R-RICHES PLANNING LIMITED

盈卓規劃有限公司

Our Ref. : [redacted]
Your Ref. : TPB/A/YL-PN/88

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

By Email

1 April 2026

Dear Sir,

2nd Further Information

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground), Holiday Camp, Barbecue Site and Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.135 and Adjoining Government Land, Pak Nai, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-PN/88)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Louis TSE
Town Planner

cc DPO/TMYLW, PlanD (Attn.: Mr. Wilfred CHU email: wkhchu@pland.gov.hk)

[redacted]

Responses-to-Comments

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground), Holiday Camp, Barbecue Site and Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D.135 and Adjoining Government Land, Pak Nai, Yuen Long, New Territories

(Application No. A/YL-PN/88)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Antiquities and Monuments Office (AMO) (Contact Person: Ms. Kelly LAU; Tel: 2208 4462)		
(a)	The application site falls within Sheung Pak Nai Site of Archaeological Interest ("the SAI"). According to the applicant's response to comment, no excavation works will be carried out except the proposed drainage u-channel work along the site boundary. Part of the site is to be filled with concrete of not more than 0.1M. To assess the possible impact on archaeological resources at the applicant site, please provide the following information for assessment: • Please show the extent of the applicant site subject to concrete filling; • Photos of the subject site prior to and during the site formation works showing the condition of the site; and • Detailed drainage proposal indicating the extent of works and the current site condition. Please also clarify if septic tank is to be constructed on the application site.	Plan showing filling of land of the application site (the Site) is provided for your consideration (**Plan 1**). Please also refer to the submitted drainage impact assessment (DIA) for detailed drainage arrangement (**Annex II**). As there is no existing public sewer in the vicinity of the Site, septic tank is proposed for sewage treatment at the Site. The applicant will strictly implement good practices under *Professional Persons Environment Consultative Committee Practice Notes (ProPECC PN 1/23)* for sewage treatment at the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage on a regular basis to minimize adverse environmental impact to the surrounding areas.

2.	**Comments of the Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Dr. Azaria WONG; Tel: 2150 6932)**	
(a)	"The subject site falls within the "AGR" zone with part of the site under active cultivation and vacant land with potential for agricultural rehabilitation. We have no strong view against the application for the proposed use from agricultural perspective on the understanding that agricultural activities are involved in the proposed use. Nonetheless, the application site should be reinstated upon the expiry of the planning permission."	Noted. The applicant will reinstate the Site to an amenity area upon expiry of the planning approval period.
(b)	From animal management perspective: The structure B2 will keep a variety of adorable farm animal, such as little bunnies, sheep and pigs. Under the Public Health (Animals and Birds) (Exhibitions) Regulations, Cap. 139F, if the applicant exhibits animals or birds at the premises in return for a fee paid by the public admitted to enter the venue for the exhibition, he must apply for an Exhibition Licence / a Temporary Exhibition Permit from the Agriculture, Fisheries and Conservation Department (AFCD). In addition, if the structure B6 and B7 are licensed Boarding Establishment under the Public Health (Animals) (Boarding Establishment) Regulations, Cap. 139I, the animals kept in it should meet the requirements of related Additional Condition as below: 1. Dogs over the age of 5 months kept in the licensed boarding establishment must be microchipped and have a valid dog licence. 2. All dogs and cats kept in the licensed boarding establishment must be vaccinated by a registered veterinary surgeon against Canine Distemper, Canine	Noted. The applicant will apply relevant licenses to rectify the applied uses after planning permission has been granted by the Town Planning Board. Noted. Noted.

	Parvovirus and Infectious Hepatitis, for dogs, or Feline Panleukopaemia, Feline Respiratory Disease Complex, for cats. A valid and up to date original or copy of the vaccination certificate of the animal should be available for inspection, (bearing the microchip number for dogs.) Furthermore, the applicant is reminded to observe the Prevention of Cruelty to Animals Ordinance, Cap 169, at all times.	Noted.
3.	**Comments of the District Planning Officer/Tuen Mun and Yuen Long West, Planning Department (DPO/TMYLW, PlanD) (Contact Person: Mr. Wilfred CHU; Tel: 2158 6290)**	
(a)	According to the FI dated 10.12.2025, structure B2 would be designated as animal interaction zone rather than animal boarding establishment. Please update the application form (p.5) and layout plan accordingly.	Noted and revised accordingly (**Annex I** and **Plan 2**).
4.	**Comments of the Chief Engineer/Mainland North, Draiange Services Department (CE/MN, DSD) (Contact Person: Mr. Daniel CHAN; Tel: 2332 2471)**	
(a)	Our previous comment are still valid. I have reservation on the subject application unless the applicant could submit Drainage Impact Assessment (DIA) to the satisfaction of this Division	Drainage Impact Assessment are provided by the applicant for your consideration (**Annex II**).

Annex I

Replacement pages of application form

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))
(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground), Holiday Camp, Barbecue Site and Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☑ year(s) 年 ..... 3 ..... ☐ month(s) 個月 .....

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	14,975 sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	1,308 sq.m ☑About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	7
Proposed domestic floor area 擬議住用樓面面積	N/A sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,308 sq.m ☑About 約
Proposed gross floor area 擬議總樓面面積	1,308 sq.m ☑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)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	RECEPTION AND WASHROOM	216 m² (ABOUT)	216 m² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	ANIMAL INTERACTION ZONE	120 m² (ABOUT)	120 m² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	CANTEEN FOR STAFF AND VISITOR	180 m² (ABOUT)	180 m² (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	AGRICULTURAL EDUCATION AND STORE ROOM	180 m² (ABOUT)	180 m² (ABOUT)	4 m (ABOUT)(1-STOREY)
B5	SITE OFFICE AND WASHROOM	180 m² (ABOUT)	180 m² (ABOUT)	4 m (ABOUT)(1-STOREY)
B6	ANIMAL BOARDING ESTABLISHMENT	216 m² (ABOUT)	216 m² (ABOUT)	4 m (ABOUT)(1-STOREY)
B7	ANIMAL BOARDING ESTABLISHMENT	216 m² (ABOUT)	216 m² (ABOUT)	4 m (ABOUT)(1-STOREY)
	TOTAL	1,308 m² (ABOUT)	1,308 m² (ABOUT)	

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	13
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)	

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)	Light Bus 2

Annex II

Drainage Impact Assessment

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground), Holiday Camp, Barbecue Site and Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years

Various Lots in D.D. 135 And Adjoining Government Land, Pak Nai, Yuen Long, New Territories

Drainage Impact Assessment Report

Applicant
Honorable Holding Group Limited

January 2025

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	PREPARED BY (Date)	REVIEWED BY (Date)	APPROVED BY (Date)
1.0	Proposal	2/1/2026	2/1/2026	5/1/2026

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Appendix D Site Photos
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Table 2 Storm Constants for Different Return Periods of HKO Headquarters

1 Project Background

1.1 Introduction

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. 135 And Adjoining Government Land, Pak Nai, Yuen Long, New Territories (the Site) for 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm And Fishing Ground), Holiday Camp, Barbecue Site and Animal Boarding Establishment With Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'.

1.1.2 According to the Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan ("OZP") No. S/YL-PN/9, the application site currently falls within "Agriculture" ("AGR") zone. A planning permission for the proposed temporary hobby farm, fishing ground, holiday camp, barbecue site and animal boarding establishment, as well as the proposed filling of land, are required on application to the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance.

1.1.3 In order to assess possible drainage impact may be generated from the proposed development, a Drainage Impact Assessment ("DIA") is conducted to support this Section 16 planning application.

1.2 Objective of the Assessment

1.2.1 The objectives of this DIA are to assess the potential drainage impact that may be generated from the proposed development and recommend the mitigation measures, if necessary, to alleviate the impacts.

2 Site Description

2.1 Description of Existing Environment

2.1.1 The area of the application site is about 16,283m^2 and it is located at Pak Nai in Yuen Long District. Existing site levels ranging from +4.4 mPD to +5.2 mPD.

2.1.2 According to the site inspection conducted in September 2025, the site is currently a vacant land overgrown with weeds and different tree groups. Moreover, several ditches/watercourses were found next to the Site, which are connected to surrounding catchments to Deep Bay (Shenzhen Bay). The location of the Site is shown on Drawing No. PLAN 1 in **Appendix A**.

2.1.3 There are existing watercrouse surrounding the proposed site, collecting runoff near Nim Wan Road which has generally higher ground level. The proposed site is minimum 3m away from the existing watercourse. Figure 2 indicates the existing drainage system of the area.

2.2 Proposed Development Scheme

2.2.1 The site is proposed to be a temporary place of recreation, sports or culture (hobby farm and fishing ground), holiday camp, barbecue site and animal boarding establishment with ancillary facilities and associated filling of land for a period of 3 years. A proposed master layout plan with Drawing No. PLAN 9 is enclosed in **Appendix A**.

2.2.2 The following uses or facilities will be provided:

I. Site Office, Reception and Washroom;
II. Animal Boarding Establishments
III. Canteen for Staff and Visitor
IV. Agricultural Education and Store Room
V. Hobby Farming Area
VI. Tent Camping Area
VII. Barbecue Area

Methodology

2.3 Assessment Method

2.3.1 Rational Method is used to estimate the peak runoff from the catchment according to "Stormwater Drainage Manual – Planning, Design and Management" (SDM). The peak runoff is given by the following expression:

$$Q_p = 0.278\,C\,i\,A$$

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

2.3.2 According to the Stormwater Drainage Manual, the runoff coefficient C is considered below:

Table 1: Runoff Coefficients

Surface Characteristics	Runoff Coefficient
Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (Heavy Soil)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (Sandy Soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

2.3.3 The rainfall intensity i is determined by using the Gumbel Solution:

$$i = a/(td + b)c$$

Where i = extreme mean intensity in mm/hr
td = duration in minutes (*td≤240)*
a, b, c = storm constants given in the table below

Table 2: Storm Constants for Different Return Periods of HKO Headquarters (based on SDM Corrigendum No. 1/2024)

Return Period T(years)	2	5	10	20	50	100	200	500	1000
a	446.1	470.5	485.0	496.0	505.5	508.6	508.8	504.6	498.7
b	3.38	3.11	3.11	3.17	3.29	3.38	3.46	3.53	3.55
c	0.463	0.419	0.397	0.377	0.355	0.338	0.322	0.302	0.286

2.3.4 The Brandsby William's Equation is used to determine the time of concentration etc.

$$t_o = 0.14465L / (H^{0.2}A^{0.1})$$

Where t_o = time of concentration of a natural catchment (min.);
A = catchment area (m^2);
H = average slope (m per 100m), measured along the line of natural flow, from the summit of the catchment to the point under consideration;
L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

2.3.5 The Manning's Equation is used to determine the capacity of U-channel and Stream:

$$V = \frac{R^{\frac{1}{6}}}{n}\sqrt{Rs}$$

where V = mean velocity (m/s)
R = hydraulic radius (m)
n = Manning coefficient ($s/m^{1/3}$)
s = hydraulic gradient (energy loss per unit length due to friction)

2.3.6 The application site is proposed to be temporary place of recreation, sports or culture (hobby farm and fishing ground), holiday camp, barbecue site and animal boarding establishment with ancillary facilities and associated filling of land. Rainfall increase due to climate change is not adopted in the runoff assessment in **Appendix B**.

