

This document is for use only by the Town Planning Board.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2501602 16/7 by post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ YL - KTN / 1155
	Date Received 收到日期	28 JUL 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

STARLAND CAMPING DEVELOPMENT LIMITED 摘星山脈發展有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

TANG LOK SAN 鄧樂桑

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 655 (Part) in D.D. 109, Kam Tin North, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 3,444.1 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 439.5 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NA 不適用 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業 Agriculture
(f) Current use(s) 現時用途	空置 Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of “current land owner(s)”[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of “current land owner(s)”[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of “current land owner(s)” [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
28/06/2025-11/07/2025 (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 28/06/2025 _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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 Holiday Camp 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	3,040.6	sq.m	☒ About 約
Proposed covered land area 擬議有上蓋土地面積	403.5	sq.m	☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5		
Proposed domestic floor area 擬議住用樓面面積	NA 不適用	sq.m	☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	439.5	sq.m	☒ About 約
Proposed gross floor area 擬議總樓面面積	439.5	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)

Shower room: Height: Not exceeding 3.5m

Function room G/F, U/F: Height: Not exceeding 6m

Rain Shelter (4): Height: Not exceeding 4m

Rain Shelter: Height: Not exceeding 8m

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

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)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

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)

Proposed operating hours 擬議營運時間 24 hours, including public holiday.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Shui Mei Road, turn to local track.	
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☐ Please provide details 請提供詳情	
	No 否	☒	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	☒ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 715.7 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.3 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☐	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 ☐ No 不會 ☒ On traffic 對交通 Yes 會 ☐ No 不會 ☒ On water supply 對供水 Yes 會 ☐ No 不會 ☒ On drainage 對排水 Yes 會 ☐ No 不會 ☒ On slopes 對斜坡 Yes 會 ☐ No 不會 ☒ Affected by slopes 受斜坡影響 Yes 會 ☐ No 不會 ☒ Landscape Impact 構成景觀影響 Yes 會 ☐ No 不會 ☒ Tree Felling 砍伐樹木 Yes 會 ☐ No 不會 ☒ Visual Impact 構成視覺影響 Yes 會 ☐ No 不會 ☒ Others (Please Specify) 其他 (請列明) Yes 會 ☐ No 不會 ☒		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to Justification.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

TANG LOK SAN

NA 不適用

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他

on behalf of

代表

☐ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

13/07/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 655 (Part) in D.D. 109, Kam Tin North, Yuen Long, N.T.
Site area 地盤面積	3,444.1 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	農業 Agriculture
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 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為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Land For a Period of 3 Years

(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	NA 不適用 ☐ About 約 ☐ Not more than 不多於	NA 不適用 ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	439.5 ☒ About 約 ☐ Not more than 不多於	0.13 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用	☐ (Not more than m 米 不多於)
		NA 不適用	☐ (Not more than Storeys(s) 層 不多於)
	Non-domestic 非住用	3.5 - 8	☒ (Not more than m 米 不多於)
		1-2	☐ (Not more than Storeys(s) 層 不多於)
(iv) Site coverage 上蓋面積	11.7 % ☒ 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 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) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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) _____ _____		1 LGV: 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Location Plan, Existing Vehicular Access, Paved Area		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☒	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

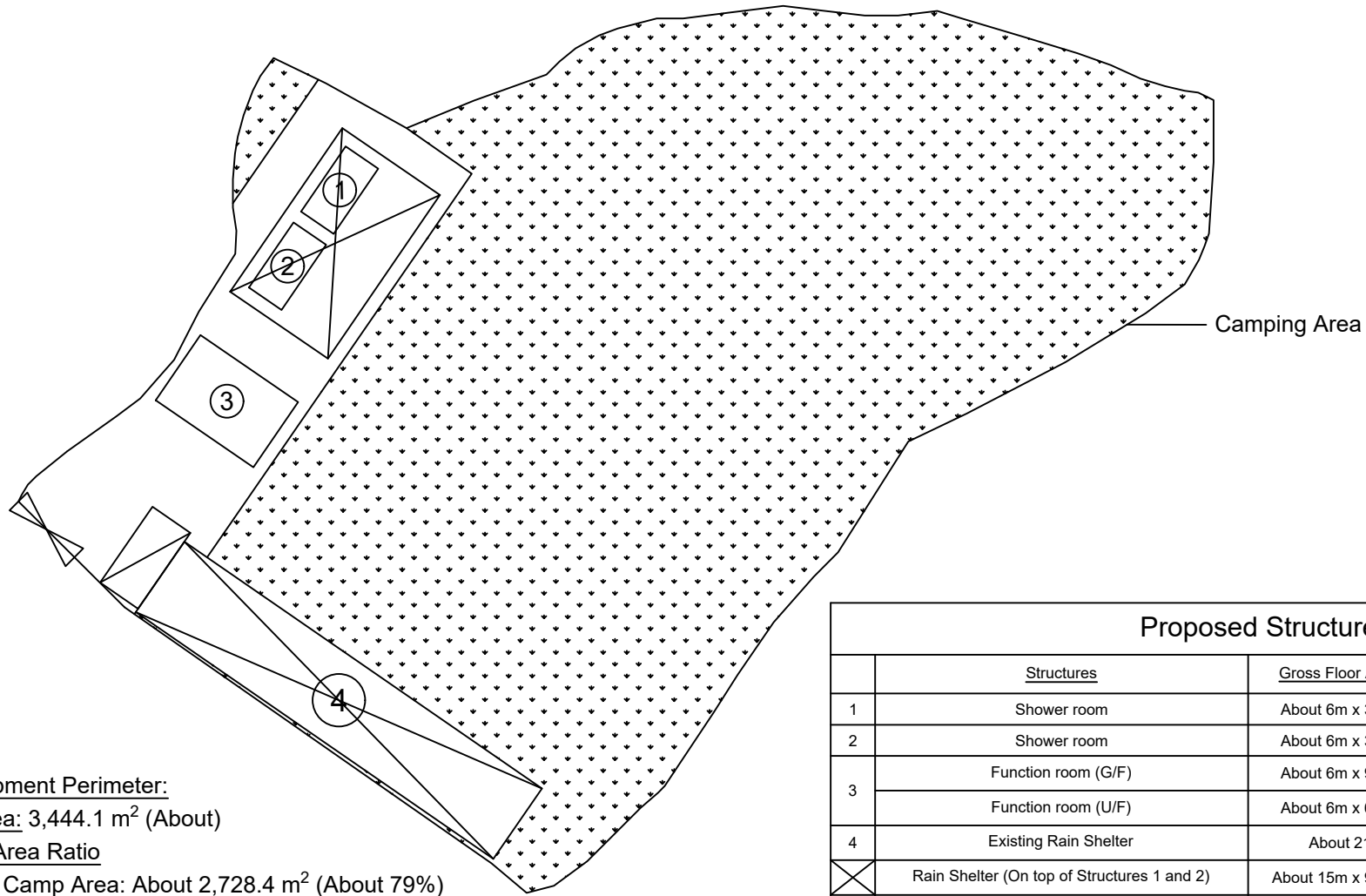
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

