

Departmental Comments		Applicant's Responses
A. Comments from PlanD		
<i>(Contact Person: Mr. Frankie Tsang, 2417 6255)</i>		
1.	As there will not be overnight stay as claimed, please critically review the need of providing 2 bedrooms inside the tent.	因應政府部門的意見，我們修訂了總綱發展圖(MLP)。申請修改為一個充氣帳篷，帳篷屬臨時充氣性質，將按家庭使用頻率及天氣狀況彈性展開或收起。充氣帳篷內部沒有任何間隔，不設睡房或留宿床位。
2.	Please clarify if there will be any BBQ and cooking activities within the site. If negative, please critically review the need of providing 「食物預備區」 inside the tent.	申請範圍內不會BBQ，充氣帳篷內不會煮食，帳篷內部沒有分區設計，不會設有食物預備區。
3.	Taking in account our comments (1) and (2) above, please also critically review the size and scale of the tent.	帳篷尺寸修訂為 長23m、闊10m、高5m，相比原本的設計面積縮小了23%。
4.	Please clarify if bathing facilities will be provided within the site.	場地不設任何沐浴設施。
5.	Please supplement on how access of service vehicles (e.g. vacuum tankers for sewerage disposal) could be made.	車輛可經由地盤東面閘口，沿現有車路駛往荃錦公路。
6.	Please supplement on the catering arrangement.	只會自備食物到申請地點休憩野餐，野餐所產生的垃圾在離開時一併帶走處理，實行Leave No Trace的概念。
7.	Please elaborate the proposed construction method to demonstrate the proposed tent is a “temporary structure” .	申請地表現時覆蓋著各種物質包括泥、沙、石等等凹凸不平。首先，直接放置離地面高20-50cm的地台架組件，每個組件單元為約 1m × 1m的獨立金屬架，各單元互不連結，拼作長25m及闊12m的完整地台。然後，放置充氣帳篷在地台上，使用電動氣泵充氣直至帳篷完全撐起。充氣帳篷由大面積的PVC材質透視窗及充氣支柱組成，輕量化材料易於拆卸與還原。地台亦可輕易移除搬走，批准期限屆滿，或者不再需要使用時，可以迅速且輕易移除，土地即可還原至原來的面貌。整個申請項目均不涉及任何挖掘工程、灌注混凝土或鋼筋焊接等等。

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8.	Please elaborate the specific operational purpose, duties and shift arrangements for the security guard to be deployed at the site. Please also supplement the internal layout of the security kiosk.	在天氣良好且使用頻率較高之季節，如需短期持續設置時會安排專責保安人員於更亭值勤，以保障場內設施安全、避免野生動物破壞及人為佔用，並維持場地之整潔與秩序。另外，申請範圍內設置之更亭及保安安排，純粹用作看管場內私人戶外設施及休憩用品，防範盜竊及外來闖入，屬維持私人營地基本安全所必需的附屬措施。基於以上原因，有需要保安人員於更亭值勤將會安排2班制，每班12小時。當充氣帳篷及相關物品收起時，即不會安排保安人員值勤。
9.	Please clarify the status of existing trees within the site, and confirm whether any tree felling or site clearance will be required.	申請範圍內沒有樹木，申請沒有需要及計劃砍伐任何樹木。
10.	Please improve the presentation of illustration photos for the proposed tent, portable toilet and security kiosk.	知悉，已修改有關充氣式帳篷、更亭及流動式洗手間之參考圖則。
<i>B. Comments from EPD</i> <i>(Contact Person: Ms. Jolene Wong, 2835 1844)</i>		
1.	We note from the supplementary information that the proposed tent contains a 「食物預備區」, and a 「育嬰室」 which appears to have a sink and faucet. May the applicant please clarify whether such facilities of the tent will generate any sewage, and if positive, the arrangement for the generated sewage.	因應政府部門的意見，我們修訂了總綱發展圖(MLP)。修改設計後改用充氣帳篷，內部沒有分區間隔，不會有食物預備區及育嬰室，亦沒有水槽與水龍頭，場地使用者不會在帳篷內煮食或洗澡。流動洗手間所產生的污水會儲存於其密封儲污箱內，並安排合資格承辦商將整個流動洗手間運離地盤及集水區，送往合適的場外設施清理及處理。地盤內不進行廁所污水的傾倒、排放或沖洗作業，亦不會將污水排入土壤、雨水渠或附近水道，確保對周邊自然環境的生態及衛生風險降至最低。除上述以密封方式收集並運走的廁所污水外，本申請不設其他需要在地盤內排放污水的設施。因此，並無設置污水收集渠、污水排放管道或接駁公共污水渠的需要。