3 Existing Drainage

3.1 Existing Drainage Routes and Arrangements

3.1.1 The Site is located almost immediately adjacent to (to the east of) a substantial (in the order of 3m wide) natural streamcourse which serves a large upstream catchment, leading up to Yuen Tau Shan. The overall catchment is shown on Drawing No. DIA1 in **Appendix A**. The overall catchment measures approximately 16,283m^2.

3.1.2 Within the Site, there are no apparent main drainage systems, with runoff generally passing overland from South to North, towards the main natural streamcourse as indicated on Drawing No. DIA1 in **Appendix A**.

3.1.3 There are no flooding blackspots in the vicinity of the Site and there is no history of flooding in the area (apart from the natural pond within the Site).

3.1.4 There are no known Ecologically Important Streams/Rivers in the catchment in which the Site is located.

4 Drainage Impact Assessment (DIA)

4.1 Project Site

4.1.1 The site is proposed to be concrete paved. The proposed site levels are ranging from +4.50 mPD to +5.30 mPD. There would be additional concrete paving area compared to the existing situation, with a resultant increase in runoff. The increase is quantified and discussed in Section 5.4. The proposed site catchment is shown on Drawing No. DIA1 in **Appendix A**

4.1.2 According to the topographical data and the existing drainage facilities on the surveys map obtained from Lands Department, there is an External Catchment located at the adjacent to the project site. The runoff from the External Catchment will flow from the Eastern and Southern Boundary of the Project Site, this extra runoff will potentially further drain into the proposed drainage system. As such, runoff arising from the External Catchment should be considered in this DIA using Rational Method.

4.1.3 Three main catchment areas were identified based on the proposed site layout plan including the local natural upstream catchment, external catchment adjacent to the proposed site and the proposed site itself. The runoffs are further collected into the existing public open rectangular channel next to the Site. The proposed site condition is shown on Drawing No. PLAN 4 and PLAN 5 in **Appendix A**.

4.2 Proposed Drainage Arrangement

4.2.1 The Site currently receives runoff from the External Catchment and this will continue after the proposed development as shown in Drawing Nos. DIA1. The runoff is expected to be widespread (rather than at discrete locations), U-channels will be proposed to collect the runoff from internal and external catchment. The flow capacities of the proposed U-channel are calculated using the Chart for the Rapid Design of Channels. Runoff from corresponding Site Catchments (calculated based on a return period of 50 years), the capacity estimation and checking for the proposed U-channels are included in **Appendix C**. The overall drainage is proposed to discharge into the existing open rectangular channel.

4.3 Assessment Assumptions

4.3.1 Runoff coefficient of C=0.25 is adopted for the naturally vegetated hillsides and steep vegetated soil. For the Proposed Development, the whole site coverage will be paved with impervious concrete, runoff coefficient of C = 0.95 is adopted. However, the development is proposed to introduce a range of different materials for various parts of the Site and different runoff coefficients are adopted. About 10,005 m^2 of the application site area is set to be greenland. The runoff coefficient of greenland is generally adopted as C =0.25. Details of the runoff assessment, please refer to the calculation in **Appendix B**.

4.4 Drainage Impact Assessment

4.4.1 The 1 in 50-year peak discharge from the Site alone will increase from 0.184 to 0.368 m^3/s, i.e. an increase of 0.184 m^3/s. The existing and future runoff flows from the proposed site, external and overall catchment are presented in **Appendix B**. It is understood that the proposed development would cause additional flow to the public drainage system. The overall drainage flow is estimated to be 10.421 m^3/s (Proposed Site Catchment A1 + External Catchment E1 + The Local Upstream Catchment A2) for 1 in 50-year peak discharge as shown in **Appendix B**. To avoid adverse drainage impact on the existing natural stream, the capacity of Existing 3m open rectangular channel is calculated using Manning Equation, please refer to the calculation shown in **Appendix C**. The design capacity of the Existing 3m open rectangular Channel is found to be 21.64m^3/s. Therefore, the existing drainage system is adequate to cater the additional flow from the proposed development.

5 CONCLUSION

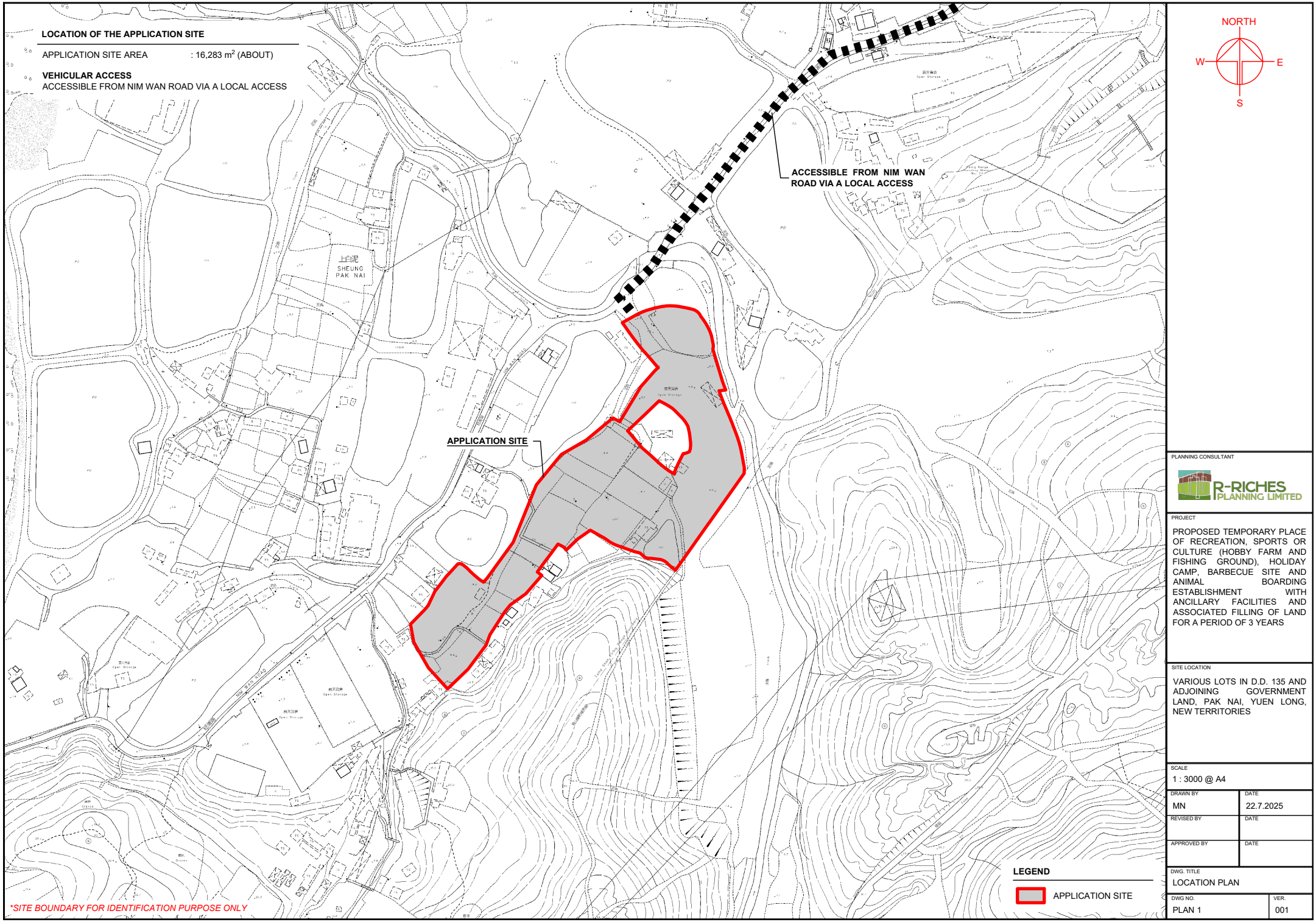
5.1.1 The Project Proponent will be responsible for the construction and ongoing maintenance of the drainage facilities. The runoff to the existing natural stream during rainstorm would be discharged by means of 600mm U-channels and 675mm pipe connecting to existing 3m open rectangular channel.

5.1.2 The proposed development will result in slightly greater runoff than the existing Site comparing to the design capacity of the Existing 3m rectangular Channel. The incremental runoff before and after the development was estimated using the rational method. The existing 3m rectangular Channel is adequate to collect the incremental runoff during the heavy rainstorm. As a result, no adverse drainage impact to the existing drainage system is anticipated after the development of the Site with 50 year return period. With implementation of the mentioned drainage system, no unacceptable drainage impact is anticipated.