申請理由

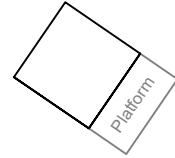
根據城市規劃條例第 16 條作出規劃許可申請
擬在新界元朗錦田北丈量約份第 109 約地段 655 號(部分)
作臨時渡假營連附屬設施及填土工程(為期三年)之用途

- 申請地點的面積約為 3,444.1 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/11，申請地點現時被規劃作「農業」地帶。根據租賃文件，該用地可作農業用，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“渡假營”開發申請仍然符合租約。
- 本擬議發展為臨時性質，不會進行大型工程，因此不會影響申請地點長遠待規劃意向。現場自 2002 年起已沒有進行任何耕種活動。可利用此土地作為市區和近郊的發展區的界限，並提供土地作靜態康樂場地。
- 根據已審批錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 – 附表內「農業(AGR)」用途及規劃意向，該區域主要旨在保留和維護優質的農業用地/農場和恢復種植。擬議用途將提供高達 79% 的綠化面積。所有這些都屬於 AGR 區規劃意圖的概念，可以保留優質土地。同時，整個使用不會引起與周圍環境的重大不兼容。
- 為應付本地居民因農地使用用途的變更而對戶外活動設施日益增長的需求，並為遊客開設戶外活動場所和配套設施，本公司打算經營一個臨時渡假營。擬議中的用途實現了與周圍環境的自然融合，打造香港生態營。該地段位於農村，遊客/當地人在享受農業後可以探索周圍的自然和古老元素，包括錦田樹屋及天后古廟等歷史文物。
- 在該地區保持簡單的生活文化並促進環保生活。提議的臨時渡假營將為公眾提供更多與大自然保持聯繫的機會，並有助於在城市中形成一種慢生活的生活方式。
- 建議中的使用不會對該用地及周邊環境造成任何重大影響。本申請地點位於山邊，此申請地點遠離市區，並可用公共交通工具前往，場地周圍主要是不會產生大量行人流量的鄉村型發展/農業用地，不會產生交通繁忙。
- 擬議度假營的營業時間為每日二十四小時，包括公眾假期。

- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。
- 當場地發展後，貴委員會所定下的附帶條件能加強申請地點及周圍的集水效果，使整體視野變得美觀更令人舒服。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田北丈量約份第 109 地段 655 號(部分)作臨時渡假營連附屬設施及填土工程(為期三年)的用途。

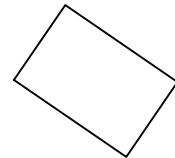


Structure 3



U/F

Structure 3



G/F

Scale: 1:500

Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey
1	Shower room	About 6m x 3m = 18 m ²	3.5m	1-storey
2	Shower room	About 6m x 3m = 18 m ²	3.5m	1-storey
3	Function room (G/F)	About 6m x 9m = 54 m ²	6m	2-storey
	Function room (U/F)	About 6m x 6m = 36 m ²		
4	Existing Rain Shelter	About 214.5 m ²	4m	
	Rain Shelter (On top of Structures 1 and 2)	About 15m x 9m = 135 m ²	8m	
	Total	About 439.5 m ²		
	Light-Goods Vehicle Loading/Unloading Space	7m x 3.5m (Unit: 1)		



Scale: 1:500 @A4

Development Perimeter:

Site Area: 3,444.1 m² (About)

Paved Area Ratio

Holiday Camp Area: About 2,728.4 m² (About 79%)

Paved Area: About 715.7 m² (About 21%)

Depth of Filling

About 0.3 m (With Concrete)

Width of Ingress/egress: About 6m

Appendix 2

Proposed
Layout Plan

Location:
D.D. 109 Lot 655 (Part)

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

擬議臨時渡假營連附屬設施
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

Legend:

-  Ingress / egress
-  Proposed Structures
-  LGV L/UL Space
-  Existing Rain Shelter

Drawing No.:

2-01

For Identification Only

Date: 13/07/2025



Scale: Undefined @A4

Captured from map.gov.hk on 3rd July 2025

Appendix 3

Existing Vehicular
Access

Location: D.D. 109 Lot 655 (Part)
OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

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

Width of Shui Mei Road: 4-6m (About)

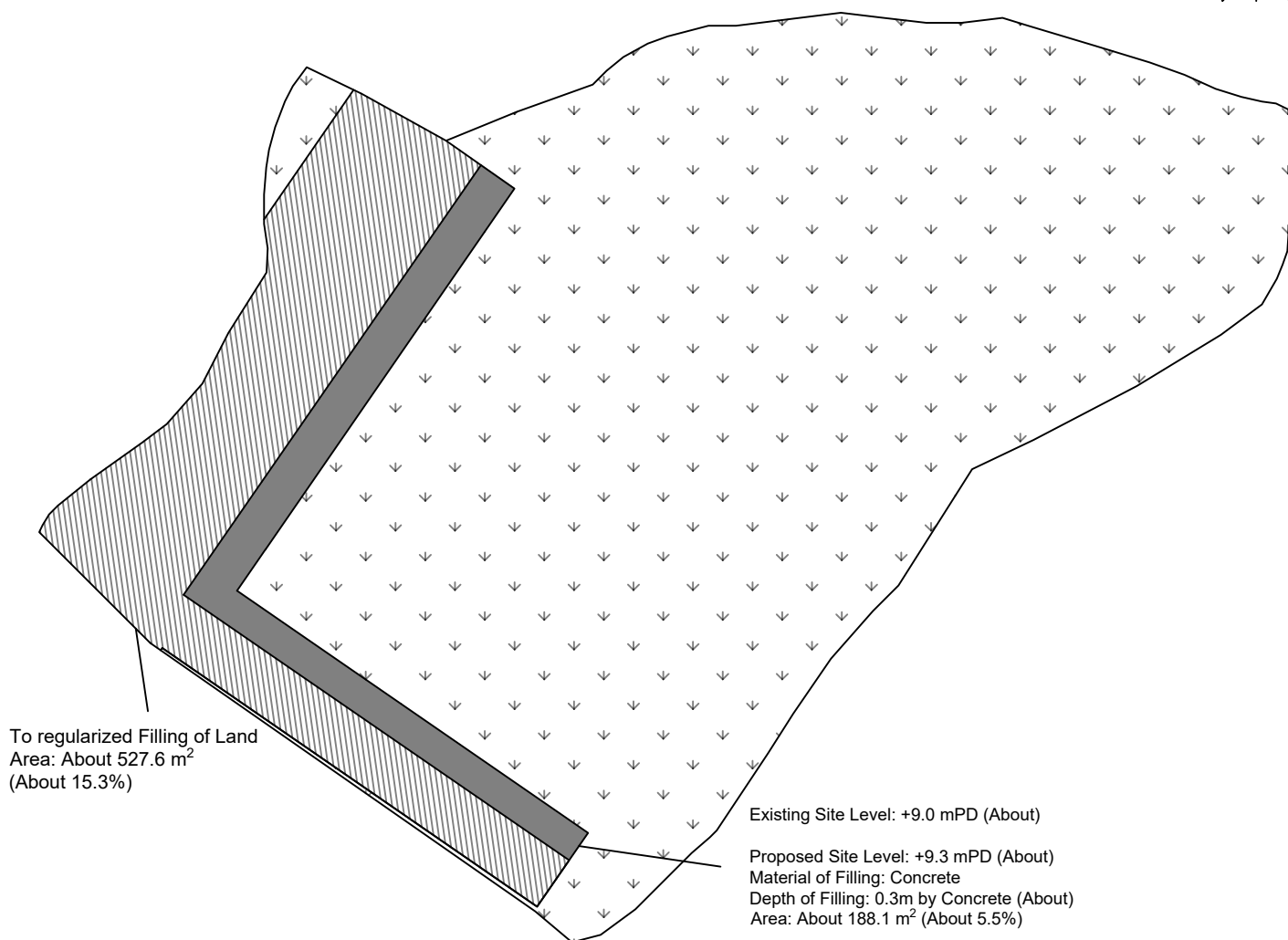
Map Legend:

- Road Path
- Site Boundary

Drawing No.:
3-01

For Identification Only

Date: 03/07/2025



Depth of Filling
About 0.3 m (With Concrete)

Paved Ratio
Holiday Camp Area: 2,728.4 m² (About 79.2%)
Paved Area: 715.7 m² (About 20.8%)

Legend:

- Paved Area 平整範圍
- Non-Paved Area (Farm Area) 不平整範圍 (農業用途)

Appendix 4

Location: DD 109 Lot 655 (Part)

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

Date: 3 July 2025

Paved Area
平整位置圖

擬議臨時渡假營連附屬設施
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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For Identification Only

Drawing No.:

4-01

寄件者: Tang Lok San [REDACTED]
寄件日期: 2025年08月01日星期五 15:16
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND
主旨: S. 16 Planning Application no. A/YL-KTN/1155
附件: AYL-KTN 1155 20250801.pdf

類別: Internet Email

To whom may concern,

I would like to supersede the email that I sent at 13:55 on 1 August 2025 with this email. Please see the attachment for the further information, Drainage proposal and Fire Service Installation propoasl. Please contact Mr. Tang via email : [REDACTED] if you have any questions regarding to the captioned application.

Your Sincerely,
Mr. Tang

A/YL-KTN/1155 申請詳細

工作人員方面，計劃安排 4-5 個場內工作人員由早上九時至下午七時，負責安排出入營、清潔及保養場內草地。亦會有 24 小時電話，方便參加人士聯絡。

參加人士方面，以 4 人為一組，預計平日可接待 10-12 組，星期六、日及公眾假期約有 14-18 組，最多帳幕數量為 18 個。

本申請地點不會用作貨倉或露天存放用途。

申請地點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 380 米外的小巴士站，再以步行形式前往申請地點，小巴士站請參考 Appendix 5。

出入本申請地點主要使用逢吉鄉路，該道路為一條單線雙程的道路，並備有避車處。

水尾路的設計容量為每小時可容納 100 輛車輛使用。

預計本申請地點的車流為以下：

時段	車輛數目（入）	車輛數目（出）
00:00-01:00	0	0
01:00-02:00	0	0
02:00-03:00	0	0
03:00-04:00	0	0
04:00-05:00	0	0
05:00-06:00	0	0
06:00-07:00	0	0
07:00-08:00	0	0
08:00-09:00	0	0
09:00-10:00	0	0
10:00-11:00	0	0
11:00-12:00	0-1	0-1
12:00-13:00	0-1	0-1

13:00-14:00	0-1	0-1
14:00-15:00	0-1	0-1
15:00-16:00	0-1	0-1
16:00-17:00	0-1	0-1
17:00-18:00	0-1	0-1
18:00-19:00	0-1	0-1
19:00-20:00	0	0
20:00-21:00	0	0
21:00-22:00	0	0
22:00-23:00	0	0
23:00-00:00	0	0
總和	8	8

本申請會提供 1 個輕型貨車上落貨位置。

申請地點有道路連接，前往本申請地點途經水尾路，再轉到郊區小徑到達申請地點。水尾路沿途道路約有 3-4 米闊，並設有避車處。私家車及客貨車有足夠的位置通過及進行調遣的動作。申請地點的出入口約 6 米闊。