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2.	The site is within water gathering grounds (WGG), and in close proximity to a watercourse to the west. Moreover, there is a public sewer nearby (along Route Twisk). As such, please explore sewer connection to the public sewer.	除了流動廁所外，沒有其他污水產生。廁所的污水處理已在第一點作解釋，本申請沒有連接荃錦公路污水渠的需要。
3.	If the project proponent eventually opts for sewer connection, a Sewerage Impact Assessment would be required to assess the downstream sewerage capacity.	除了流動廁所外，沒有其他污水產生。廁所的污水處理已在第一點作解釋，本申請沒有連接荃錦公路污水渠的需要。
4.	As the site is within WGG, WSD' s advice should be consulted as the development is within WGG. "Conditions of Working within Water Gathering Ground" should also be complied.	已跟WSD部門溝通及諮詢，正跟進其給予的意見。
5.	Please observe Practice Note "Protection of Natural Streams/ Rivers from Adverse Impacts Arising from Construction Works" in case of any constructions needed as the site is near natural stream.	在申請範圍內不會有建築工程，整個申請項目均不涉及任何挖掘工程、灌注混凝土或鋼筋焊接等等。
<i>C. Comments from TD</i> <i>(Contact Person: Mr. Stanley Sin, 2399 2233)</i>		
1.	Since long/heavy vehicles might be required for site access during construction, regular deliveries, and portable toilet replacement for the captioned temporary holiday camp, the applicant should clarify maximum vehicle dimensions and provide a swept path analysis to prove maneuverability.	進出場地的車輛總長度上限為6.5米（包括運載流動洗手間或物料的載貨伸延部分）。此長度足以確保車輛不會對道路交通造成影響。
2.	If any temporary closure of Route Twisk is needed for the above activities, the applicant should submit a traffic traffic arrangement (TTA) plan to TD and RMO/Police for approval.	不需要臨時封閉荃錦公路。

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<i>D. Comments from WSD</i> <i>(Contact Person: Mr. Jacky Wong, 2152 5746)</i>		
1.	Any portable toilet, if proposed, must be located at least 30m away from the nearest watercourse;	因應政府部門的意見，我們修訂了總綱發展圖(MLP)。了解，修訂後廁所的位置距離最近的集水區超過30m。已附上相關圖則於附件「B. Master Layout Plan_30m」。
2.	The applicant shall clarify whether any foul water, sewage, wastewater, effluent or contaminated runoff would be generated or induced by the proposed development, including but not limited to activities at the tent camping area, car parking spaces, security kiosk, portable toilets, washing/ cleaning activities and refuse handling areas;	申請經修訂後，場內將設有充氣帳篷、保安更亭及三個流動廁所，而所有設施均會設置於地台架上。擬議帳篷內將不設任何煮食或淋浴設施，因此不會產生污水，僅會產生少量固體廢物，而營地使用者在離開時將所有廢物自行帶走。申請人會安排合資格承辦商定期抽取流動廁所的污水作妥善處理，或將設施運離地盤清洗，以確保將對周邊自然環境造成的生態及衛生風險減至最低。
3.	No foul water, sewage, wastewater, effluent, sludge, solid waste or contaminated runoff shall be discharged directly or indirectly into any watercourse or the WGG. All such waste and wastewater shall be properly collected, stored and removed for disposal outside the WGG;	
4.	The applicant shall submit detailed site formation, drainage, sewerage, waste management, pollution prevention and monitoring proposals for WSD's consideration. The proposals shall demonstrate that no pollution would be caused to the WGG during both the construction and operation stage.	有關排水、排污、廢物管理及防止污染的詳細報告書，請參閱附件「E. 場地組合及安裝方式與環境保護說明」。申請人重申項目不涉及任何地盤平整工程，並承諾嚴格落實附件內的各項措施，確保施工及運作期間均不會對集水區造成污染。
<i>E. Comments from DSD</i> <i>(Contact Person: Mr. Austin Wong, 3965 8968)</i>		
1.	Drainage plan is required for the proposed development.	申請人理解，貴署要求提交排水資料，是為了確認申請用途不會對地盤及鄰近地方造成不良排水影響。本申請採用保留原有地形及地面、設施架空放置，以及讓雨水落回原有砂石泥土地面的安排，並不擬設置新的人工集水及排水系統。具體說明如下： (一) 保留現有地形及砂石泥土地面 申請地盤整體相對平坦，地面主要由砂石及泥土組成，並