January 2026

Appendix A

Drawings



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R-RICHES PLANNING LIMITED

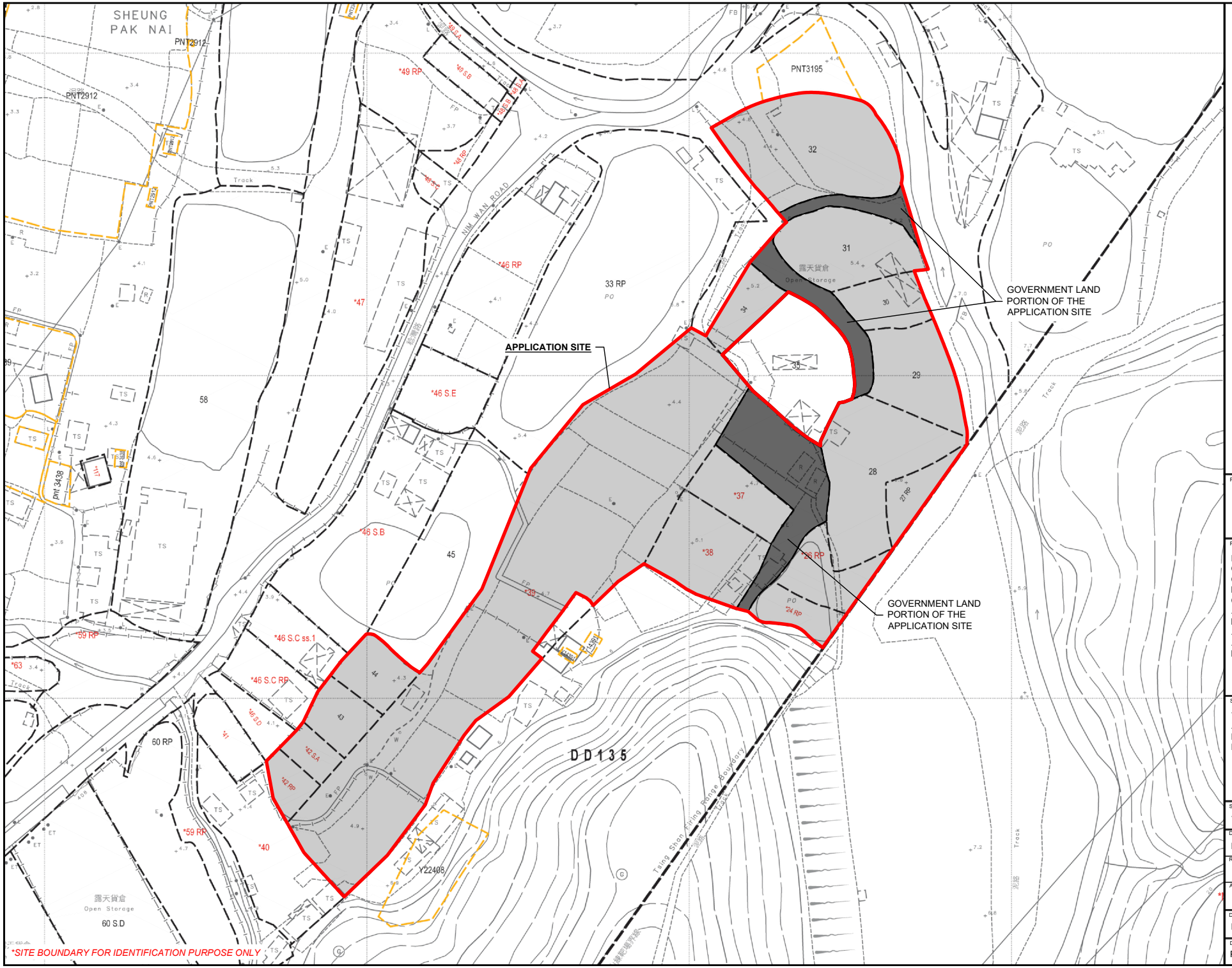
PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 135 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE	1 : 3000 @ A4
DRAWN BY	MN
DATE	22.7.2025
REVISED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	LOCATION PLAN
DWG NO.	PLAN 1
VER.	001



NORTH
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PROJECT
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND FISHING GROUND), HOLIDAY CAMP, BARBECUE SITE AND ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 135 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1500 @ A4

DRAWN BY	DATE
MN	22.7.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAND STATUS OF THE SITE

DWG NO.	VER.
PLAN 3	001

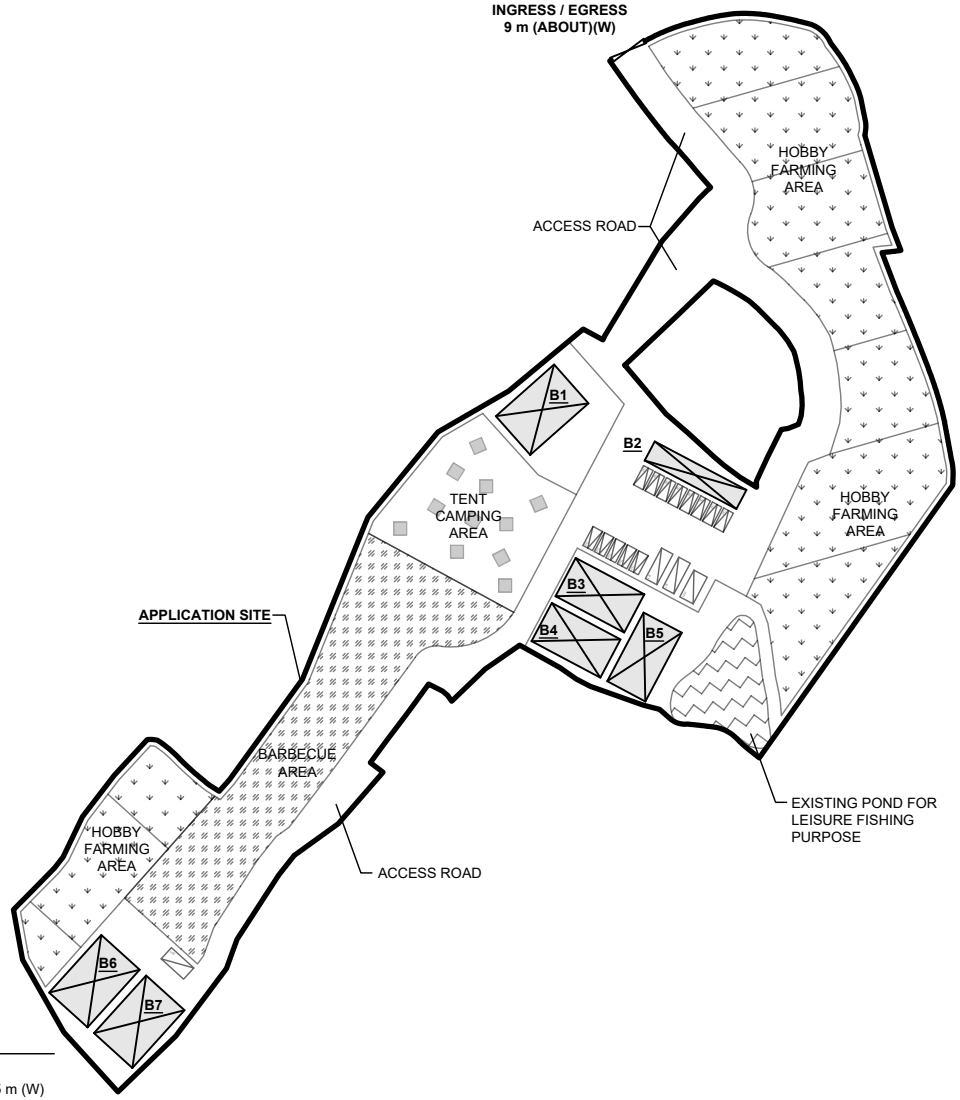
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 16,283 m^2	(ABOUT)
COVERED AREA	: 1,308 m^2	(ABOUT)
UNCOVERED AREA	: 14,975 m^2	(ABOUT)
PLOT RATIO	: 0.08	(ABOUT)
SITE COVERAGE	: 8 %	(ABOUT)
NO. OF STRUCTURE	: 7	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,308 m^2	(ABOUT)
TOTAL GFA	: 1,308 m^2	(ABOUT)
BUILDING HEIGHT	: 3.5 m - 8 m	(ABOUT)
NO. OF STOREY	: 1	

PROPOSED USES

HOBBY FARM	: 5,095 m^2	(ABOUT)
FISHING GROUND	: 428 m^2	(ABOUT)
HOLIDAY CAMP	: 1,177 m^2	(ABOUT)
NO. OF CAMPING TENT	: 11	(ABOUT)
BARBECUE SITE	: 2,139 m^2	(ABOUT)
NO. OF BARBECUE PIT	: 25	(ABOUT)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	RECEPTION AND WASHROOM	216 m^2 (ABOUT)	216 m^2 (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	ANIMAL INTERACTION ZONE	120 m^2 (ABOUT)	120 m^2 (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	CANTEEN FOR STAFF AND VISITOR	180 m^2 (ABOUT)	180 m^2 (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	AGRICULTURAL EDUCATION AND STORE ROOM	180 m^2 (ABOUT)	180 m^2 (ABOUT)	4 m (ABOUT)(1-STOREY)
B5	SITE OFFICE AND WASHROOM	180 m^2 (ABOUT)	180 m^2 (ABOUT)	4 m (ABOUT)(1-STOREY)
B6	ANIMAL BOARDING ESTABLISHMENT	216 m^2 (ABOUT)	216 m^2 (ABOUT)	4 m (ABOUT)(1-STOREY)
B7	ANIMAL BOARDING ESTABLISHMENT	216 m^2 (ABOUT)	216 m^2 (ABOUT)	4 m (ABOUT)(1-STOREY)
	TOTAL	**1,308 m^2 (ABOUT)**	**1,308 m^2 (ABOUT)**	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 13
DIMENSION OF L/UL SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR LIGHT BUS	: 2
DIMENSION OF L/UL SPACE	: 8 m (L) x 3 m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- LOADING / UNLOADING SPACE (LB)
- INGRESS / EGRESS

NORTH
W E
S

PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 135 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1750 @ A4

DRAWN BY	DATE
MN	22.7.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

EXISTING FILLING OF LAND AREA

APPLICATION SITE AREA	: 16,283 m^2	(ABOUT)
EXISTING SOILED AREA	: 15,855 m^2	(ABOUT)
EXISTING SITE LEVELS	: +4.4 mPD TO +5.2 mPD	(ABOUT)
EXISTING POND AREA	: 428 m^2	(ABOUT)

SITE LEVELS ARE FOR REFERENCE ONLY.

