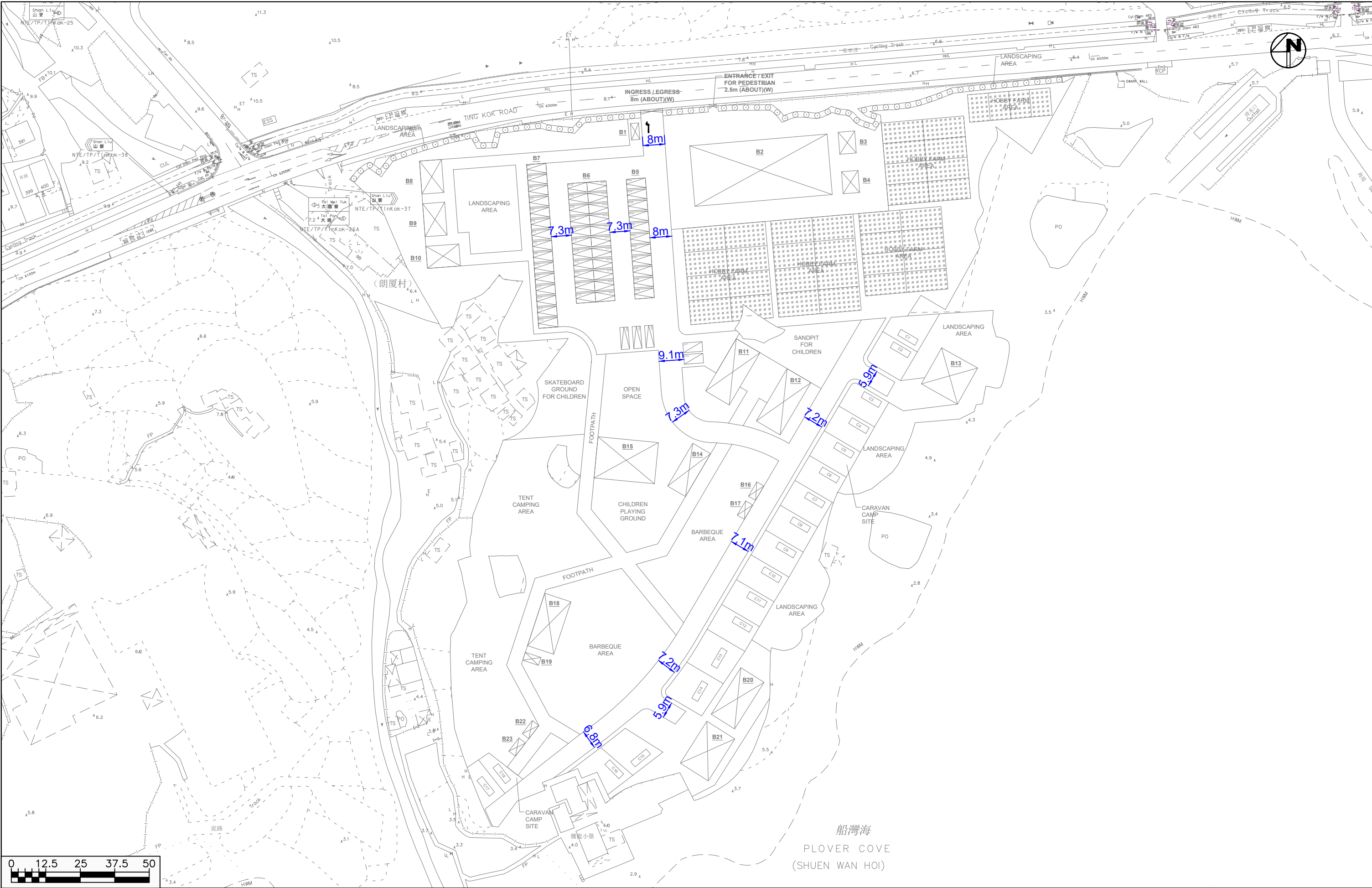
(d)	The applicant is reminded to preserve the existing trees within/in close proximity to the site as far as practicable and excavation/land filling works near the tree should not be carried out to avoid damage of tree roots.	Noted.
(e)	The applicant should be advised that approval of the application 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

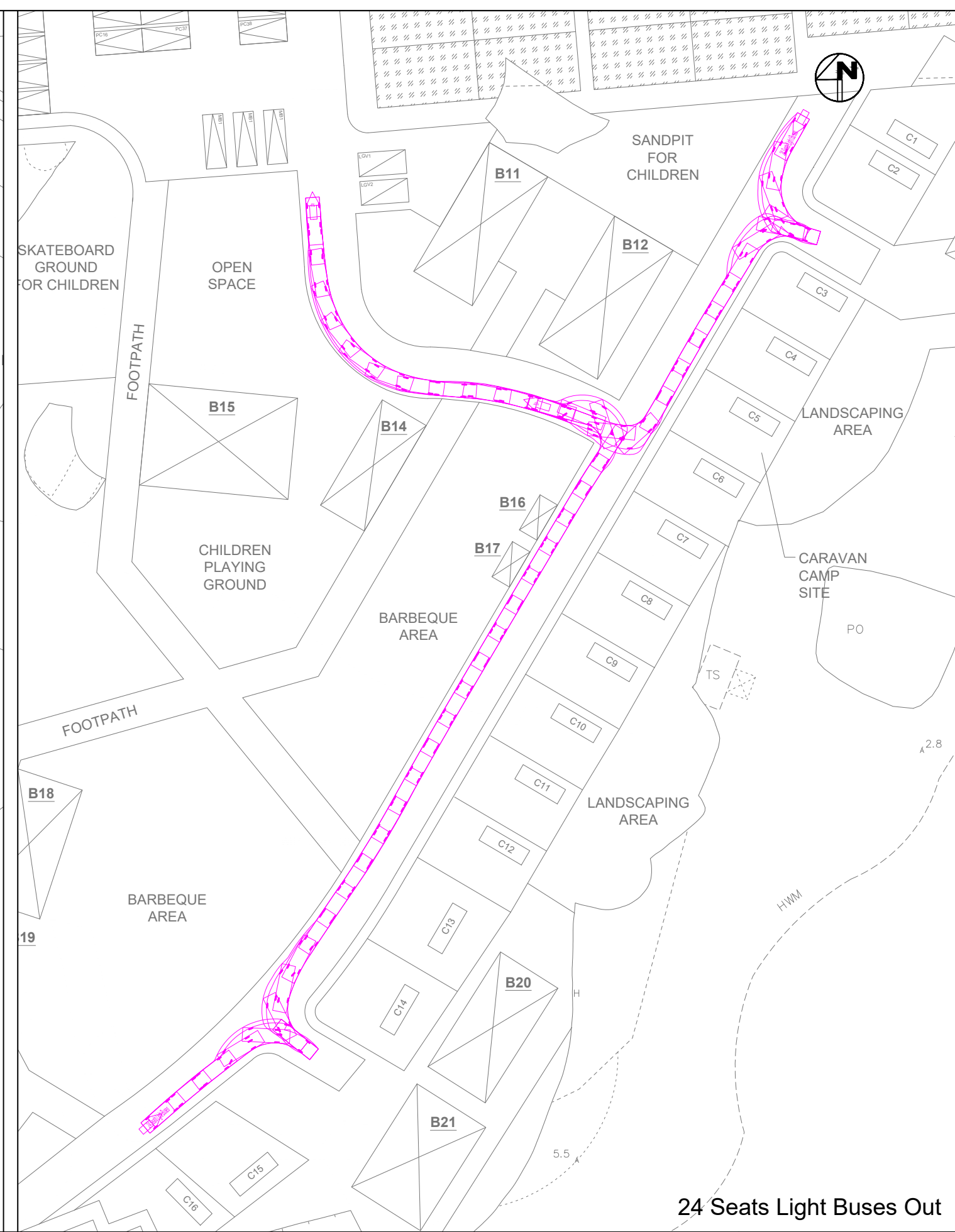
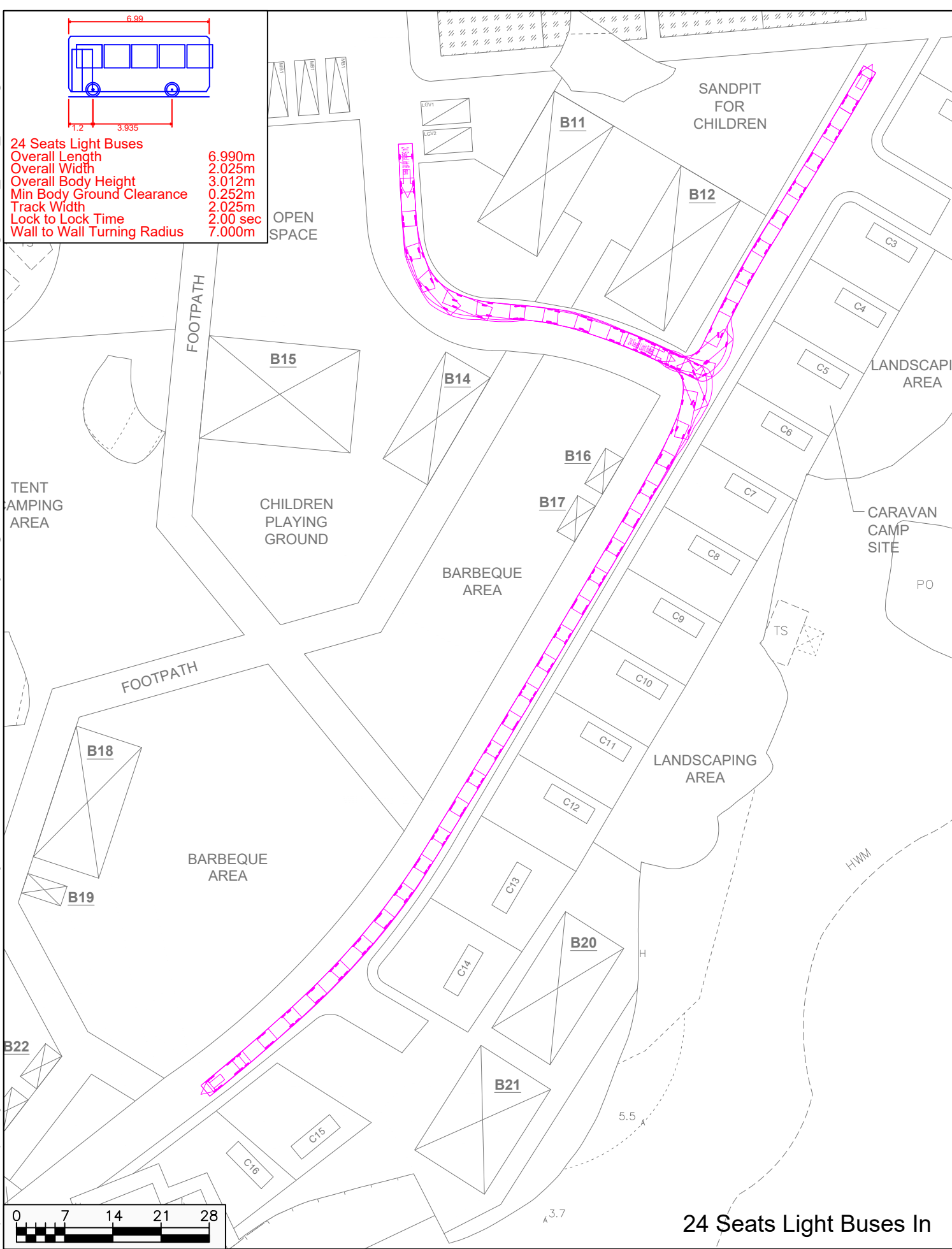
Rev.

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Date 04/03/2025

Scale 1:1250

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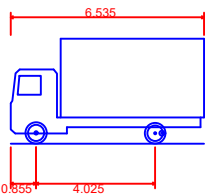


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Date	Scale
04/03/2025	1:700

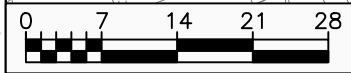
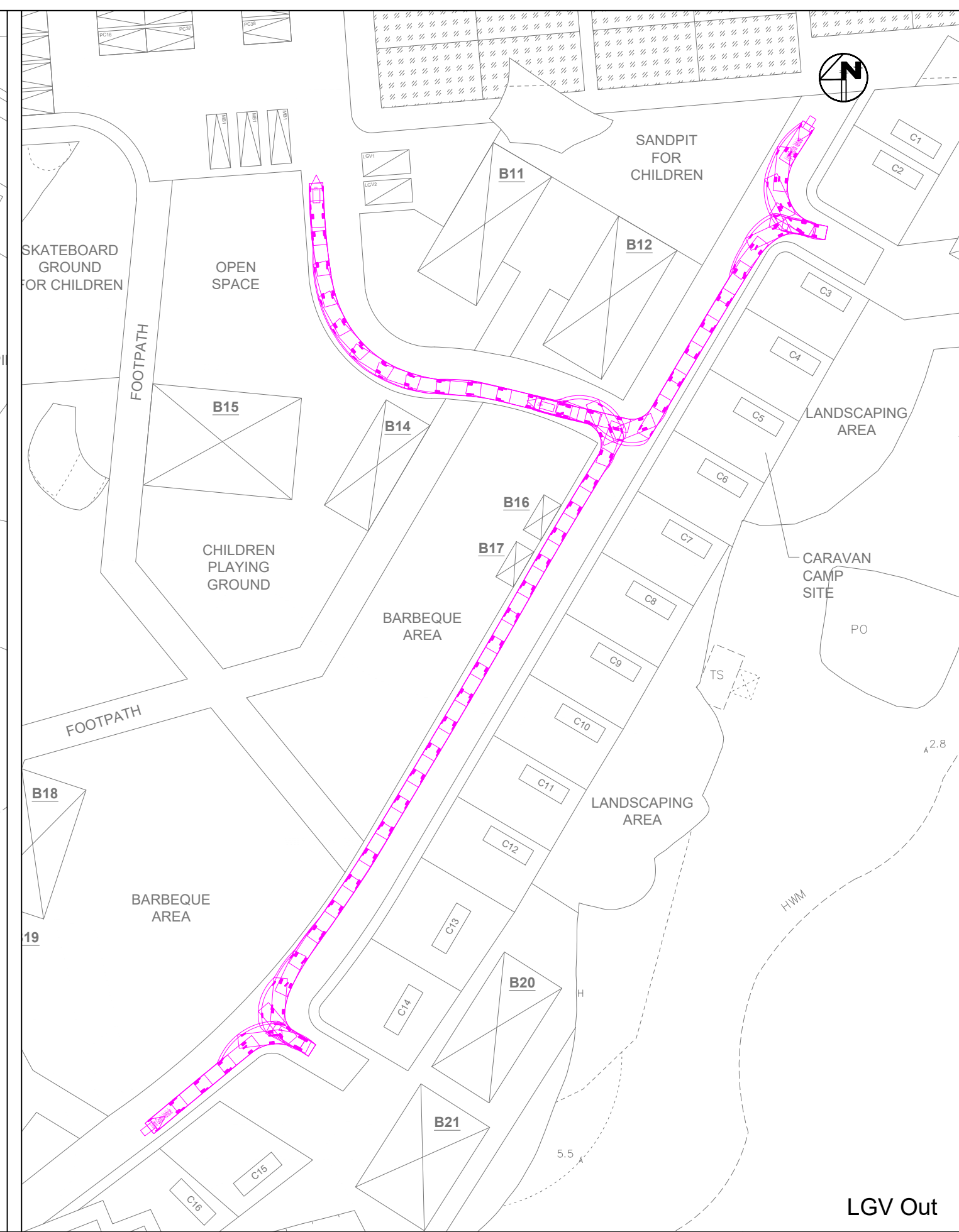
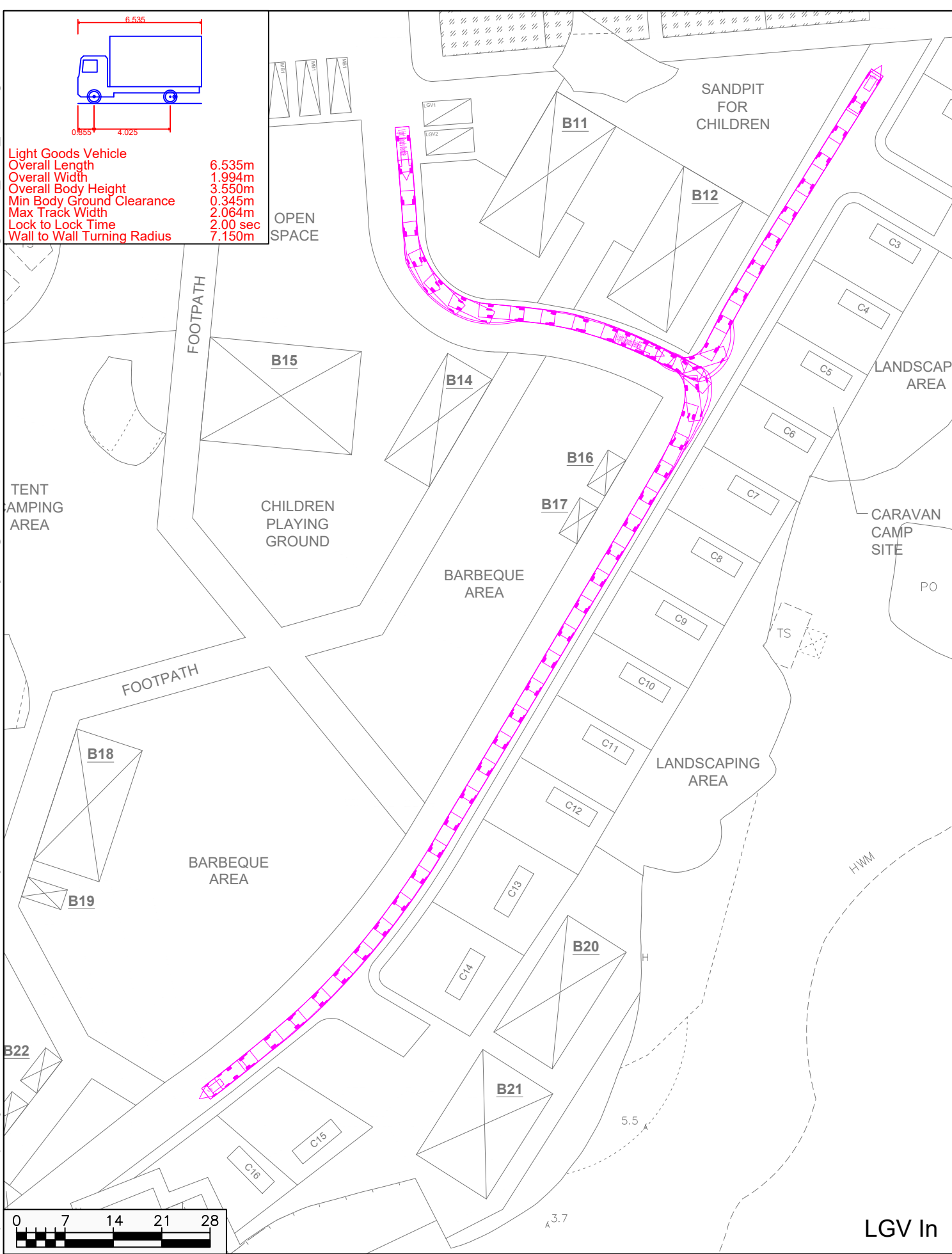
Proposed Temporary Place of Recreations with Ancillary Facilities in Various Lots in DD17 and adjoining Government Land, Ting Kok, NT	
24 Seats Light Buses Swept Path Demonstration	

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

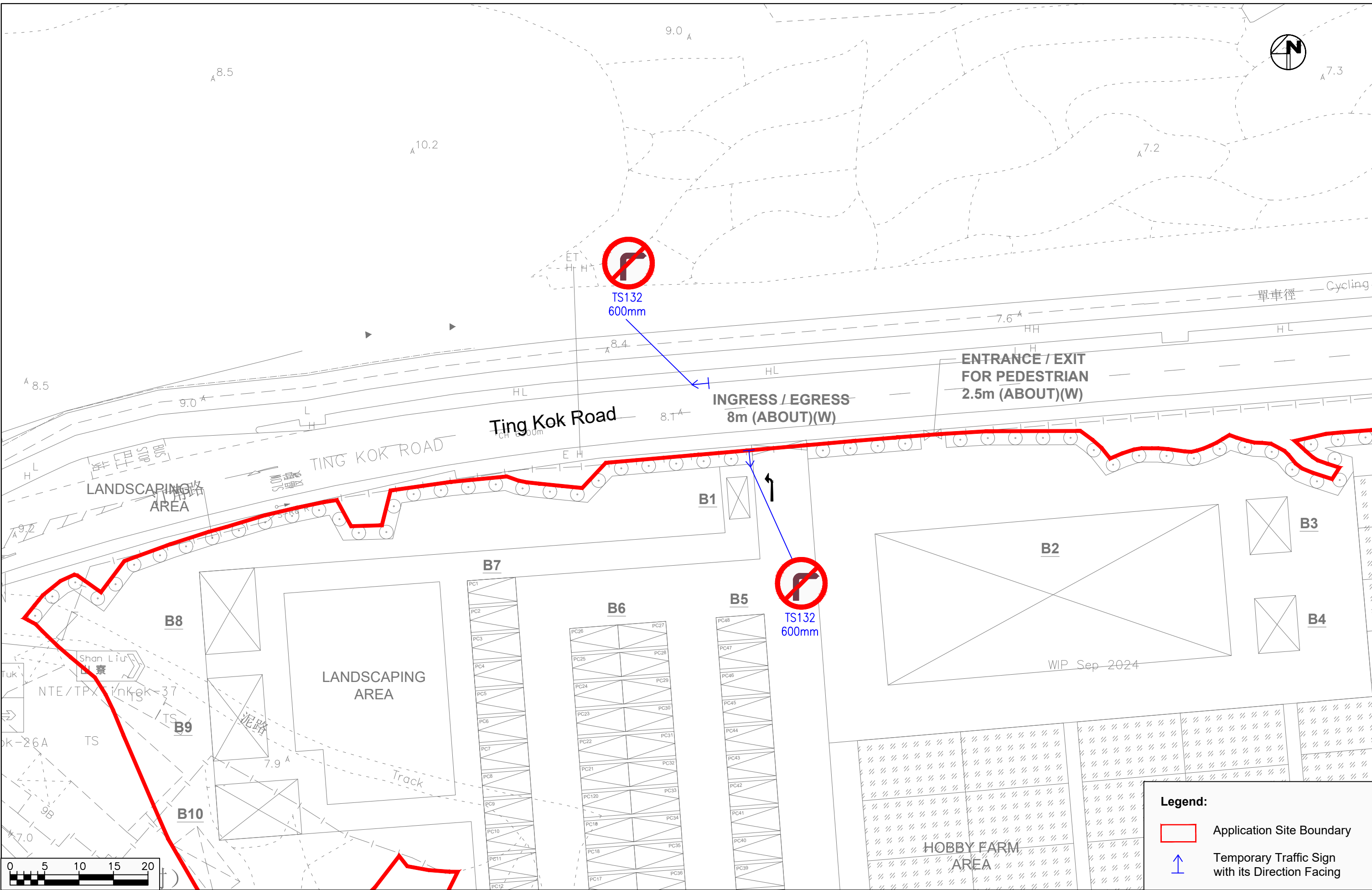


Project No. 83075	Rev. -
Dwg No. 0217-SP2	

Date 04/03/2025	Scale 1:700
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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

Proposed Traffic Sign



Project No. 83075

Rev.