申請地點內有足夠空間進行調遣的動作，請參考 Appendix 5。

在申請地點內有足夠的空間讓車輛進行調遣的動作，不需在公用道路上讓車輛等候進入本申請地點、停泊在公用道路及以倒後形式進出本申請地點。



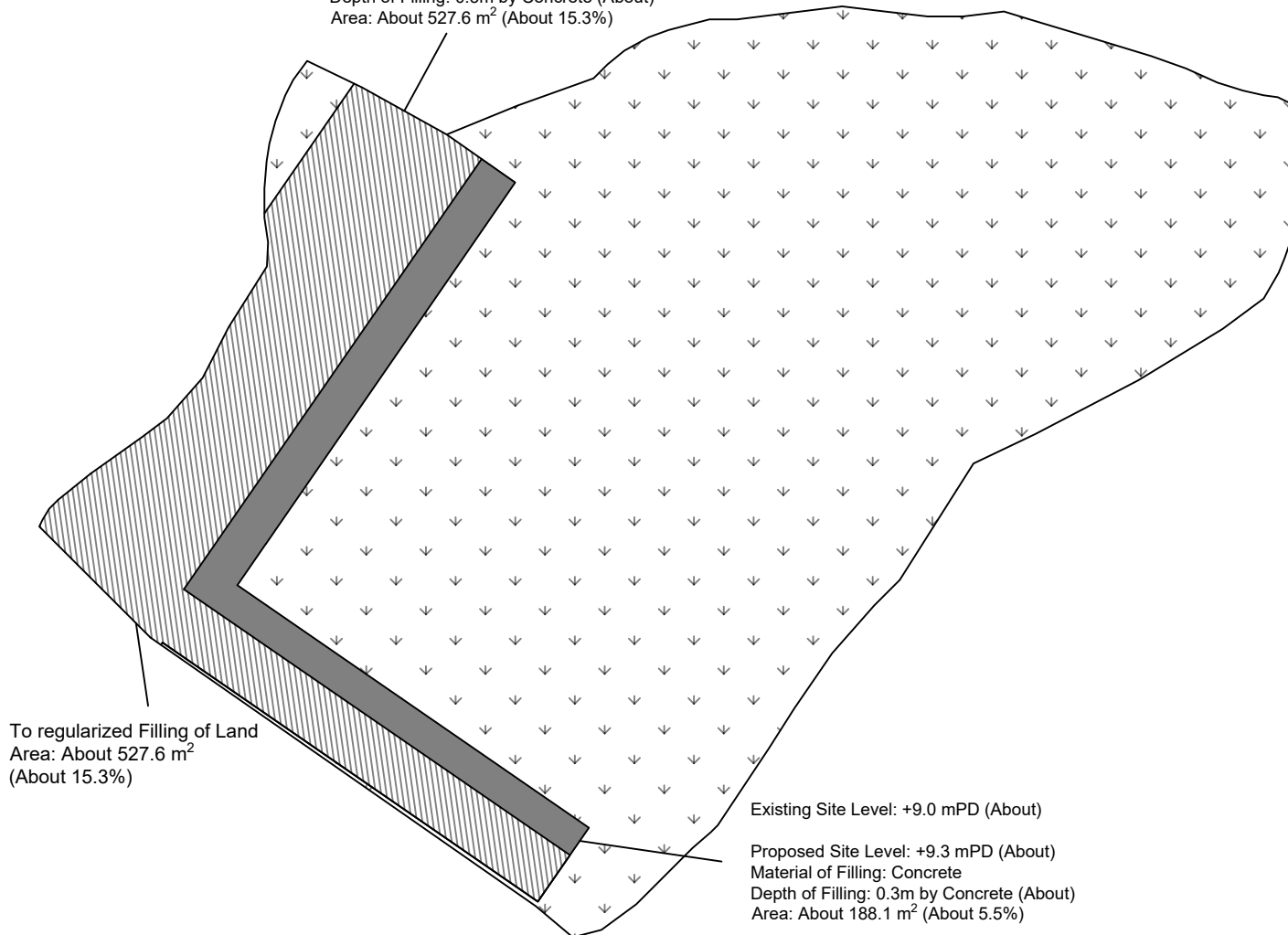
Original Site Level: +9.0 mPD (About)

Existing Site Level: +9.3 mPD (About)

Material of Filling: Concrete

Depth of Filling: 0.3m by Concrete (About)

Area: About 527.6 m² (About 15.3%)



To regularized Filling of Land
Area: About 527.6 m²
(About 15.3%)

Existing Site Level: +9.0 mPD (About)

Proposed Site Level: +9.3 mPD (About)

Material of Filling: Concrete

Depth of Filling: 0.3m by Concrete (About)

Area: About 188.1 m² (About 5.5%)

Depth of Filling

About 0.3 m (With Concrete)

Paved Ratio

Holiday Camp Area: 2,728.4 m² (About 79.2%)

Paved Area: 715.7 m² (About 20.8%)

Legend:



Paved Area 平整範圍



Holiday Camp Area (Grassland) 度假營範圍 (草地)

Appendix 4

Location: DD 109 Lot 655 (Part)

OZP: S/YL-KTN/11

District: Kam Tin North

Zoning: Agriculture

Date: 1 August 2025

Paved Area

平整位置圖

擬議臨時渡假營連附屬設施
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

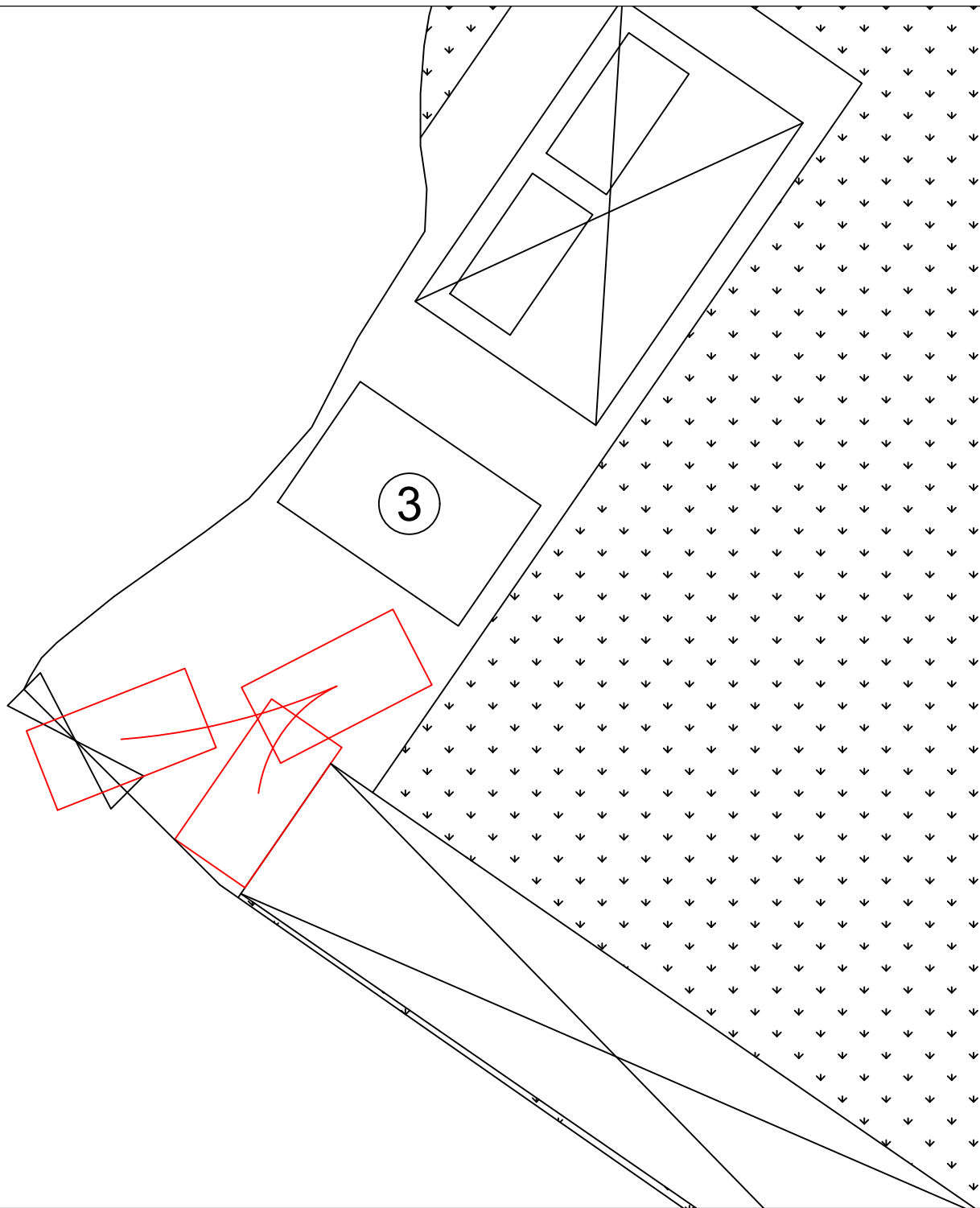
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For Identification Only

