

寄件者: [REDACTED]  
寄件日期: 2025年10月06日星期一 15:53  
收件者: tpbpd/PLAND  
副本: [REDACTED]  
主旨: Fw: (Update 2) S. 16 Planning Application No. A/YL-KTN/1162 - Departmental Comments  
附件: AYL-KTN 1162 20251006.pdf

[REDACTED]

Thank you for the phone call. Please see the attachment for the further information on the comment from AMO, FSD and Town Planning Board. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

[REDACTED]  
Yours sincerely,  
Mr. Tang

古物古蹟辦事處及城市規劃委員會：

**有關對古物古蹟辦事處 A/YL-KTN/1162 的查詢**

收悉古物古蹟辦事處對 A/YL-KTN/1162 申請的疑問，本人現書面回覆：

填土及平整方面，本申請之填土及平整的範圍請參考 Appendix 4。會進行填土及平整工程的範圍只有本申請地點的西南方(即 Appendix 4 中以斜線表示)，其餘申請範圍不會進行任何形式之填土及平整工程，亦不會將整個申請範圍填到相同或相約的水平高度，會保留現有的水平高度，不會改變現有的地型。

填土及平整物料方面，申請地點現時已使用混凝土填高及平整約 0.3 米，整個以混凝土平整的範圍只有約 370.9 平方米。而連接申請範圍之間的行人路會以草皮及碎石連住各個範圍。除了約 370.9 平方米會以混凝土平整，其他地方不會進行填土及平整工程。本人會在申請結束後根據規劃署及地政總署的要求將鋪地的物料打碎並運走，回復適宜農業的用途，不會為該地造成長遠影響。

構築物方面，申請地點內的構築物只會使用改裝貨櫃興建，而所以構築物會全部放在以混凝土平整的範圍內，現時現場的建築物是臨時構築物及方便移動，並放在已平整的地面，因此無需進行興建「地腳」等挖掘工程，不會影響地下結構。

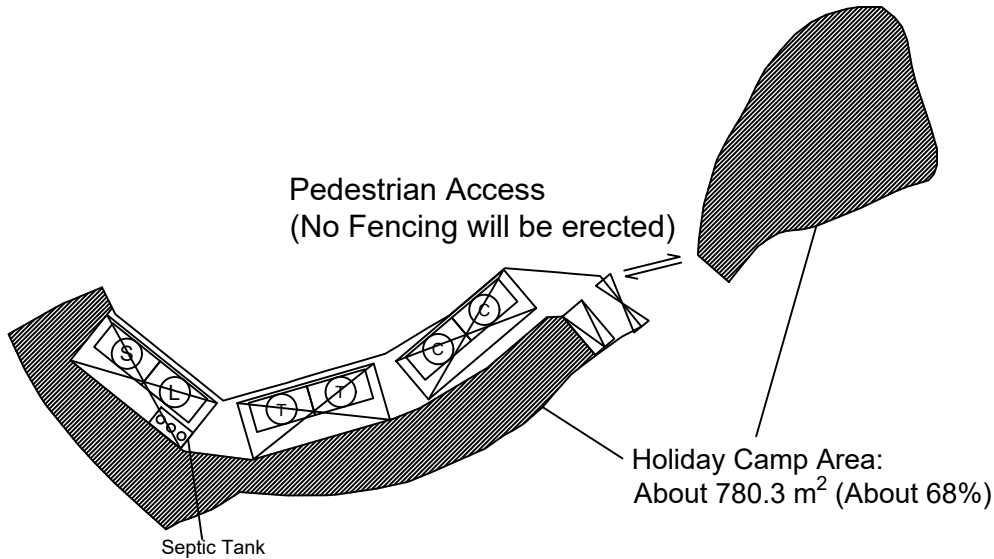
挖掘方面，化糞池、滲水系統會沿用舊有系統，無需進行挖掘工程，化糞池位置請參考 Appendix 2。而申請地點會進行小量挖掘工程，以便興建渠道，跟據現時的渠道計畫書，會在申請範圍內的西面興建一條約 22 米長，約 225 毫米深及闊的渠道來收集表面流水，其他位置已有溪流及渠道引水，將水收集並已連接下游渠道(請參考 Appendix 9-01)。相信不會影響附近及下游的生態，附近的污染達至零污染，亦能保護地下具考古研究價值的範圍，希望貴處諒解。