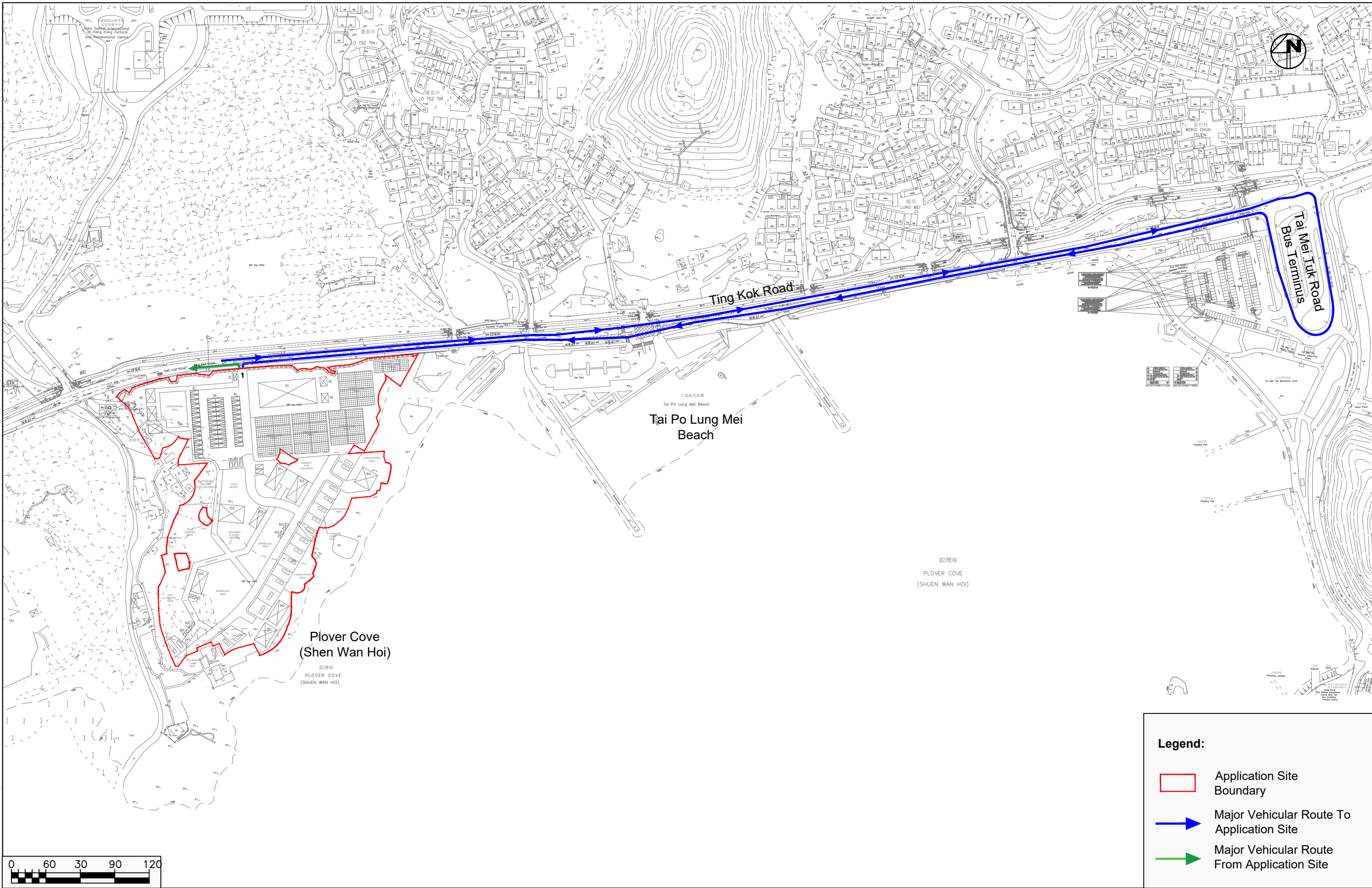
Dwg No. Figure 1

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Date 04/03/2025

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X:\Ozzo\83075_Proposed Temporary Place of Recreations with Ancillary Facilities in Various Lots in DD17 and adjoining Government Land, Ting Kok, NT\Ozzo\83075_Figure 1.dwg 2025/03/04



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

Major Vehicular Access to/from the Application Site



Project No. 83075

Rev.

Dwg No. Figure 2

-

Date
04/03/2025

Scale
1:3000

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

By Post & Fax (2323 3662)
(2 pages + attachment)

9 September 2022

R-Riches Property Consultants Ltd.
Block D, The Richfield
236 Kat Hing Wai, Kam Tin
Yuen Long, New Territories
(Attn.: Mr. Matthew NG)

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

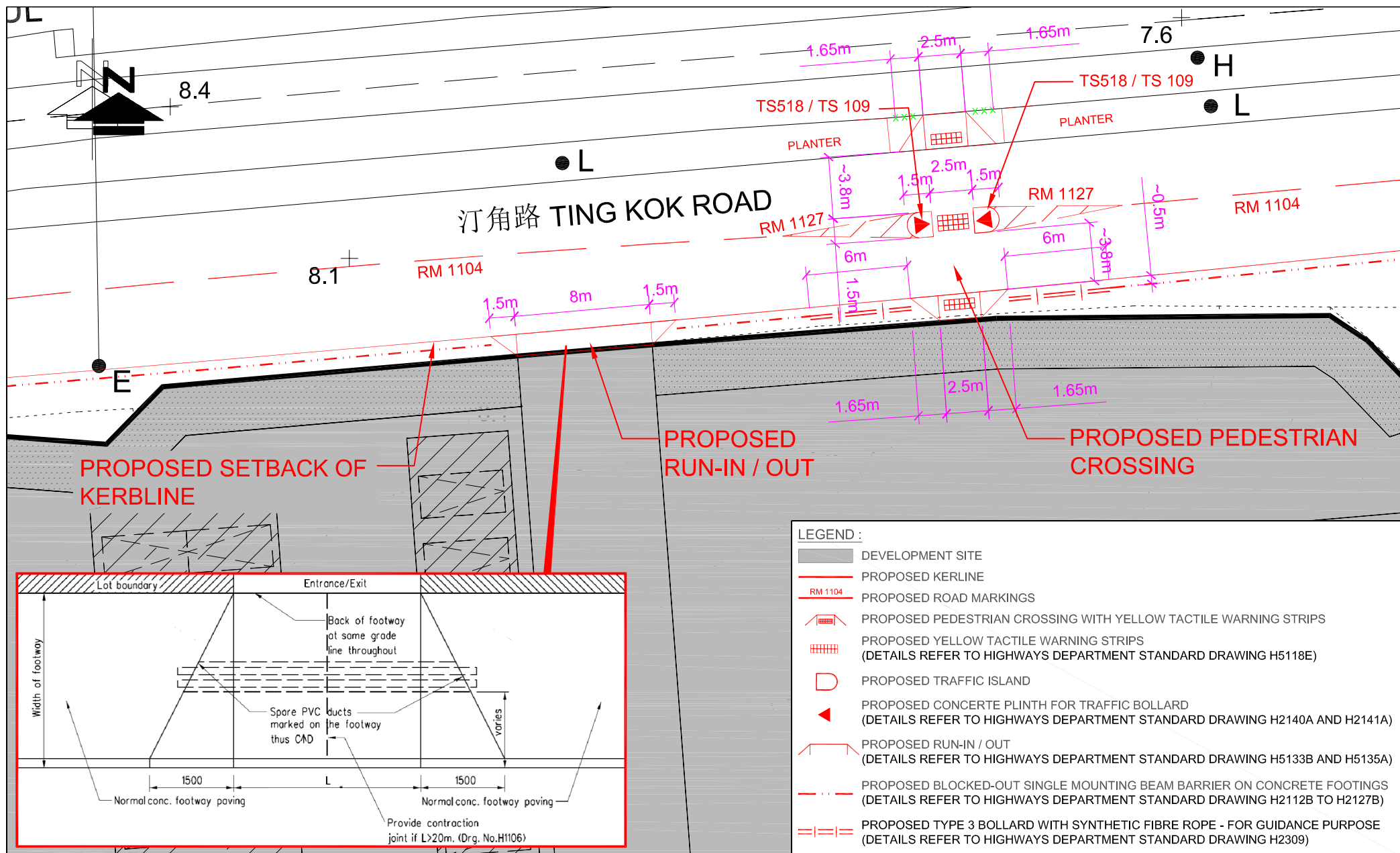



FIGURE NO.: RtC-A	PROJECT TITLE: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land, at Lots 245 S.A & Various Lots in D.D.17, Ting Kok Rd, Tai Po, New Territories (Approved S16 Planning Application: A/NE-TK/678)	 CTA Consultants Limited 志達顧問有限公司
PROJECT NO.: 22013HK	DRAWING TITLE: LAYOUT PLAN	
SCALE: 1 : 300 @A4	DATE: 22 APR 2022	

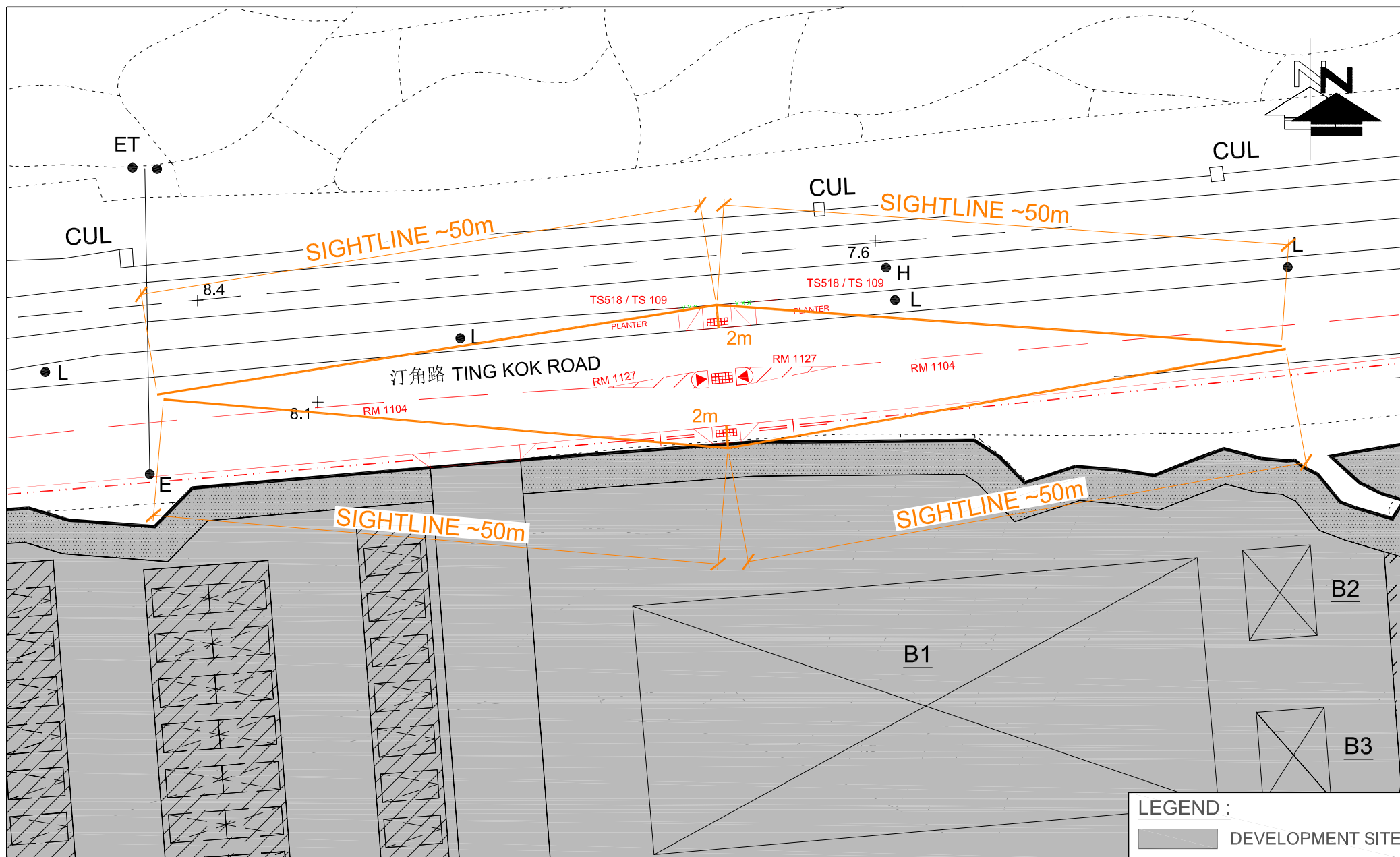



FIGURE NO.: RtC-B	PROJECT TITLE: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land, at Lots 245 S.A & Various Lots in D.D.17, Ting Kok Rd, Tai Po, New Territories (Approved S16 Planning Application: A/NE-TK/678)	<div data-bbox="1635 1372 2157 1476">  CTA Consultants Limited 志達顧問有限公司 </div>
PROJECT NO.: 22013HK	DRAWING TITLE: VISIBILITY AT THE CROSSING	
SCALE: 1 : 450 @A4	DATE: 22 APR 2022	

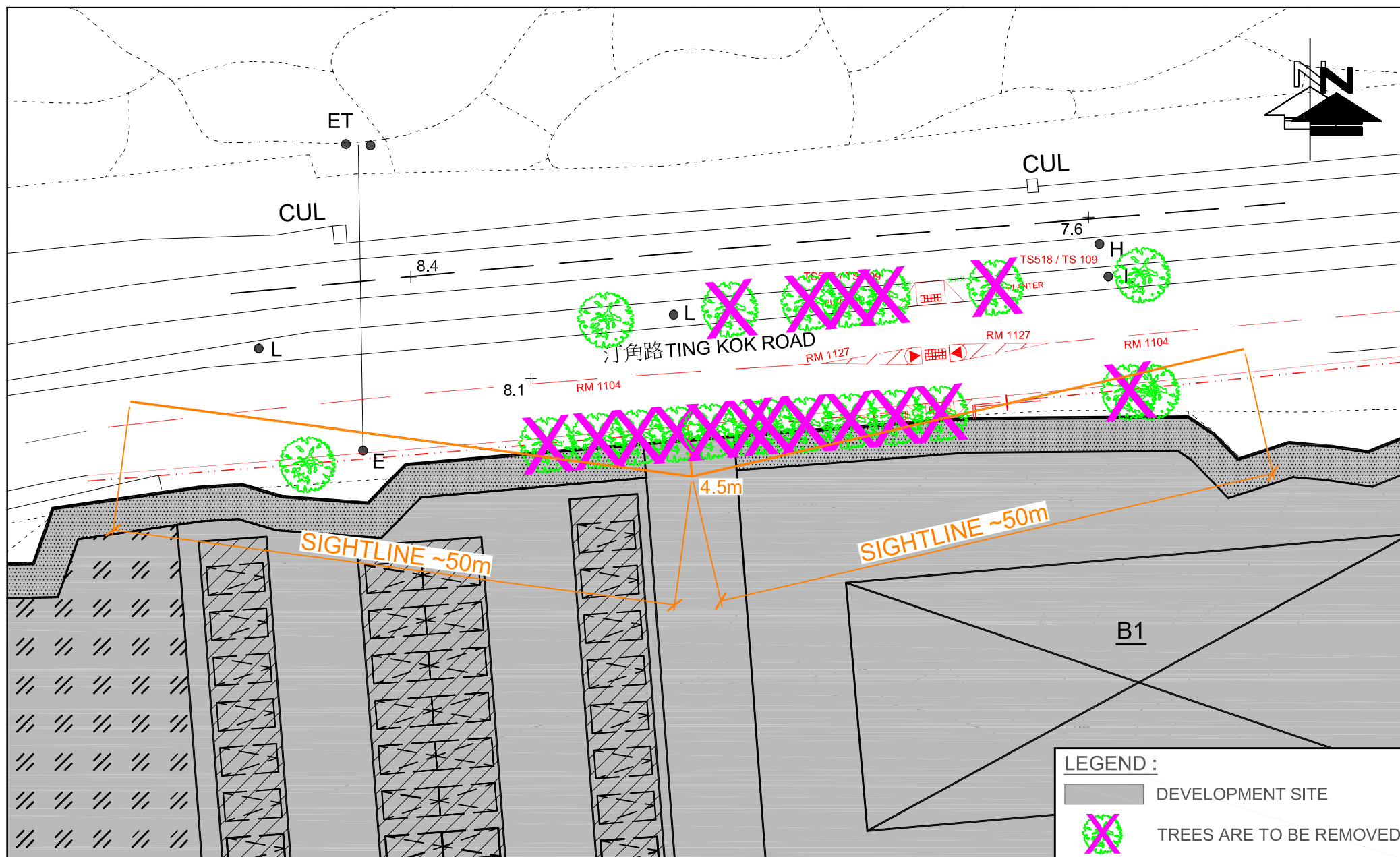


FIGURE NO.: RtC-D	PROJECT TITLE: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land, at Lots 245 S.A & Various Lots in D.D.17, Ting Kok Rd, Tai Po, New Territories (Approved S16 Planning Application: A/NE-TK/678)	<div data-bbox="1624 1157 2143 1316"> LEGEND: <div data-bbox="1646 1204 1758 1236"></div> DEVELOPMENT SITE <div data-bbox="1668 1252 1736 1308"></div> TREES ARE TO BE REMOVED </div> <div data-bbox="1646 1380 1758 1484"> </div> <div data-bbox="1780 1396 2143 1476"> CTA Consultants Limited 志達顧問有限公司 </div>
PROJECT NO.: 22013HK	DRAWING TITLE: SIGHTLINE ASSESSMENT AT THE RUN-IN / OUT	
SCALE: 1 : 450 @A4	DATE: 27 JUL 2022	

Appendix II

Further Information submitted on 16.04.2025

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.

Appendix III

Further Information submitted on 08.07.2025

Response-to-Comment (RtC)

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 Environmental Protection (DEP)		
(a)	Considering also the past environmental complaint record, please be reminded (i) to follow the relevant mitigation measures and requirements in COP and to meet the statutory requirements under relevant pollution control ordinances (ii) to follow the requirements of the ProPECC PN 2/24 and ProPECC PN 1/23 to properly handle the construction runoff and sewage produced from the development, (iii) to implement the noise mitigation measures as proposed by the applicant to avoid causing nuisance to nearby surroundings and (iv) to carry out pollution abatement measures in relevant Guidelines, including “Control of Oily Fume and Cooking Odour from Restaurants and Food Business”.	<p>The applicant will follow relevant mitigation measures and requirement in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ and meet the statutory requirements under relevant pollution control ordinances.</p> <p>The applicant will also follow the requirements in the <i>Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs) 1/23 and 2/24</i> to properly handle the construction runoff and sewage produced from the proposed development.</p> <p>The applicant will implement the proposed noise mitigation measures to avoid causing nuisance to nearby surroundings.</p> <p>The applicant will carry out pollution abatement measures in relevant guidelines, including “Control of Oily Fume and Cooking Odour from Restaurants and Food Business”.</p>

Departmental Comments		Applicant's Responses
2. Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD)		
(a)	There are unauthorized structures within the private lots as shown on the Site Plan previously attached not covered by the subject planning application. The lot owners should immediately rectify the lease breaches and 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.	Noted. The applicant will submit an application to DLO/TP, LandsD for Short Term Waiver (STW) for the erection of the proposed structures at the application site (the Site) as shown on the layout plan upon obtaining the planning permission from the Town Planning Board (the Board).
3. Comments of the Director of Fire Services		
(a)	Licensing requirements, if any, would be formulated upon receipt of formal application via the Licensing Authority.	Noted.
(b)	However, the applicant is reminded that if the proposed structures are required to comply with the <i>Buildings Ordinance (Cap. 123)</i> , detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.	

Departmental Comments		Applicant's Responses
4. Comments of the Director of Leisure and Cultural Services (DLCS)		
(a)	<p><u>Tai Po District Leisure Services Office</u></p> <p>Our comment on the submission for compliance with approval conditions (h) and (j) under Application No. A/NE-TK/678 is still valid for Planning Application No. A/NE-TK/832 and we have no further comment, please.</p>	<p>In case the shrubs/vegetation under the purview of the DLCS be affected, the applicant will reinstate the affected area at his own cost to the satisfaction of DLCS upon completion of the proposed work.</p> <p>The applicant will also follow Development Bureau Technical Circulars (Works) No. 4/2020 and consult relevant tree maintenance department of the Leisure and Cultural Services Department to formulate a Tree Preservation and Removal Proposal at design stage or as soon as practicable.</p>
(b)	<p><u>NTE Tree Team</u></p> <p>As indicated in the location plan of which are proposed to be occupied as works area, the work site contains trees under LCSD's maintenance. Apart from submission of the detailed tree survey and tree preservation and removal proposal (TPRP) in accordance with DEVB TC(W) No. 4/2020, the consultant should also take over the trees in the works area and provide a proper tree protection zone for the trees during the works period plus one year defect liability period before handing over the trees to LCSD. We reserve comment until a detailed tree survey and TPRP are provided for consideration.</p>	

Departmental Comments		Applicant's Responses
5. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UL&L, PlanD)		
(a)	The applicant has not provided information on the existing landscape resources including broad brush tree survey and associated treatment. The landscape information provided is considered insufficient to facilitate the consideration of planning application.	The site inspection conducted on 23.05.2025 identified 63 existing trees, including 11 dead trees within the Site. No old or valuable tree was found. The tree survey report is enclosed at Annex 1 . Among the existing trees, 4 <i>Podocarpus macrophyllus</i> will be transplanted within the Site, whilst 11 dead trees will be removed. The remaining 48 trees are to be felled, as they are in conflict with the development scheme.
(b)	According to Annex 3 - landscape plan, 157 nos. of new trees, shrubs, groundcover and lawn are proposed. The applicant is suggested to provide more native species to mitigate the loss of existing vegetation, and to enhance the landscape quality and biodiversity.	In order to mitigate the potential landscape impact that would have arisen from the proposed development, the applicant proposes to plant 182 new trees at the Site on a 3:1 ratio in terms of numbers, with a view to compensating for the 11 dead trees to be removed and 48 trees of common species to be felled. The applicant also proposes to provide trees of 7 native species to enhance the landscape quality and biodiversity of the surrounding area. Please refer to the revised Landscape Plan enclosed at Annex 2 .
(c)	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.
(d)	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.	

Departmental Comments		Applicant's Responses
6. Comments of the District Planning Officer/Shia Tin, Tai Po and North (DPO/STN), PlanD		
(a)	Please provide a plan indicating (i) the locations of existing water mains at the northwestern edge of the Site and (ii) proposed measures to protect the existing water mains for reference.	<p>Please refer to the plan showing the locations of existing water mains at the northwestern edge of the Site provided by your office on 27.01.2025 alongside with the comments from the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).</p> <p>The proposed measures to protect the existing water mains were provided in the applicant's response to CE/C, WSD in the Further Information dated 14.04.2025, namely:</p> <ul style="list-style-type: none"> - 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.
(b)	Please advise whether the application site (the Site) will be fenced off for the proposed development. If yes, please clarify (i) whether the proposed free accesses to the existing electricity poles at the southern portion of the Site and Lots 566, 609 and 649 in D.D. 17 not covered by the Site would be excluded from the fenced-off area and (ii) indicate the proposed free accesses on relevant plan(s).	<p>Given that overnight camping activities will take place at the Site, the vehicular ingress/egress and pedestrian entrance/exit at the northern part of the Site will be open 24-hour daily. The existing electricity poles and Lot Nos. 566, 609 and 649 in D.D. 17 not covered by the Site can be accessed from the said vehicular and/or pedestrian accesses. Please refer to Annex 3 for the revised Layout Plan with the illustration of the proposed free accesses.</p> <p>Except for the lot owner(s) and their authorised parties, visitors of the Site will be barred from entering the area of Lot Nos. 566, 609 and 649 in D.D. 17 not covered by the Site. Signage will be placed along the lot boundaries by the applicant to ensure no trespassing would take place.</p>

(c)	It is noted that the number of proposed trees has been provided. Please also advise (i) the number of existing trees; and (ii) the proposed number of trees to be felled within the Site.	Please refer to the applicant's response to CTP/UD&L, PlanD in Part 5 of this RtC table.
(d)	It is noted that the run-in/out and pedestrian crossing proposals under the approval conditions (h) and (j) of the planning permission under previous application No. A/NE-TK/678 (accepted by the Director of Highways and the Commissioner of Transport respectively in 2022) will be implemented under the current application No. A/NE-TK/832. According to the compliance letter dated 9.9.2022 issued by our office regarding the above-mentioned approval conditions, the Director of Leisure and Cultural Services (DLCS) had provided comments on any affected roadside trees and shrubs/vegetation maintained by the Leisure and Cultural Services Department as proposed in the run-in/out and pedestrian crossing proposals. Please advise how the comments from DLCS would be addressed.	Please refer to the applicant's response to DLCS in Part 4 of this RtC table.
(e)	<p>Response-to-Comment, Annex 3 Landscape Plan –</p> <p>(1) the site area should be about 38,338 m² as stated in the application form received on 3.1.2025, please revise the information at the top left-hand corner of the plan for consistency;</p> <p>(2) there are 157 no. of proposed trees indicated on the plan, please revise the information at the top left-hand corner of the plan for consistency; and</p> <p>(3) please update Plan 4 of the Planning Statement in accordance with the Landscape Plan regarding the locations of proposed trees.</p>	<p>Regarding (1) and (2), please refer to the revised Landscape Plan at Annex 2.</p> <p>Regarding (3), for the avoidance of doubt, given that the locations of the proposed structures have overlapped with the area of the proposed filling of land, the revised Landscape Plan is considered sufficient to demonstrate the relation between the locations of the proposed structures (portion of the shared area) and proposed trees.</p>

(f)	<p>Table 1, Planning Statement – It is noted that the planning permission under the previous application No. A/NE-TK/678 (submitted by the same applicant as the current application No. A/NE-TK/832) for 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, was revoked due to non-compliance with the approval conditions (e), (g), (i) and (k) (in relation to the implementation of drainage, fire service installations, run-in/out and pedestrian crossing proposals respectively). While the submissions of DIA, run-in/out proposal and pedestrian crossing proposal have been made under the current application, please also provide the fire service installations proposal to show the efforts in avoiding future revocation, should the application be approved by the Rural and New Town Planning Committee Meeting of the Board.</p>	<p>Please refer to the fire service installations proposal enclosed at Annex 4.</p>
(g)	<p>Section 3.7, Planning Statement – Please advise the reasons of failing to obtain the approvals for STW and Short Term Tenancy from LandsD with respect to the previous application No. A/NE-TK/832.</p>	<p>The applicant submitted an application for STW in December 2020, which is still under processing by DLO/TP, LandsD. As of the submission date of the current application, the applicant is still waiting for DLO/TP, LandsD to advise the current situation of the application for STW. Hence, the applicant has not been able to implement relevant proposals under the previous application No. A/NE-TK/678.</p>
(h)	<p>Section 4.12, Planning Statement – Please (i) advise the details of proposed septic tank and soakaway (e.g. whether the provision will be within the Site and dimensions of the proposed septic tank) and (ii) indicate their locations on relevant plan(s).</p>	<p>The exact location of the proposed septic tank and soakaway system is yet to be confirmed. Nonetheless, the applicant confirms that the design and construction of the septic tank and soakaway system will strictly follow relevant <i>ProPECC PNs</i>, as well as relevant guidelines, including but not limited to the “<i>Guidelines for Soakaway System</i>” and ““<i>Guidelines for the Design of Small Sewage Treatment Plants</i>” published by the Environmental Protection Department.</p>

(i)	Plan 4 – Please advise whether the height of caravan should read as “2.8 m” instead of “2.8 m ² ”.	Please refer to the revised Layout Plan at Annex 3 .
(j)	Plan 5 – The proposed floor-to-floor height of structure No. B2 for reception, agricultural education room, office and ancillary eating place is about 6 m (1-storey), which is much higher than the other structures (i.e. about 3 m to 4 m (1-storey)). Please clarify if structure No. B2 is not intended to accommodate 2 storeys and provide justifications for its floor-to-floor height of 6 m.	<p>Given that sufficient air-conditioning and ventilation facilities will be required for the ancillary eating place, the applicant considers that a relatively higher headroom is required to meet the safety and operational need.</p> <p>The applicant has already clearly indicated on Plan 5 of the original submission that Structure B2 is a single-storey structure with building height of 6 m (about).</p>
(k)	Plan 6 – It seems that part of the proposed filling of land area may fall within the area shown as ‘Road’ on the approved Ting Kok Outline Zoning Plan No. S/NE-TK/19. In addition, the proposed filling of land area within “AGR” and “O” zones as stated on the plan is about 16,050 m ² (i.e. 14,599 m ² + 1,451 m ²) in total by calculation, which is larger than the total area of proposed filling of land of about 15,970 m ² stated on the plan and other relevant parts of the submission. Please check and review relevant parts in the submission for consistency, including but not limited to this plan and the DIA.	<p>The area of the proposed filling of land falling within “Agriculture” zone, “Open Space” zone and area shown as ‘Road’ are 14,384 m² (about), 1,451 m² (about) and 135 m² (about) respectively.</p> <p>Please refer to the revised Plan showing the proposed filling of land at Annex 3.</p>
(l)	Plan 6 – The proposed filling of land area, soil ground/lawn area and farm area as stated on the plan are about 31,940 m ² (i.e. 15,970 m ² + 11,793 m ² + 4,177 m ²) in total by calculation, which are smaller than the site area of about 38,338 m ² stated on the plan and other relevant parts of the submission. Please check and review relevant parts in the submission for consistency, including but not limited to this plan.	<p>Whilst the area of the proposed filling of land and area for farming remain unchanged, the soil ground/lawn area is revised as 18,191 m² (about).</p> <p>Please refer to the revised Plan showing the proposed filling of land at Annex 3.</p>

Departmental Comments		Applicant's Responses
7. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(a)	Please specify the maintenance party of the proposed stormwater drainage system in the Drainage Impact Assessment (DIA) report.	<p>Noted. The proposed stormwater drainage system is to be maintained by the development.</p> <p>Please refer to the revised Drainage Impact Assessment (DIA) report at Annex 5.</p>
(b)	Please specify in the DIA report that the proposed stormwater drainage system shall be completed prior to the commencement of other construction works, including site clearance and land filling works.	Noted. Please refer to the revised DIA report at Annex 5 .
(c)	Please elaborate the maintenance requirement of the proposed stormwater drainage system in the DIA report.	<p>Noted. The development should carry out inspection to all drainage components before wet season (April). It is also required to carry out routine inspection monthly in wet season and quarterly in dry season and carry out necessary maintenance works to ensure the drainage system is able to function properly.</p> <p>The maintenance work includes the followings:</p> <ul style="list-style-type: none"> - cleaning of drains, catchpits and outlets; - remove debris, sediments and vegetation to prevent blockage; and - look for signs of damages, such as crack and repair as if it would affect the system to function properly.