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	有少量現存植物。按申請人的現場觀察，未見地盤內有明顯及持續的地表水道痕跡，雨水現時主要透過地面自然滲入土壤。本申請不涉及挖土、填土、改變地面水平或坡度，亦不擬鋪設混凝土、瀝青或其他連續不透水地面。現有地面及其自然滲水條件將予保留，不會為放置營幕、流動洗手間或更亭而將地面改造成硬化平台。 （二）設施採用架空及留縫平台，不形成連續封閉地面 擬設營幕、流動洗手間及更亭均放置於架高的金屬架平台上。平台由約 1 米 × 1 米的獨立金屬架單元組成，各單元互不連結，平台面板之間亦保留縫隙，讓雨水落回下方原有地面。平台不設連續混凝土底座，亦不以填土方式將下方空間填滿。因此，平台下方的原有地面仍然保留，不會因平台的設置而形成一幅貼地、連續密封的不透水表面。落在營幕及其他設施頂部的雨水，會沿其邊緣落下；落在平台上的雨水，則可經面板及單元之間的縫隙落回地面。本申請不擬透過雨水槽、管道或其他集水設施，將雨水匯集後導往指定的集中排放口。上述安排的目的，是保留雨水就地落回原有地面及自然滲入土壤的條件，並避免因新增硬化地面、連續貼地基座或人工集排水設施，而改變現有地面排水情況。 （三）流動洗手間的污水密封收集，不在地盤排放 流動洗手間所產生的污水，會儲存於其密封儲污箱內，並按既定安排將整個流動洗手間運離地盤及集水區，送往合適的場外設施清理及處理。地盤內不進行廁所污水的傾倒、排放或沖洗作業，亦不會將污水排入土壤、雨水渠或附近水道。除上述以密封方式收集並運走的廁所污水外，本申請不設其他需要在地盤內排放污水的設施。因此，並無設置污水收集渠、污水排放管道或接駁公共污水渠的需要。 （四）不新增園藝美化及日常灌溉排水 本申請將盡量保留及利用現場已有的草木，不另行進行園藝美化，亦不設日常灌溉系統。因此，不會因新增園藝或灌溉活動而產生需要另行收集及處理的排水。

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		（五）請確認毋須另行提交排水工程圖則 綜合上述安排，本申請並非透過新設水渠或管道處理雨水，而是以保留現有地形、砂石泥土地面及自然滲水條件作為雨水處理方式。設施採用架空及留縫平台，不涉及地盤平整、地面硬化或另設人工集中排放口。申請人認為，在上述設施配置及使用安排下，沒有另設人工雨水及污水渠管系統的需要，亦無相應的擬建排水工程可供繪製。敬請貴署考慮本申請的實際性質及上述說明，接納保留現有自然滲水及地面排水條件的安排，並確認毋須另行提交排水工程圖則。 詳細內容請參閱附件「E. 場地組合及安裝方式與環境保護說明」第1至4節及第9節。如貴署參閱後仍覺有需要提交額外的排水資料，敬請具體指明關注的位置、潛在受影響的現外有排水狀況及需補充的事項，以便我們作出適切且具針對性的跟進。
<i>F. Comments from LandsD</i> <i>(Contact Person: Mr. Yeung, 2402 1013)</i>		
	He objects to the application.	申請人備悉署方的意見。
1.	The Government land adjoining Lots 386RP, 387 and 388 in D.D.433 has been fenced off/ illegal occupied without permission. The lot owner(s)/applicant shall either (i) cease the illegal occupation of the Government land not covered by the subject planning application immediately; or (ii) include the adjoining Government land being illegally occupied in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the TPB to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for Short Term Tenancy (STT) to permit the occupation of the Government land.	申請人備悉署方的意見，將安排專業人士會重新量度私人土地邊界及修正圍欄範圍，以全面配合及符合署方的要求。