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY*

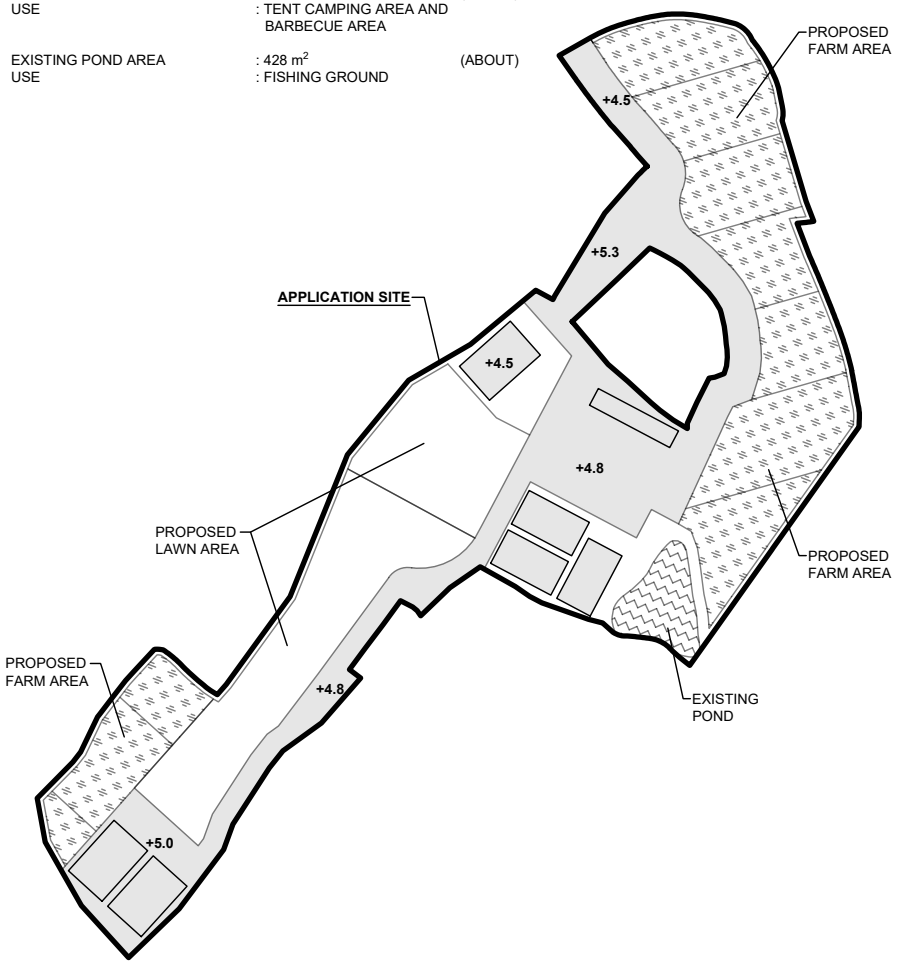
LEGEND

APPLICATION SITE

+4.4 EXISTING SITE LEVEL

PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA	: 16,283 m^2	(ABOUT)
COVERED BY STRUCTURE	: 1,308 m^2	(ABOUT)
PROPOSED FILLING AREA	: 5,801 m^2	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.1 m	
PROPOSED SITE LEVELS	: +4.5 mPD TO +5.3 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE	
PROPOSED FARM AREA	: 5,095 m^2	(ABOUT)
USE	: HOBBY FARMING	
PROPOSED LAWN AREA	: 4,959 m^2	(ABOUT)
USE	: TENT CAMPING AREA AND BARBECUE AREA	
EXISTING POND AREA	: 428 m^2	(ABOUT)
USE	: FISHING GROUND	



LEGEND

APPLICATION SITE

PROPOSED FILLED AREA

+4.5 PROPOSED SITE LEVEL

NORTH

W E

S

PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 135 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE

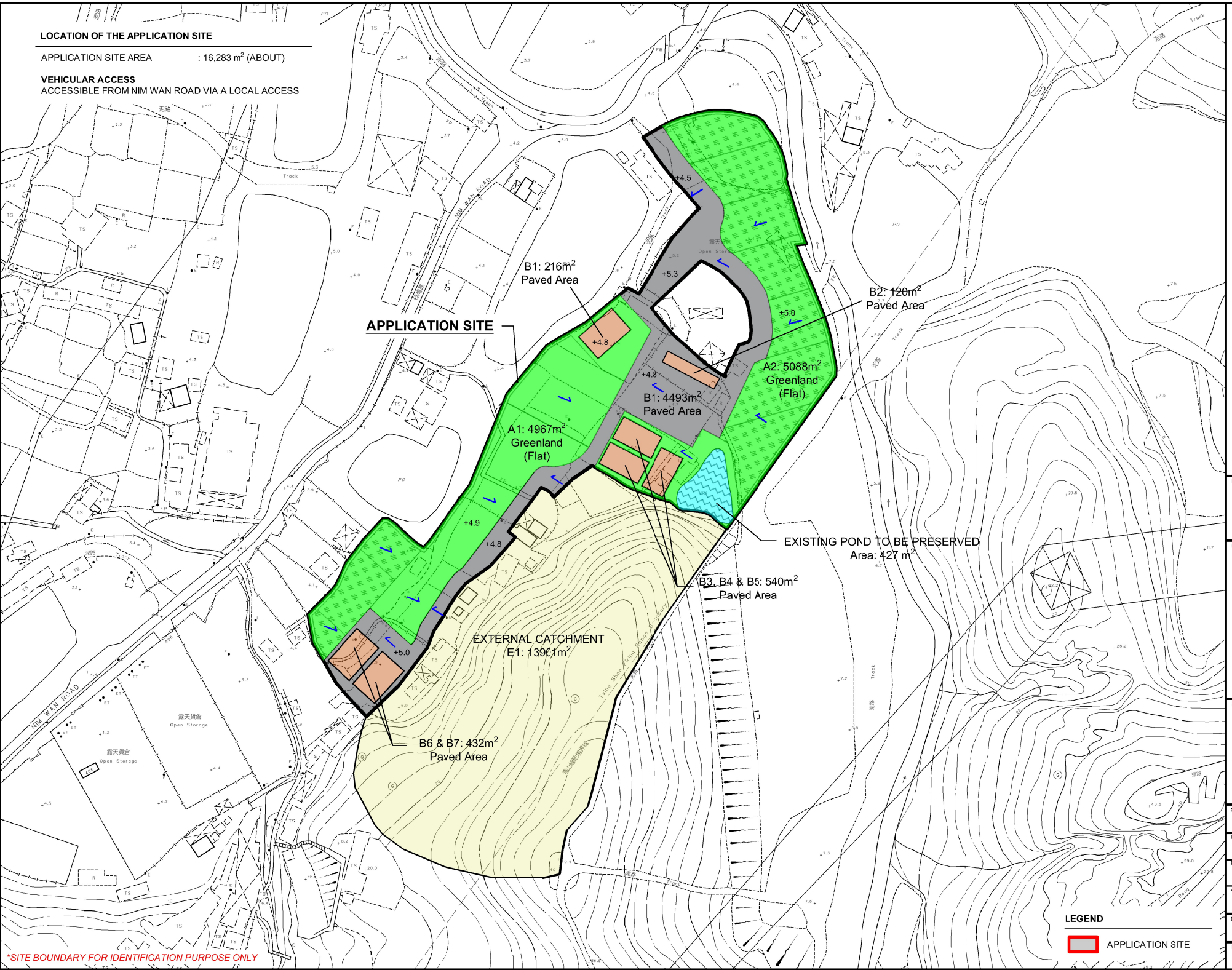
1 : 2000 @ A4

DRAWN BY	DATE
MN	22.7.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

FILLING OF LAND

DWG NO.	VER.
PLAN 5	001



NORTH

W E

S

PLANNING CONSULTANT

PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 135 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE	1 : 2000 @A4
DRAWN BY	MN
DATE	22.12.2025
REVISED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	CATCHMENT PLAN
DWG NO.	DIA 1
VER.	001

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 16,283 m^2 (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM NIM WAN ROAD VIA A LOCAL ACCESS

NORTH
W E
S

PLANNING CONSULTANT

PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 135 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @A4

DRAWN BY	DATE
MN	22.12.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

DRAINAGE LAYOUT

DWG NO.	VER.
DL 1	001

LEGEND

APPLICATION SITE

Appendix B

Runoff Calculations

Catchment of Existing Stream 3m (W) x 2.5m (H)

Total Catchment Area of the Existing Stream (Unpaved):
A3: 1,742,682 m^2

Flow Distance: 2,580m

DD135

DD128

DD130

Drawing No. DIA1

Runoff Estimation

Rational method is used for calculation of the peak runoff. The formula is extracted from Section 7.5.2 (a) of SDM.
The parameters and assumptions refer to section 3.

The external catchment comprises mainly naturally steep vegetated hillsides; C = 0.35
The existing site comprises mainly flat vegetated soil; C = 0.25
The hobby farming and tent camping area of the proposed site comprise mainly naturally flat greenland: C=0.25
The concrete paved area (Impervious) of the proposed site: C=0.95

Area of the Site = 16,283 m^2
Area of the local upstream catchment = 29455 m^2
The Site is proposed to be "Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground), Holiday Camp, Barbecue Site and Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period so check the 1 in 50-year Scenario.

Existing Site Catchment

Catchment (m^2)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1-h_2)/L \times 100$	to (min) = 0.14465L/ ($H^{0.2}A^{0.1}$)	tc = to + t_f (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m^2)	50 year Intensity (mm/hr)	50 year design runoff = 0.278CiA	50 year Total runoff (m^3/s)	50 year Total runoff (L/min)
16283	295	5.2	4.4	0.27	21.00	21.00	HKO headquarters	0.25	16283	162.88	0.18	0.184	11060
								0.95	0	162.88	0.00		

Proposed Site Catchment (A1)

Catchment (m^2)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1-h_2)/L \times 100$	to (min) = 0.14465L/ ($H^{0.2}A^{0.1}$)	tc = to + t_f (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m^2)	50 year Intensity (mm/hr)	50 year design runoff = 0.278CiA	50 year Total runoff (m^3/s)	50 year Total runoff (L/min)
16283	295	5.3	4.5	0.27	21.00	21.00	HKO headquarters	0.25	10482	162.88	0.12	0.368	22092
								0.95	5801	162.88	0.25		

External Catchment (E1)

Catchment (m^2)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1-h_2)/L \times 100$	to (min) = 0.14465L/ ($H^{0.2}A^{0.1}$)	tc = to + t_f (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m^2)	50 year Intensity (mm/hr)	50 year design runoff = 0.278CiA	50 year Total runoff (m^3/s)	50 year Total runoff (L/min)
13901	169	40.4	4.8	21.07	5.12	5.12	HKO headquarters	0.35	13901	237.38	0.32	0.321	19264
								0.95	0	237.38	0.00		

Proposed Site Catchment (A1) + External Catchment (E1)

Catchment (m^2)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1-h_2)/L \times 100$	to (min) = 0.14465L/ ($H^{0.2}A^{0.1}$)	tc = to + t_f (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m^2)	50 year Intensity (mm/hr)	50 year design runoff = 0.278CiA	50 year Total runoff (m^3/s)	50 year Total runoff (L/min)
30184	169	5.3	4.5	0.47	10.12	10.12	HKO headquarters	0.25	10482	201.13	0.15	0.727	43603
								0.35	13901	201.13	0.27		
								0.95	5801	201.13	0.31		

The Local Upstream Catchment (A2)