希望此附加文件能釋除 貴處的隱憂，並支持本申請。

## Proposed Structures Details



	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey	Unit(s)
C	Changing room	About 6m x 3m = 18 m <sup>2</sup>	4m	1-storey	2
L	Camping Lounge	About 6m x 3m = 18 m <sup>2</sup>	4m	1-storey	1
S	Ancillary Storage	About 6m x 3m = 18 m <sup>2</sup>	4m	1-storey	1
T	Toilet	About 6m x 3m = 18 m <sup>2</sup>	4m	1-storey	2
	Rain Shelter (On top of S and L)	About 82 m <sup>2</sup>	7m		1
	Rain Shelter (On top of T)	About 82 m <sup>2</sup>	7m		1
	Rain Shelter (On top of C)	About 70 m <sup>2</sup>	7m		1
		About 234 m <sup>2</sup>			
	Private Car Parking Space				1



### Paved Ratio

Non-Paved Area: 780.3 m<sup>2</sup> (About 68%)

Paved Area: About 370.9 m<sup>2</sup> (About 32%)

### Legend:

⇌ Ingress/egress (About 6m)

□ Proposed Structures

▨ Holiday Camp Area

⊞ Rain Shelter

⊞ Private Car Parking Space

⊞ Vehicle Access (About 6m width)

⊙ Toilet

⊙ Changing Room

⊙ Ancillary Storage

⊙ Camping Lounge

Total Area: 1,151.2 m<sup>2</sup> (About)

Covered Area: 234 m<sup>2</sup> (About)

Uncovered Area: 917.2 m<sup>2</sup> (About)

Non-Domestic GFA: 234 m<sup>2</sup> (About)

Nos. of Proposed Structures: 9

### Appendix 2

Location: DD 109 Lot 822  
DD 109 Lot 824

OZP: S/YL-KTN/11  
District: Kam Tin North  
Zoning: Agriculture

### Proposed Layout Plan

擬議佈局平面圖

擬議臨時度假營連附屬設施及相關填土  
工程(為期3年)

Proposed Temporary Holiday Camp with Ancillary  
Facilities and Associated Filling of Land For a  
Period of 3 Years