Departmental Comments		Applicant's Responses
8. Comments of the Commissioner for Transport (C for T)		
FI1 RtC 5(a)		
(a)	<p>The survey in February 2025 is not the seasonal peak for this kind of recreation facilities. The adoption of the survey data shall be justified and properly adjusted if required.</p> <ul style="list-style-type: none"> - The applicant shall elaborate how the surveys were carried out and the modal splits were representative. In particular, the model split may underestimate the parking demand for the proposed development due to the following – <ul style="list-style-type: none"> ■ there are no parking spaces in adjacent to the Chung Pui Campsite and only 14 private car parking spaces at Tai Mo Shan Road carpark which is about 400 m away from Tsuen Kam Campsite. The limited parking spaces in the adjacent area may affect the modal split of visitors to the two campsites; and ■ the illegal parking arising from the referenced campsites shall be catered for. - The applicant shall thoroughly review the parking demand of the proposed development and the demand shall be addressed within the development site. The proposed development shall not burden the adjacent parking facilities. 	<p>The concerns on the seasonal peak of this kind of recreation facilities are well noted. Upon further review, the surveyed modal split is still considered as on the conservative side and is representative based on the following reasons:</p> <ol style="list-style-type: none"> 1) The choice on transportation mode is more likely to be made by the origin and destination location, public transportation accessibility, ownership of a private car, convenience of parking, etc.; while the seasoning factor would not very much affect the modal split ratio. 2) The illegal parking and pick-up/drop-off by private cars have already been catered for in the survey results, and the ratio of using private car is on the conservative side. <p><u>For Tsuen Kam Campsite</u>, it is a campsite which needs advance reservation with limited spaces. The check-in time is 14:00-20:00. An interview survey was conducted on 22.02.2025 (Saturday) over the time period of 14:00–20:00 (covering the full check-in time) at the entrance of the campsite. It was noted that all camping spaces have been fully booked on the survey day. The booking record is shown at Annex 6.</p> <p>Visitors were interviewed about their visiting destination and choices on transportation mode. The responses from visitors were summarised and analysed. It is noted that 18% of the visitors travelled by private car. The illegal parking activities (if any) have been counted in the interview survey. For those who solely used private car for pick-</p>

		<p>up/drop-off are also counted in the ratio of 18%, which means the actual parking demand would be less than the ratio of 18%, and the adoption of 18% is on the conservative side.</p> <p><u>For Chung Pui Campsite</u>, a monitoring survey over 08:00-20:00 on a Sunday in February 2025 was carried out around the campsite entrance, while all parking and pick-up/drop-off in the vicinity were recorded. In other words, private car roadside pick-up/drop-off and illegal parking (if any) have all been counted in the ratio of using private cars, and the ratio of using private car is therefore on the conservative side. It is observed that 12% of the visitors of Chung Pui Campsite travelled by private cars.</p> <p>3) The surveyed modal split should make good reference due to similarities with the Site. Similar to the Site, the reference sites sit in rural area offering similar facilities, and with accessible public transport services. Especially for the reference site at Chung Pui Campsite, it locates only 3 km away (5-minutes' drive) from the Site, and the modal split would be more representative. Based on observations, about 12% of the visitors travelled to Chung Pui Campsite by private cars while 18% of the visitors travelled to Tsuen Kam Campsite by private cars. The adoption of the rate from Tsuen Kam Campsite survey is already on the conservative side of analysis.</p> <p>4) More public transport services are available for the location at the proposed development than at Chung Pui Campsite, and the driving demand would be less.</p>
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		<p>5) Sensitivity test:</p> <p>The applicant will strictly constrain the daily visitor number to be not more than 400 visitors per day.</p> <p>By adopting the figure of 18% of visitors travelling by private car (including both parking and pick-up/drop-off demand), it is estimated that 72 (=400x18%) of them will get access to the Site by private cars. With the average occupancy of 3.5 persons/private car, the parking and pick-up/drop-off demand for private cars would be 21 vehicles daily. With 42 visitor parking spaces (2 additional spaces) provided within site, it is considered sufficient to cope with the traffic demand. For details, please refer to the updated carpark layout and swept path analysis at Annex 6).</p> <p>Sensitivity test is carried out by adopting a factor of 200% on the ratio who travel by private cars as a conservative method, i.e., assuming 36% of the visitors will travel by private cars.</p> <p>By adopting the figure of 36%, it is estimated that 144 (=400x36%) of them will travel by private cars. With average occupancy of 3.5 persons/private car, the parking and pick-up/drop-off demand of private cars would be about 41 vehicles daily. The provision of 42 visitor parking spaces car park is still sufficient to cope with the daily traffic demand of the proposed development.</p> <p>Therefore, it is considered that sufficient parking spaces have been provided within the proposed development and would not burden the adjacent parking facilities. Furthermore, as prior appointment shall be made for reserving a parking space, the</p>
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		number of vehicles accessing the Site could be well-regulated and be ensured not to exceed the reception capacity of the proposed development.																				
FI1 RtC 5(b)																						
(b)	- Similar to response to FI1 RtC 5(b), please review the reliability of the survey data from the two campsites.	<p>Please refer to the justifications on the parking demand in (a) above.</p> <p>Concern on the underestimation on trip generations due to seasonal factor and limited parking spaces is well noted. Upon further review, the following modifications have been made:</p> <p>Based on the observation at Chung Pui Campsite on Sunday during 08:00 – 20:00, a total of 622 incoming visitors and 625 outgoing visitors were observed; and the peak vehicular trips occurred during 14:00-15:00 on Sunday with peak hour trip generation of 19 vehicles (10 in and 9 out) observed.</p> <p>For the proposed development, the daily visitor number would always be limited to 400, which shall also apply on seasonal peak holidays. The estimated peak trip generations of the proposed site are considered as comparable but less than that of Chung Pui Campsite.</p> <p>A factor of 200% has been applied on the adopted trip rates to the Site for a more conservative estimation. The estimated trip rates are listed in the following table:</p> <table><tr><th rowspan="2">Site</th><th colspan="2">Observed Peak Hour Trips (vehicles / hr) 14:00-15:00</th><th colspan="2">Observed Peak Hour Trip Rates (vehicles / hr / 100m²)</th><th colspan="2">Adjusted Peak Hour Trip Rates (vehicles / hr / 100m²)</th></tr><tr><th>In</th><th>Out</th><th>In</th><th>Out</th><th>In</th><th>Out</th></tr><tr><td>Chung Pui Barbecue Site and Campsite (Approx. 10200m²)</td><td>10</td><td>9</td><td>0.0980</td><td>0.0882</td><td>0.1960</td><td>0.1764</td></tr></table> <p>By applying the peak hour trip rates onto the proposed development, the estimated peak hour vehicular traffic trips are shown in the following table:</p>	Site	Observed Peak Hour Trips (vehicles / hr) 14:00-15:00		Observed Peak Hour Trip Rates (vehicles / hr / 100m²)		Adjusted Peak Hour Trip Rates (vehicles / hr / 100m²)		In	Out	In	Out	In	Out	Chung Pui Barbecue Site and Campsite (Approx. 10200m²)	10	9	0.0980	0.0882	0.1960	0.1764
Site	Observed Peak Hour Trips (vehicles / hr) 14:00-15:00			Observed Peak Hour Trip Rates (vehicles / hr / 100m²)		Adjusted Peak Hour Trip Rates (vehicles / hr / 100m²)																
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		<table border="1"> <thead> <tr> <th data-bbox="842 188 1086 226">Site</th><th colspan="2" data-bbox="1086 188 1401 226">Estimated Peak Hour Visitor Trips (vehicles / hr)</th></tr> <tr> <th data-bbox="842 226 1086 248"></th><th data-bbox="1086 226 1246 248">In</th><th data-bbox="1246 226 1401 248">Out</th></tr> </thead> <tbody> <tr> <td data-bbox="842 248 1086 309">Proposed Development (Barbecue and campsite area approx. 9700 m²)</td><td data-bbox="1086 248 1246 309">20</td><td data-bbox="1246 248 1401 309">18</td></tr> </tbody> </table> <p>It is estimated that the proposed development would induce total two-way traffic of 38 vehicles (20 in and 18 out) during peak hour.</p>	Site	Estimated Peak Hour Visitor Trips (vehicles / hr)			In	Out	Proposed Development (Barbecue and campsite area approx. 9700 m ²)	20	18
Site	Estimated Peak Hour Visitor Trips (vehicles / hr)										
	In	Out									
Proposed Development (Barbecue and campsite area approx. 9700 m ²)	20	18									
FI1 RtC 5(d)											
(c)	<ul style="list-style-type: none"> - For the banning of rightturn from Ting Kok Road to the Site, the applicant shall inform its visitors of the traffic arrangement and implement management plans to avoid queuing at public road. - For the banning of rightturn from the site to Ting Kok Road eastbound, please review the detour and if it is necessary. 	<p>Noted. The visitors will be informed about the traffic arrangement upon reservation.</p> <p>As the travel demand to Ting Kok Road eastbound would be significantly low, the banning of right turn from the Site to Ting Kok Road will not be proposed. The illustration of the revised traffic sign is enclosed at Annex 6.</p>									

- (ii) The applicant provides the following supplementary information in response to the local comments on the application received by the Home Affairs Department:
- in response to the comments from DPO/STN, PlanD, the applicant has provided 24-hour free accesses with reasonable width for the lot owner(s) of Lot Nos. 566, 609 and 649 in D.D. 17 (hereafter referred to as “the concerned Lots”) and their authorised party(ies). Given that overnight camping activities will take place at the Site, the vehicular ingress/egress and pedestrian entrance/exit at the northern part of the Site will be open 24-hour daily. The concerned Lots which are not covered by the Site can be freely accessed from the said uninterrupted, undisturbed and unrestricted accesses. As such, the concerned Lots shall not be considered as isolated. Please refer to the applicant’s response to DPO/STN, PlanD in Part 6 of the above RtC table, and **Annex 3** for the revised Layout Plan showing the free accesses; and
 - with reference to the proposed layout as shown in **Annex 3**, neither any part of the hobby farm area nor the proposed structure B11 have encroached onto any part of Lot No. 609 in D.D. 17 i.e. outside the boundary of the Site. The applicant reaffirms that, albeit stated in the Further Information dated 14.04.2025, all construction, development or operation (including filling of land) activities will only take place within the boundary of the Site. The applicant also reaffirms that signage will be placed near the boundaries of the concerned Lots, ensuring that no trespassing by visitors would be allowed. The concerned Lots will remain undisturbed.
- (iii) The applicant provides the revised pages of Form No. S16-III and Planning Statement to reflect the additional 2 private car parking spaces as mentioned in Part 8(a) of the above RtC table in response to the comments from C for T. Please refer to **Annex 7** for details.

Annex 1

Tree Survey Report


Tree Survey Report

Date of Survey: 23rd May 2025

Location:

**Various Lots In D.D. 17 And Adjoining Government Land
Ting Kok, New Territories**

Prepared by:



Mak Ka Hei

Registered Arborist

Date: 23rd May 2025

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2. Summary of Existing Trees	4

Appendix:

- I. Tree Survey Plan
- II. Tree Survey Schedule
- III. Photo Records

Disclaimer:

The tree survey conducted indicates the condition of the surveyed trees at the time of inspection only. The assessments of amenity value, form, health and structural condition of the trees surveyed are based on visual inspection from the ground only. No aerial inspection, root digging or mapping, or diagnostic testing has been conducted as part of this survey. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for future failure or defects detected after the time of inspection of the trees surveyed in this report.

1. Introduction

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, tree tagging with durable labels, the measurements of overall tree height, Diameter at Breast Height (DBH), average crown spread, the evaluation on amenity value, form, health and structural conditions.

The tree survey was conducted on 23rd May 2025. Plants with DBH less than 95mm were not recorded in the survey.

2. Summary of Existing Trees

The surveyed site is located at Various Lots in D.D. 17 and Adjoining Government Land Ting Kok, New Territories.

At the time of inspection on 23rd May 2025, **63 nos.** tree were found within the Site. **12 nos.** of dead trees (T1, T8, T9, T10, T11, T12, T14, T15, T17, T18, T19 and T50) were recorded in the surveyed area. Location of individual tree refers to Appendix I.

Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.

Appendix I – Tree Survey Plan

Appendix II –Tree Survey Schedule

Tree Survey Schedule

Location:

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

Tree surveyor(s):

Mak Ka Hei

Field Survey was conducted on:

23 May 2025



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T1	<i>Podocarpus macrophyllus</i>	羅漢松	2.0	120	2.0	-	-	Dead	-	-	dead tree
T2	<i>Podocarpus macrophyllus</i>	羅漢松	3.0	160	2.5	Med	Fair	Fair	Fair	Low	-
T3	<i>Podocarpus macrophyllus</i>	羅漢松	6.0	200	3.0	Med	Fair	Fair	Fair	Low	multi-trunks, wound on trunk
T4	<i>Nageia nagi (syn. Podocarpus nagi)</i>	竹柏	6.0	170	2.5	Med	Fair	Fair	Poor	Low	co-dominant trunks with included bark
T5	<i>Nageia nagi (syn. Podocarpus nagi)</i>	竹柏	6.5	150	2.5	Med	Fair	Fair	Poor	Low	co-dominant trunks with included bark
T6	<i>Nageia nagi (syn. Podocarpus nagi)</i>	竹柏	6.0	145	2.5	Med	Fair	Fair	Fair	Low	-
T7	<i>Nageia nagi (syn. Podocarpus nagi)</i>	竹柏	6.0	140	2.0	Med	Fair	Fair	Poor	Low	co-dominant trunks with included bark
T8	<i>Nageia nagi (syn. Podocarpus nagi)</i>	竹柏	6.0	160	2.0	-	-	Dead	-	-	dead tree
T9	<i>Nageia nagi (syn. Podocarpus nagi)</i>	竹柏	6.0	150	2.5	-	-	Dead	-	-	dead tree
T10	<i>Nageia nagi (syn. Podocarpus nagi)</i>	竹柏	6.0	135	1.5	-	-	Dead	-	-	dead tree
T11	<i>Nageia nagi (syn. Podocarpus nagi)</i>	竹柏	6.0	130	2.5	-	-	Dead	-	-	dead tree
T12	<i>Nageia nagi (syn. Podocarpus nagi)</i>	竹柏	6.0	135	2.5	-	-	Dead	-	-	dead tree
T13	<i>Nageia nagi (syn. Podocarpus nagi)</i>	竹柏	6.0	140	2.5	Med	Fair	Fair	Poor	Low	co-dominant trunks with included bark
T14	<i>Nageia nagi (syn. Podocarpus nagi)</i>	竹柏	6.0	140	2.5	-	-	Dead	-	-	dead tree
T15	<i>Nageia nagi (syn. Podocarpus nagi)</i>	竹柏	6.0	135	2.0	-	-	Dead	-	-	dead tree
T16	<i>Nageia nagi (syn. Podocarpus nagi)</i>	竹柏	6.0	125	2.5	Med	Fair	Fair	Poor	Low	co-dominant trunks with included bark
T17	<i>Nageia nagi (syn. Podocarpus nagi)</i>	竹柏	7.0	120	2.5	-	-	Dead	-	-	dead tree
T18	<i>Nageia nagi (syn. Podocarpus nagi)</i>	竹柏	6.0	130	2.5	-	-	Dead	-	-	dead tree
T19	<i>Nageia nagi (syn. Podocarpus nagi)</i>	竹柏	5.5	135	2.5	-	-	Dead	-	-	dead tree
T20	<i>Ficus virens</i>	大葉榕(黃葛樹)	12.0	560	13.0	Med	Poor	Poor	Fair	Low	imbalanced crown, abnormal foliage, dead branch, decay at trunk, wound on trunk, sap flow, epicormics
T21	<i>Bombax ceiba</i>	木棉	12.0	470	10.0	Med	Fair	Fair	Fair	Low	-
T22	<i>Tabebuia chrysantha</i>	黃鐘木(風鈴木)	6.0	95	1.5	Med	Fair	Fair	Fair	Low	-
T23	<i>Cinnamomum camphora</i>	樟	6.5	125	1.0	Med	Fair	Fair	Fair	Low	-
T24	<i>Podocarpus macrophyllus</i>	羅漢松	6.0	140	3.0	Med	Fair	Fair	Fair	Low	co-dominant trunks, dead stub
T25	<i>Clausena lansium</i>	黃皮	6.0	250	6.0	Med	Fair	Fair	Fair	Low	-
T26	<i>Dimocarpus longan</i>	龍眼	8.0	280	6.0	Med	Poor	Fair	Fair	Low	-
T27	<i>Tabebuia chrysantha</i>	黃鐘木(風鈴木)	6.0	95	1.5	Med	Fair	Fair	Fair	Low	cross branches
T28	<i>Nageia nagi (syn. Podocarpus nagi)</i>	竹柏	6.0	140	2.0	Med	Fair	Fair	Poor	Low	co-dominant trunks with included bark
T29	<i>Archontophoenix alexandrae</i>	假檳榔	5.5	115	1.0	Med	Fair	Fair	Fair	Med	-
T30	<i>Tabebuia chrysantha</i>	黃鐘木(風鈴木)	6.0	95	1.5	Med	Fair	Fair	Fair	Low	wound on trunk
T31	<i>Cinnamomum camphora</i>	樟	7.0	125	1.5	Med	Fair	Fair	Fair	Low	cross branches, decay at branch, decay stub with epicormics
T32	<i>Tabebuia chrysantha</i>	黃鐘木(風鈴木)	6.0	95	1.5	Med	Fair	Fair	Fair	Low	co-dominant stems

Tree Survey Schedule

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

Tree surveyor(s):Mak Ka Hei

Field Survey was conducted on:23 May 2025



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T33	<i>Nageia nagi</i> (syn. <i>Podocarpus nagi</i>)	竹柏	5.5	145	2.0	Med	Fair	Fair	Fair	Low	-
T34	<i>Bischofia javanica</i>	秋楓	12.0	430	1.0	Low	Poor	Poor	Poor	Low	climber
T35	<i>Archontophoenix alexandrae</i>	假檳榔	5.0	120	1.0	Low	Poor	Poor	Poor	Med	-
T36	<i>Archontophoenix alexandrae</i>	假檳榔	7.0	140	1.0	Low	Poor	Poor	Poor	Med	-
T37	<i>Archontophoenix alexandrae</i>	假檳榔	7.0	130	1.0	Low	Poor	Poor	Poor	Low	dying
T38	<i>Archontophoenix alexandrae</i>	假檳榔	5.5	160	1.0	Low	Poor	Poor	Poor	Low	dying
T39	<i>Archontophoenix alexandrae</i>	假檳榔	8.0	140	1.0	Low	Poor	Poor	Poor	Low	-
T40	<i>Celtis sinensis</i>	朴樹	11.0	340	6.0	Low	Poor	Poor	Poor	Low	climber, dead stub
T41	<i>Bischofia javanica</i>	秋楓	12.0	1000	9.0	Low	Poor	Poor	Poor	Low	climber
T42	<i>Bischofia javanica</i>	秋楓	11.0	410	7.0	Low	Poor	Poor	Poor	Low	climber, wound on trunk
T43	<i>Leucaena leucocephala</i>	銀合歡	9.0	250	5.0	Low	Poor	Poor	Poor	Low	climber
T44	<i>Celtis sinensis</i>	朴樹	11.0	310	8.0	Low	Poor	Poor	Poor	Low	decay at trunk
T45	<i>Litsea monopetala</i>	假柿木薑子(假柿樹)	11.0	280	7.0	Med	Poor	Fair	Fair	Low	climber
T46	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	9.0	210	6.0	Low	Poor	Poor	Poor	Low	leaning
T47	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	190	5.0	Low	Poor	Poor	Poor	Low	bending
T48	<i>Celtis sinensis</i>	朴樹	11.0	270	8.0	Low	Poor	Fair	Poor	Low	leaning
T49	<i>Bischofia javanica</i>	秋楓	11.0	340	6.0	Low	Poor	Poor	Poor	Low	-
T50	<i>Archontophoenix alexandrae</i>	假檳榔	7.0	130	1.0	-	-	Dead	-	-	dead tree
T51	<i>Archontophoenix alexandrae</i>	假檳榔	6.0	140	1.0	Low	Poor	Poor	Poor	Low	-
T52	<i>Archontophoenix alexandrae</i>	假檳榔	6.0	140	1.0	Low	Poor	Poor	Poor	Low	-
T53	<i>Archontophoenix alexandrae</i>	假檳榔	5.0	130	1.0	Low	Poor	Poor	Poor	Low	dying
T54	<i>Podocarpus macrophyllus</i>	羅漢松	4.0	140	3.0	Med	Fair	Fair	Fair	Low	-
T55	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	120	3.0	Low	Poor	Poor	Poor	Low	climber
T56	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	5.0	130	3.0	Low	Poor	Poor	Poor	Low	climber
T57	<i>Bischofia javanica</i>	秋楓	5.0	120	3.0	Low	Poor	Poor	Poor	Low	climber
T58	<i>Mangifera indica</i>	芒果	8.0	320	7.0	Med	Fair	Fair	Fair	Low	-
T59	<i>Mangifera indica</i>	芒果	8.0	300	8.0	Med	Fair	Fair	Fair	Low	co-dominant trunks
T60	<i>Mangifera indica</i>	芒果	8.0	140	5.0	Med	Fair	Fair	Fair	Low	-
T61	<i>Mangifera indica</i>	芒果	8.0	290	7.0	Med	Fair	Fair	Fair	Low	co-dominant trunks
T62	<i>Mangifera indica</i>	芒果	6.0	140	5.0	Med	Poor	Fair	Fair	Low	climber
T63	<i>Mangifera indica</i>	芒果	7.0	270	6.0	Med	Fair	Fair	Fair	Low	co-dominant trunks

Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.