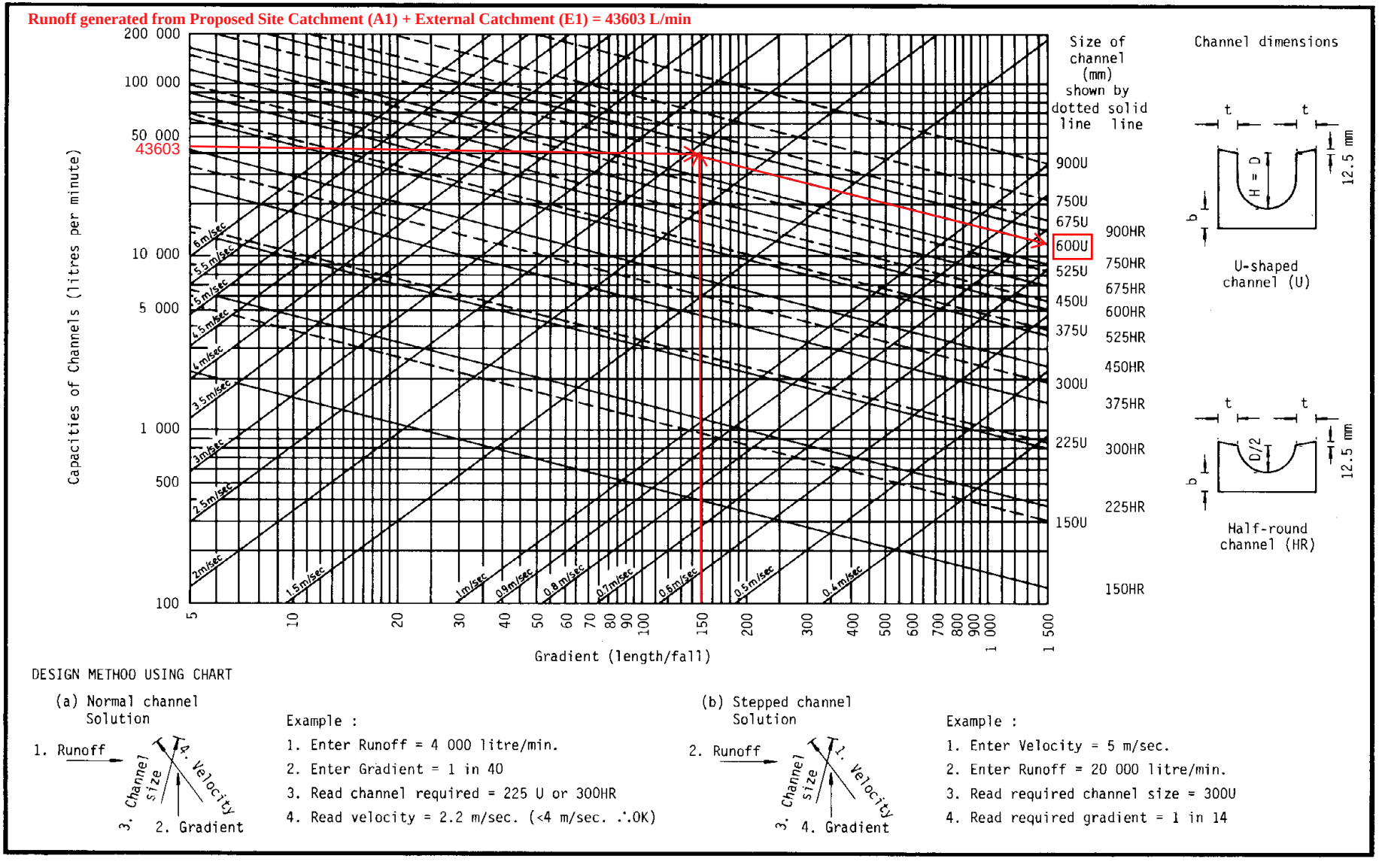
Catchment (m^2)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1-h_2)/L \times 100$	to (min) = 0.14465L/ ($H^{0.2}A^{0.1}$)	tc = to + t_f (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m^2)	50 year Intensity (mm/hr)	50 year design runoff = 0.278CiA	50 year Total runoff (m^3/s)	50 year Total runoff (L/min)
1742682	2580	300	4.8	11.44	54.46	54.46	HKO headquarters	0.25	1742682	119.77	14.51	14.506	870385
								0.95	0	119.77	0.00		

Proposed Site Catchment (A1) + External Catchment (E1) + The Local Upstream Catchment (A2)

Catchment (m^2)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1-h_2)/L \times 100$	to (min) = 0.14465L/ ($H^{0.2}A^{0.1}$)	tc = to + t_f (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m^2)	50 year Intensity (mm/hr)	50 year design runoff = 0.278CiA	50 year Total runoff (m^3/s)	50 year Total runoff (L/min)
1772866	2580	300	4.5	11.45	54.36	54.36	HKO headquarters	0.25	1753164	119.85	14.60	14.949	896926
								0.35	13901	119.85	0.16		
								0.95	5801	119.85	0.18		

Appendix C

Calculation of Drainage Capacity of U Channels and Discharge Pipe



DESIGN METHOD USING CHART

(a) Normal channel Solution

1. Runoff
2. Gradient
3. Channel size
4. Velocity

Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (<4 m/sec. ∴OK)

(b) Stepped channel Solution

2. Runoff
1. Velocity
3. Channel size
4. Gradient

Example :

1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

Figure 8.7 - Chart for the Rapid Design of Channels

Drainage Assessment for 675mm Concrete Pipe discharging to Existing Open Channel

50 year Runoff Generated from the Proposed Site and External Catchment (m^3/s)	Length (m)	Nominal Diameter (mm)	No. of Pipe	Gradient, S_f		Velocity [7] (m/s)	50 year Runoff [1] (m^3/s)	Capacity (m^3/s)	Utilization (%)	Pipe Capacity > Runoff ?
				(%)	1 in					
0.727	34	675	1	1.5	150	2.866	0.727	0.923	79%	Yes

Mean Velocity is calculated by Colebrook- White equation
Where:
V =Mean Velocity (m/s)
R =Hydraulic Diameter (m)
Ks =Surface Roughness (m)
V =Kinematic viscosity (kg/ms)
S =Slope of Hydraulic Gradient
g =Gravity (m/s2)

$$\overline{V} = -\sqrt{32gRS_f}\log\left[\frac{k_s}{14.8R} + \frac{1.255\nu}{R\sqrt{32gRS_f}}\right]$$

The Roughness Coefficient Ks is assumed to be 1.5 for Concrete (Monolithic construction against rough forms)

Calculation Sheet		Sheet No. 1	Rev. 1
	Location:	Lot No. DD135	
Job Tilte: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground), Holiday Camp, Barbecue Site and Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years		Date	

Checking of Capacity of Existing Stream

Input Data

Width of U.C. = 3 m
Height of U.C. = 1.5 m
Design Flow Generated from the Proposed Site
= 14.27 m^3/s 1.500

3.000

Flow capacity, Q

$$Q = \frac{A \times r^{2/3} \times s^{1/2}}{n}$$

where
A = cross sectional area of flow (m^2) = 4.5 m^2
A' = Adjusted cross sectional area (SDM Section 9.3) = 4.5 x 0.9
with 10% reduction in flow area = 4.05 m^2
r = hydraulic radius (m)
s = slope of the water surface or the linear hydraulic head loss (m/m)
n = Manning coefficient of roughness

Hydraulic radius

$$r = \frac{A'}{P}$$

p = wetted perimeter (m) = 6.00 m

r = 0.68 *m*

Slope

s = 0.010 m/m (Gradient = 1:100)

Manning coefficient of roughness

n = 0.016 Fair Condition for Concrete-lined channels

Therefore,

Q = 21.6419 m^3/s > Design flow, OK!

Utilization = 65.94%

Appendix D

Site Photos

PROJECT:

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND AND EXCAVATION OF LAND

LOCATION:

VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

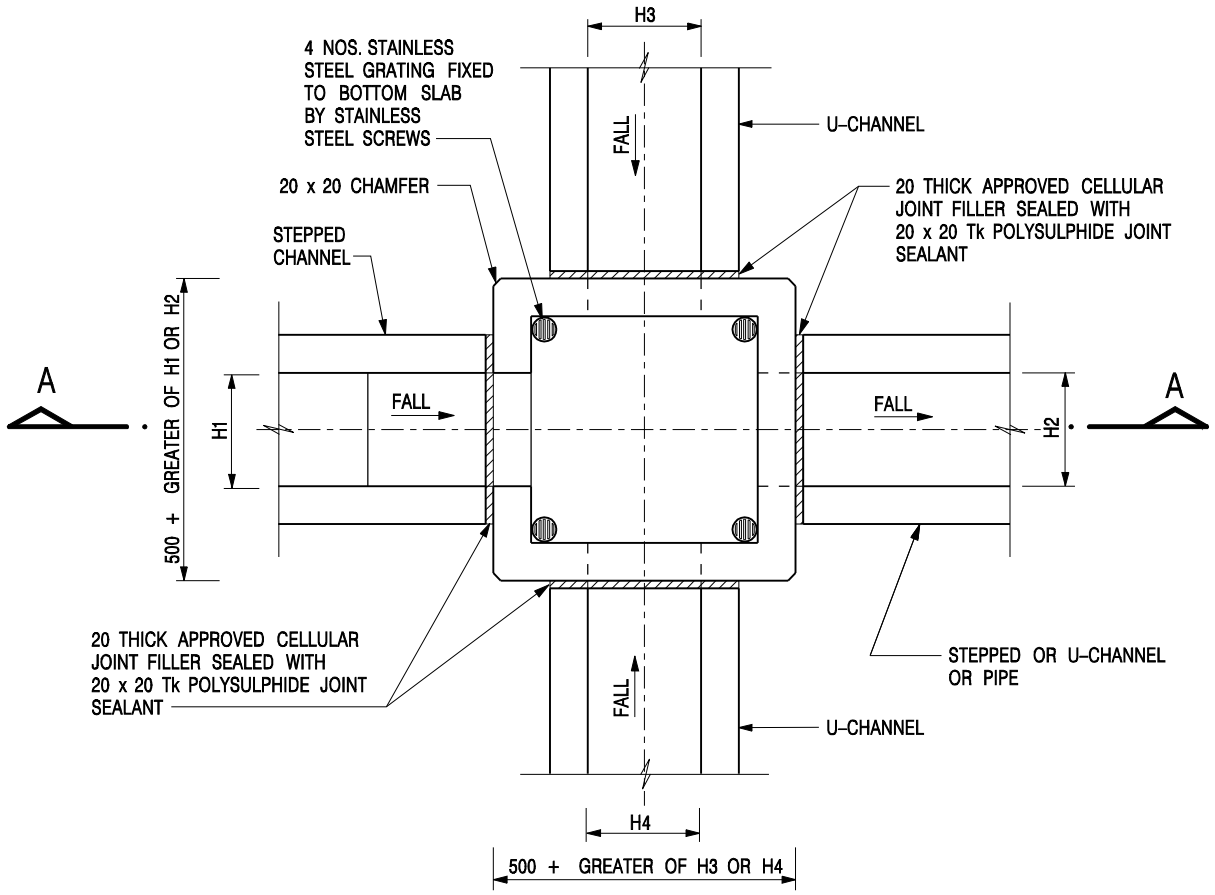
TITLE
SITE PHOTOS

FIGURE NUMBER
APPENDIX D

VER	DESCRIPTION	DATE

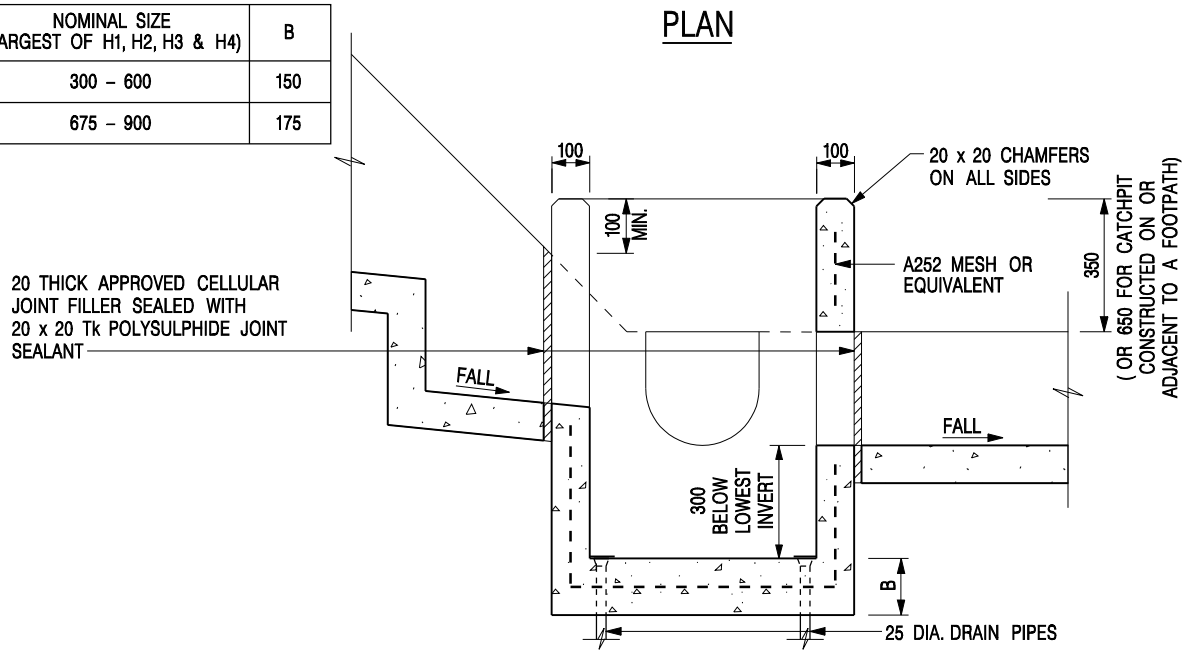
Appendix E

Standard Details of the Proposed U Channel and the Catchpit/Sand trap



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.

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

CATCHPIT WITH TRAP

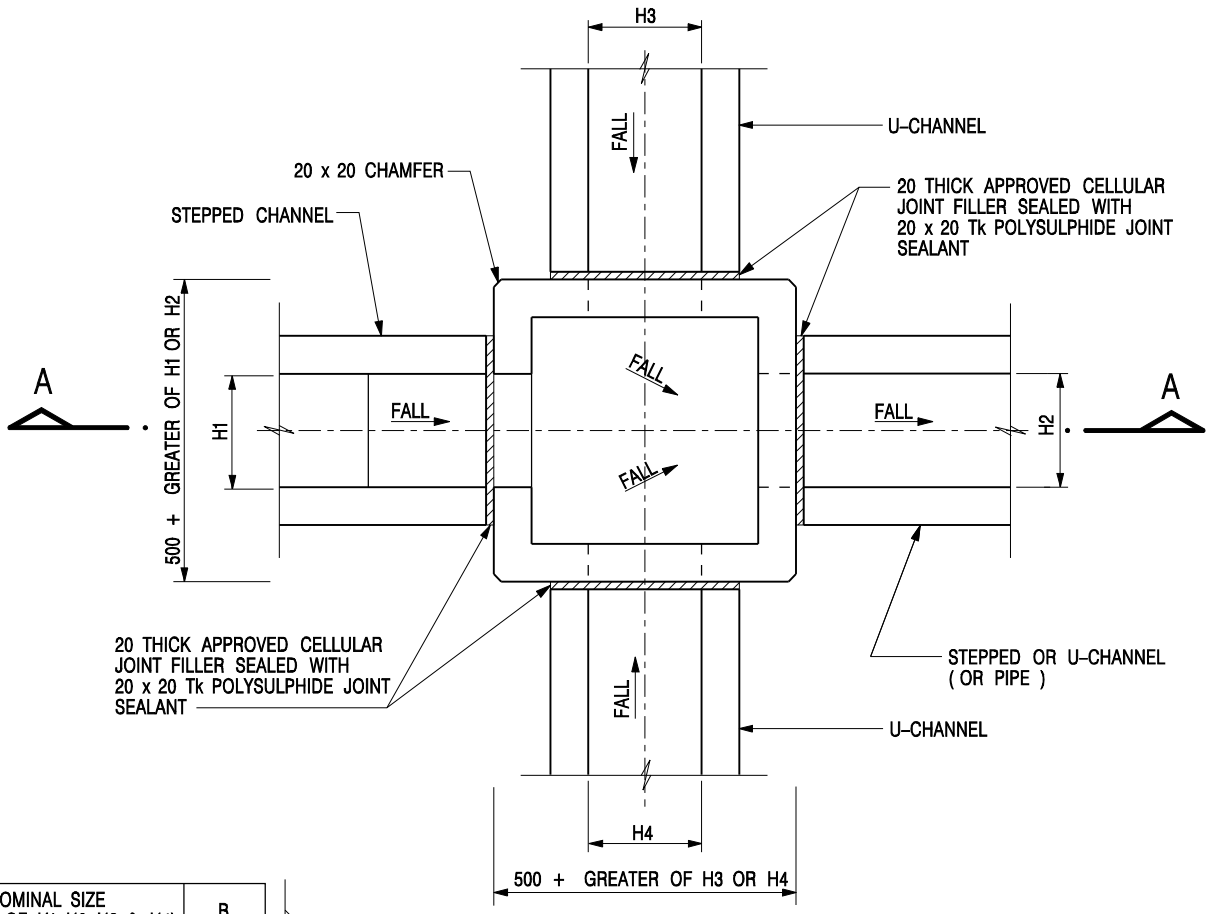
(SHEET 1 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

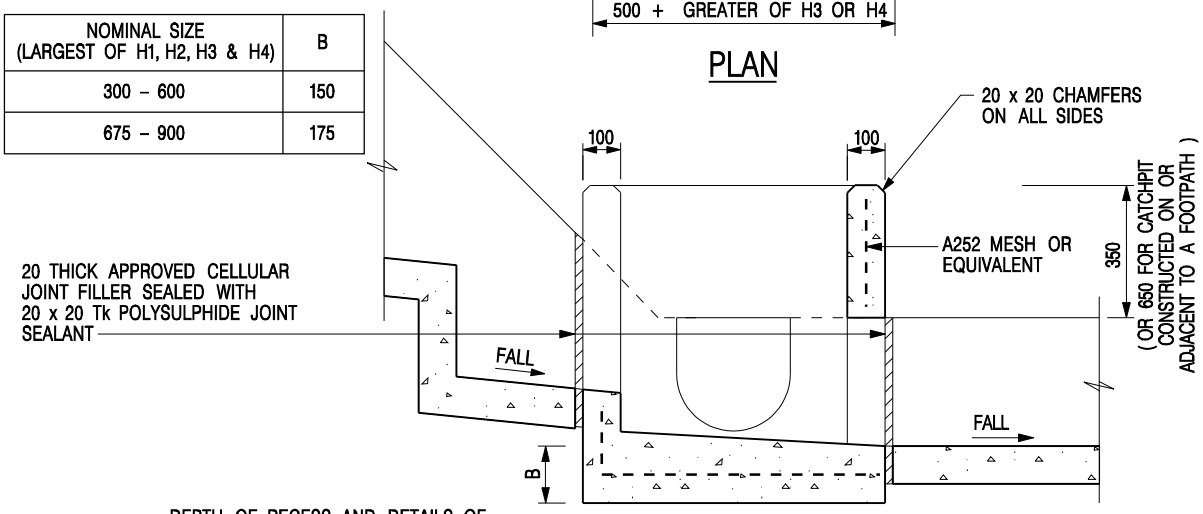
DATE JAN 1991

DRAWING NO. C2406 /1

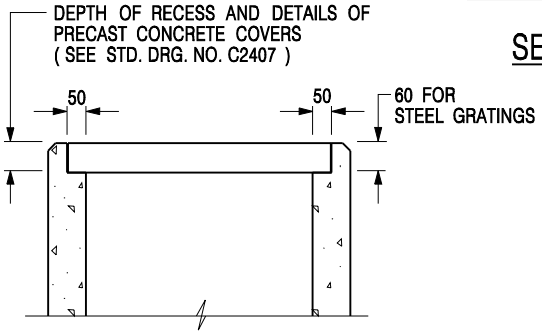


PLAN

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 5 FOR OTHER NOTES.

ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2405J.	Original Signed	03.2015

STANDARD CATCHPIT DETAILS

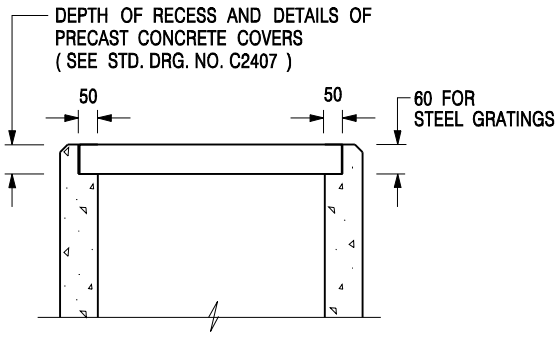
(SHEET 1 OF 5)

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20	DRAWING NO. C2405 /1
DATE JAN 1991	

卓越工程 建設香港

We Engineer Hong Kong's Development



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

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

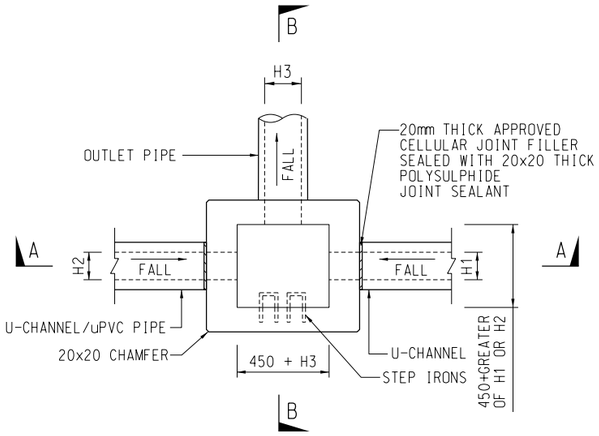
CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

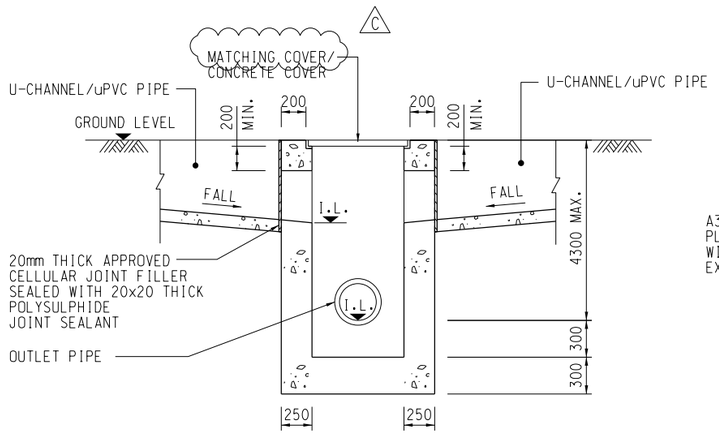
DATE JAN 1991

DRAWING NO. C2406 /2A



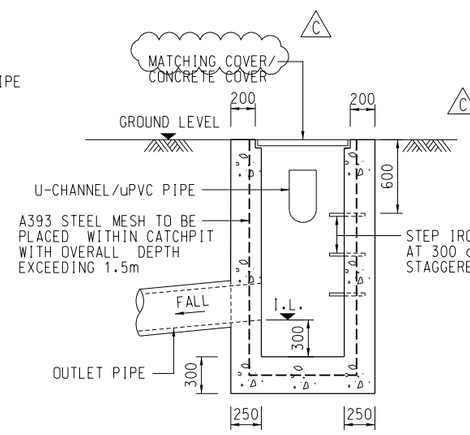
TYPICAL DETAIL OF CATCHPIT

SCALE 1 : 50



SECTION A - A

SCALE 1 : 50



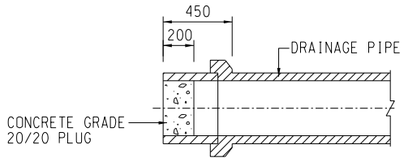
SECTION B - B

SCALE 1 : 50

NOTES:

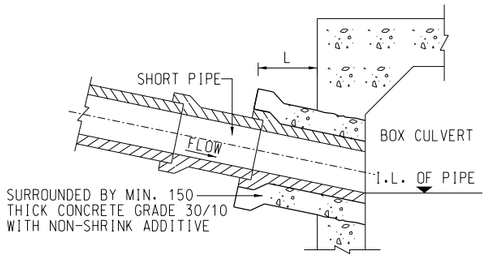
1. THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWING NOS. 60329339/C2/C00/1311 TO 1314.
2. PIPE LENGTHS FOR SHORT PIPES SHALL BE AS FOLLOWS: FOR PIPE 450 DIA. AND LESS, 450mm; FOR PIPE BETWEEN 525 DIA. AND 1200 DIA. 1250mm; FOR PIPE OVER 1200 DIA., FULL PIPE LENGTH UNLESS OTHERWISE SHOWN.
3. CATCH PIT COVERS REFER TO NOTE C.3. OF LATEST REVISION OF 60329339/C2/SK0177.

PIPE DIA.	L
225-900	500mm
1050-1950	750mm
2100-2500	900mm



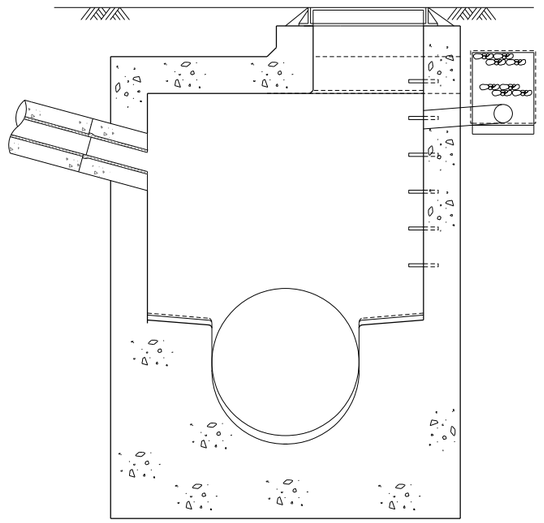
TEMPORARY PLUG FOR FUTURE PIPE CONNECTION

N.T.S.



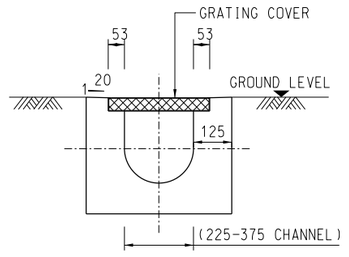
TYPICAL DETAIL OF PIPE CONNECTION TO BOX CULVERT

N.T.S.



TYPICAL SUB-SOIL DRAIN CONNECTED TO MANHOLE

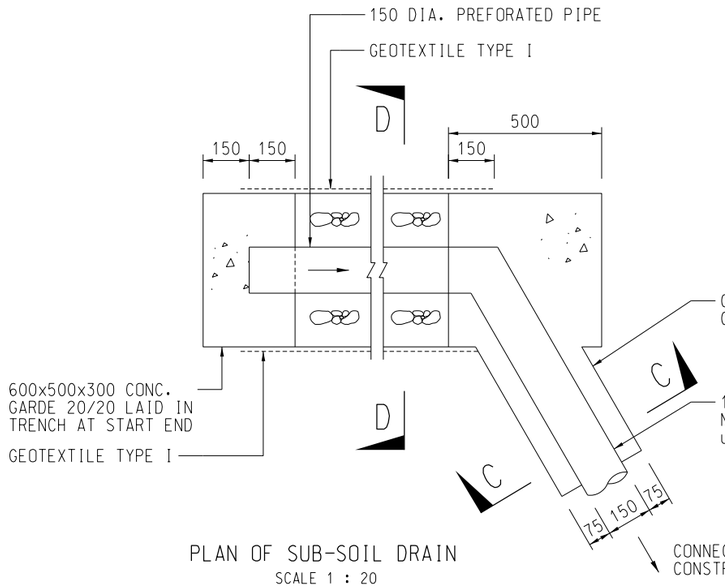
SCALE 1 : 50



TYPICAL DETAILS OF U-CHANNEL WITH COVER

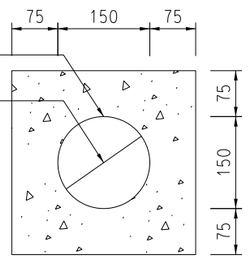
N.T.S.

(THE CHANNEL GRATING SHALL REFER TO HYD DRAWING NO. H3154 FOR CYCLE TRACK AND FOOTPATH; HINGED CHANNEL GRATING SHALL REFER TO DRAWING NO. SSD166-A FOR CYCLE TRACK ON HIGHWAY STRUCTURES)



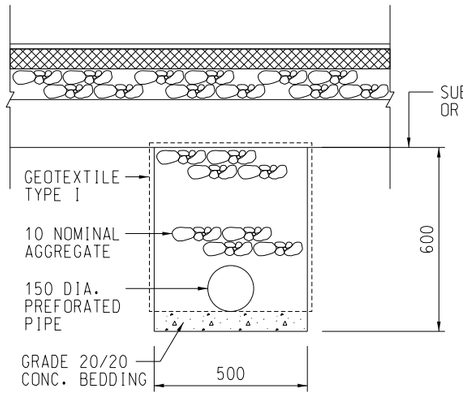
PLAN OF SUB-SOIL DRAIN

SCALE 1 : 20



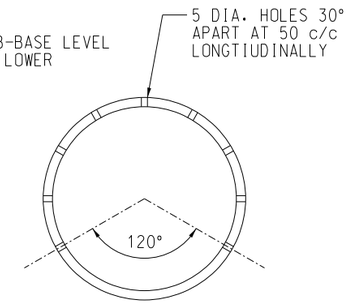
SECTION C-C

SCALE 1 : 10



SECTION D-D

SCALE 1 : 20



PERFORATION PATTERN FOR 150 DIA. uPVC SUB-SOIL DRAIN

SCALE 1 : 5

REV.	DATE	DESCRIPTION	DRAWN	PRE.	APP.
C	18-NOV-22	RFI-238	WKM	CHW	CHW	PT
B	21-SEP-22	FOR CONSTRUCTION	KFC	TWC	TWC	PT
A	14-JAN-22	FOR CONSTRUCTION	BLK	CHW	CHW	PT
-	03-SEP-20	FOR CONSTRUCTION	KFC	WWW	CHW	PT

AECOM

KEY PLAN

CONTRACT NO. NE/2017/08

CROSS BAY LINK, TSEUNG KWAN O ROAD D9 AND ASSOCIATED WORKS

DRAINAGE MISCELLANEOUS DETAILS

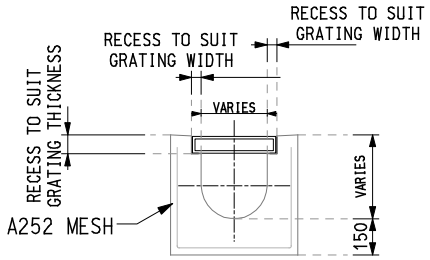
SHEET 1 OF 2

SKETCH NO. 60329339/C2/SK0124 REV. C

EXTRACTED FROM DRG. NO. 60329339/C2/C00/1315 SCALE AS SHOWN(A3)

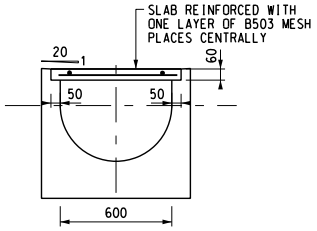
Plot File by: RSTOC 17/11/2022 21:57:12

T:\NE_2017_08\SSK\SK0124C.dgn

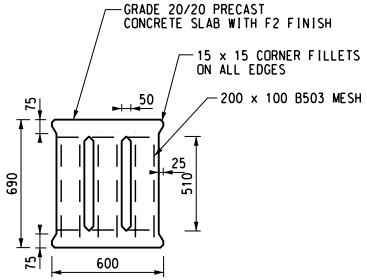


TYPICAL CROSS SECTION OF U-CHANNEL WITH COVER

SCALE N.T.S.