### SCALE

1:1000

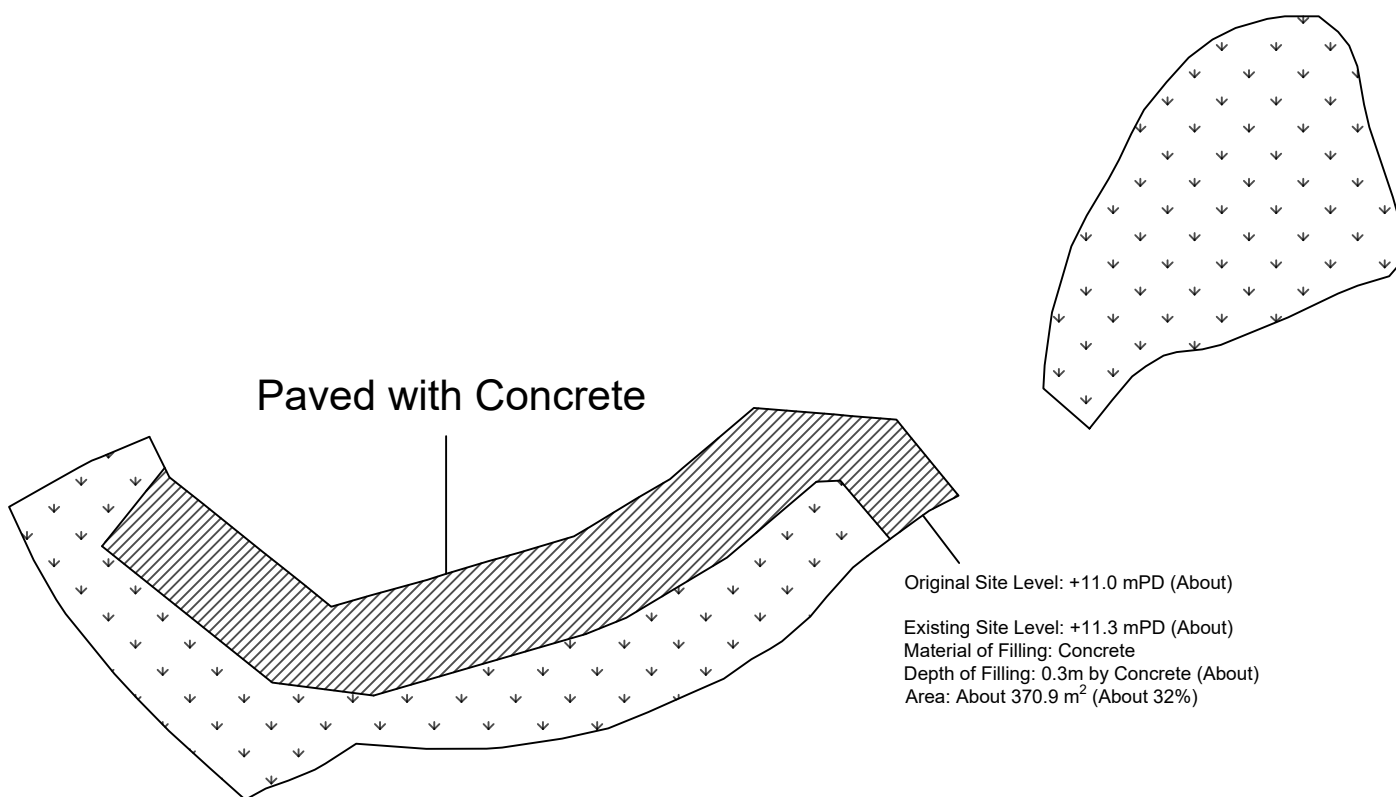
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For Identification Only

Date: 6 October 2025

Drawing No.:

2-01



#### Depth of Filling

About 0.3 m (With Concrete)

#### Paved Ratio

Non-Paved Area: About 780.3 m<sup>2</sup> (About 68%)

Paved Area: About 370.9 m<sup>2</sup> (About 32%)

\* This Application is to regularize the filling of land.

#### Legend:



Paved Area 平整範圍



Non-Paved Area 不平整範圍

#### Appendix 4

Location: DD 109 Lot 822  
 DD 109 Lot 824

OZP: S/YL-KTN/11  
 District: Kam Tin North  
 Zoning: Agriculture

#### Paved Area

平整位置圖

擬議臨時度假營連附屬設施及相關填土  
 工程(為期3年)

Proposed Temporary Holiday Camp with Ancillary  
 Facilities and Associated Filling of Land For a  
 Period of 3 Years