Drawing No.:

4-01



Legend:

-  Ingress/egress (Width: 6m)
-  Proposed Structures
-  Rain Shelter
-  LGV U/UL Space

Appendix 5

Location: DD 109 Lot 655 (Part)

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

Date: 1 August 2025

Maneuvering Space - LGV
車輛轉動空間 - 輕型貨車

擬議臨時渡假營連附屬設施
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

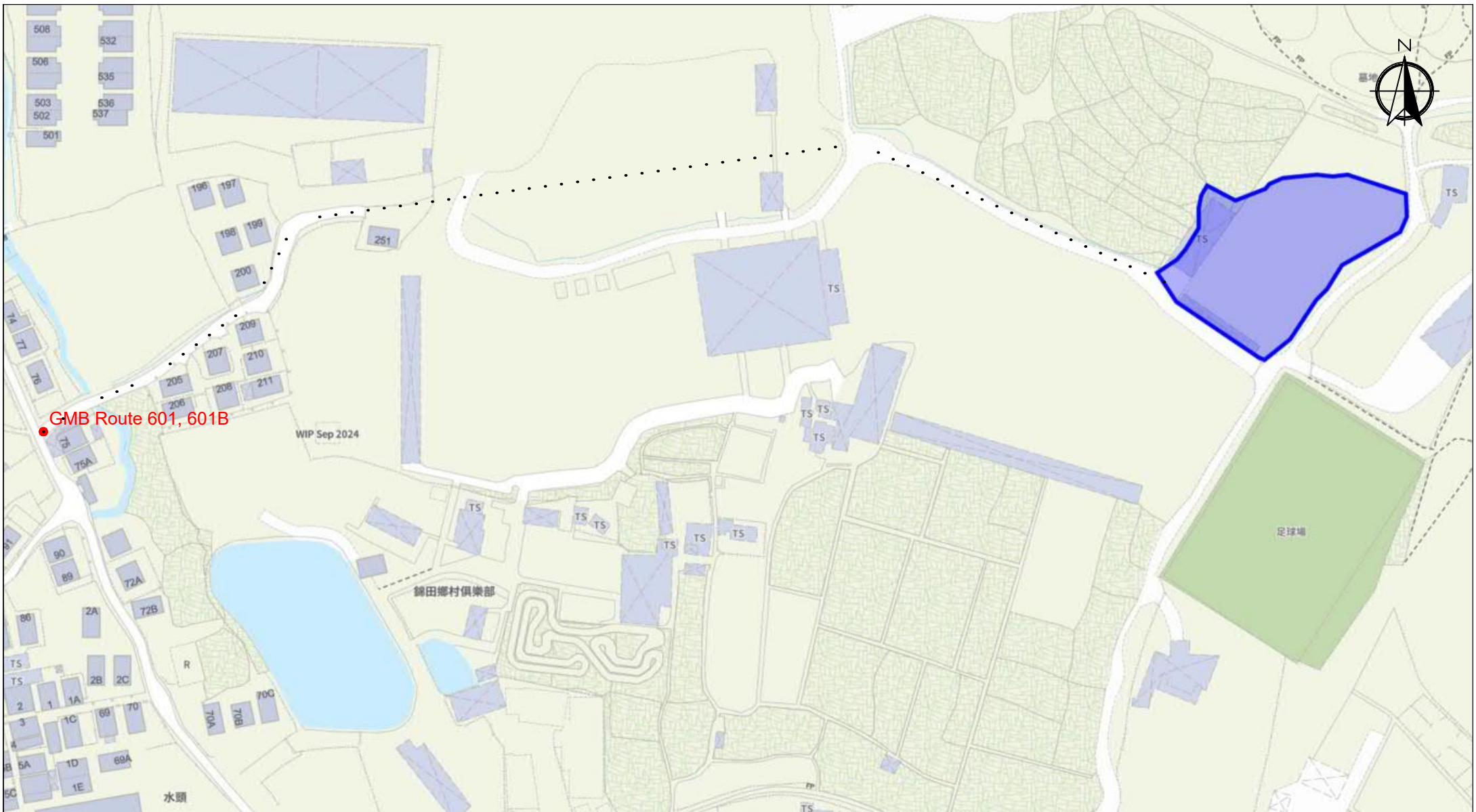
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For Identification Only

Drawing No.:

5-01



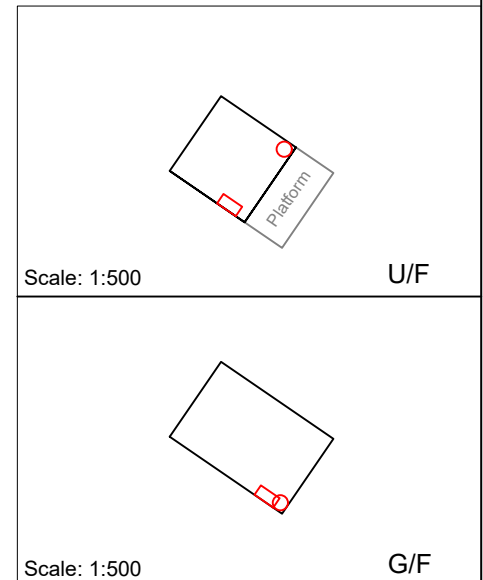
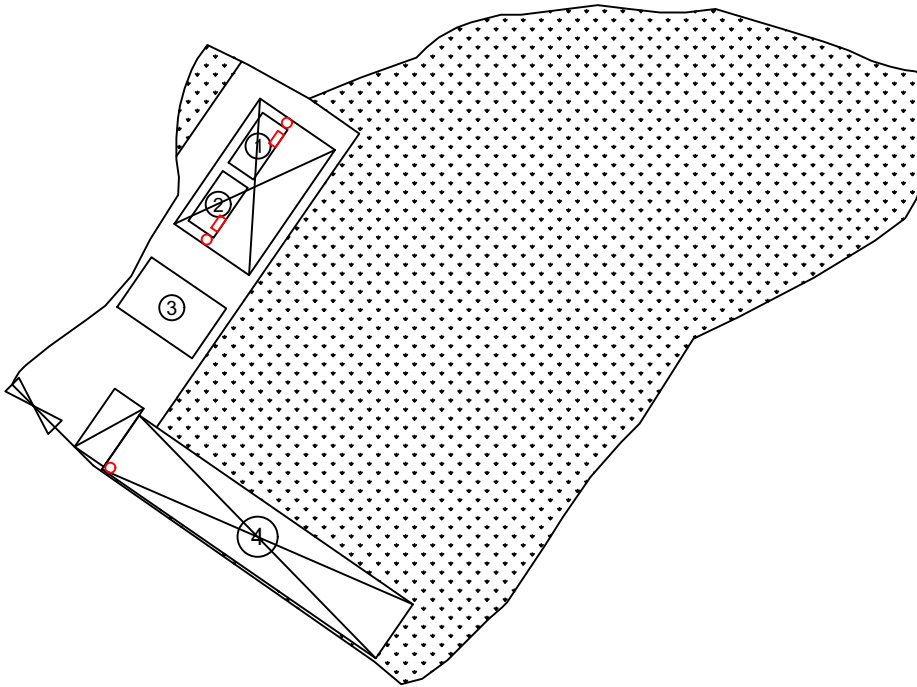
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Captured from map.gov.hk on 3rd July 2025