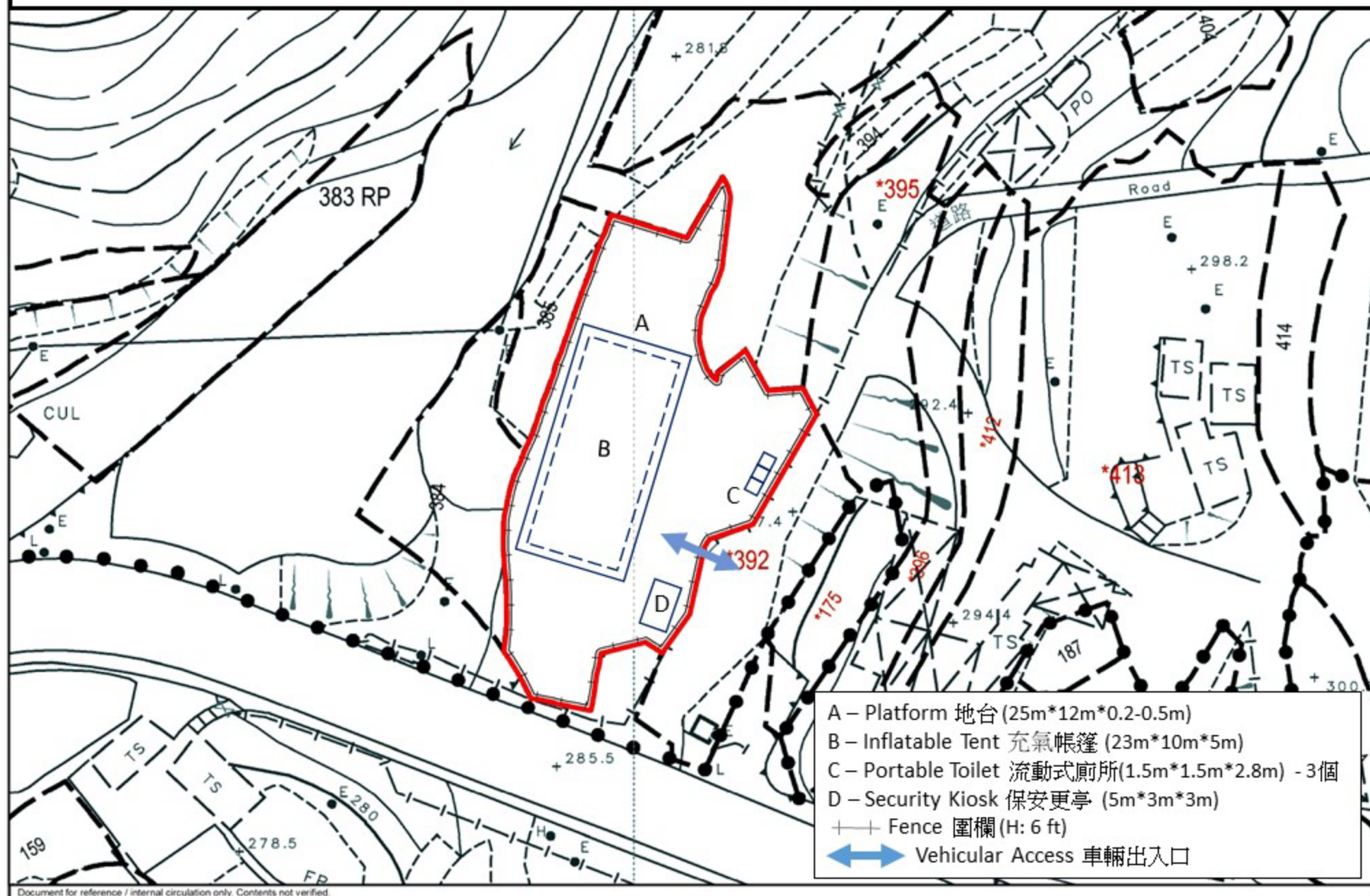
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2.	It is noticed that lavatory, dining room, kitchen, multi-function room, changing room, rest room, baby care room and such ancillary uses are proposed. According to the established practice, application for Short Term Waiver of structures for domestic / residential uses on private agricultural land will not be entertained. Hence, if TPB approves the subject planning application, this office will not consider approving any structure(s) to be erected on the lots for domestic / residential uses.	因應政府部門的意見，我們修訂了總綱發展圖(MLP)。另外，已修改帳篷整體設計(包括外觀、材料、尺寸等)，充氣帳篷四邊為大面積的PVC材質透視窗及充氣支柱。帳篷內部沒有任何間隔及分區，不設煮食區域、固定供水沐浴設施、睡房或留宿床位。此申請只為提供衛生且舒適的私人戶外休憩場所，讓家人在理想的環境下共享自然景觀。現時的硬體設備及場地規劃均非作住宿用途，絕不會衍生過夜留宿或違規居住情況。
<i>G. Email dated 4th Sep 2026 refers: WSD</i> <i>(Contact Person: Mr. Jacky Wong, 2152 5746)</i>		
a.	No discharge of effluent or foul water into adjoining land, storm water drain, channel, stream or river course is allowed. Such foul water or effluent shall be collected and disposed of outside WGG.	知悉，所有污水或排放物會妥善收集，並運往集水區範圍外作處置。
b.	All solid waste and sludge arising from the erection, operation and maintenance of the proposed development shall be disposed of properly outside WGG.	知悉，在搭建、運作及維修保養期間所產生的固體廢物均會運往集水區範圍外作妥善處置。
c.	The use and storage of pesticides, herbicides, toxicants, chemical solvents, lavicidal oil, rodenticide, tar and petroleum oil are strictly prohibited in WGG.	知悉，申請範圍內不會使用及儲存殺蟲劑、除草劑、肥料、有毒物質、化學溶劑、殺蚊幼蟲油（蚊油）、滅鼠劑、石油等。
d.	No chemicals including fertilizers shall be used/stored without the prior approval from the Water Authority.	
e.	Oil leakage and spillage are not allowed within WGG at all times. Oil and grease decontamination kit such as absorbent pads shall be made available to decontaminate any possible oil leakage or spillage. Control measures including not allowing oil tanker to park inside the vehicle parking spaces shall be implemented to avoid oil leakage or spillage in the gathering grounds.	知悉，營地將會常備除油污套件並確保場地職員熟悉相關的緊急清理程序，以防任何意外發生時可以立即處理。此外，本項目已取消設置停車位，因此場內絕對禁止任何車輛（包括油缸車）停泊，僅維持短暫的上落客/貨安排。
f.	Fencing shall be erected on the sides facing the nearest stream course to trap all wind-blown litters within the site of development.	知悉，為進一步加強對集水區的保護，申請人將於環繞整個申請範圍的邊界（而不僅限於面向最近溪澗的一側）設置高約6呎的圍欄／圍網。此項設施能有效阻截並將所有可能被風吹起的垃圾完全阻擋在地盤範圍內，確保不會有任何廢物飄入鄰近溪澗。