#### SCALE

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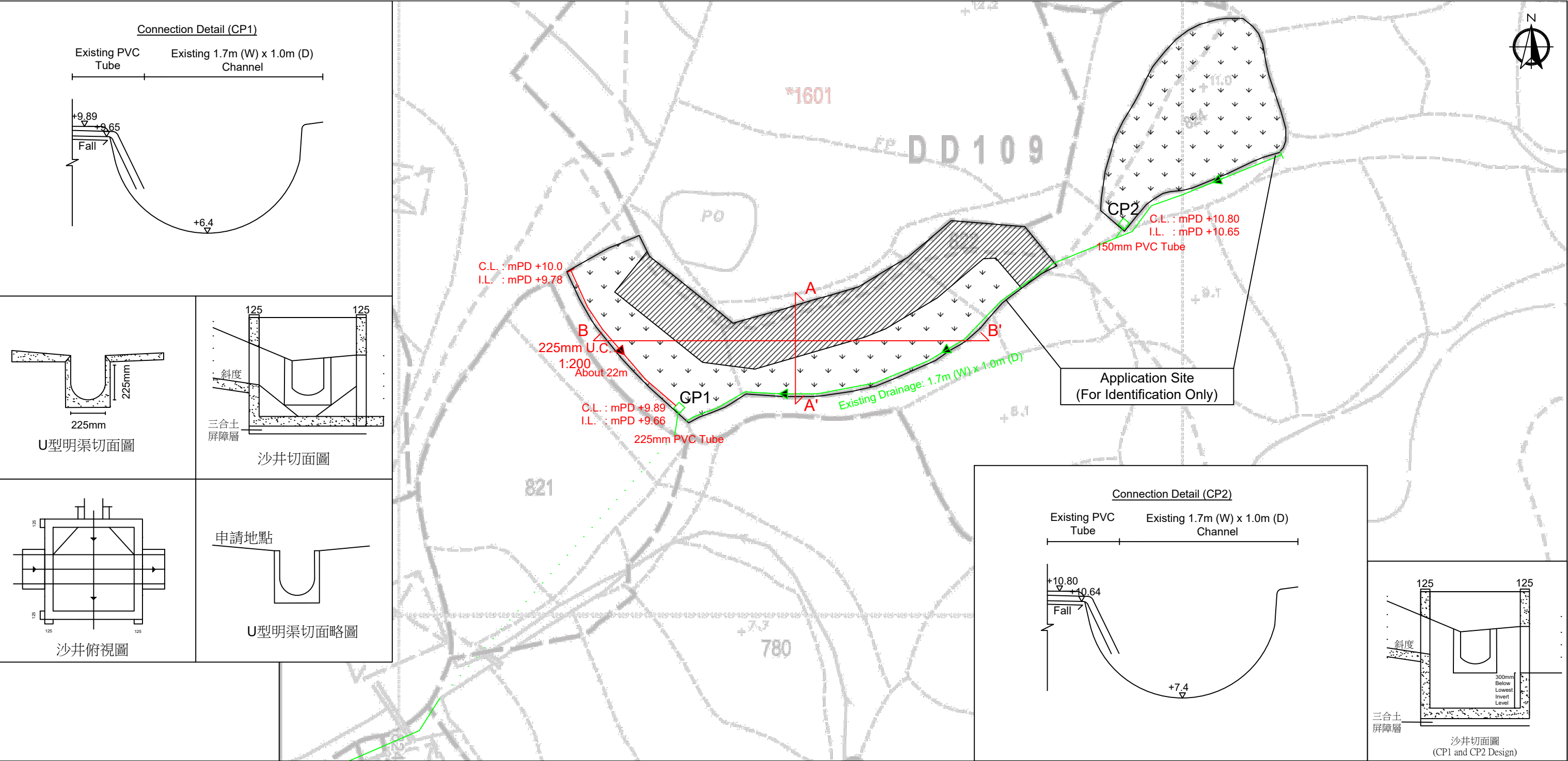
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For Identification Only

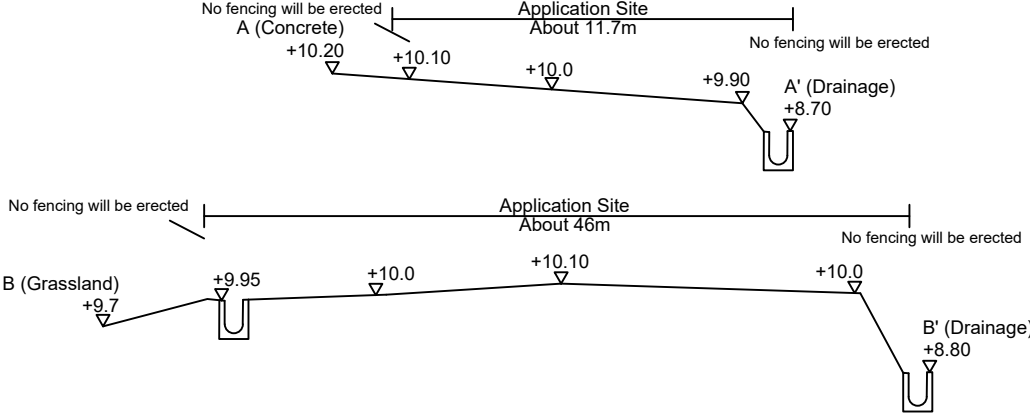
Date: 30 July 2025

Drawing No.:

4-01



- Note:
- Adequate opening will be provided around the application site.
  - Catchpit design shall follow CEDD standard drawing No. C2406I.
  - All proposed U-channel and Catchpit must maintain in good shape (i.e. Inspection and maintenance regularly).
  - Grating Cover is provided to reduce the irregular road surface from entering the site.