Appendix 6 Public Transport	Location: D.D. 109 Lot 655 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Land For a Period of 3 Years	Map Legend: ●●●● Road Path — Site Boundary	Drawing No.: 6-01
				For Identification Only Date: 01/08/2025

Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey
1	Shower room	About 6m x 3m = 18 m ²	3.5m	1-storey
2	Shower room	About 6m x 3m = 18 m ²	3.5m	1-storey
3	Function room (G/F)	About 6m x 9m = 54 m ²	6m	2-storey
	Function room (U/F)	About 6m x 6m = 36 m ²		
4	Existing Rain Shelter	About 214.5 m ²	4m	
✕	Rain Shelter (On top of Structures 1 and 2)	About 15m x 9m = 135 m ²	8m	
	Total	About 439.5 m ²		
▤	Light-Goods Vehicle Loading/Unloading Space	7m x 3.5m (Unit: 1)		



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

For Emergency Vehicular Access, Please see Appendix 6.1

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

Legend:

- 3 kg Portable Dry Powder Type Fire Extinguisher (5 in Total)
- Emergency Lighting (BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021) (4 in Total)
- ... Emergency Vehicular Access
- ▤ LGV L/UL Space

Appendix 6

Location: DD 109 Lot 655 (Part)

OZP: S/YL-KTN/11

District: Kam Tin North

Zoning: Agriculture

Date: 14 July 2025

Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖

擬議臨時渡假營連附屬設施
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

1:750

@A4

For Identification Only

Drawing No.:

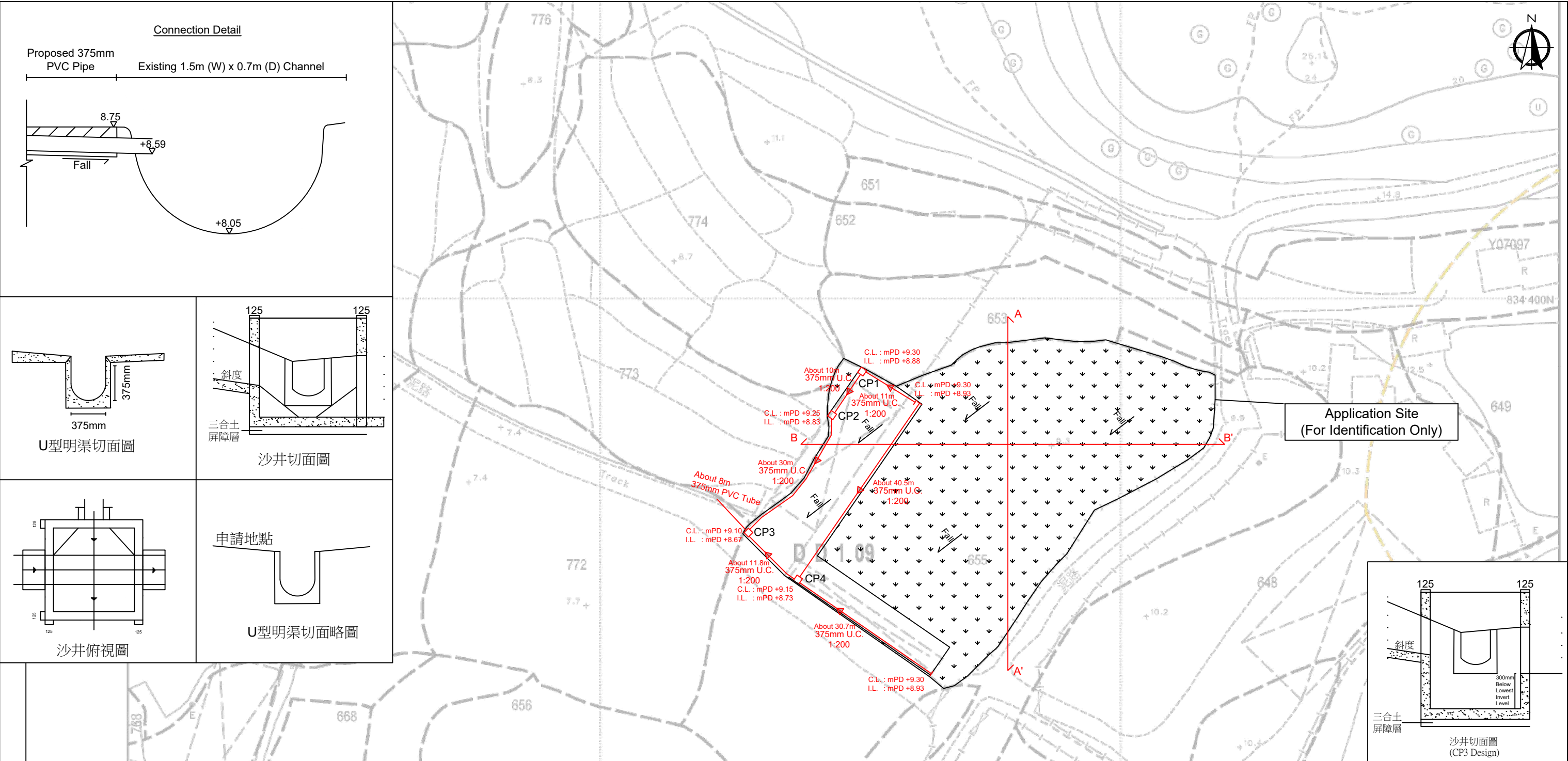
6-01



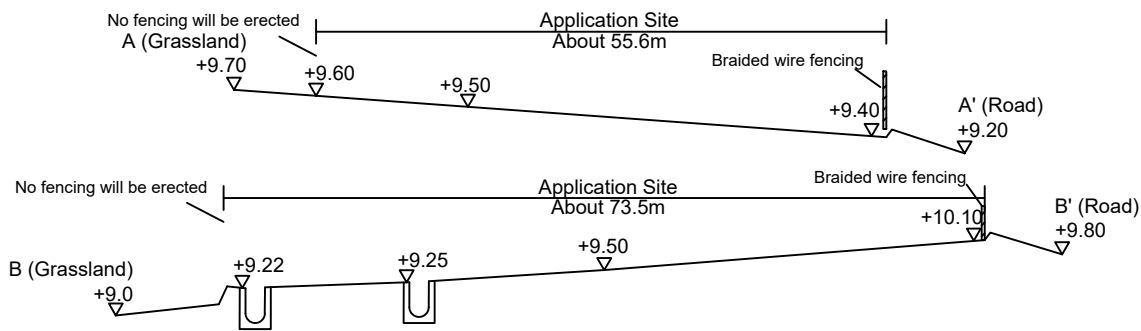
Scale: Undefined @A4

Captured from map.gov.hk on 3rd July 2025

Appendix 6.1 Emergency Vehicular Access	Location: D.D. 109 Lot 655 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Land For a Period of 3 Years	Width of Shui Mei Road: 4-6m (About) Map Legend: ●●●● Road Path — Site Boundary	Drawing No.: 6.1-1 For Identification Only Date: 14/07/2025
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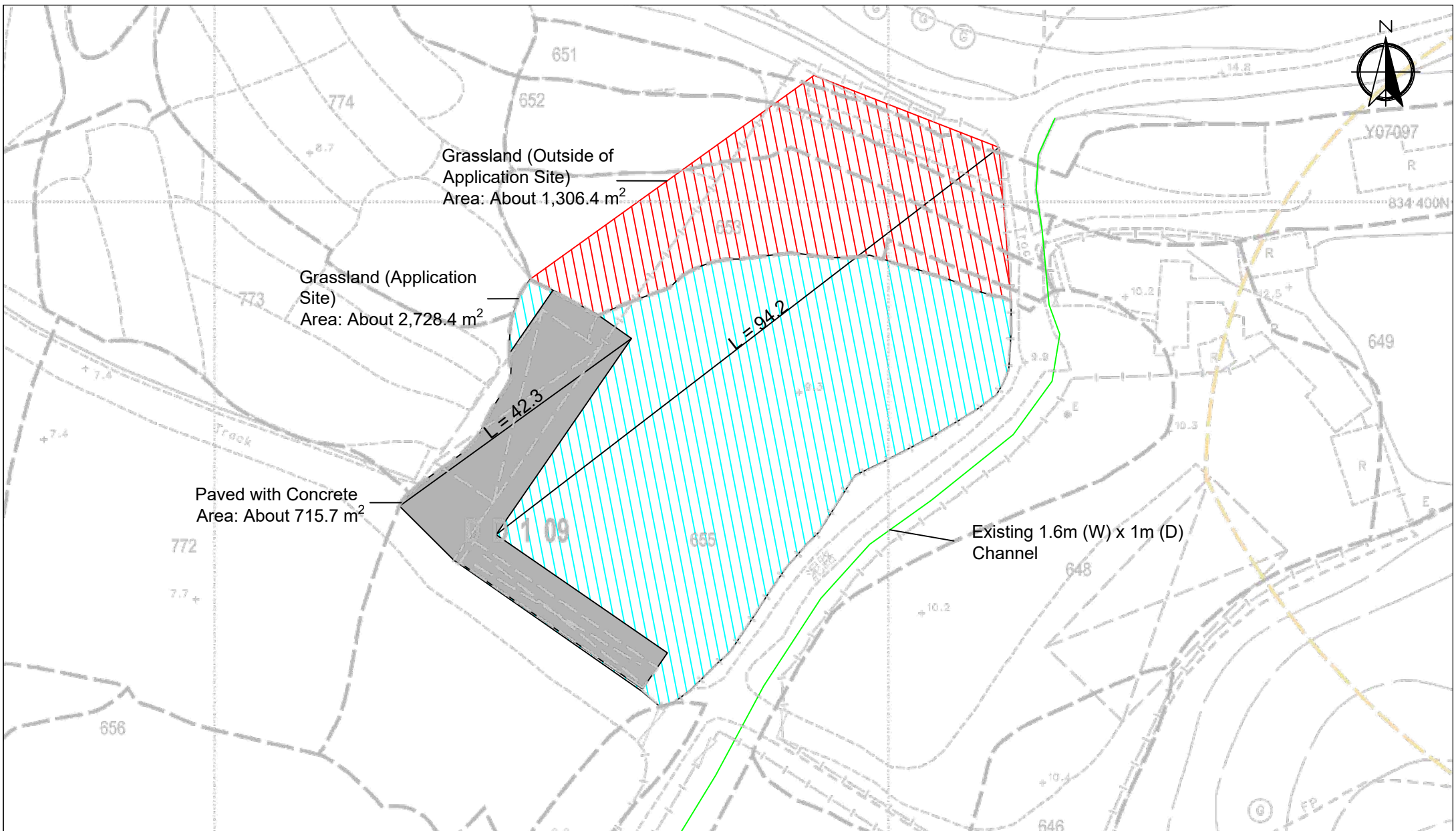


- Note:
1. Adequate opening will be provided around the application site.
 2. Catchpit design shall follow CEDD standard drawing No. C2406I.
 3. All proposed U-channel and Catchpit must maintain in good shape (i.e. Inspection and maintenance regularly).
 4. Grating Cover is provided to reduce the irregular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



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

Appendix 7	Location: DD 109 Lot 655 (Part)	Project: Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Land For a Period of 3 Years	Proposed Drainage Plan and Cross Section		Drawing No.		
	7-01						
	For Identification Only						
	Date: 16 July 2025						
	OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture						



<u>Appendix 7.2</u> Catchment Area (Application Site)	Location: D.D. 109 Lot 655 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Land For a Period of 3 Years	Around 4,750.5 m² Scale: 1:750 @A4	Drawing No.: 7.2-1 For Identification Only Date: 15/07/2025
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Outside Catchment Area (A)	=	1,306.4 m ² (About)	C:	0.25 (Covered with Grassland (heavy soil))
	=	1,306.4 m ² (About)		
The Application Site (B)	=	715.7 m ² (About)	C:	0.95 (Covered with Concrete)
	=	2728.4 m ² (About)	C:	0.25 (Covered with Grassland (heavy soil))
	=	3444.1 m ² (About)		

Calculation of Design Runoff of the Proposed Development,

For the design of drains inside the site, For Concrete

$$Q_p = 0.278 C I A$$

$$\begin{aligned} A &= 715.7 \text{ m}^2 \\ &= 715.7 \text{ m}^2 \\ &= 0.0007157 \text{ km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L / H^{0.2} A^{0.1} \\ &= 0.14465 * 42.3 / 0.5^{0.2} * 715.7^{0.1} \\ &= 3.536 \text{ min} \end{aligned}$$

$$\begin{aligned} i &= 1.111 * a / (t+b)^c && (50 \text{ years return period, Table 3a,} \\ &= 1.111 * 505.5 / (3.536 + 3.29)^{0.355} && \text{Corrigendum 2024, SDM) and} \\ &= 283.99351 && (11.1\% \text{ increase due to climate change}) \end{aligned}$$

$$\begin{aligned} Q &= 0.278 * 0.95 * 284 * 715.7 / 1000000 \\ &= 0.0536794 \text{ m}^3/\text{sec} \\ &= 3221 \text{ lit/min} \end{aligned}$$