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g.	The vehicle park, tent, portable toilet and security kiosk as well as associated activities under the development shall be located away from any water courses as far as possible. The toilet facilities shall be no less than 30 meters from the nearest watercourse. It shall be properly maintained to prevent pollution to the water courses. Sludge and waste water including cleanup water from the toilets shall be conveyed outside the gathering grounds for proper disposal. Signage for alerting not to pollute WGG should be displayed.	知悉，修訂後廁所的位置距離最近的集水區超過30m。已附上相關圖則於附件「B. Master Layout Plan_30m」。申請人承諾會妥善維修保養洗手間設施，並會聘請合資格承辦商將整個流動洗手間運離地盤及集水區，送往合適的場外設施清洗及處理。地盤內不進行廁所污水的傾倒、排放或沖洗作業，亦不會將污水排入土壤、雨水渠或附近水道。另外，申請人將於營地入口、洗手間周邊及鄰近河道等當眼處，豎立清晰的告示牌，嚴格提醒場地使用者切勿污染集水區。
h.	Site surface should be impermeable to oil and grease as far as practicable. Any soil contaminated with fuel leakage shall be immediately removed off site and the voids arising from removal of contaminated soil shall be replaced by suitable material to the satisfaction of the Water Authority.	本擬議項目將盡量維持現有地貌，不涉及任何土地平整工程；加上項目已取消所有車輛停泊位，僅維持短暫的上落客安排，相信已從源頭大幅減低了燃油洩漏的風險。進一步確保集水區環境萬無一失，申請人承諾，萬一發生任何意外導致燃油洩漏，定當立即將受污染的土壤全面挖掘並移離地盤作妥善處置，其後亦會以潔淨及合適的物料回填空隙。申請人會全力配合署方的指引，確保補救措施符合署方要求。
i.	Vehicle park shall be surrounded by kerbs and drains. Drainage traps such as grease traps and petrol interceptors shall be installed at each of the drainage outlets and shall be under proper maintenance. All such drainage traps shall have sufficient capacity to ensure the proper interception and collection of fuel and lubricants in surface run-off for off-site disposal. Proper maintenance and disposal records should be maintained.	申請人決定取消原擬議發展項目內的所有車輛停泊位，從源頭消除車輛燃油洩漏污染的潛在風險。日後營地的交通安排將改為『只供上落客』模式。申請人及其家人將由司機接載至申請地點，乘客下車後車輛會即時駛離現場，不會在地盤範圍內逗留或停泊；同時亦鼓勵親友使用公共交通車輛到場。基於上述修訂，場內將不會有車輛停泊，亦絕不會有車輛檢驗、維修或清洗等活動，燃油或潤滑油積聚風險已被徹底消除，故無需設置隔油池及汽油截流器。
j.	Besides vehicle parking, other activities such as on-site vehicle inspection, maintenance, repairing and washing activities shall not be allowed in the proposed development.	
k.	Mitigation measures to protect the stream, river course, and surface runoff from contamination by the proposed development shall be implemented.	申請人承諾會嚴格遵從水務署的要求，於擬議發展項目的日常營運及管理中，落實以上各項環境緩解措施。詳細請參閱附件" E. 場地組合及安裝方式與環境保護說明 "。