Appendix III – Photo Records

General View



General view 01



General view 02

General View



General view 03



General view 04

General View



General view 05



General view 06

General View



General view 07



General view 08

Photo Records



T1 (Overview) (Dead tree)



T2 (Overview)



T3 (Overview)



T3 Multi-trunks

Photo Records



T3 Wound on trunk



T4 (Overview)



T4 Co-dominant trunks with included bark



T5 (Overview)

Photo Records



T5 Co-dominant trunks with included bark



T6 (Overview)



T7 (Overview)



T8 (Overview) (Dead tree)

Photo Records



T9 (Overview) (Dead tree)



T10 (Overview) (Dead tree)



T11 (Overview) (Dead tree)



T12 (Overview) (Dead tree)

Photo Records



T13 (Overview)



T13 Co-dominant trunks with included bark



T14 (Overview) (Dead tree)



T15 (Overview) (Dead tree)

Photo Records



T16 (Overview) (Co-dominant trunks with included bark)



T17 (Overview) (Dead tree)



T18 (Overview) (Dead tree)

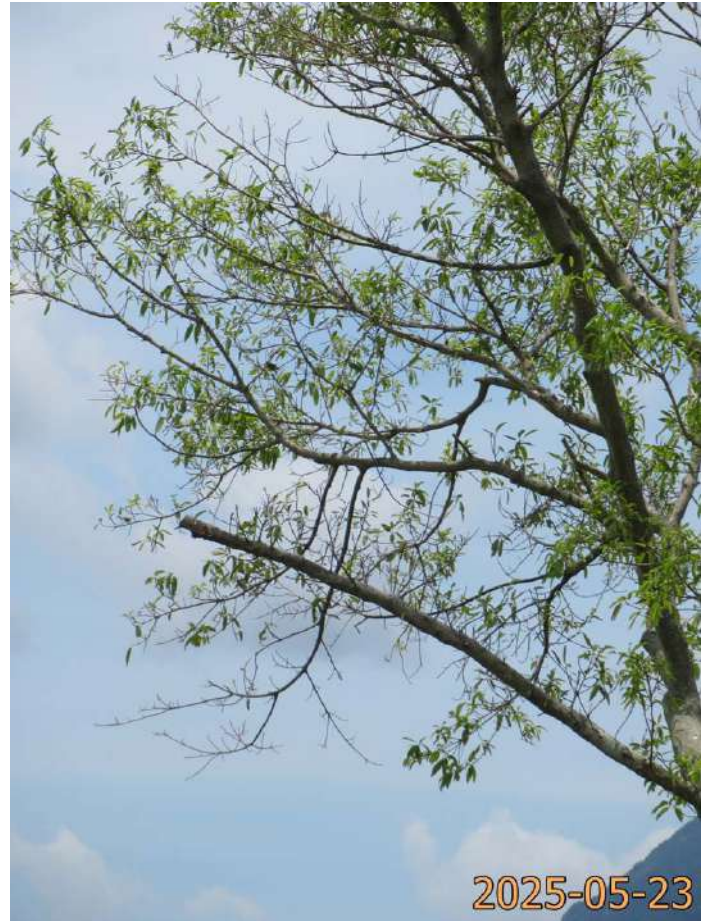


T19 (Overview) (Dead tree)

Photo Records



T20 (Overview) (Imbalanced crown, Abnormal foliage)



T20 Dead branch



T20 Decay at trunk



T20 Epicormics

Photo Records



T20 Sap flow



T20 Wound on trunk



T21 (Overview)



T22 (Overview)

Photo Records



T23 (Overview)



T24 (Overview)



T24 Co-dominant trunks (Dead stub)



T25 (Overview)

Photo Records



T26 (Overview)



T27 (Overview)



T27 Cross branches



T28 (Overview) (Co-dominant trunks with included bark)

Photo Records



T29 (Overview)



T30 (Overview)

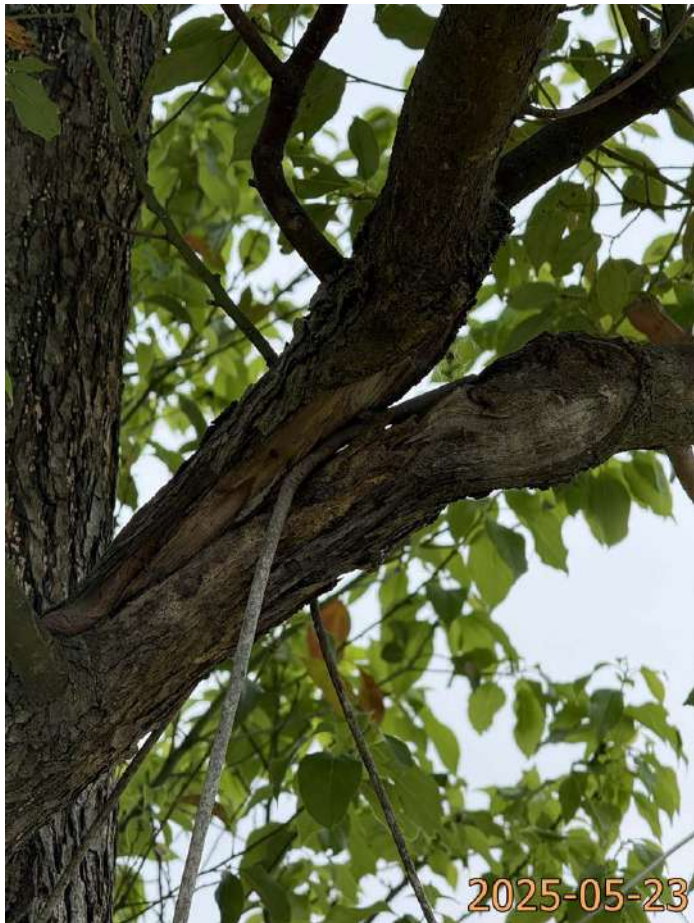


T30 Wound on trunk

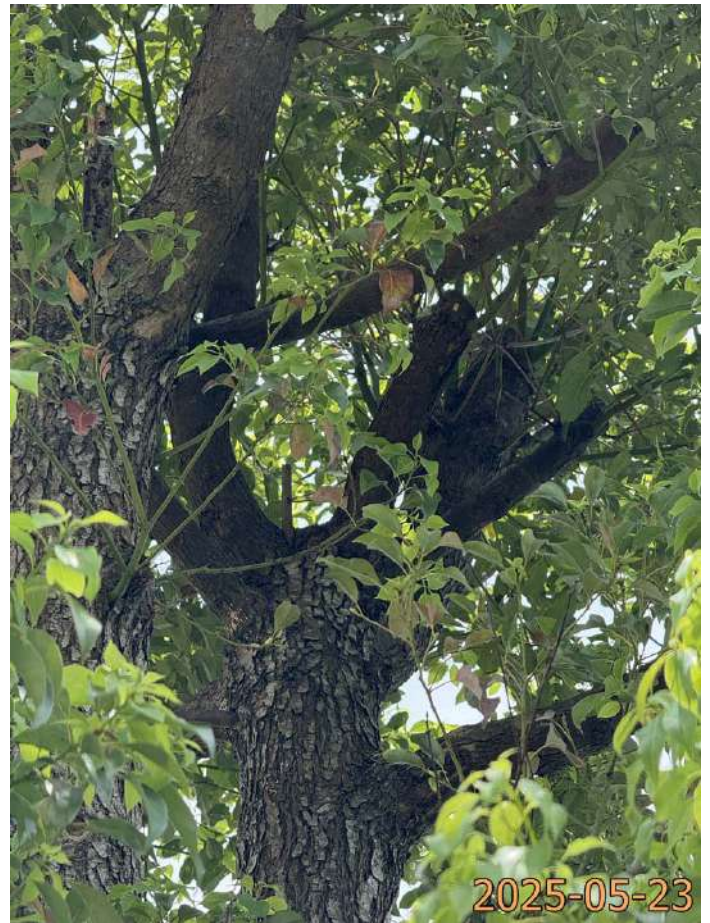


T31 (Overview)

Photo Records



T31 Cross branches (Decay at branch)



T31 Decay stub with epicormics



T32 (Overview)



T33 (Overview)

Photo Records



T34 (Overview) (Climber)



T35 (Overview)



T36 (Overview)



T37 (Overview)

Photo Records



T38 (Overview)



T39 (Overview)



T40 (Overview) (Climber)



T40 Dead stub

Photo Records



T41 (Overview) (Climber)



T42 (Overview) (Climber)



T42 Wound on trunk



T43 (Overview) (Climber)

Photo Records



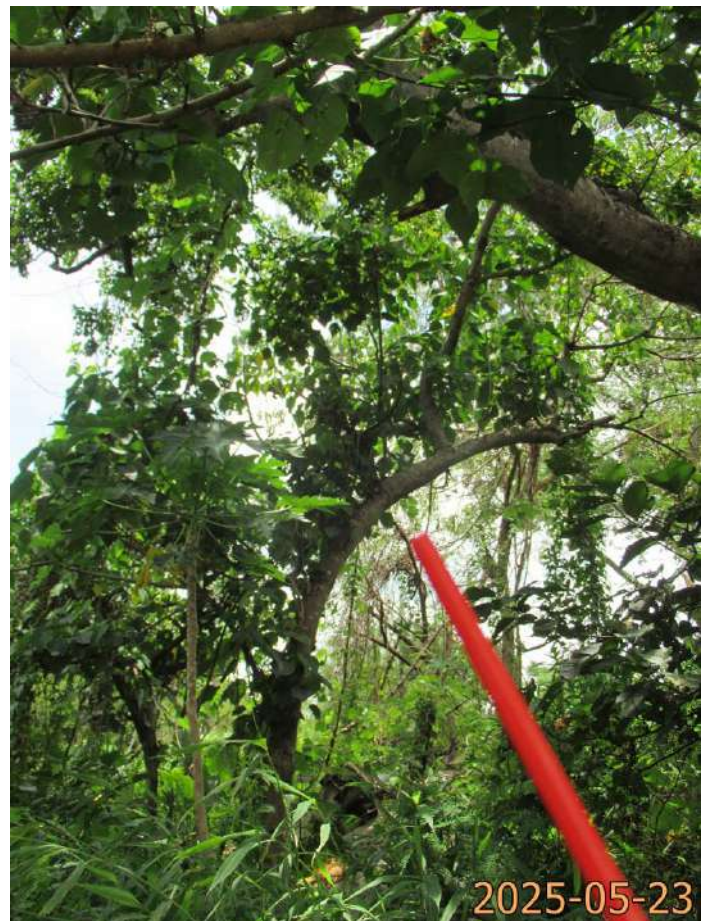
T44 (Overview) (Decay at trunk)



T45 (Overview) (Climber)



T46 (Overview) (Leaning)



T47 (Overview) (Bending)

Photo Records



T48 (Overview) (Leaning)



T49 (Overview)



T50 (Overview)



T51 (Overview)

Photo Records



T52 (Overview)



T53 (Overview)



T54 (Overview)



T55 (Overview) (Climber)

Photo Records



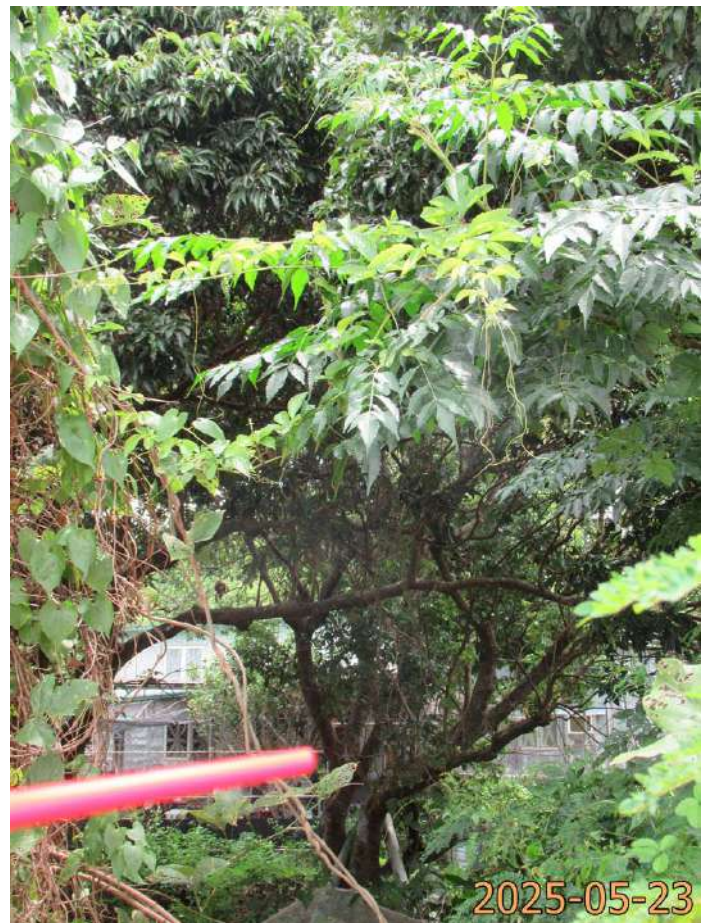
T56 (Overview) (Climber)



T57 (Overview) (Climber)

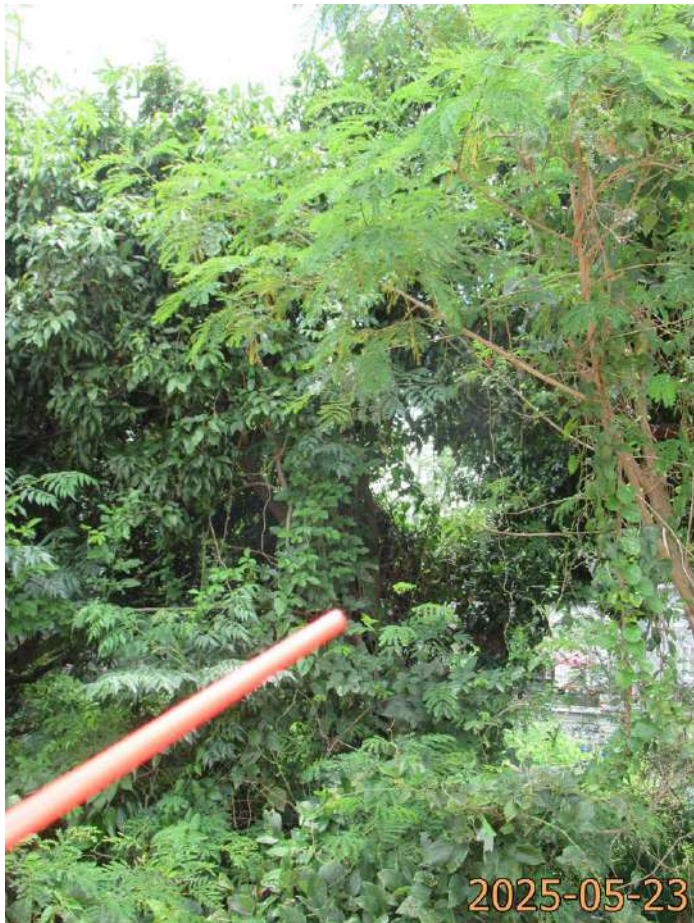


T58 (Overview)



T59 (Overview) (Co-dominant trunks)

Photo Records



T60 (Overview)



T61 (Overview) (Co-dominant trunks)

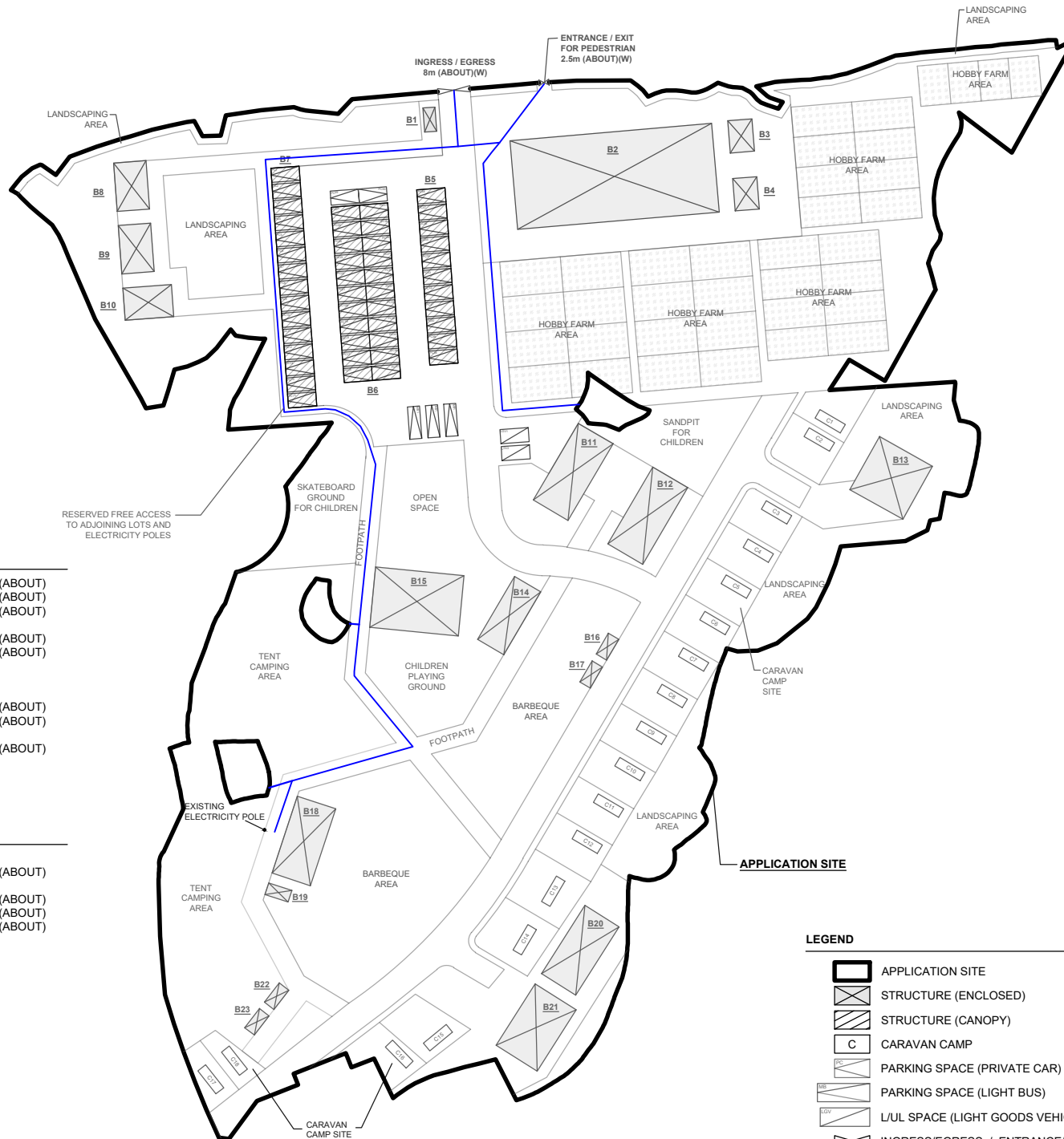


T62 (Overview) (Climber)



T63 (Overview) (Co-dominant trunks)

Annex 3
Revised Plans



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	: 23 + 18 [#]	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 4,669 m ² + 318.6 [#] m	(ABOUT)
TOTAL GFA	: 4,669 m ² + 318.6 [#] m	(ABOUT)
BUILDING HEIGHT	: 3 m - 6 m	(ABOUT)
NO. OF STOREY	: 1	

#AREA COVERED BY CARAVAN

CARAVAN CAMP SITE

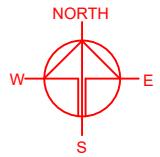
NO. OF CARAVAN CAMP SITE	: 18	
TOTAL AREA COVERED BY CARAVAN	: 318.6 [#] m ²	(ABOUT)
DIMENSION OF EACH CARAVAN	: 2.44 m (W) X 7.26 (L)	(ABOUT)
AREA COVERED BY EACH CARAVAN	: 17.7 m ² EACH	(ABOUT)
HEIGHT OF EACH CARAVAN	: 2.8 m EACH	(ABOUT)

PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 50
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/UL SPACE FOR LGV	: 2
DIMENSION OF L/UL 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/UL 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

8.7.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

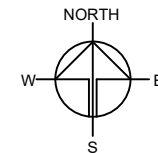
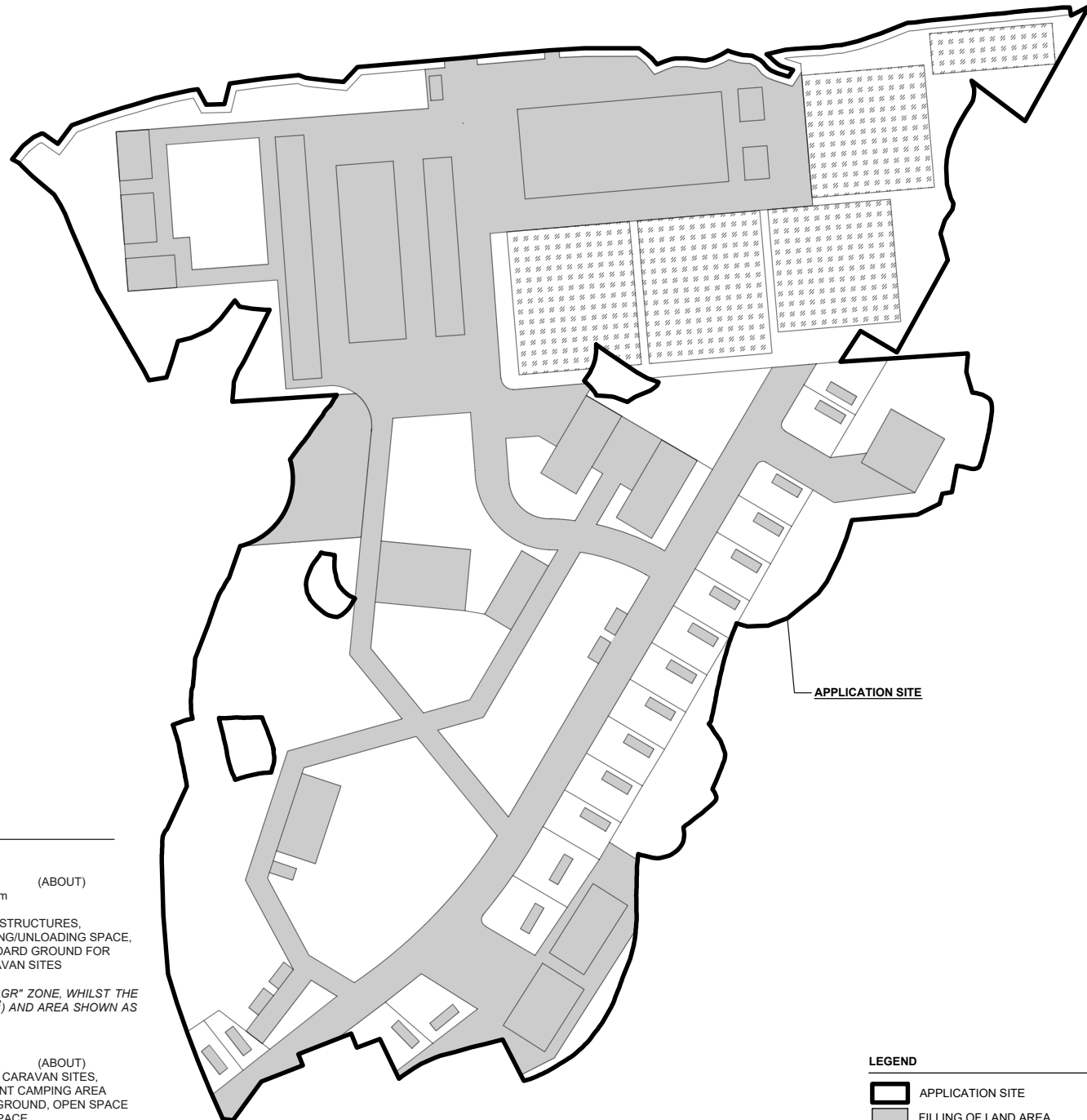
LAYOUT PLAN

DWG NO.

PLAN 4

VER.