- Legend:
- Existing Catchpit
  - Proposed U-Channel
  - Existing Drainage
  - Existing Underground drainage
  - Water Flow

\*Invert Level of Connection Point Should Be Verified On Site Before Construction.  
\*Cover Level Are Indicative Only Which Should Be Verified On Site.

Appendix 9	Location: DD 107 Lot 822, 824 App. No.: A/YL-KTN/1162  OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Lands For a Period of 3 Years	Proposed Drainage Plan and Cross Section		Drawing No.
					9-01
					For Identification Only
					Date: 28 August 2025

規劃署及城市規劃委員會：

**有關對規劃署 A/YL-KTN/1162 的疑問**

收悉 貴署對 A/YL-KTN/1162 申請的疑問，本人現書面回覆：

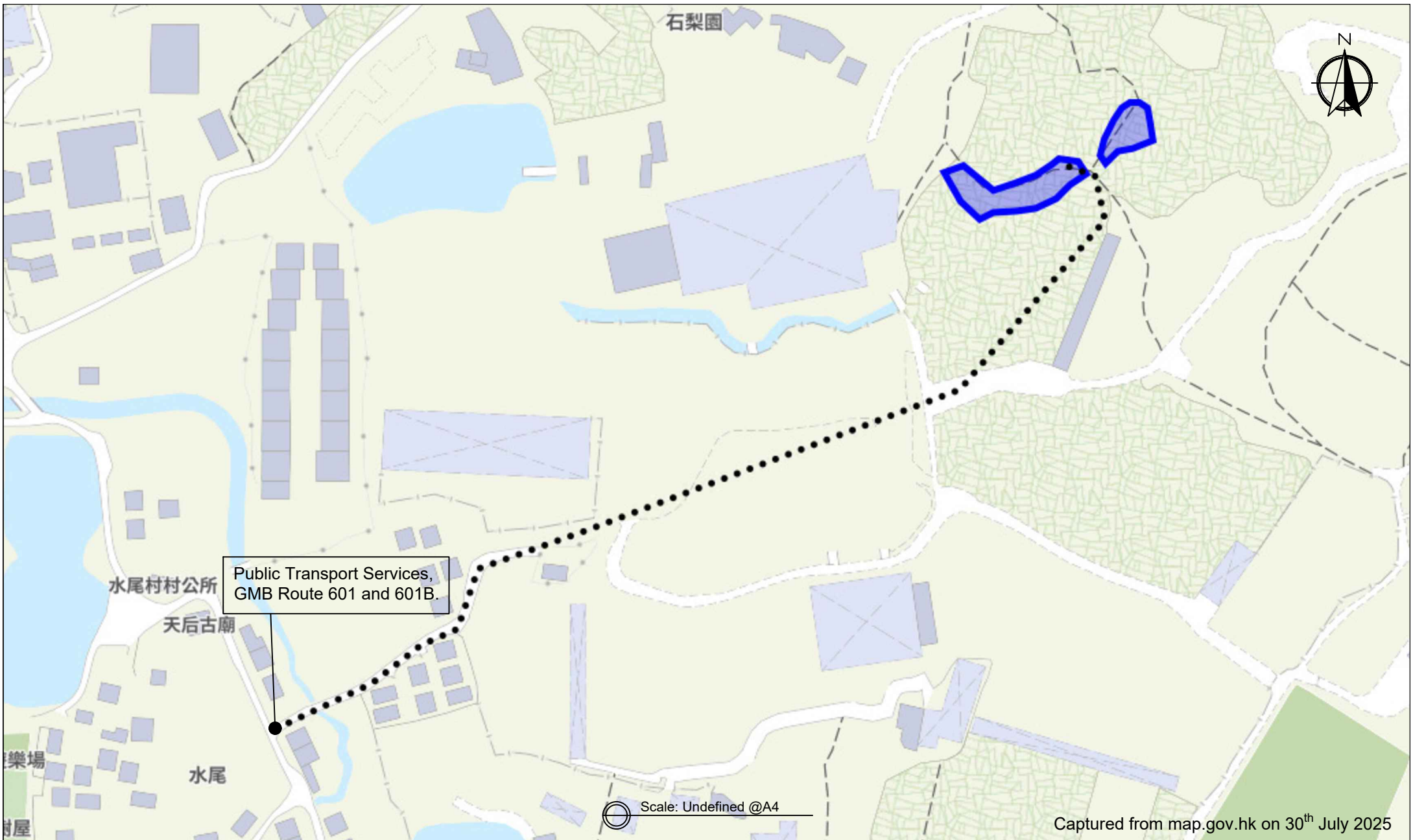
參加人數方面，以 4 人為一組，預計平日可接待 5-6 組，星期六、日及公眾假期約有 9-10 組，最多帳幕數量為 10 個。同一時間在申請範圍的人數為 40 人。參加人士會在申請範圍過夜。