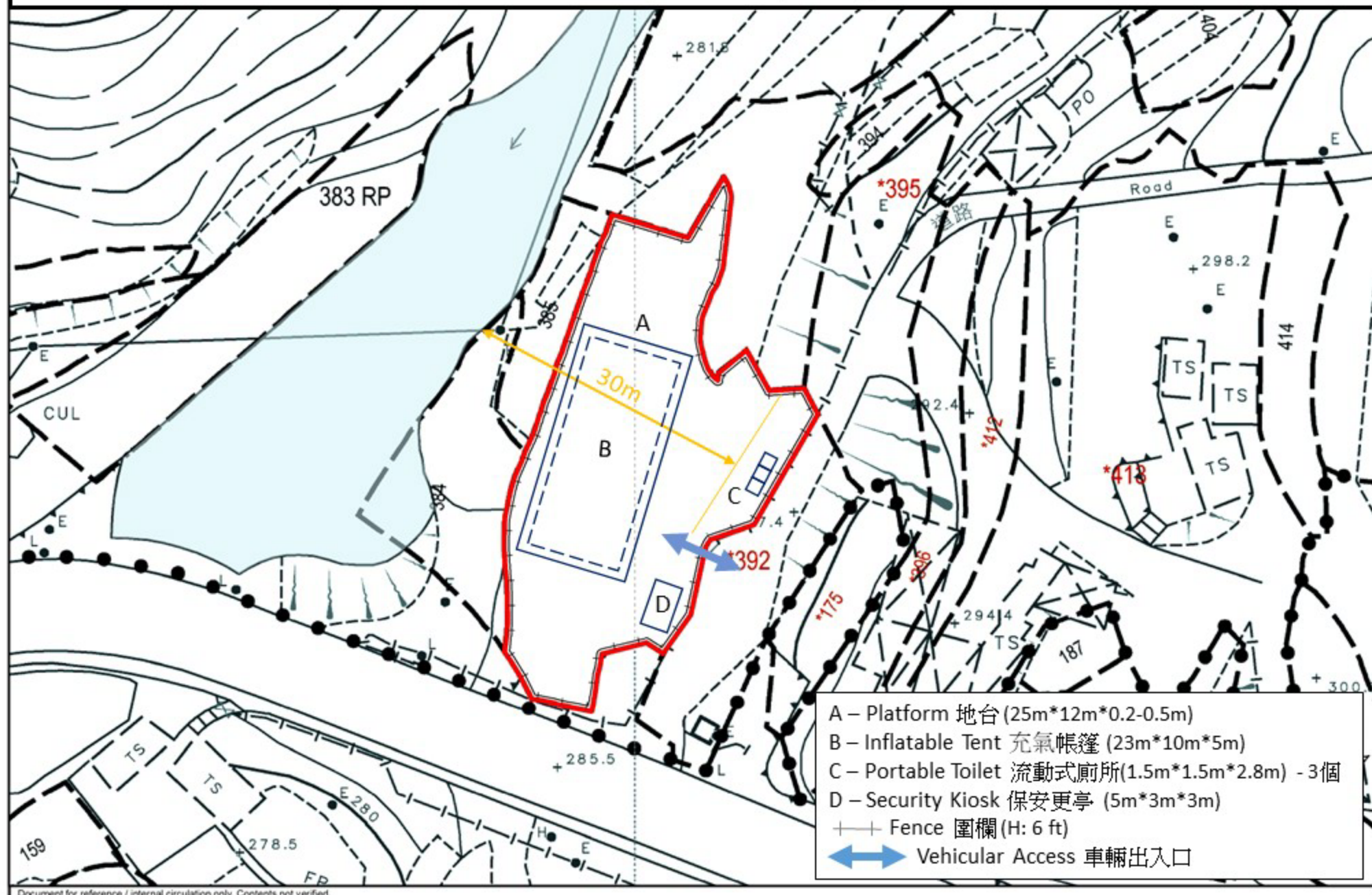
Response to Departmental Comments Table

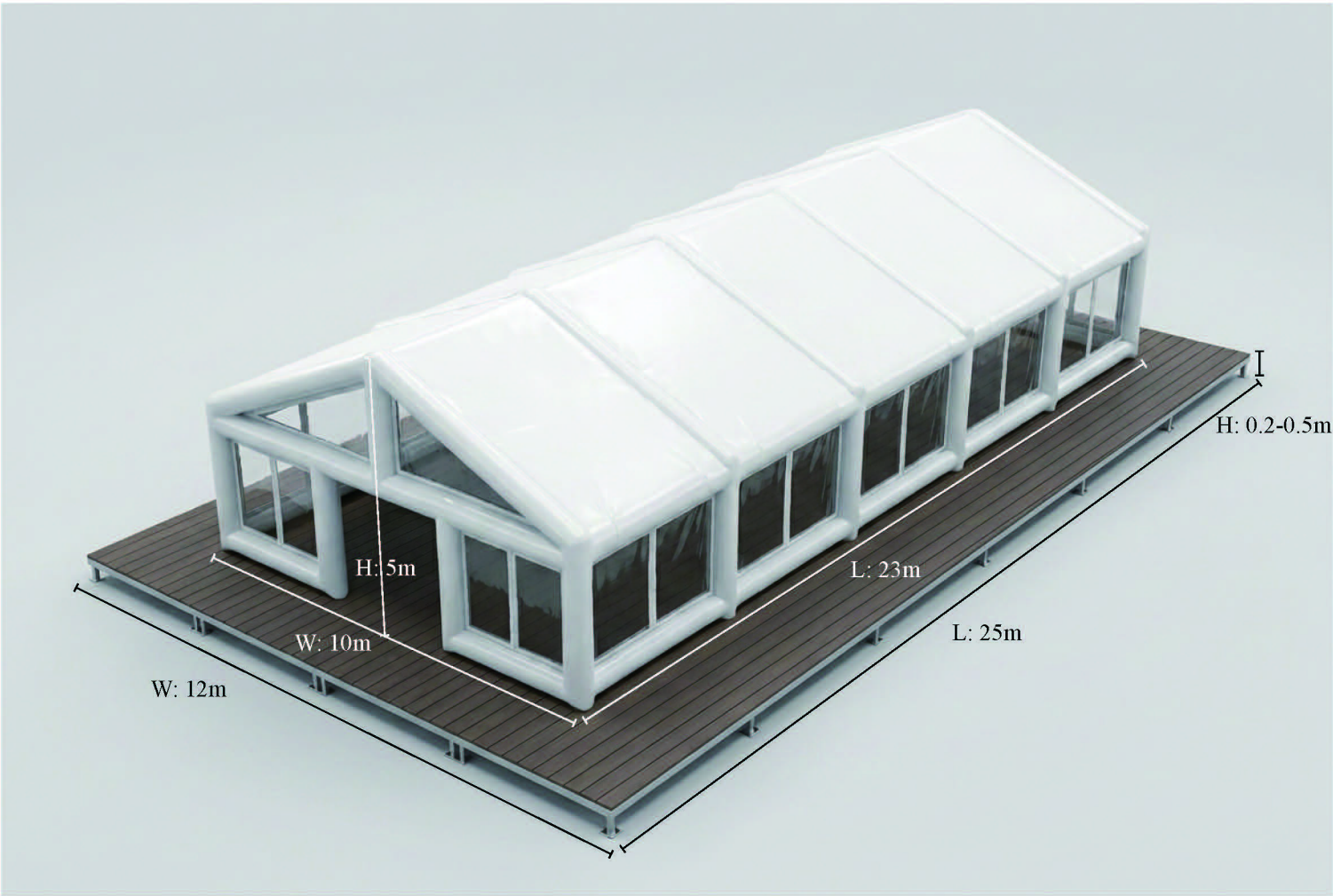
Departmental Comments		Applicant's Responses
l.	Elaborate the type(s) of activities to be held within the proposed development.	場內設置的充氣帳篷，其功能等同於一個寬敞、潔淨的臨時涼亭，旨在為長者及幼童提供一個舒適安全的遮陽及休息空間。當其他家庭成員在附近郊野遠足時，長者及幼童可停留於此乘涼休息；待遠足成員歸來後，一家人不僅可於帳篷內進行簡單溫馨的野餐，亦能善用寧靜的戶外環境進行寫生、風景攝影、閱讀等靜態親子互動。此外，場地也提供合適空間讓家庭成員進行太極或瑜伽等極輕度的伸展運動，在空氣清新的綠化環境下舒展筋骨，促進身心健康。為確保上述所有活動對周邊環境及集水區達致『零污染』，野餐僅限於享用預先準備好的輕食。申請人在此強調，場內絕對嚴禁任何形式的明火煮食、燒烤（BBQ）或產生油煙的活動，而所有活動後產生的少量一般包裝垃圾，均會被妥善收集並全數帶走，確保場地及周邊郊野時刻保持絕對潔淨。有關排水、排污、廢物管理及防止污染的詳細報告書，請參閱附件「E. 場地組合及安裝方式與環境保護說明」。
m.	Clarify whether there will be solid wastes generated during the operation phase; if so, please provide the waste management and disposal proposal.	
n.	Clarify whether there will be sewage generated during the operation phase; if so, please provide the sewage disposal proposal.	流動洗手間所產生的污水會儲存於其密封儲污箱內，並按既定安排將整個流動洗手間運離地盤及集水區，送往合適的場外設施清理及處理。地盤內不進行廁所污水的傾倒、排放或沖洗作業，亦不會將污水排入土壤、雨水渠或附近水道。除上述以密封方式收集並運走的廁所污水外，本申請不設其他需要在地盤內排放污水的設施。因此，並無設置污水收集渠、污水排放管道或接駁公共污水渠的需要。
o.	Demonstrate the proposed portable toilet with holding tank is located at least 30 m away from the nearest watercourse.	修訂後流動洗手間的位置距離最近的集水區超過30m。 已附上相關圖則於附件「B. Master Layout Plan 30m」。