001



PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 38,338 m ² (ABOUT)
PROPOSED FILLING OF LAND AREA	: 15,970* m ² (ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m
MATERIAL OF FILLING	: CONCRETE
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES, PARKING AND LOADING/UNLOADING SPACE, FOOTPATH, SKATEBOARD GROUND FOR CHILDREN AND CARAVAN SITES

*14,384 m² OF THE PROPOSED FILLING OF LAND AREA FALL WITH "AGR" ZONE, WHILST THE REMAINING FILLING OF LAND AREA FALL WITHIN "O" ZONE (1,451 m²) AND AREA SHOWN AS 'ROAD' (135 m²)

PROPOSED SOILED GROUND / LAWN AREA	: 18,191 m ² (ABOUT)
PURPOSE OF SOILED / LAWN AREA	: LANDSCAPING AREA, CARAVAN SITES, BARBECUE AREA, TENT CAMPING AREA CHILDREN PLAYING GROUND, OPEN SPACE AND CIRCULATION SPACE

PROPOSED FARM AREA	: 4,177 m ² (ABOUT)
PURPOSE OF FARM	: HOBBY FARM AREA

LEGEND

	APPLICATION SITE
	FILLING OF LAND AREA
	HOBBY FARM AREA
	SOILED GROUND / LAWN AREA

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	DATE
MN	26.6.2025
REVISED BY	DATE
APPROVED BY	DATE

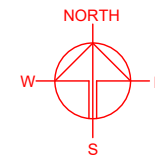
DWG. TITLE

PAVED RATIO PLAN

DWG NO.	VER.
PLAN 6	001

Annex 4

Fire Service Installations Proposal



STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	GUARDHOUSE	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	RECEPTION, AGRICULTURAL EDUCATION ROOM, OFFICE, ANCILLARY EATING PLACE	1,100 m ² (ABOUT)	1,100 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B3	STORAGE OF FARM TOOLS	48 m ² (ABOUT)	48 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	STORAGE OF FARM TOOLS	48 m ² (ABOUT)	48 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B5	CANOPY FOR PARKING SPACE	305 m ² (ABOUT)	305 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B6	CANOPY FOR PARKING SPACE	609 m ² (ABOUT)	609 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B7	CANOPY FOR PARKING SPACE	417 m ² (ABOUT)	417 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B8	RECREATIONAL ACTIVITIES ROOM	96 m ² (ABOUT)	96 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B9	RECREATIONAL ACTIVITIES ROOM	96 m ² (ABOUT)	96 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B10	RECREATIONAL ACTIVITIES ROOM	96 m ² (ABOUT)	96 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B11	SPORTS ACTIVITIES ROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B12	SPORTS ACTIVITIES ROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B13	SPORTS ACTIVITIES ROOM	225 m ² (ABOUT)	225 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B14	RECREATIONAL ACTIVITIES ROOM	135 m ² (ABOUT)	135 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B15	ANCILLARY EATING PLACE	330 m ² (ABOUT)	330 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B16	CHANGING ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B17	WASHROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B18	REFRESHMENT KIOSK	200 m ² (ABOUT)	200 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B19	WASHROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B20	ANCILLARY EATING PLACE	200 m ² (ABOUT)	200 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B21	RECREATIONAL ACTIVITIES ROOM	216 m ² (ABOUT)	216 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B22	CHANGING ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B23	WASHROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		4,669 m ² (ABOUT)	4,669 m ² (ABOUT)	

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

- @ A4

DRAWN BY	DATE
MN	26.6.2024

CHECKED BY	DATE
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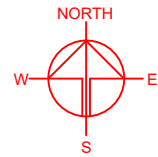
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DWG. TITLE
FSIs PROPOSAL (2/7)

DWG NO.	VER.
APPENDIX V	001

LANDSCAPING
AREA

B1



B7

B5

B8

LANDSCAPING
AREA

B9

B10




7300

7300

3500

3500

FIRE SERVICE INSTALLATIONS

-  EXIT SIGN
-  EMERGENCY LIGHT
-  4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- 1) SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.
- 2) SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND THE FSD CIRCULAR LETTER 5/2008.
- 3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

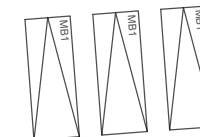
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PC45
PC44
PC43
PC42
PC41
PC40
PC39
PC38

B6



SKATEBOARD

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 : 500 @ A4

DRAWN BY
MN

DATE
26.6.2024

CHECKED BY

DATE

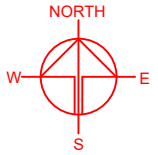
APPROVED BY

DATE

DWG. TITLE
FSIs PROPOSAL (3/7)

DWG NO.
APPENDIX V

VER.
001



INGRESS / EGRESS
8m (ABOUT)(W)

ENTRANCE / EXIT
FOR PEDESTRIAN
2.5m (ABOUT)(W)

B1

B5

B2

B3

B4

HO

HOBBY FARM
AREA

HOBBY FARM
AREA



HOBBY FARM
AREA

4000

4000

7300

FIRE SERVICE INSTALLATIONS

-  EXIT SIGN
 EMERGENCY LIGHT
 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

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- 3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

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

26.6.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FSIs PROPOSAL (4/7)

DWG NO.

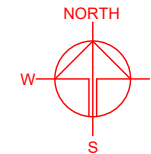
APPENDIX V

VER.

001

HOBBY FARM
AREA

AREA



SANDPIT
FOR
CHILDREN

LANDSCAPING
AREA

B11

B12




B13

LANDSCAPING
AREA

TYPICAL INTERIOR
OF CARAVAN

CARAVAN
CAMP
SITE

FIRE SERVICE INSTALLATIONS

-  EXIT SIGN
 EMERGENCY LIGHT
 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- 1) SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.
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AREA

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

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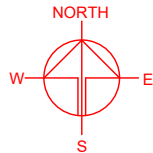
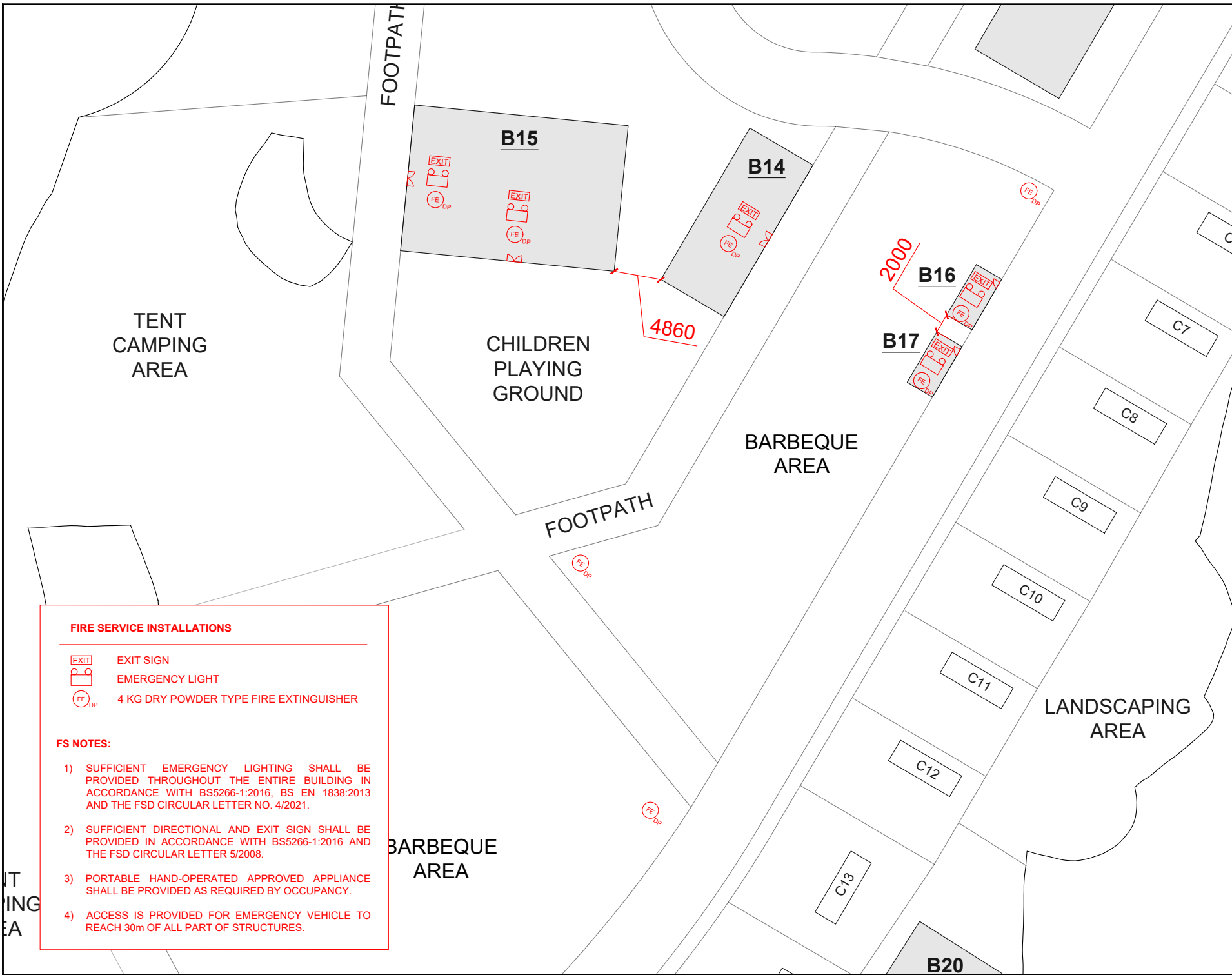
DRAWN BY MN DATE 26.6.2024

CHECKED BY DATE


APPROVED BY DATE

DWG. TITLE
FSIs PROPOSAL (5/7)

DWG NO. APPENDIX V VER. 001



FIRE SERVICE INSTALLATIONS

-  EXIT SIGN
-  EMERGENCY LIGHT
-  4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

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- 2) SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND THE FSD CIRCULAR LETTER 5/2008.
- 3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

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 : 500 @ A4

DRAWN BY

MN

DATE

26.6.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

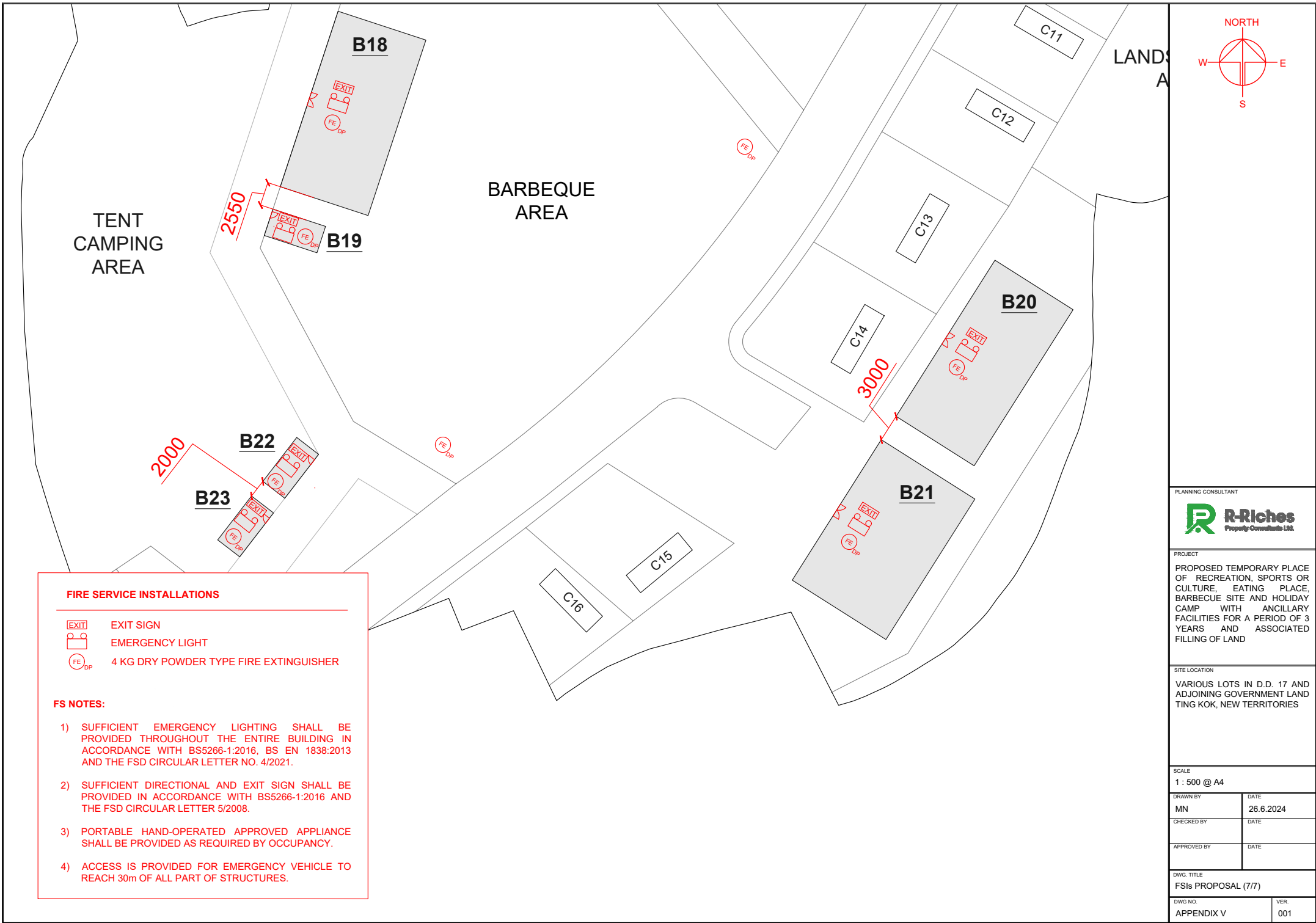
FSIs PROPOSAL (6/7)

DWG NO.

APPENDIX V

VER.

001



Annex 6

Booking Record of Tsuen Kam Campsite

Plans showing the Revised Carpark Layout, Swept Path Analysis and Traffic Sign



搜尋

預約營位

荃錦營地

預約日期: 2025-02-23 - 2025-02-24

可預約營位

9

28

概覽

露營

02 / 2025

3 / 2025

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1							1
2	3	4	5	6	7	8	2	3	4	5	6	7	8
9	10	11	12	13	14	15	9	10	11	12	13	14	15
16	17	18	19	20	21	22	16	17	18	19	20	21	22
23	24	25	26	27	28		23	24	25	26	27	28	29
							30	31					

□ 維修日

□ 已滿



涼亭 水源 廁所 垃圾收集站 保安更亭 可預約 不可預約

*地圖和營位不按比例繪製。

預約營位

荃錦營地

預約日期: 2025-02-23 - 2025-02-24

概覽 ▾

下載地圖



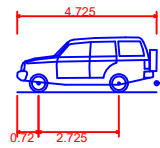
- 涼亭
- 水源
- 廁所
- 垃圾收集站
- 保安更亭
- 可預約
- 不可預約

*地圖和營位不按比例繪製。

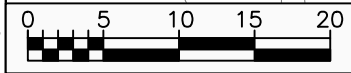
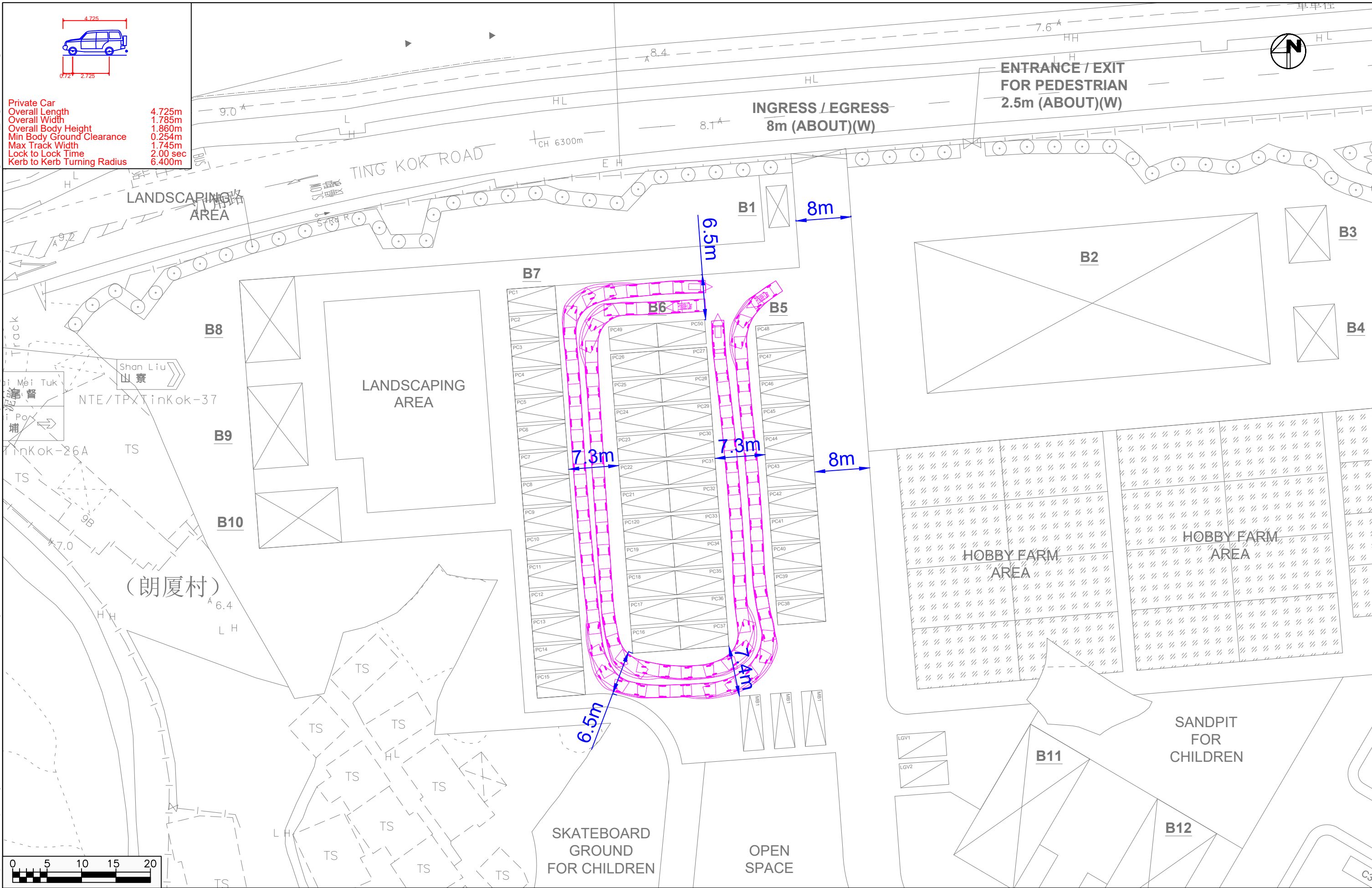
可預約營位

請選擇營位 ▾

X:\Ozzo\83075_Proposed Temporary Place of Recreations with Ancillary Facilities in Various Lots in DD17 and adjoining Government Land, Ting Kok, NT\Data\Dwg\83075_Figure 1A.dwg
2025/07/07 10:53



Private Car
Overall Length 4.725m
Overall Width 1.785m
Overall Body Height 1.860m
Min Body Ground Clearance 0.254m
Max Track Width 1.745m
Lock to Lock Time 2.00 sec
Kerb to Kerb Turning Radius 6.400m



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

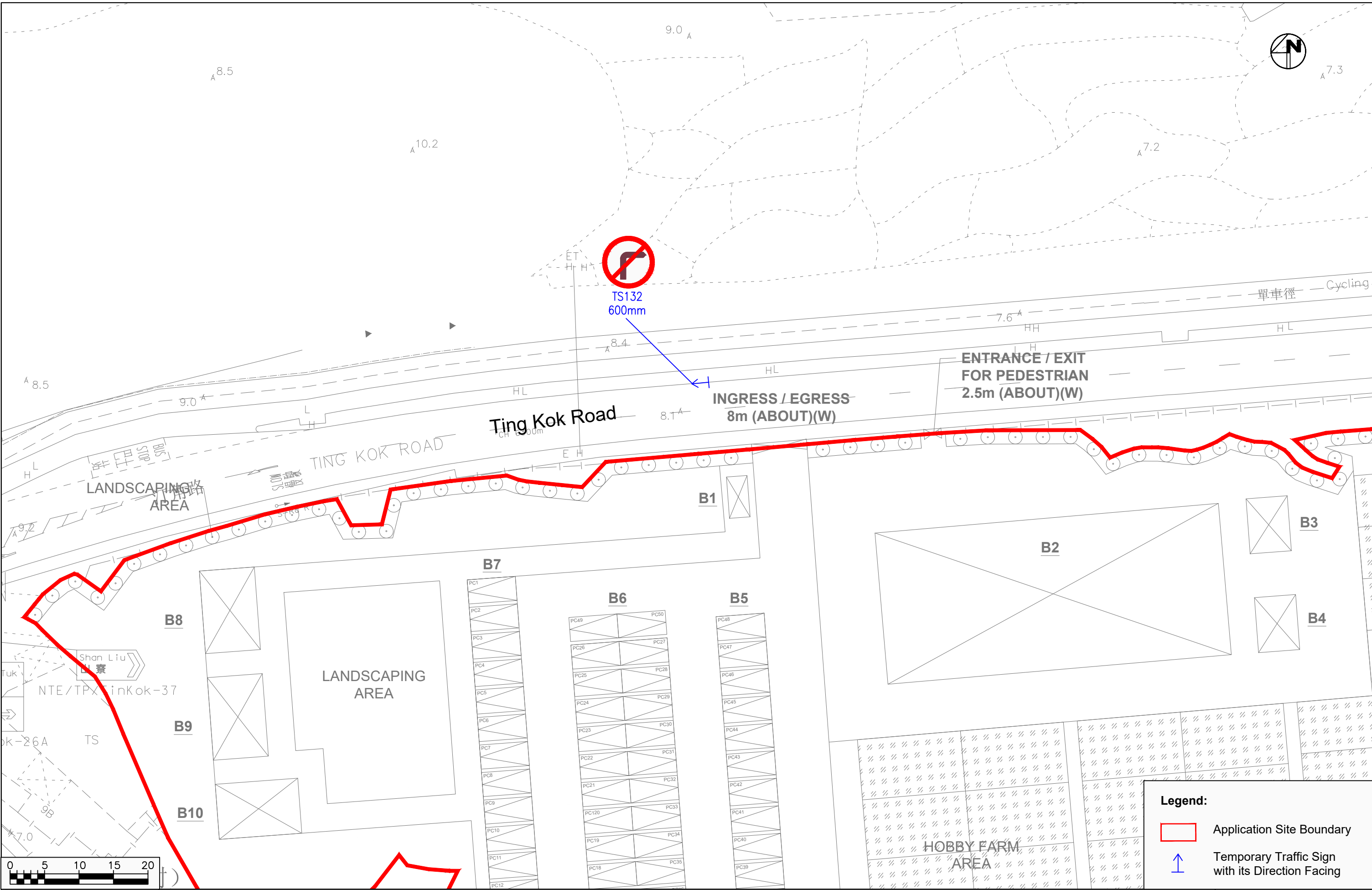
Private Car Swept Path Demonstration



Project No. 83075	Rev. A
Dwg No. Figure 1	

Date 07/07/2025	Scale 1:500
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X:\Ozzo\83075_Proposed Temporary Place of Recreations with Ancillary Facilities in Various Lots in DD17 and adjoining Government Land, Ting Kok, NT\Data\Dwg\83075_Figure 2A.dwg
2025/07/08 10:59



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

Proposed Traffic Sign

Legend:



Application Site Boundary



Temporary Traffic Sign
with its Direction Facing



Project No. 83075

Rev.

Dwg No. Figure 2

A

Date
07/07/2025

Scale
1:500

Annex 7

Revised Pages of Form No. S16-III and Planning Statement

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, Eating Place, Barbecue Site and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land (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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 33,350.4sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 4,987.6sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物／構築物數目 41 (23+18) Proposed domestic floor area 擬議住用樓面面積 N/Asq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 4,987.6sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 4,987.6sq.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) Please refer to Plan 5 for the details of the proposed structures	
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 50 Motorcycle Parking Spaces 電單車車位 N/A Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A Others (Please Specify) 其他 (請列明) Light Bus Parking Spaces 3	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 N/A Coach Spaces 旅遊巴車位 N/A Light Goods Vehicle Spaces 輕型貨車車位 2 Medium Goods Vehicle Spaces 中型貨車車位 N/A Heavy Goods Vehicle Spaces 重型貨車車位 N/A Others (Please Specify) 其他 (請列明)	

(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	4,987.6 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.13 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	41 (23+18)	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A <input type="checkbox"/> (Not more than 不多於) m 米	
		N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	3 - 6 (about) <input type="checkbox"/> (Not more than 不多於) m 米	
		1 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	13 % <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		53
	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) Light Bus Parking Spaces <hr/>		50 N/A N/A N/A N/A 3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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) <hr/>		N/A N/A 2 N/A N/A

Appendix IV

Further Information submitted on 24.07.2025

Response-to-Comment (RtC)

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 Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(a)	It is noted that the proposed drainage system (proposed 375UC at downstream of catchpit no. CP10.01) will run through the application site of A/NE-TK/778. The applicant shall demonstrate that the proposed drainage construction works and the operation of the drainage can be practicably and satisfactorily implemented on site.	Noted. The downstream of catchpit No. CP10.01 has been revised to avoid conflict with the application site of A/NE-TK/778. Please find the updated Figure 3 and 4 in the revised Drainage Impact Assessment at Annex 1 .

Departmental Comments		Applicant's Responses
2. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD)		
(a)	The applicant should explore every possible opportunity in preserving trees as far as practicable. If preservation or transplantation of mature/large trees (T20 and T41) are not feasible, full justifications with supporting information such as close-up photos showing defects (if any) should be provided.	Noted. In order to maintain the landscape quality as far as practicable, large trees labelled as T20 and T41 on the Tree Survey Plan will be preserved in-situ. Please refer to the revised Tree Survey Plan at Annex 2a .
(b)	Actual crown spread of existing and proposed trees should be indicated in scale on the tree survey plan and landscape plan.	Noted. The actual crown spread of existing and proposed trees has been indicated in scale on the revised Tree Survey Plan and Landscape Plan at Annexes 2a and 2b respectively.
(c)	The greenery/planting area should be indicated in the landscape plan for clarity.	Noted. Please refer to the revised Landscape Plan at Annex 2b .
(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 crown and root pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.	Noted.

Annex 1

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

Jul 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
3	Assessment Criteria	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 proposed stormwater drainage system shall be completed prior to the commencement of other construction works, including site clearance and land filling works.
- 4.1.4 The catchment plan is shown in **Figure 4**.
- 4.1.5 Reference Drawings are shown in **Appendix C** for reference.