前往申請地點方面，使用人士可以公共交通工具到達，線路為綠色專線小巴 601 號及 601B 號線路前往至申請地點約 400 米外的小巴士站，再以步行形式約 6 分鐘前往申請地點，小巴士站請參考 Appendix 6。場內的停車位是為了方便員工停泊車輛，停車位不會對外開放，並會提醒使用人士需以公共交通工具前往本申請地點。

由於本申請不會設有圍牆，在入營時度假營員工將會安排及帶領使用人士到場內營位，申請範圍周邊亦會設有指示牌提醒營地範圍外不准露營及架設帳篷，員工亦會提醒使用人士，以免錯誤使用申請範圍外的地方作營區。

相信此靜態及少量人士的活動不會對該用地及周邊環境造成任何重大影響。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

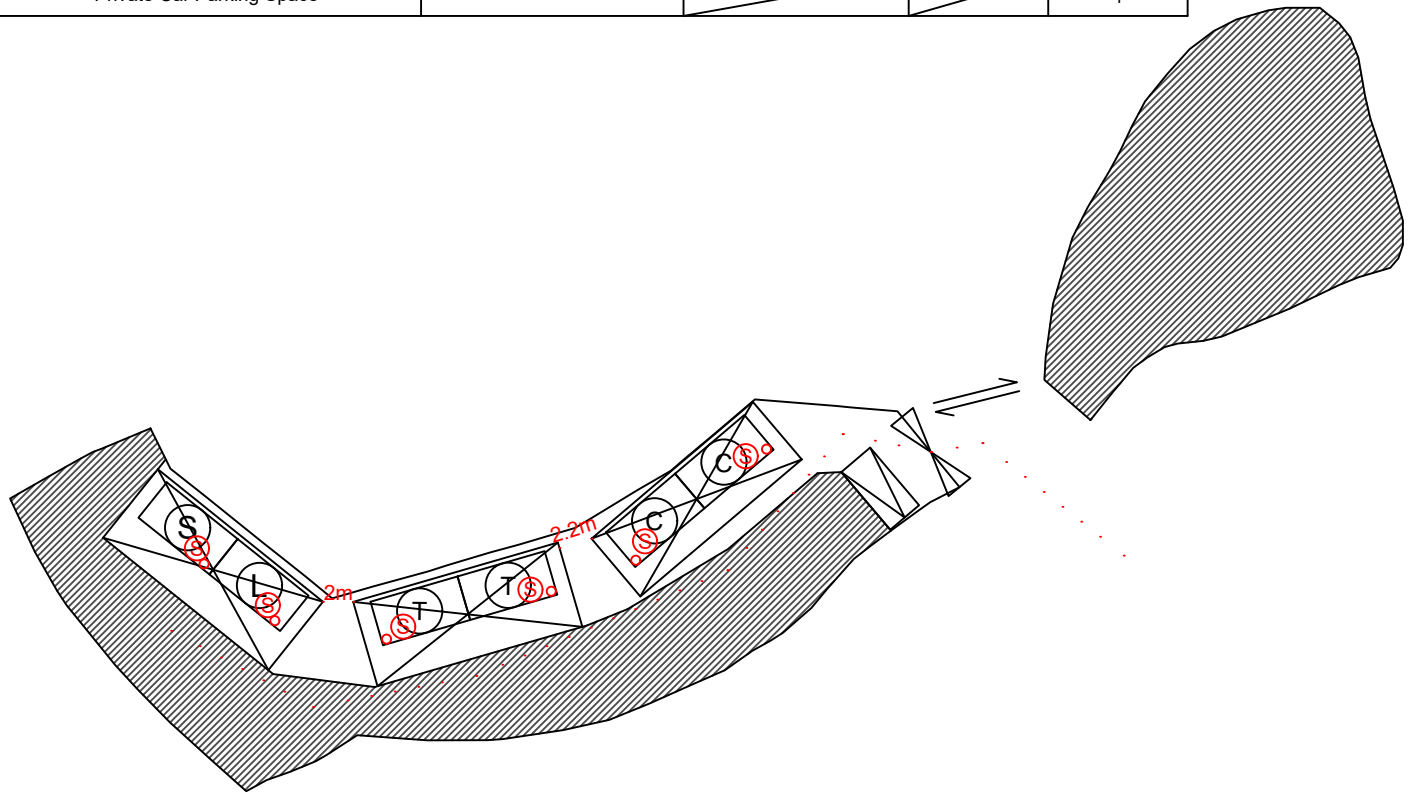


<p>Appendix 6</p> <p>Public Transport Services</p>	<p>Location: D.D. 109 Lot 822 and 824</p> <p>OZP: S/YL-KTN/11</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Lands For a Period of 3 Years</p>	<p>Width of Shui Mei Road: 4-6m (About)</p> <p>Map Legend:</p> <ul style="list-style-type: none"> <li>●●●●● Road Path</li> <li>— Site Boundary</li> </ul>	<p>Drawing No.: 6-01</p> <p>For Identification Only</p> <p>Date: 25/08/2025</p>
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## Proposed Structures Details



	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey	Unit(s)
C	Changing room	About 6m x 3m = 18 m <sup>2</sup>	4m	1-storey	2
L	Camping Lounge	About 6m x 3m = 18 m <sup>2</sup>	4m	1-storey	1
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	Rain Shelter (On top of C)	About 70 m <sup>2</sup>	7m		1
		About 234 m <sup>2</sup>			
	Private Car Parking Space				1



\*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.

For Emergency Vehicular Access, Please see Appendix 7.1

\*All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.

\* The areas separated by the double sided arrow can be easily accessed by any visitors and personnel of the Department.

### Legend:

- 3 kg Portable Dry Powder Type Fire Extinguisher (6 in Total)
- Ⓢ Stand-alone Fire Detector (Smoke Detector) (Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]) (6 in Total)
- ... Emergency Vehicular Access
- ▢ LGV L/UL Space
- ▢ Canopy
- ⇌ Public Road

### Appendix 7

Location: DD 109 Lot 822  
DD 109 Lot 824

OZP: S/YL-KTN/11  
District: Kam Tin North  
Zoning: Agriculture

### Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖

擬議臨時度假營連附屬設施  
及相關填土工程(為期3年)

Proposed Temporary Holiday Camp with Ancillary  
Facilities and Associated Filling of Land For a  
Period of 3 Years