Master Layout Plan (1:500)



Master Layout Plan (1:500)





帳篷 實物參考



地台 實物參考

Location : Lot 386RP,387,388,389and392 in D.D. 433, Chueng Lung		Application No.: A/TW-CLHFS/5	
Figure No. : Figure 1	Figure Title : Sample of Tent	Scale : See Above	Date : 2026/09/02

Toilets



Security Kiosk



Location :
Lot 386RP,387,388,389and392 in D.D. 433, Chueng Lung

Application No.:
A/TW-CLHFS/5

Figure No. :
Figure 2

Figure Title :
Sample of Toilets & Security Kiosk

Scale :
See Above

Date :
2026/09/02

Master Layout Plan (1:500)

帳篷的尺寸已修訂為長23米、闊10米及高5米，總面積較原設計縮減了23%。整個帳篷將架設於具透水功能的地台架上。設計方面，充氣帳篷四周由充氣支柱及大面積的PVC透視窗組成，內部不設任何間隔，保留全開放式空間。

取消原擬議的所有車輛停泊位，日後營地的交通安排將改為「只供上落客/貨」模式，車輛不會在申請地點停泊。

廁所的設置已作修訂：現改為三個流動廁所（尺寸為1.5米 x 1.5米 x 2.8米），並已遷移至距離最近集水區30米以外的位置。

保安更亭的尺寸已修訂為長5米、闊3米及高3米，總面積較原設計縮減了28%。保安更亭與流動廁所亦會架設於具透水功能的地台架上。

- A – Platform 地台 (25m*12m*0.2-0.5m)
- B – Inflatable Tent 充氣帳篷 (23m*10m*5m)
- C – Portable Toilet 流動式廁所(1.5m*1.5m*2.8m) - 3個
- D – Security Kiosk 保安更亭 (5m*3m*3m)
- + + Fence 圍欄 (H: 6 ft)
- ↔ Vehicular Access 車輛出入口