4.2 Maintenance Responsibilities

- 4.2.1 The proposed stormwater drainage system is to be maintained by the development.
- 4.2.2 The development should carry out inspection to all drainage components before wet season (April). It is also required to carry out routine inspection monthly in wet season and quarterly in dry season and carry out necessary maintenance works to ensure the drainage system is able to function properly.

The maintenance work includes the followings :-

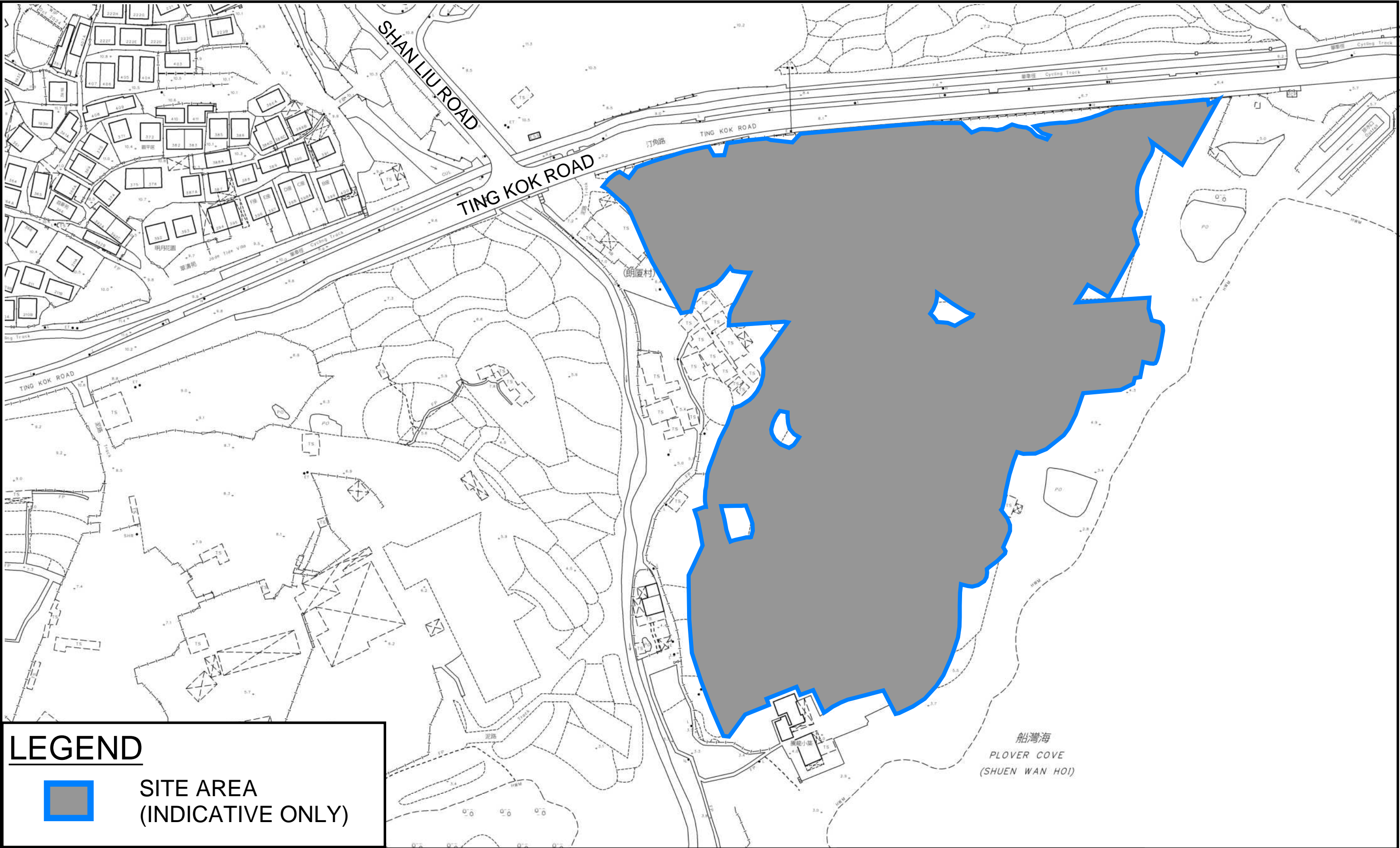
- Cleaning of drains, catchpits and outlets.
- Remove debris, sediments and vegetation to prevent blockage
- Look for signs of damages, such as crack and repair as if it would affect the system to function properly.

5 Conclusion

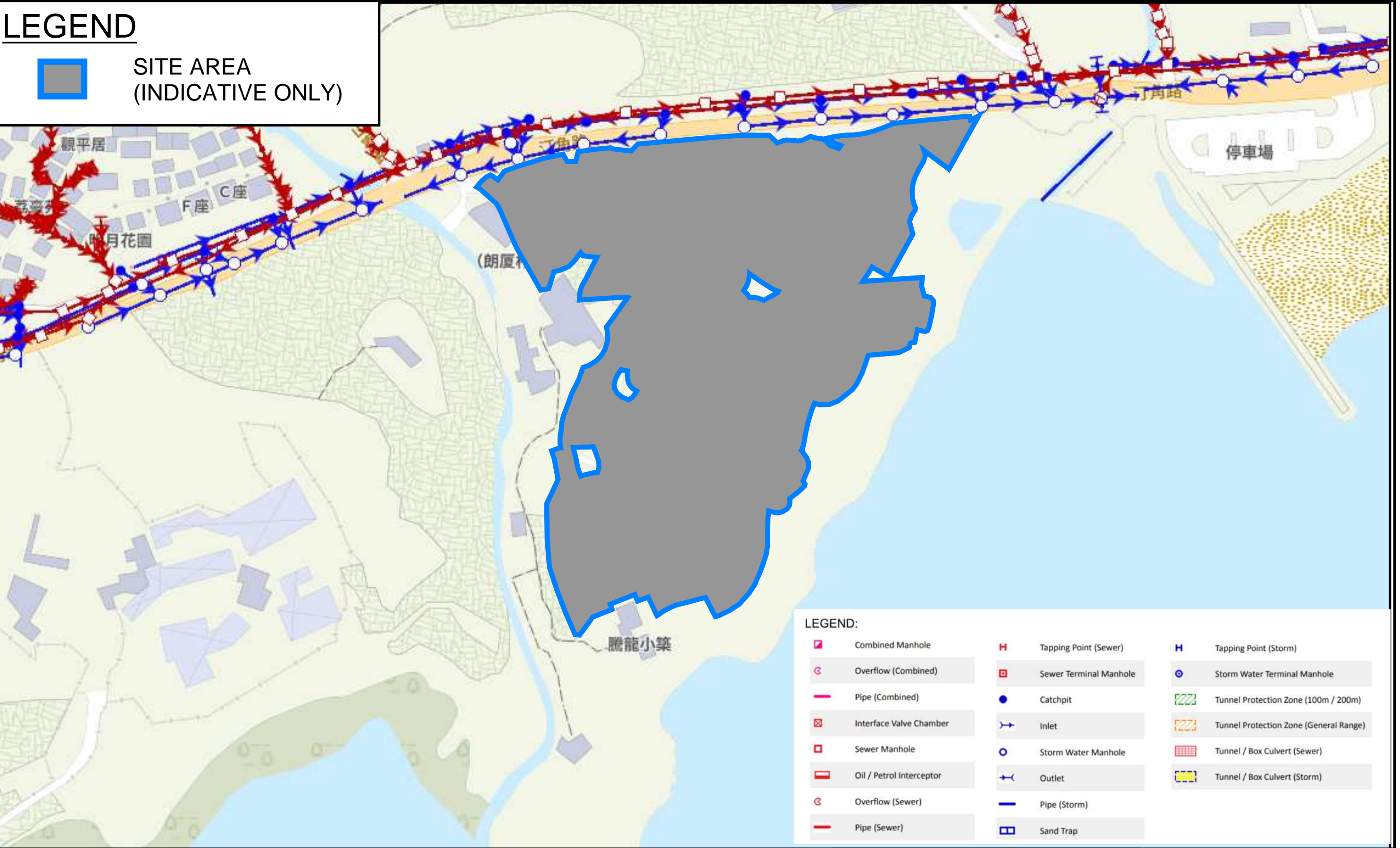
- 5.1.1 Drainage review has been conducted for the Proposed Development. With implementation of proposed drainage system, no unacceptable adverse drainage impact is anticipated.

- 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

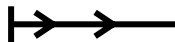
LEGEND




SITE AREA
(INDICATIVE ONLY)



PROPOSED CATCHPIT



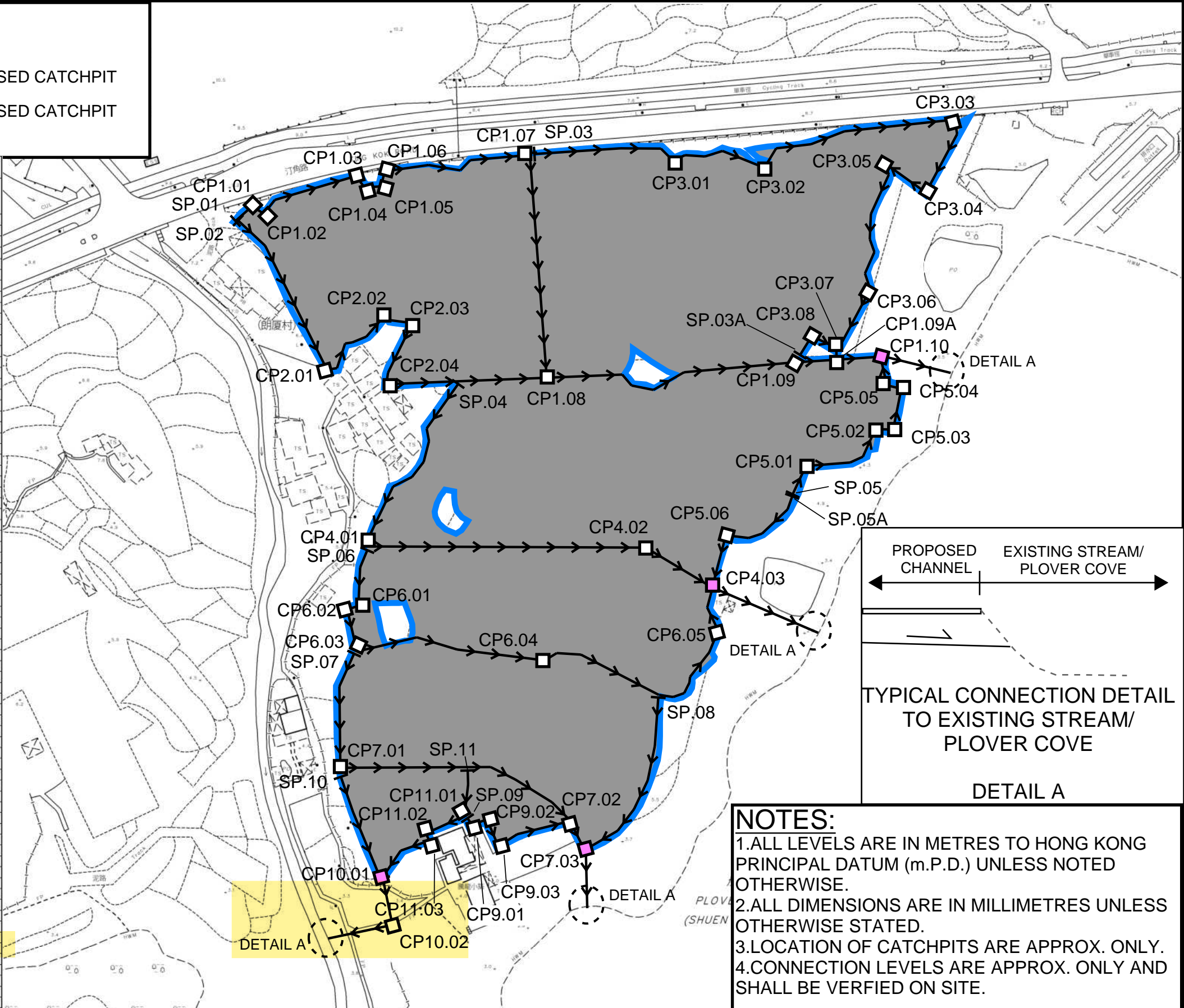
PROPOSED CHANNEL



PROPOSED CATCHPIT
w/TRAP

DRINAGE SCHEDULE

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	Remark
SP01	CP1.01	8.8	8.8	600	200	UC	8.20	8.16	SP	8.0	#SP: Start Point
CP1.01	CP1.02	8.8	8.8	600	200	UC	8.16	8.14	CP	5.0	
CP1.02	CP1.03	8.8	8.5	600	200	UC	8.14	7.90	CP	36.5	
CP1.03	CP1.04	8.5	8.0	600	200	UC	7.90	7.40	CP	5.1	
CP1.04	CP1.05	8.0	8.0	600	200	UC	7.40	7.37	CP	5.9	
CP1.05	CP1.06	8.0	8.0	600	200	UC	7.37	7.34	CP	5.6	
CP1.06	CP1.07	8.0	7.7	600	200	UC	7.34	7.07	CP	53.8	
CP1.07	CP1.08	7.7	5.7	600	200	UC	7.07	5.10	CP	81.0	
CP1.08	CP1.09	5.7	5.4	825	200	UC	4.86	4.40	CP	92.0	
CP1.09	CP1.09A	5.4	4.6	825	200	UC	4.40	3.78	CP	14.9	
CP1.09A	CP1.10	4.6	4.4	825	200	UC	3.78	3.58	CP	16.7	
CP1.10	Plover Cove	4.4	3.5	900	200	UC	3.50	2.60	CP	24.6	
SP02	CP2.01	8.8	6.3	525	100	UC	8.28	5.78	SP	62.7	
CP2.01	CP2.02	6.3	5.9	600	100	UC	5.70	5.30	CP	31.4	
CP2.02	CP2.03	5.9	5.9	675	250	UC	5.23	5.18	CP	10.6	
CP2.03	CP2.04	5.9	5.9	675	250	UC	5.18	5.09	CP	23.9	
CP2.04	CP1.08	5.9	5.7	675	250	UC	5.09	4.86	CP	57.6	
SP03	CP3.01	7.7	6.6	675	200	UC	7.03	5.93	SP	51.4	
CP3.01	CP3.02	6.6	6.1	675	200	UC	5.93	5.43	CP	34.5	
CP3.02	CP3.03	6.1	5.4	675	200	UC	5.43	4.73	CP	73.0	
CP3.03	CP3.04	5.4	5.6	675	200	UC	4.73	4.58	CP	28.9	
CP3.04	CP3.05	5.6	5.7	675	300	UC	4.58	4.52	CP	17.7	
CP3.05	CP3.06	5.7	4.7	675	200	UC	4.52	4.03	CP	47.8	
CP3.06	CP3.07	4.7	5.0	675	200	UC	4.03	3.90	CP	24.7	
CP3.07	CP1.09A	5.0	4.6	675	200	UC	3.90	3.89	CP	3.0	
SP03A	CP3.08	5.4	5.3	600	100	UC	4.80	4.70	SP	7.9	
CP3.08	CP3.07	5.3	5.0	600	100	UC	4.70	4.40	CP	9.7	
SP04	CP4.01	5.1	5.2	825	400	UC	4.28	4.10	SP	69.9	
CP4.01	CP4.02	5.2	5.0	825	400	UC	4.10	3.85	CP	100.5	
CP4.02	CP4.03	5.0	3.1	825	200	UC	3.85	2.28	CP	27.5	
CP4.03	Plover Cove	3.1	2.8	825	200	UC	2.28	1.98	CP	41.5	
SP05	CP5.01	4.9	4.6	525	200	UC	4.38	4.08	SP	11.2	
CP5.01	CP5.02	4.6	4.4	525	200	UC	4.08	3.88	CP	32.6	
CP5.02	CP5.03	4.4	4.4	525	200	UC	3.88	3.85	CP	5.9	
CP5.03	CP5.04	4.4	4.4	525	200	UC	3.85	3.77	CP	15.6	
CP5.04	CP5.05	4.4	4.4	525	200	UC	3.77	3.75	CP	4.5	
CP5.05	CP1.10	4.4	4.4	525	200	UC	3.75	3.70	CP	8.4	
SP05A	CP5.06	4.9	4.9	675	200	UC	4.23	4.07	SP	30.8	
CP5.06	CP4.03	4.9	3.1	675	200	UC	4.07	2.43	CP	18.9	
SP06	CP6.01	5.2	5.0	450	150	UC	4.75	4.55	SP	20.5	
CP6.01	CP6.02	5.0	5.0	450	200	UC	4.55	4.53	CP	4.1	
CP6.02	CP6.03	5.0	5.1	450	200	UC	4.53	4.45	CP	15.4	
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	78.0	
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	CP10.02	3.5	3.3	375	200	UC	3.13	2.93	CP	17.2	
CP10.02	Plover Cove	3.3	3.3	375	200	UC	2.93	2.81	CP	23.5	
SP11	CP11.01	4.5	4.1	375	200	UC	4.13	3.73	SP	16.3	
CP11.01	CP11.02	4.1	4.1	375	200	UC	3.73	3.65	CP	15.1	
CP11.02	CP11.03	4.1	4.1	375	200	UC	3.65	3.64	CP	2.8	
CP11.03	CP10.01	4.1	3.5	375	200	UC	3.64	3.13	CP	22.3	



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

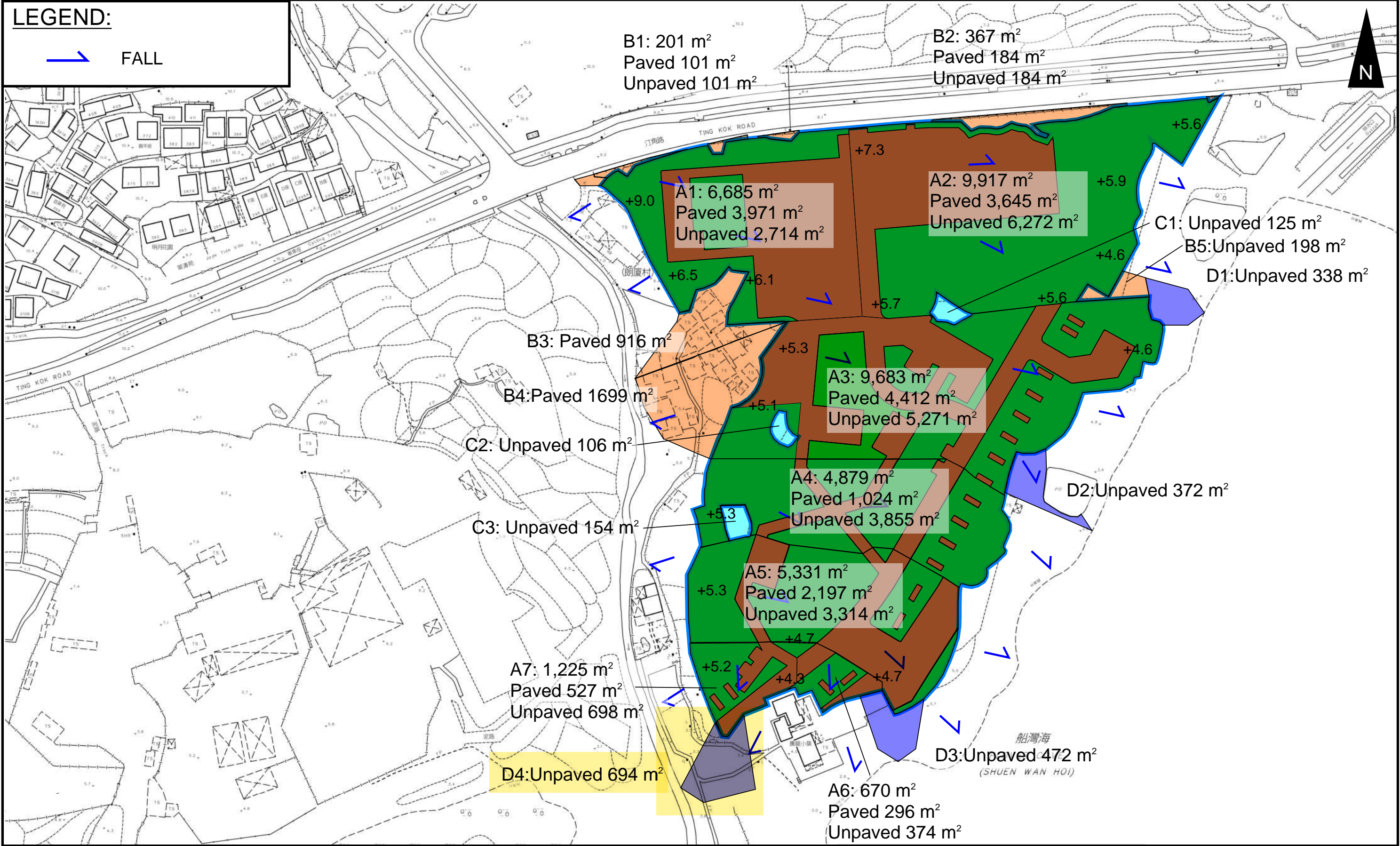
FIGURE NUMBER
FIGURE 3

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

VER	DESCRIPTION	DATE

LEGEND:

 FALL



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

TITLE

CATCHMENT PLAN

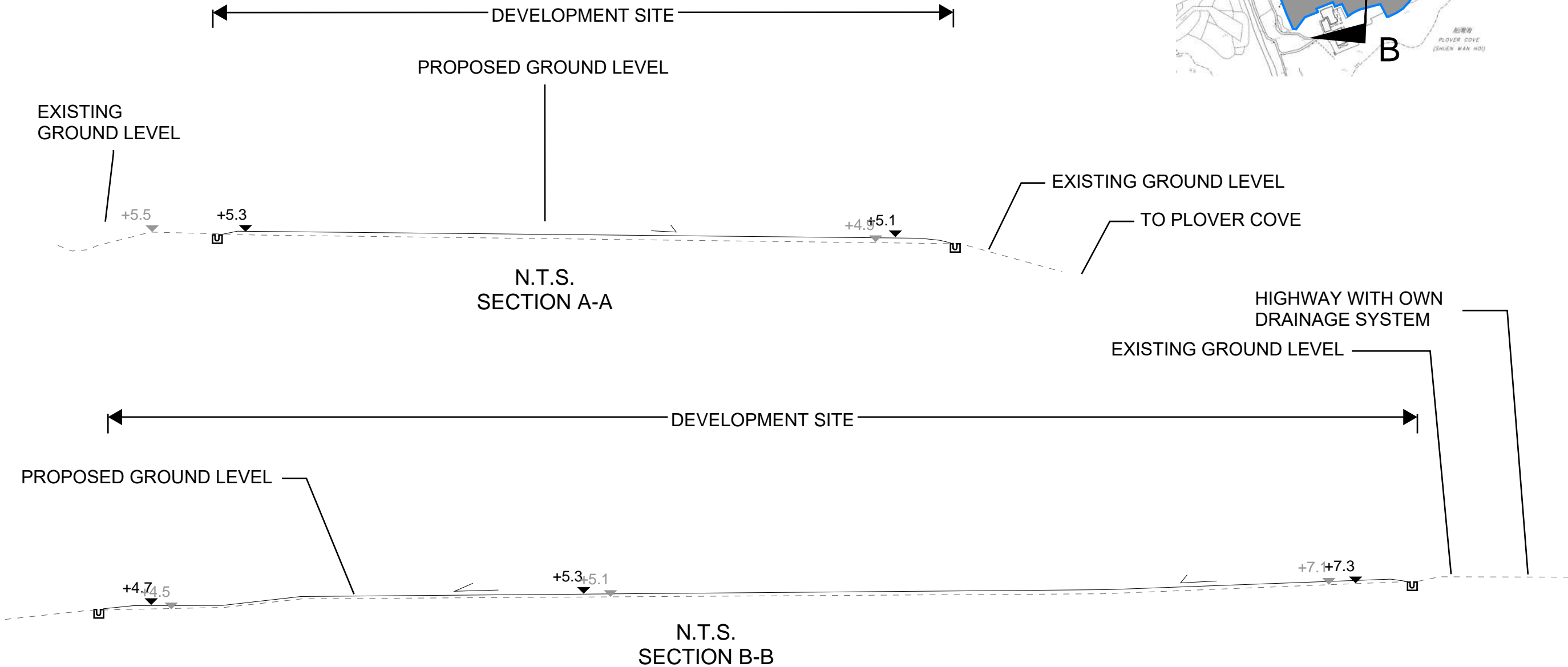
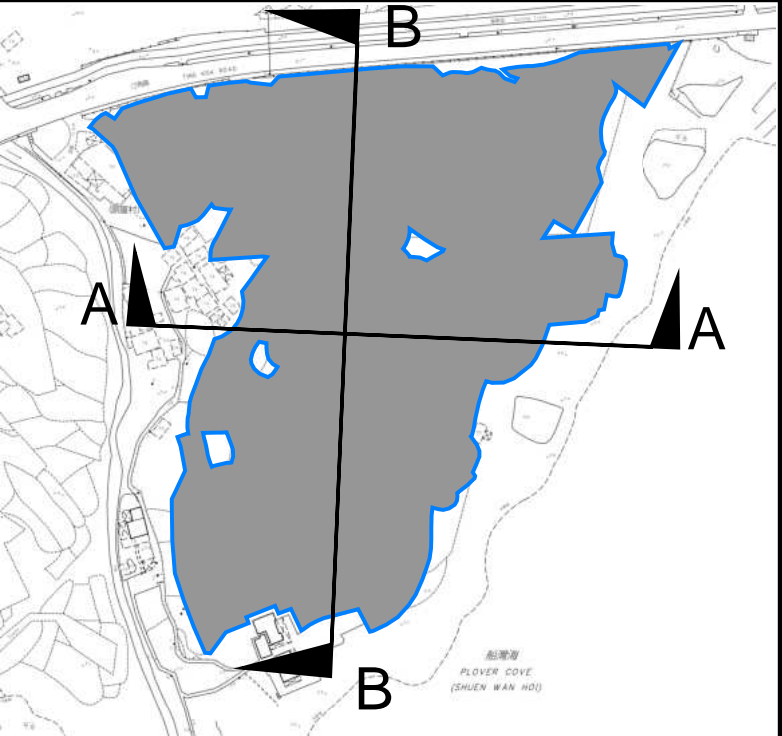
FIGURE NUMBER