### SCALE

1:500

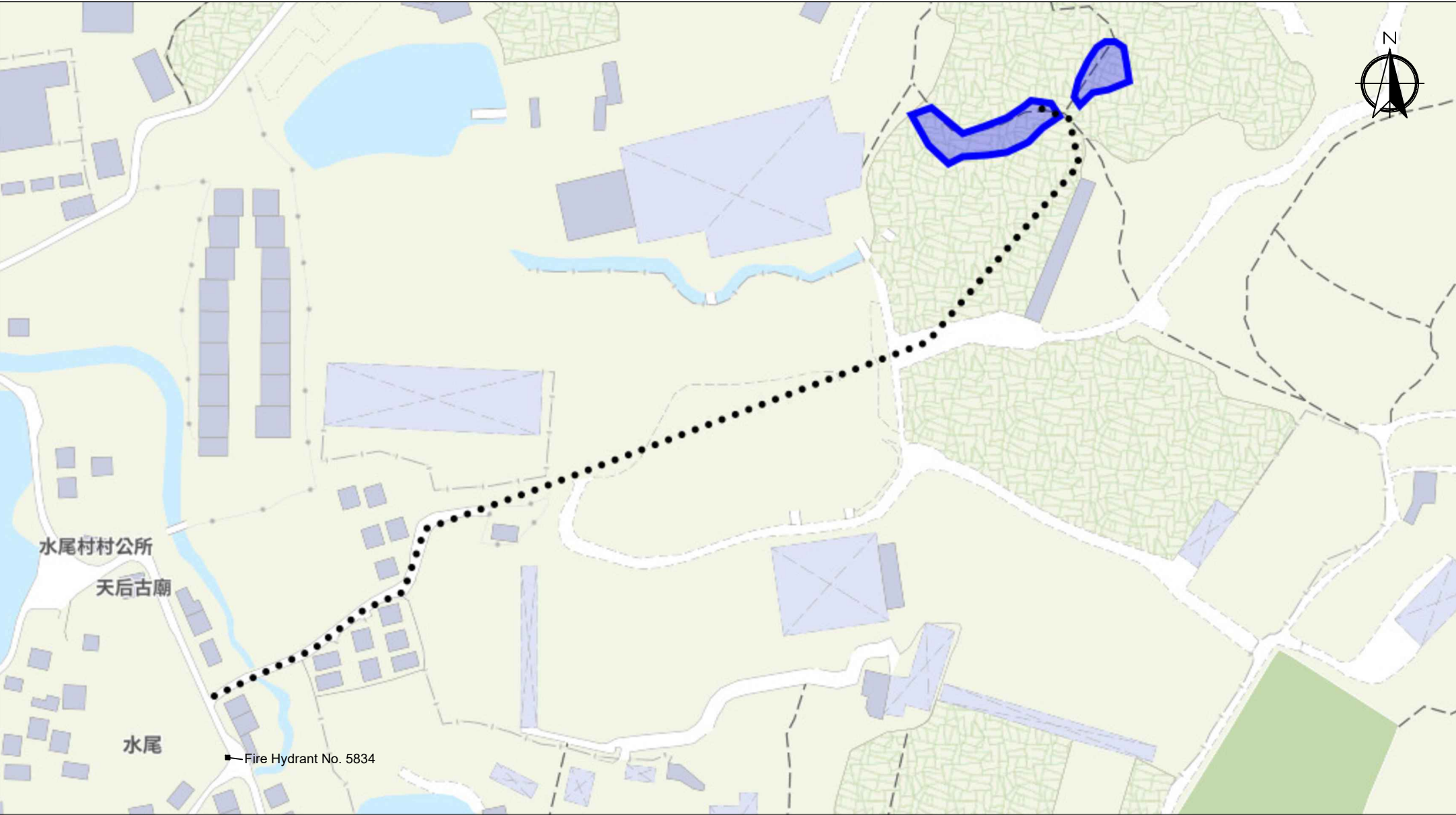
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For Identification Only

Date: 11 September 2025

Drawing No.:

7-01



Scale: Undefined @A4

Captured from map.gov.hk on 30<sup>th</sup> July 2025

Appendix 7.1 Emergency Vehicular Access	Location: D.D. 109 Lot 822 and 824 OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Lands For a Period of 3 Years	Width of Shui Mei Road: 4-6m (About) with passing Space Map Legend: ●●●● Road Path — Site Boundary	Drawing No.: 7-02
				For Identification Only Date: 28/08/2025