TYPICAL SECTION



PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED
2. DETAILS OF CATCHPIT REFER TO STANDARD DRAWING NO. C2405/1.
3. DETAILS OF CATCHPIT WITH TRAP STANDARD DRAWING NO. C2406/1.

PLANNING CONSULTANT

R-Riches Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (HEAVY GOODS VEHICLE AND CONTAINER VEHICLE) FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 124, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

SCALE

AS SHOWN

DRAWN BY	DATE
TL	13.10.2023
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

STANDARD DETAILS

DWG NO.	VER.
SD 1	001

REVISED PLANS

Plan 1	Filling of Land
Plan 2	Layout Plan

EXISTING FILLING OF LAND AREA

APPLICATION SITE AREA	: 16,283 m^2	(ABOUT)
EXISTING SOILED AREA	: 15,855 m^2	(ABOUT)
EXISTING SITE LEVELS	: +4.4 mPD TO +5.2 mPD	(ABOUT)
EXISTING POND AREA	: 428 m^2	(ABOUT)

LEGEND

APPLICATION SITE

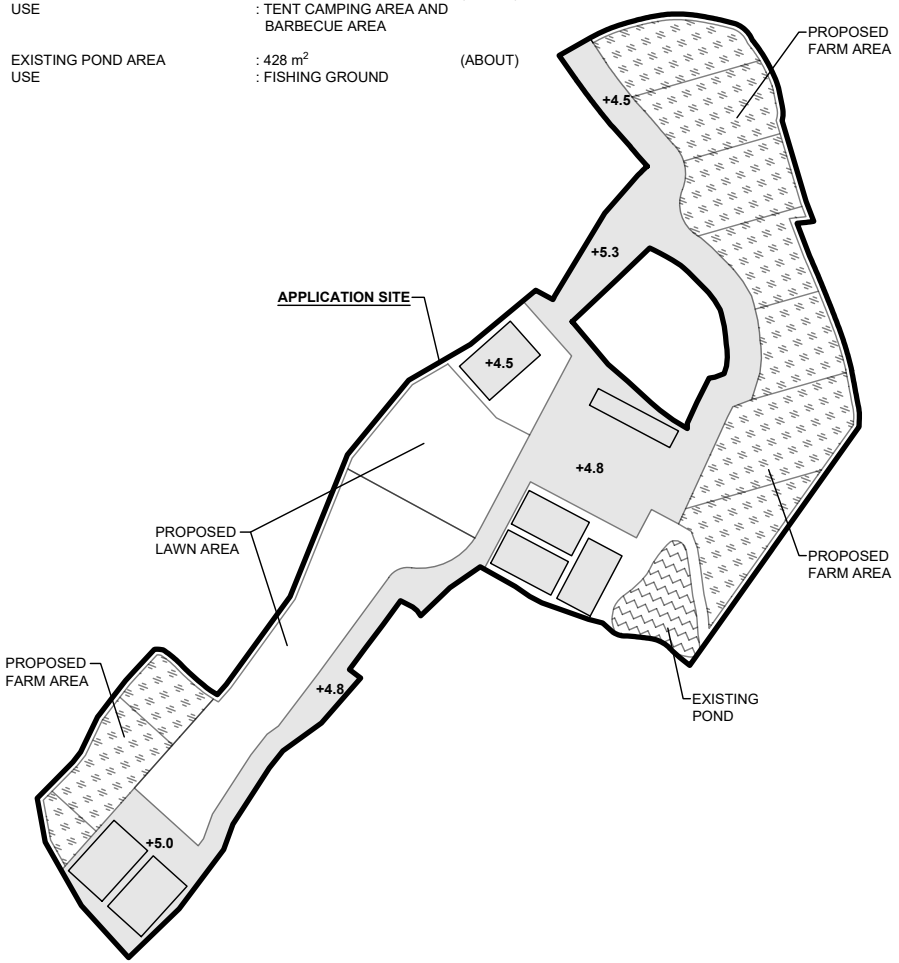
+4.4 EXISTING SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY*

PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA	: 16,283 m^2	(ABOUT)
COVERED BY STRUCTURE	: 1,308 m^2	(ABOUT)
PROPOSED FILLING AREA	: 5,801 m^2	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.1 m	
PROPOSED SITE LEVELS	: +4.5 mPD TO +5.3 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE	
PROPOSED FARM AREA	: 5,095 m^2	(ABOUT)
USE	: HOBBY FARMING	
PROPOSED LAWN AREA	: 4,959 m^2	(ABOUT)
USE	: TENT CAMPING AREA AND BARBECUE AREA	
EXISTING POND AREA	: 428 m^2	(ABOUT)
USE	: FISHING GROUND	



LEGEND

APPLICATION SITE

PROPOSED FILLED AREA

+4.5 PROPOSED SITE LEVEL

NORTH

W E

S

PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 135 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY	DATE
MN	22.7.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

FILLING OF LAND

DWG NO.	VER.
PLAN 1	001

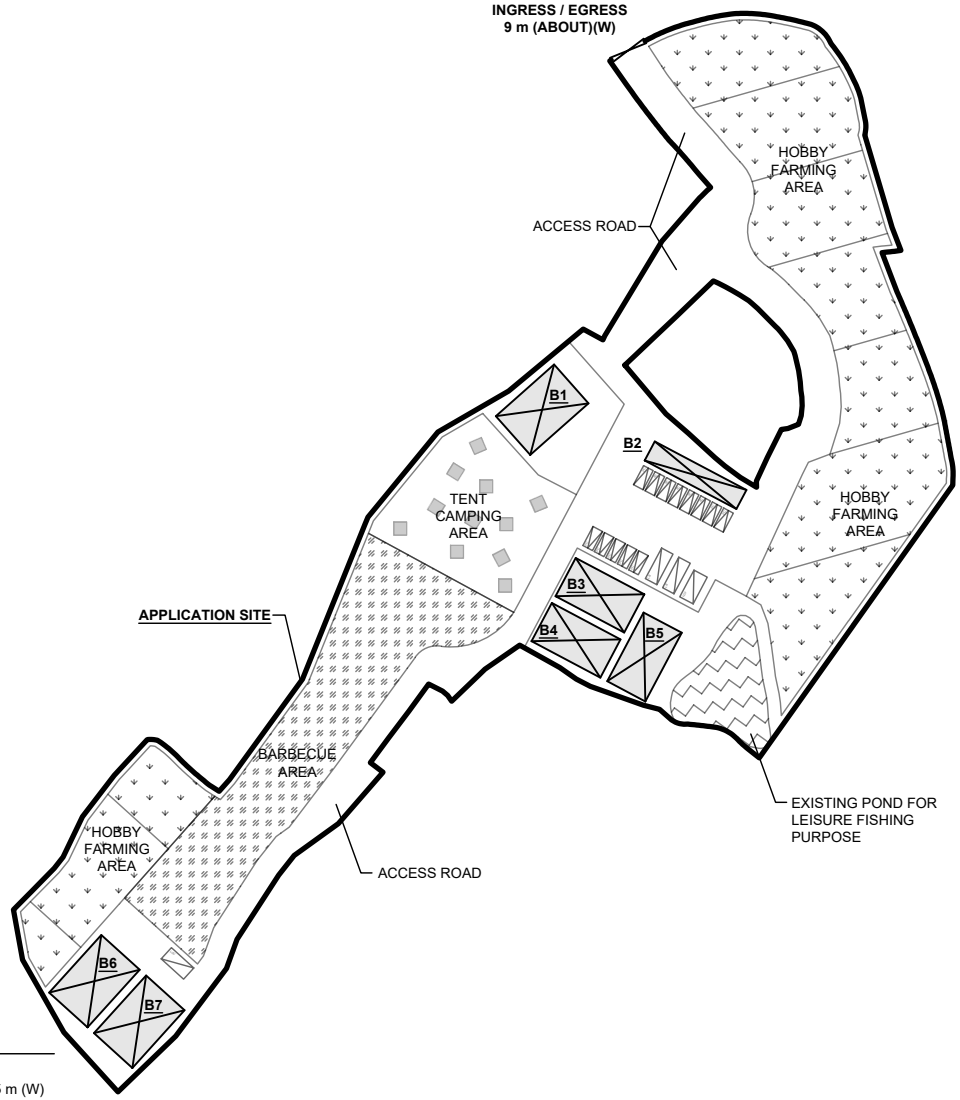
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 16,283 m^2	(ABOUT)
COVERED AREA	: 1,308 m^2	(ABOUT)
UNCOVERED AREA	: 14,975 m^2	(ABOUT)
PLOT RATIO	: 0.08	(ABOUT)
SITE COVERAGE	: 8 %	(ABOUT)
NO. OF STRUCTURE	: 7	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,308 m^2	(ABOUT)
TOTAL GFA	: 1,308 m^2	(ABOUT)
BUILDING HEIGHT	: 3.5 m - 8 m	(ABOUT)
NO. OF STOREY	: 1	

PROPOSED USES

HOBBY FARM	: 5,095 m^2	(ABOUT)
FISHING GROUND	: 428 m^2	(ABOUT)
HOLIDAY CAMP	: 1,177 m^2	(ABOUT)
NO. OF CAMPING TENT	: 11	(ABOUT)
BARBECUE SITE	: 2,139 m^2	(ABOUT)
NO. OF BARBECUE PIT	: 25	(ABOUT)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	RECEPTION AND WASHROOM	216 m^2 (ABOUT)	216 m^2 (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	ANIMAL INTERACTION ZONE	120 m^2 (ABOUT)	120 m^2 (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	CANTEEN FOR STAFF AND VISITOR	180 m^2 (ABOUT)	180 m^2 (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	AGRICULTURAL EDUCATION AND STORE ROOM	180 m^2 (ABOUT)	180 m^2 (ABOUT)	4 m (ABOUT)(1-STOREY)
B5	SITE OFFICE AND WASHROOM	180 m^2 (ABOUT)	180 m^2 (ABOUT)	4 m (ABOUT)(1-STOREY)
B6	ANIMAL BOARDING ESTABLISHMENT	216 m^2 (ABOUT)	216 m^2 (ABOUT)	4 m (ABOUT)(1-STOREY)
B7	ANIMAL BOARDING ESTABLISHMENT	216 m^2 (ABOUT)	216 m^2 (ABOUT)	4 m (ABOUT)(1-STOREY)
	TOTAL	**1,308 m^2 (ABOUT)**	**1,308 m^2 (ABOUT)**	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 13
DIMENSION OF L/UL SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR LIGHT BUS	: 2
DIMENSION OF L/UL SPACE	: 8 m (L) x 3 m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- LOADING / UNLOADING SPACE (LB)
- INGRESS / EGRESS

NORTH
W E
S

PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 135 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1750 @ A4

DRAWN BY	DATE
MN	22.7.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 2	001