FIGURE 4

VER	DESCRIPTION	DATE

LEGEND

SITE AREA
(INDICATIVE ONLY)

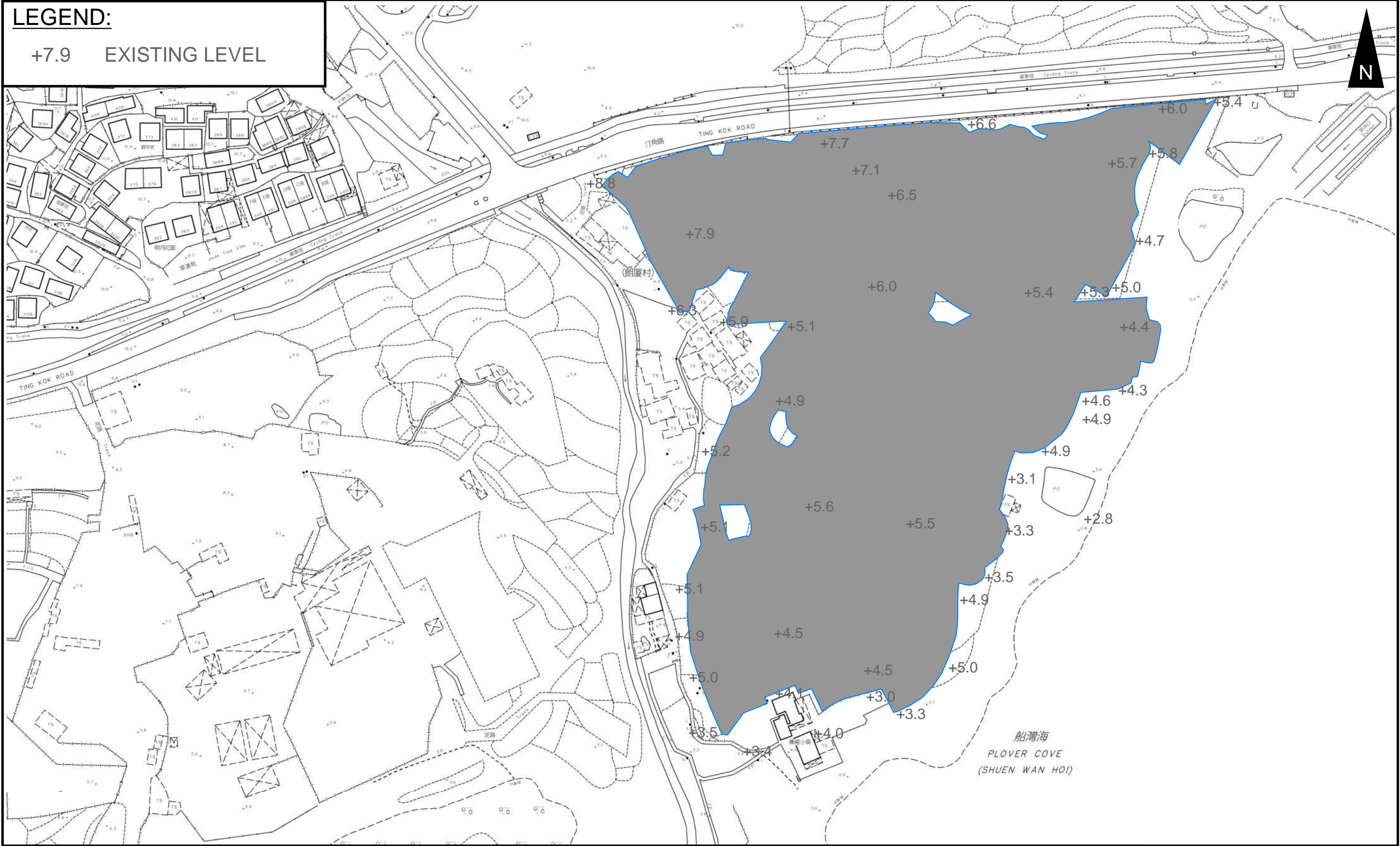


PROJECT: Proposed Temporary Place of Recreation, Sports or Culture, Eating Place, Barbecue Site and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” and “Open Space” Zones and an Area Shown as ‘Road’	TITLE SECTION	FIGURE NUMBER FIGURE 5		
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)

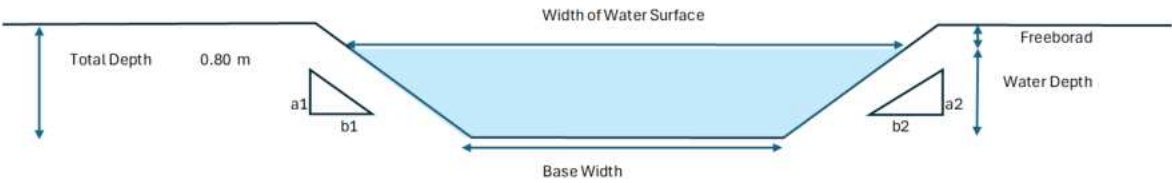
Catchment	A1	A2	A3	A4	A5	A6	A7	A3a	B1	B2	B3	B4	B5	C1	C2	C3	D1	D2	D3	D4
Total Area	6685	9917	9682.6	4878.8	5331.4	670.4	1225.4	5092	201	367	916	1699	198	125	106	154	388	372	472	694
Hard Paved Area	3971	3645	4411.6	1023.8	2197.4	296.4	527.4	2515	100.5	184	916	1699	0	0	0	0	0	0	0	0
Unpaved Area	2714	6272	5271	3855	3134	374	698	2577	100.5	184	0	0	198	125	106	154	388	372	472	694
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	242.9

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 m³/s	Catchment ID1	Catchment ID2	Catchment ID3	Catchment ID4	Catchment ID5	Catchment ID6	Catchment ID7	Catchment ID8	Catchment ID9	Total Equivalent Area m²	ToC min	Intensity mm/hr***	Total Discharge m³/s	Utilization
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	3.30	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									412.48	1.12	304	0.03	25.5%
C9.03	CP7.02	4.00	3.00	375	200	UC	3.63	2.63	CP	27.2	1.21	0.14	A6									412.48	1.26	300		

Capacity Checking of Existing Stream from CP10.01



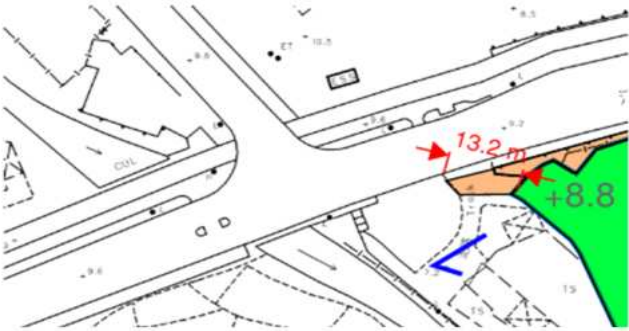
a1	1	
b1	6.1	
a2	1	
b2	4.8	
Total Depth	0.80	m
Base Width	3.20	m
Assumed Water Depth	0.50	m
Freeboard	0.30	m

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

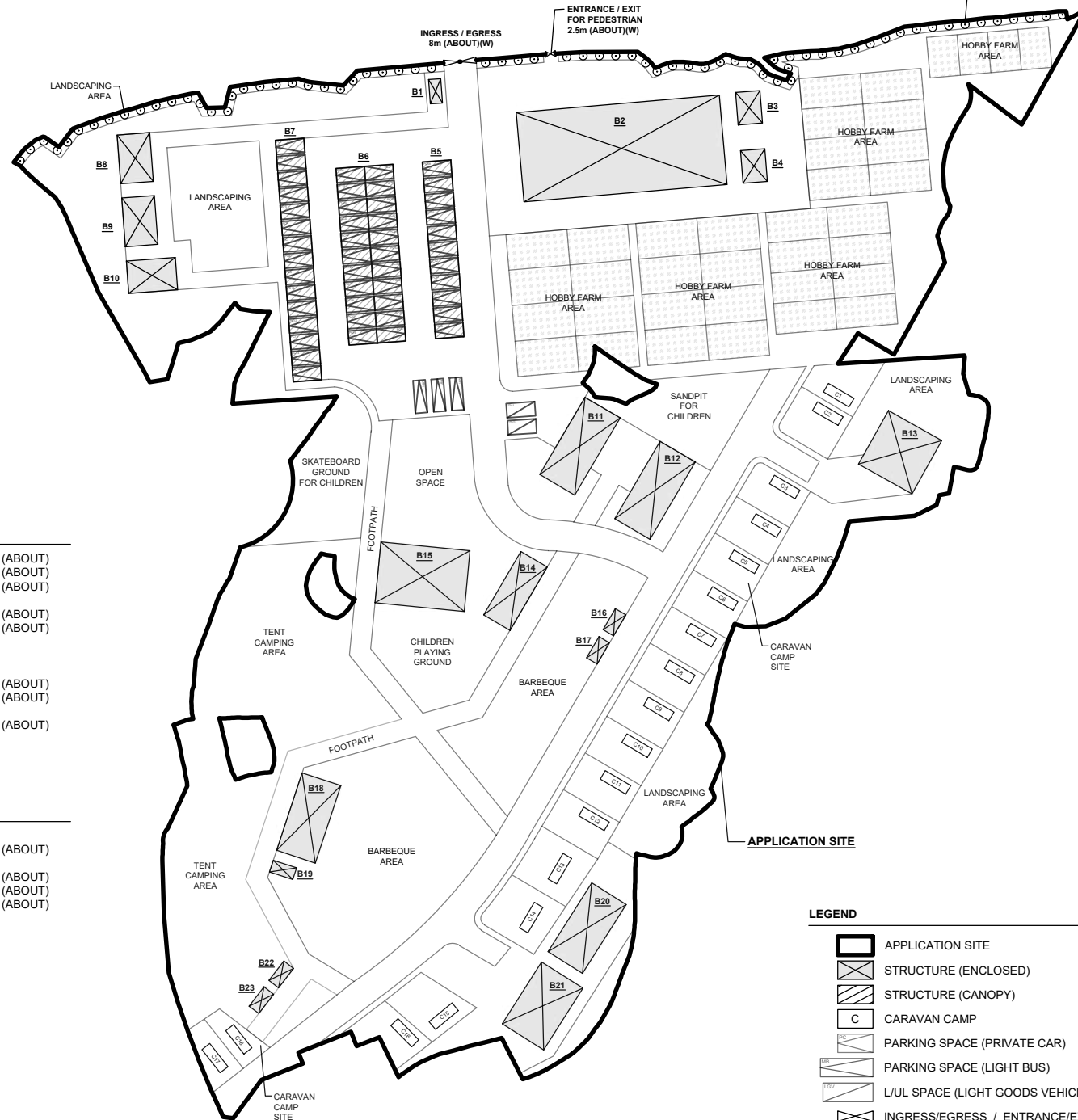
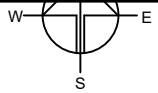
Total Flow from The Application Site = 0.06 m³/s
Utilization Rate = 2.1%
Total flow from CP10.01 only occupy 2.1% of the existing stream.

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	: 23 + 18 [#]	
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

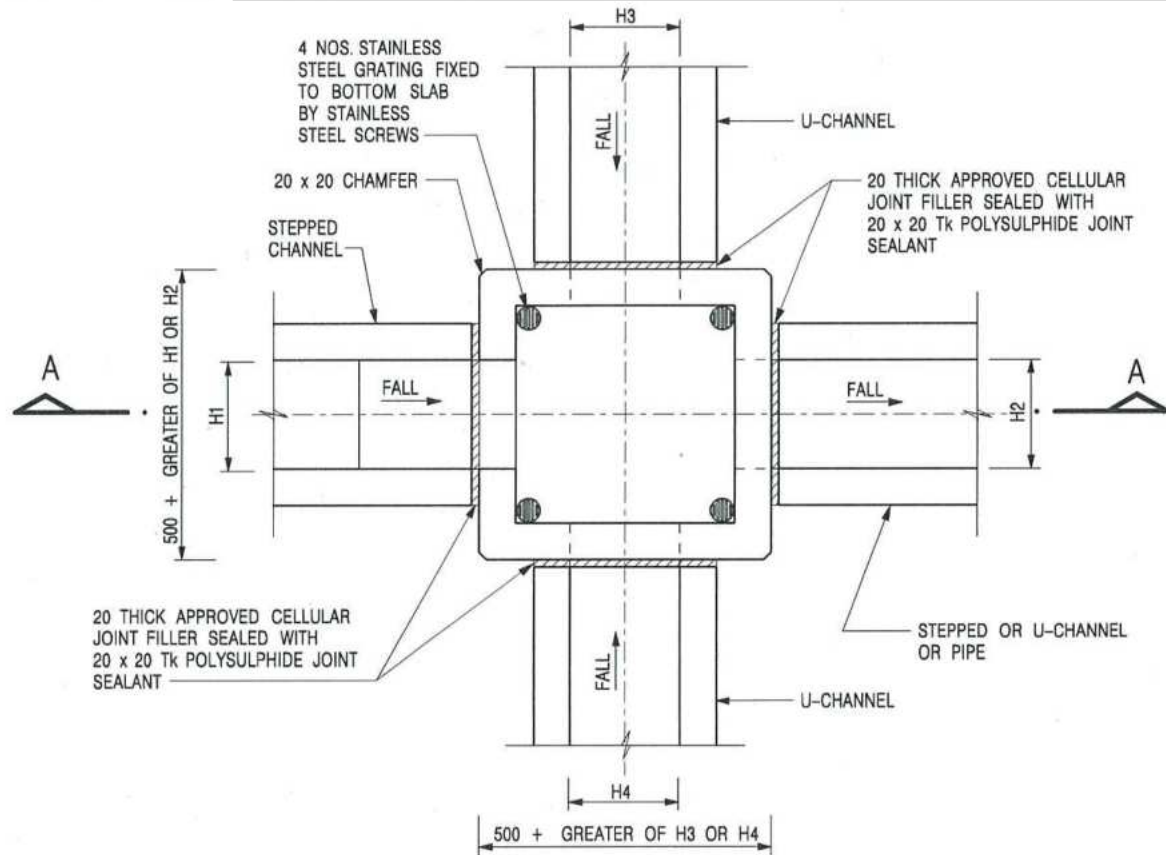
DWG NO.

PLAN 4

VER.

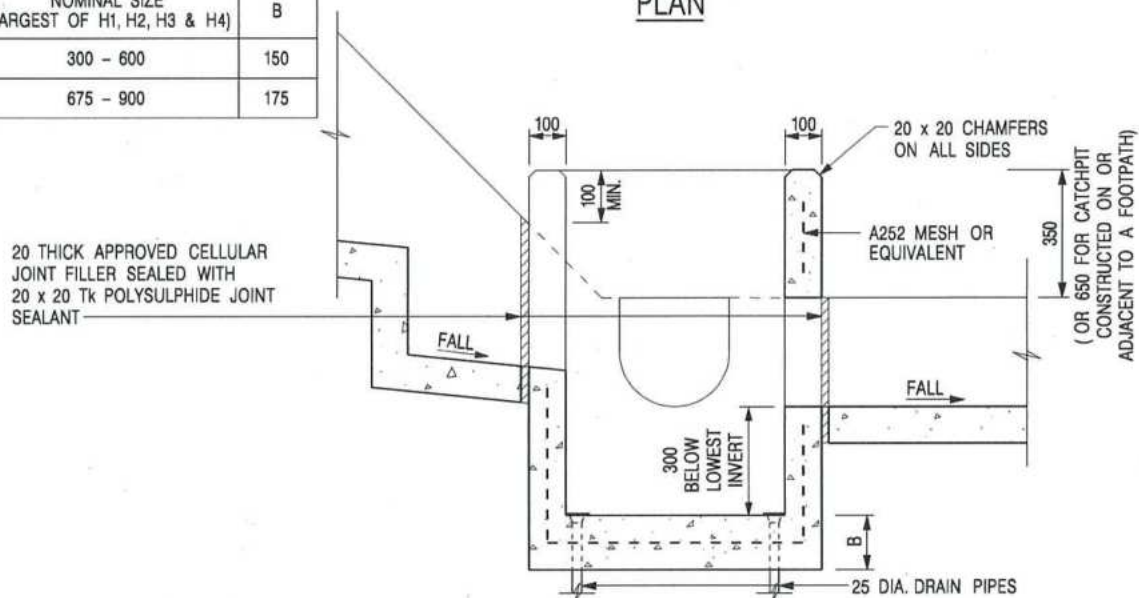
001

Appendix C - Reference Drawings



PLAN

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



SECTION A - A

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



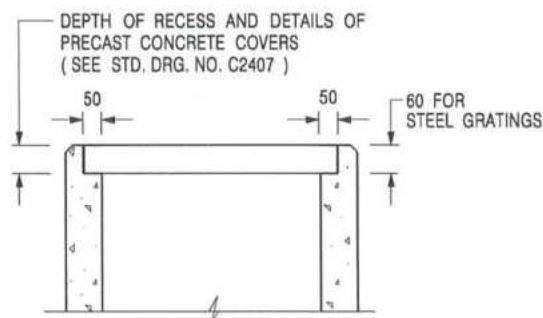
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

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)**



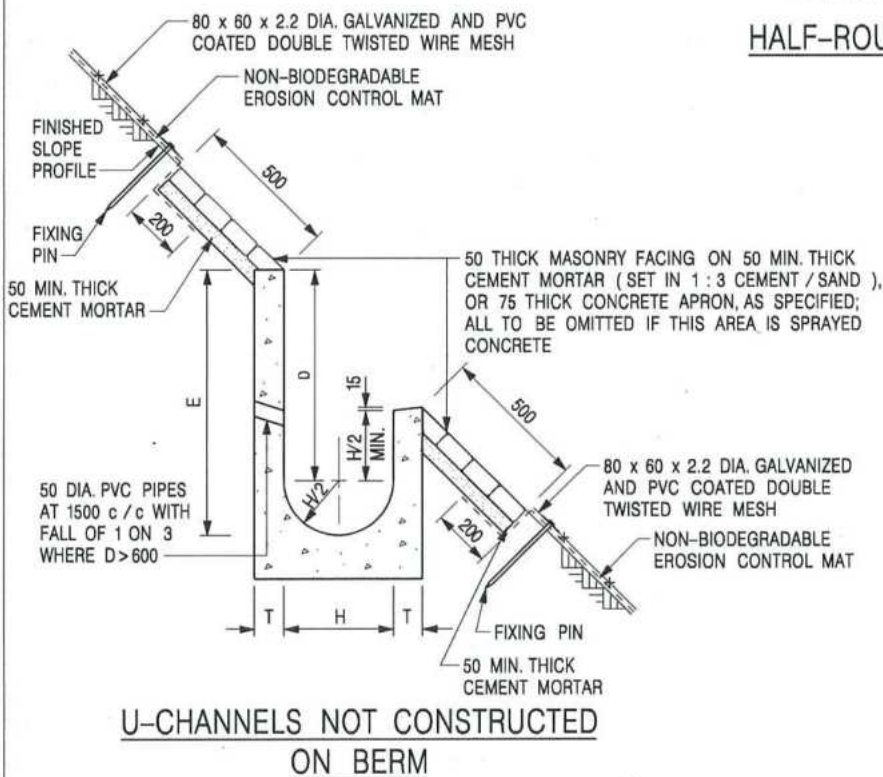
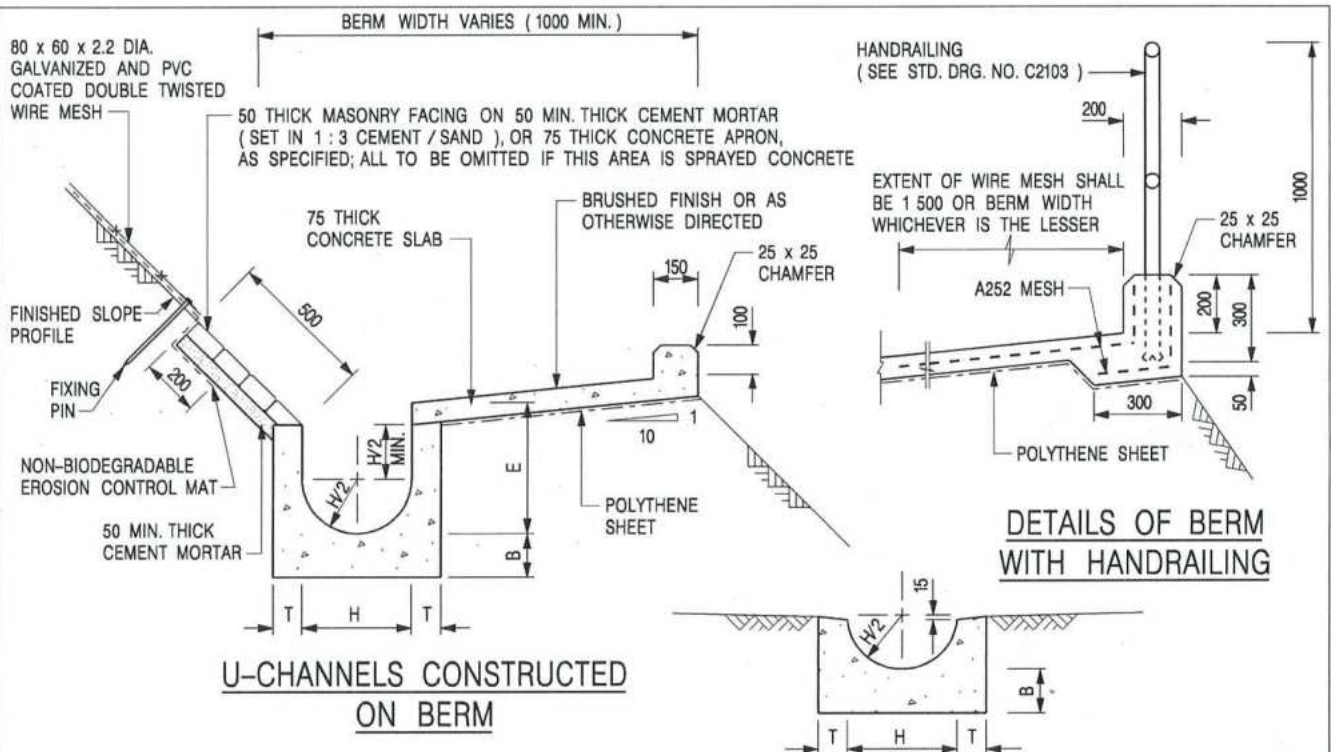
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

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)



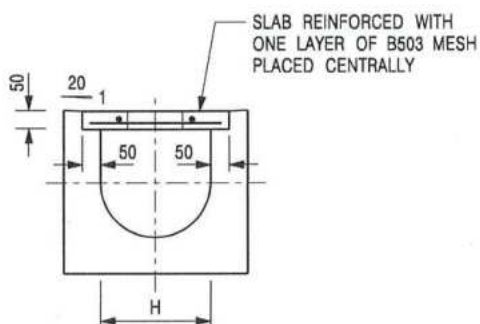
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

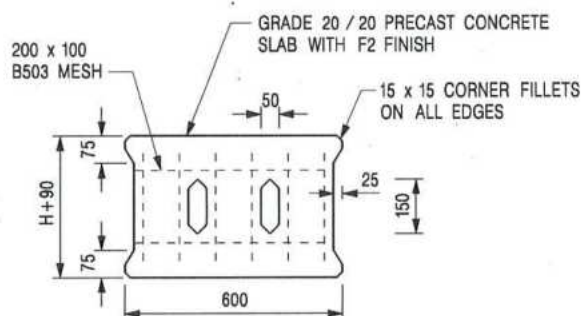
DRAWING NO.

DATE JAN 1991

C2409I



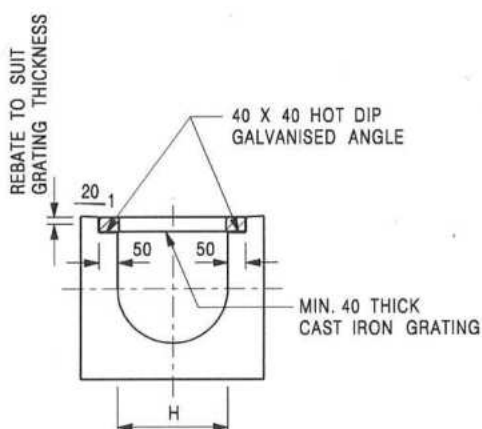
TYPICAL SECTION



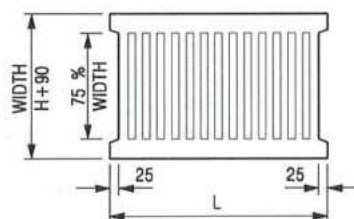
PLAN OF SLAB

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:

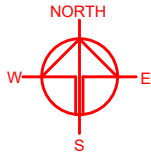
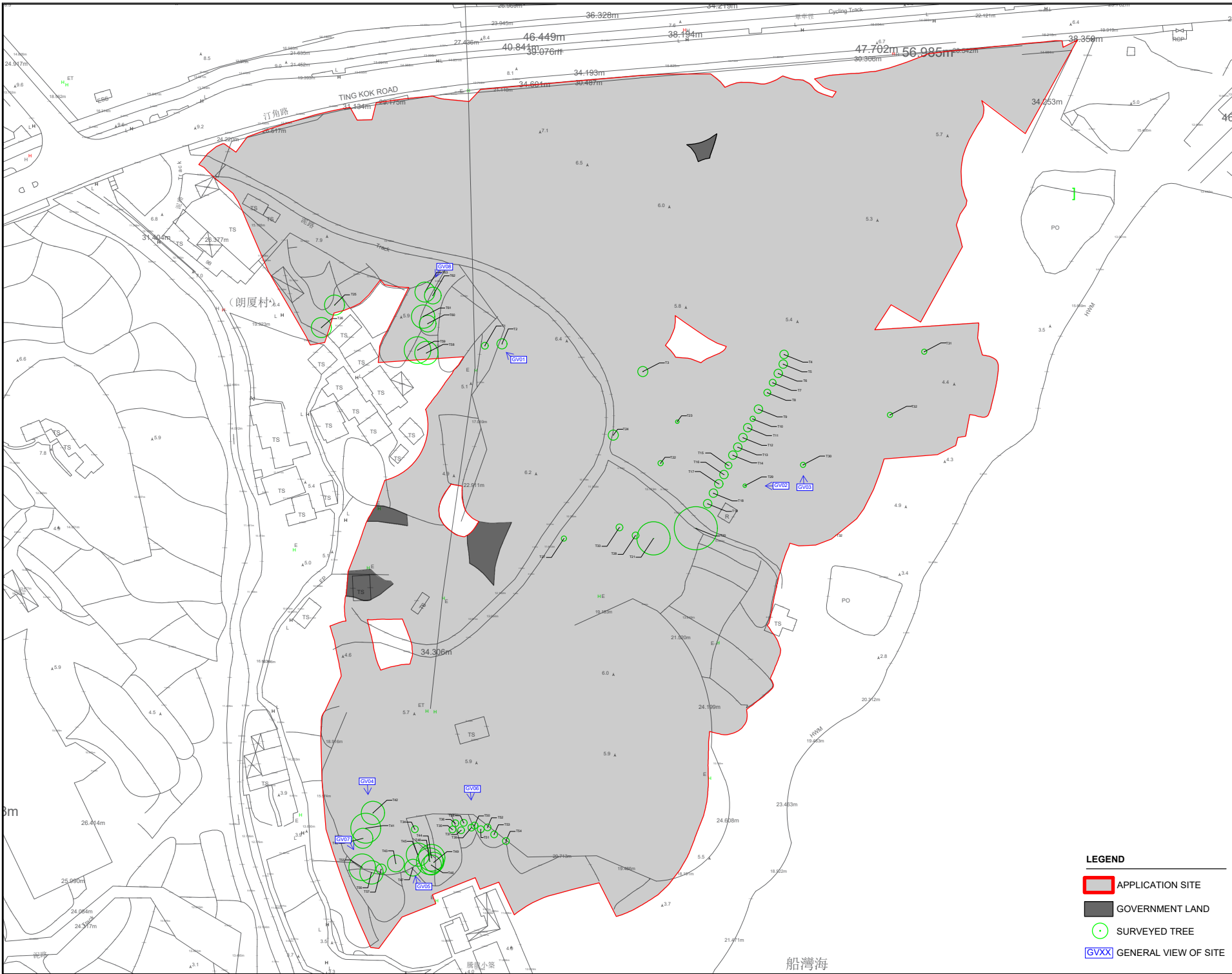
Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories

SITE PHOTOS OF EXISTING DRAINAGE SYSTEM

APPENDIX D

VER	DESCRIPTION	DATE
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Annex 2a
Revised Tree Survey Plan



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	
NOT ON SCALE	
DRAWN BY	DATE
KYU	23.05.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
TREE SURVEY PLAN	
DWG NO.	VER.
TSP	0

- LEGEND**
- APPLICATION SITE
 - GOVERNMENT LAND
 - SURVEYED TREE
 - GENERAL VIEW OF SITE

Annex 2b
Revised Landscape Plan

LANDSCAPE PLAN

APPLICATION SITE AREA : 38,338 m² (ABOUT)

NOS. OF TREE TO BE PLANTED	: 182 (N1-N182)
SPECIES OF NEW TREES	: <i>TERMINALIA MANTALY</i> (N1-N15) <i>SCHIMA SUPERBA</i> (N16-N45) <i>TABEUIA CHRYSANTHA</i> (N46-N52) <i>ELAEOCARPUS CHINIENSIS</i> (N53-N85) <i>BAUINIA X BLAKEANA</i> (N86-N157) <i>PHYLLANTHUS EMBLICA</i> (N158-N173) <i>LIQUIDAMBAR FORMOSANA</i> (N174-N182)

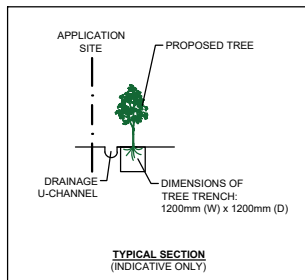
HEIGHT OF NEW TREES	: NOT LESS THAN 2.75 m
SPACING OF NEW TREES	: NOT LESS THAN 4 m
DIMENSION OF TREE TRENCH	: 1.2 m (W) X 1.2 m (D)

NOS. OF TREE TO BE PRESERVED : 2 (T1-T2)
SPECIES OF PRESERVED TREES : *FICUS VIRENS* (T1)
BISCHOFIA JAVANICA (T2)










NOS. OF TREE TO BE TRANSPLANTED : 4 (T3-T6)
SPECIES OF TRANSPLANTED TREES : *PODOCARPUS MARCOPHYLLUS* (T3-T6)

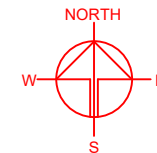
NOTES:

- 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
 PAVED AREA
 STRUCTURES
 HOBBY FARM AREA
 SOILED GROUND
 GRASSED AREA
 PROPOSED TREES
 TREES TO BE PRESERVED IN-SITU
 TREES TO BE TRANSPLANTED



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 _____

23.7.2025

88	CHECKED BY
----	------------

DATE

APPROVED BY _____

DWG. TITLE
LANDSCAPE PLAN

DWG NO.
PLAN

VER.	001
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Appendix V

Revised Planning Statement submitted on 08.07.2025

SECTION 16 PLANNING APPLICATION

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

PLANNING STATEMENT

Applicant

Great City Holdings Limited

Consultancy Team

Planning Consultant:

R-riches Property Consultants Limited

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<i>Existing Site Condition</i>	6
<i>Surrounding Area</i>	6
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APPENDIX

Appendix I Estimated Trip Generation/Attraction

PLANS

Plan 1	Location Plan
Plan 2	Zoning of the Site
Plan 3	Land Status of the Site
Plan 4	Layout Plan
Plan 5	Details of the Proposed Structures
Plan 6	Filling of Land at the Site

TABLES

Table 1	Compliance Records of the Previous Application
Table 2	Development Parameters
Table 3	Provision of Parking and L/UL Spaces

EXECUTIVE SUMMARY

- 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'** (the proposed development).
- The Site falls within an area zoned "Agriculture" ("AGR") and "Open Space" ("O") and an area shown as 'Road' on the Approved Ting Kok Outline Zoning Plan (OZP) No.: S/NE-TK/19. The Site occupies an area of 38,338 m² (about), including 312 m² (about) of GL.
- 23 single-storey structures and 18 movable caravans are proposed at the Site for holiday camp, recreation/sports activity room, room for agricultural education, eating place, refreshment kiosk, changing room, washroom, guardhouse, storage of farm tools, reception, office and canopy for parking spaces uses with total gross floor area (GFA) of 4,987.6 m² (about). The remaining area is reserved for hobby farm area, barbecue area, tent camping area, playground, recreation/sports area, open space, landscape area, vehicle parking spaces, and loading/unloading (L/UL) and circulation area.
- The Site is accessible from Ting Kok Road. The operation hours of the proposed development are from 09:00 to 23:00 daily (including public holidays), except for overnight camping activity.
- Details of development parameters are as follows:

Site Area	38,338 m ² (about), including 312 m ² (about) of GL
Covered Area	4,669 m ² (about) + 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	23 (temporary structures) 18 (movable caravans)
Total GFA	4,669 m ² (about)+ 318.6 m ² (about)*
- Domestic GFA	Not applicable
- Non-Domestic GFA	4,669 m ² (about) + 318.6 m ² (about)*
Building Height	3 m to 6 m (about)
No. of Storey	1

* An area of 318.6 m² (about) will be covered by movable caravans

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，向城市規劃委員會提交有關新界大埔汀角丈量約份第 17 約多個地段及毗連政府土地的規劃申請，於上述地點作「擬議臨時康體文娛場所、食肆、燒烤場地及度假營連附屬設施 (為期 3 年) 及相關填土工程」(擬議發展)。
- 申請地點所在的地區在《汀角分區計劃大綱核准圖編號 S/NE-TK/19》上劃為「農業」和「休憩用地」地帶及顯示為「道路」。申請地盤面積為 38,338 平方米 (約)，當中包括 312 平方米 (約) 的政府土地。
- 申請地點將設有 23 座單層構築物及 18 輛露營車作度假營、康體活動室、農業教學室、食肆、小食亭、更衣室、洗手間、保安更亭、農具存放、接待處、辦公室及車輛泊位上蓋用途，總樓面面積合共為 4,987.6 平方米 (約)，申請地點的其餘地方將預留作休閒農場空間、燒烤場地、露營區、遊樂場、康體空間、休憩空間、園景空間、車輛停泊位和上／落貨及流轉空間。
- 申請地點可從汀角路前往。除通宵露營以外，擬議發展的作業時間為每日上午九時至晚上十一時 (包括公眾假期)。
- 擬議發展的詳情發展參數如下：

地盤面積：	38,338 平方米 (約)， 包括 312 平方米 (約) 的政府土地
上蓋總面積：	4,669 平方米 (約) + 318.6 平方米 (約) *
露天地方面積：	33,350.4 平方米 (約)
地積比率：	0.13 (約)
上蓋覆蓋率：	13% (約)
構築物數目：	23 座構築物 18 輛可移動露營車
總樓面面積 住用總樓面面積： 非住用總樓面面積：	4,669 平方米 (約) + 318.6 平方米 (約) * 不適用 4,669 平方米 (約) + 318.6 平方米 (約) *
構築物高度：	3 米至 6 米 (約)
構築物層數：	1 層

* 318.6 平方米 (約) 為可移動露營車之覆蓋範圍

1. INTRODUCTION

Background

- 1.1 **R-riches Property Consultants Limited** has been commissioned by **Great City Holdings Limited** (the applicant) to make submission on their behalf to the Town Planning Board (the Board) under Section 16 of the Town Planning Ordinance (Cap. 131) in respect to *Lots 553 (Part), 554 (Part), 555, 556 (Part), 557, 558, 559, 560, 561, 562 (Part), 565, 567, 568, 571 (Part), 573, 574, 575, 576, 577, 578 S.A, 578 S.B, 579, 580, 581, 582, 583, 584, 585, 586 S.A, 586 S.B ss.1, 586 S.B ss.2, 586 S.B RP, 586 S.C ss.1 (Part), 586 S.C RP, 587, 588, 589, 590, 591 S.A, 591 RP, 592 S.A, 592 RP, 593 S.A, 593 RP, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 610, 611, 612, 613, 614, 615, 616, 617 S.A, 617 RP, 618 S.A ss.1, 618 S.A RP, 618 RP, 619, 620, 621 S.A, 621 RP, 622, 623, 624 S.A (Part), 625 S.A (Part), 625 RP (Part), 626, 627 S.A & S.B, 628 S.A, 628 RP, 629, 630, 631 S.A, 631 RP, 632 S.A, 632 S.B RP, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644 S.A, 644 S.B (Part), 645, 646, 647, 650, 652, 654 (Part), 655 (Part), 656 (Part), 657, 658 (Part), 662, 663, 664, 665, 666, 667 RP, 668 RP, 669, 690 RP, 1274 RP, 1275, 1276, 1277 RP, 1278, 1343 S.B ss.1 (Part), 1346 S.A RP, 1346 S.B ss.1 (Part) and 1347 S.A (Part) in D.D. 17 and Adjoining GL, Ting Kok, Tai Po, New Territories* (the Site) (**Plans 1 to 3**).
- 1.2 The applicant would like to use 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**' (the proposed development). The Site currently falls within an area zoned "Agriculture" ("AGR") and "Open Space" ("O") and an area shown as 'Road' on the Approved Ting Kok Outline Zoning Plan (OZP) No.: S/NE-TK/19 (**Plan 2**). According to the Notes of the OZP, the applied uses are not Column 1 nor Column 2 uses within the "AGR" zone; whilst '*Place of Recreation, Sports or Culture*', '*Eating Place*' and '*Holiday Camp*' are Column 2 uses within the "O" zone. Besides, all uses or developments in any area shown as 'Road' require planning permission from the Board according to the covering Notes of the OZP. As such, the applied uses require planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement. Assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant government bureaux/departments and members of the Board.

2. SITE CONTEXT

Site Location

- 2.1 The Site is located approximately 1 km west of Tai Mei Tuk Bus Terminus and 9 km east of Tai Po Market MTR Station.

Accessibility

- 2.2 The Site is accessible from Ting Kok Road (**Plan 1**).

Existing Site Condition

- 2.3 The Site is currently vacant, generally flat and partly covered with vegetation (**Plans 1 and 3**).

Surrounding Area

- 2.4 The Site is mainly surrounded by sites for eating place, barbecue site, car park and hobby farm, unused/vacant land, temporary structures and village houses (**Plans 1 and 3**).
- 2.5 To its immediate north is Ting Kok Road, across which is unused/vacant land covered with vegetation and intermixed with temporary structures. To its further north are unused/vacant land falling within the "Other Specified Uses" annotated "Spa Resort Hotel" zone.
- 2.6 To its immediate east are vegetated land and the sea frontage of Plover Cove. To its further east is Long Mei Beach vehicle park and Long Mei Beach.
- 2.7 To its immediate south are some vegetated land intermixed with temporary structures and village houses. To its further south is the sea frontage of Plover Cove.
- 2.8 To its immediate west are the sites of approved car park, barbecue site and/or eating place (Nos. A/NE-TK/701, 712, 783 and 796). To its further west are some active agricultural land.

3. PLANNING CONTEXT

Zoning of the Site

- 3.1 The Site falls within an area zoned "AGR" and "O" and an area shown as 'Road' on the Approved Ting Kok OZP No.: S/NE-TK/19 (**Plan 2**). According to the Notes of the OZP, the applied uses are not Column 1 nor Column 2 uses within the "AGR" zone; whilst 'Place of Recreation, Sports or Culture', 'Eating Place' and 'Holiday Camp' are Column 2 uses within the "O" zone. According to the covering Notes of the OZP, all uses or developments in any area shown as 'Road' require planning permission from the Board. As such, the applied uses require planning permission from the Board.

Planning Intentions

- 3.2 The planning intention of the "AGR" zone is *primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.*
- 3.3 The planning intention of the "O" zone is *for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.*
- 3.4 Area shown as 'Road' is intended for road/road improvement works.

Filling of Land Restrictions in the "AGR" Zone

- 3.5 According to the Remarks of the "AGR" zone, any **filling of land**, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works coordinated or implemented by Government, and maintenance repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Board under S.16 of the Ordinance.

Previous Application

- 3.6 Portion of the Site was subject of a previous application (No. A/NE-TK/678) for 'Place of Recreation, Sports or Culture' and 'Eating Place' submitted by the same applicant, which was approved by the Board in 2020 on temporary basis for a period of 5 years. The applicant has made effort to comply with all submission-related conditions of the previous application. Details of the compliance records are shown at **Table 1** below.

Table 1 – Compliance Records of the Previous Application

Planning Conditions under Application No. A/NE-TK/678		Date of Compliance
(d)	The submission of a revised drainage proposal	07.12.2022
(e)	The implementation of the revised drainage proposal	Not complied with
(f)	The submission of proposals for water supplies for firefighting and FSIs	08.04.2022
(g)	The provision of the water supplies for firefighting and FSIs	Not complied with
(h)	The submission of a run-in/out proposal	09.09.2022
(i)	The implementation of the run-in/out proposal	Not complied with
(j)	The submission of a pedestrian crossing proposal	09.09.2022
(k)	The implementation of the pedestrian crossing proposal	Not complied with

- 3.7 The applicant submitted the applications for Short Term Waiver (STW) and Short Term Tenancy (STT) to the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) on 01.12.2020 for the erection of structures and the occupation of GL. Although the applicant has complied with all submission-related conditions (i.e. conditions (d), (f), (h) and (j)) within the approval period of the previous application, the applicant was not able to launch relevant implementation works before obtaining the required STW and STT from DLO/TP, LandsD. Subsequently, the planning permission was revoked on 20.10.2024 due to non-compliance with the implementation-related planning conditions (i.e. conditions (e), (g), (i) and (k)).

Similar Applications

- 3.8 Similar applications (Nos. A/NE-TK/697, 704, 712, 752, 782 and 783) for 'Barbecue Site' and/or 'Holiday Camp' within/straddling the same "AGR" zone were approved by the Board between 2021 and 2024.

Land Status of the Site

- 3.9 The Site comprises 131 private lots in D.D. 17, with private land area of 38,026 m² (about) of Old Schedule Lots held under Block Government Lease. Apart from the above private lots, the Site also consists of 312 m² (about) of GL (**Plan 3**).

- 3.10 Given that there is restriction on the erection of structures without the prior approval from the Government, the applicant will submit applications for STW and STT under the current scheme to DLO/TP, LandsD to make way for the erection of the proposed structures at the Site and the occupation of GL respectively, after planning approval has been obtained from the Board. No structure is proposed for domestic use.

4. DEVELOPMENT PROPOSAL

Development Details

- 4.1 The Site consists of an area of 38,338 m² (about), including 312 m² (about) of GL. Details of development parameters are shown at **Table 2** below.

Table 2 – Development Parameters

Site Area	38,338 m ² (about), including 312 m ² (about) of GL
Covered Area	4,669 m ² (about) + 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	23 (temporary structures) 18 (movable caravans)
Total GFA	4,669 m ² (about) + 318.6 m ² (about)*
- Domestic GFA	Not applicable
- Non-Domestic GFA	4,669 m ² (about) + 318.6 m ² (about)*
Building Height	3 m to 6 m (about)
No. of Storey	1

* An area of 318.6 m² (about) is proposed to be covered by movable caravans

- 4.2 23 single-storey structures and 18 movable caravans (17.7 m² (about) each) are proposed at the Site for holiday camp, recreation/sports activity room, room for agricultural education, eating place, refreshment kiosk, changing room, washroom, guardhouse, storage of farm tools, reception, office and canopy for parking spaces uses with total GFA of 4,987.6 m² (about). The remaining area is reserved for hobby farm area, barbecue area, tent camping area, playground, various recreation/sports area, open space, landscape area, vehicle parking spaces, and L/UL and circulation area. Details of the proposed structures are shown at **Plans 4 and 5**.

Filling of Land at the Site

- 4.3 Portion of the Site, i.e. 15,970 m² (about), is proposed to be filled with concrete of not more than 0.2 m in depth for site formation of structure, footpath, skateboard ground, caravan site, vehicle parking spaces, and L/UL and circulation area (**Plan 6**). As the Site is currently of soiled ground, concrete site formation is required to provide a relatively flat and solid surface for the applied uses. Hence, hard-paving of the Site is considered required and has been kept to minimal to meet the

operation need of the proposed development. No further filling of land beyond the approved scheme will be carried out by the applicant. Upon expiry of the planning permission, the applicant will reinstate the Site into an amenity area.

Operation Mode

- 4.4 The proposed development aims to provide a passive recreation outlet for members of the public who are interested in camping, barbecue and other recreation/sports activities. The operation hours of the proposed development are from 09:00 to 23:00 daily (including public holidays), except for overnight camping activity. The check-out and check-in time for campers are 13:00 and 16:00 respectively. Quotas for visitor admission will be on a first-come-first served basis. Members of the public will be allowed to make appointment via telephone.
- 4.5 The Site would serve more than 200 visitors on a daily basis. It is estimated that about 20 staff members will station to work at the Site. Various recreational, sports or cultural activities, such as ball games, dancing, painting, drawing, yoga, farming classes etc., will be available for visitors. The propose development will also provide children recreation facilities such as playground, sandpit and skateboard ground to entertain the needs of family visitors. The eating place and barbecue site would serve visitors of the proposed development with prior appointment only.

Minimal Traffic Impact

- 4.6 The Site is accessible from Ting Kok Road (**Plan 1**). An 8 m wide ingress/egress is provided at the northern part of the Site (**Plan 4**). The applicant will implement the run-in/out and pedestrian crossing proposals accepted under previous application No. A/NE-TK/678. A total of 53 parking spaces, including 50 for private cars (PC) and 3 for light buses (LB), are provided at the Site. 2 L/UL spaces for light goods vehicles (LGV) are also provided. Details of the parking and L/UL space provision are shown at **Table 3** below.

Table 3 – Provision of Parking and L/UL Spaces

Type of Space	No. of Space
Parking space for PCs - 2.5 m (W) x 5 m (L)	42 (for visitor) 8 (for staff)
Parking space for LBs - 3 m (W) x 8 m (L)	3
L/UL spaces for LGVs - 3.5 m (W) x 7 m (L)	2

- 4.7 Visitors can get access to the Site by public transport, which is readily available on Ting Kok Road. Besides, visitors accessing by private cars will be required to make

prior appointment, which would serve to regulate the nos. of vehicle accessing the Site. LGVs will be deployed for the transportation of goods into/out of the Site during non-peak hours only.

- 4.8 Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road. Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. Moreover, 'BEWARE OF PEDESTRIAN' signs will be shown at the site ingress/egress to enhance road and pedestrian safety. The breakdowns of estimated vehicular trip generation/attraction of proposed development on weekdays and weekends/public holidays are provided at **Appendix I**. As the estimated vehicular trips generated/ attracted by the proposed development are minimal, adverse impact to the surrounding road network is not anticipated.

Minimal Environmental Impact

- 4.10 The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department (EPD) to minimize adverse environmental impacts and nuisance to the surrounding areas. The applicant will also 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.
- 4.11 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23* to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt/grit will be removed on a regular basis, at the start/end of each rainstorm, to ensure that these facilities are always operational.
- 4.12 For the operation of the proposed development, the applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Besides, the applicant proposes to provide the septic tank and soakaway system to collect the sewage generated from the proposed development. 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.
- 4.13 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. To fulfill the requirements of the *Air Pollution Control Ordinance*, adequate equipment for air pollution control will be provided at the kitchen ventilation system to treat fume emissions before being discharged to the environment.

- 4.14 No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system will be allowed at the Site at any time. 2.5 m high solid metal fencing will be erected along the northern, southern and western boundary of the Site to minimize noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

Minimal Landscape Impact

- 4.15 No old and valuable tree or protected species has been identified at the Site. Due to the proposed hard-paving works, the majority of the Site will be disturbed. The remaining area will be affected by the erection of structures; consequently, all existing trees will be affected, and it is not proposed to retain any of the existing trees at the Site.
- 4.16 In order to mitigate the potential landscape impact to the surrounding area, the applicant proposes to provide landscape areas along the northern and eastern periphery of the Site (**Plan 4**).

Minimal Drainage Impact

- 4.17 The applicant will submit a drainage proposal to mitigate potential drainage impact generated from the proposed development after planning permission has been granted from the Board. The applicant will implement the drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety Aspect

- 4.18 Upon obtaining the planning permission, the applicant will submit an FSIs proposal for the consideration of the Director of Fire Services to enhance fire safety of the Site. The applicant will implement the accepted FSIs proposal at the Site while receiving the STW approval from LandsD for the erection of structures.

5. CONCLUSION

- 5.1 The current application serves to seek planning permission to operate a passive recreation outlet with place of recreation, sports or culture, eating place, barbecue site and holiday camp on a temporary basis for a period of 3 years. The proposed development would meet the increasing demand for members of the public who are interested in camping, barbecue and other recreation/sports activities.
- 5.2 Although the Site is not in line with the long-term planning intention of the "AGR" zone, and not entirely in line with that of the "O" zone, the Site has been vacant without active agricultural activity and know plan for open space development. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intentions of the "AGR" and "O" zones and better utilize deserted land in the New Territories.
- 5.3 The Site is surrounded by sites for eating place, barbecue site, car park and hobby farm, unused/vacant land, temporary structures and village houses, and is closely connected to nearby public road network; the proposed development is considered not incompatible with the surrounding areas. Besides, applications for similar uses have been approved by the Board in the vicinity of the Site. Approval of the current application would therefore not set an undesirable precedent.
- 5.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and FSIs proposals etc., to mitigate any adverse impact arising from the proposed development. The applicant will also strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 5.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application 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**'.

R-riches Property Consultants Limited
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