Outside Catchment Area (A)	=	1,306.4 m ² (About)	C:	0.25 (Covered with Grassland (heavy soil))
	=	1,306.4 m ² (About)		
The Application Site (B)	=	715.7 m ² (About)	C:	0.95 (Covered with Concrete)
	=	2728.4 m ² (About)	C:	0.25 (Covered with Grassland (heavy soil))
	=	3444.1 m ² (About)		

Calculation of Desgin Runoff of the Proposed Development,
For the design of drains inside the site, For Grassland (Heavy Soil) (North Site)

$$Q_p = 0.278C I A$$

$$A = 1,306.4 + 2728.4 \text{ m}^2$$

$$= 4,034.8 \text{ m}^2$$

$$= 0.0040348 \text{ km}^2$$

$$t = 0.14465L/H^{0.2}A^{0.1}$$

$$= 0.14465*94/3.18^{0.2}*4034.8^{0.1}$$

$$= 6.610 \text{ min}$$

$$i = 1.111*a/(t+b)^c$$

$$= 1.111*505.5/(6.610+3.29)^{0.355}$$

$$= 248.8801$$

(50 years return period, Table 3a,
Corrigendum 2024, SDM) and
(11.1% increase due to climate change)

$$Q = 0.278*0.25*249*4034.8/1000000$$

$$= 0.0697906 \text{ m}^3/\text{sec}$$

$$= 4187 \text{ lit/min}$$

Total Rainfall lit/min	=	3221	+	4187	lit/min
Catchment	=	7408			lit/min

Provide 375UC (1:200) has enough capacity to accomend the runoff of the Catchment area

Check 375mm dia. Pipes by Colebrook-White Equation

By Colebrook White Equation

$$V = -\sqrt{(8gDs)} \log \left(\frac{k_s}{3.7D} + \frac{2.51\nu}{D\sqrt{(2gDs)}} \right)$$

where:

- | | | | |
|----------------|---|--|--|
| V | = | mean velocity (m/s) | |
| g | = | gravitational acceleration (m/s ²) | |
| D | = | internal pipe diameter (m) | |
| k _s | = | hydraulic pipeline roughness (m) | (Table 14, from DSD SDM 2018, concrete pipe) |
| ν | = | kinematic viscosity of fluid (m ² /s) | (Transitional flow and water at 15 degree celcius) |
| s | = | hydraulic gradient (energy loss per unit length due to friction) | |
| | | | |
| g | = | 9.81 | m/s ² |
| D | = | 0.375 | m |
| k _s | = | 0.00015 | m |
| ν | = | 1.14E-06 | m/s ² |
| s | = | 0.01 | |

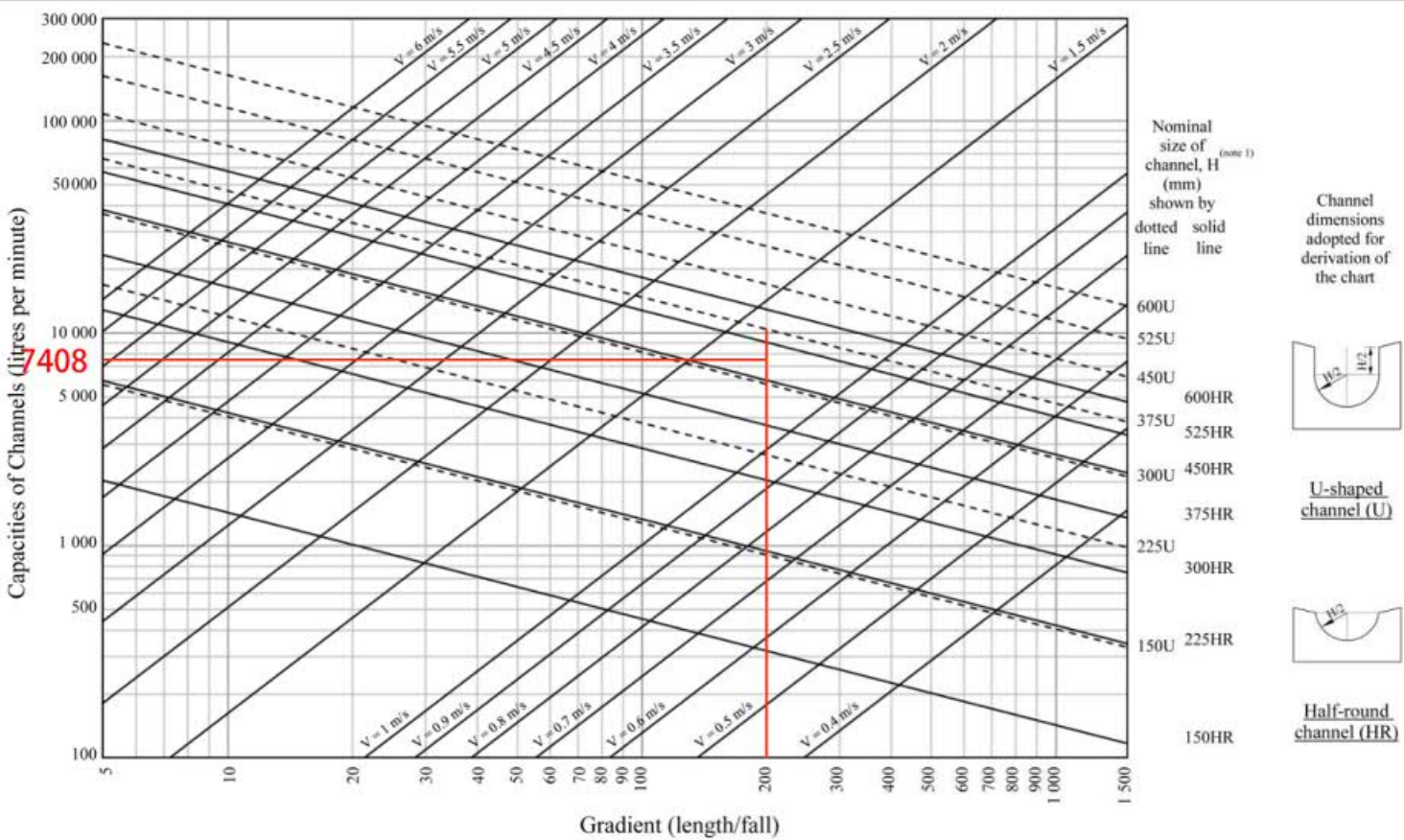
Therefore, design V of pipe capacit = 2.097119 m/s

- | | | | |
|---|---|----------|--------------------------------|
| Q | = | 0.8VA | (0.8 factor for sedimentation) |
| | = | 0.210611 | m ³ /s |
| | = | 12636.65 | lit/min |
| | > | 7408 | lit/min |

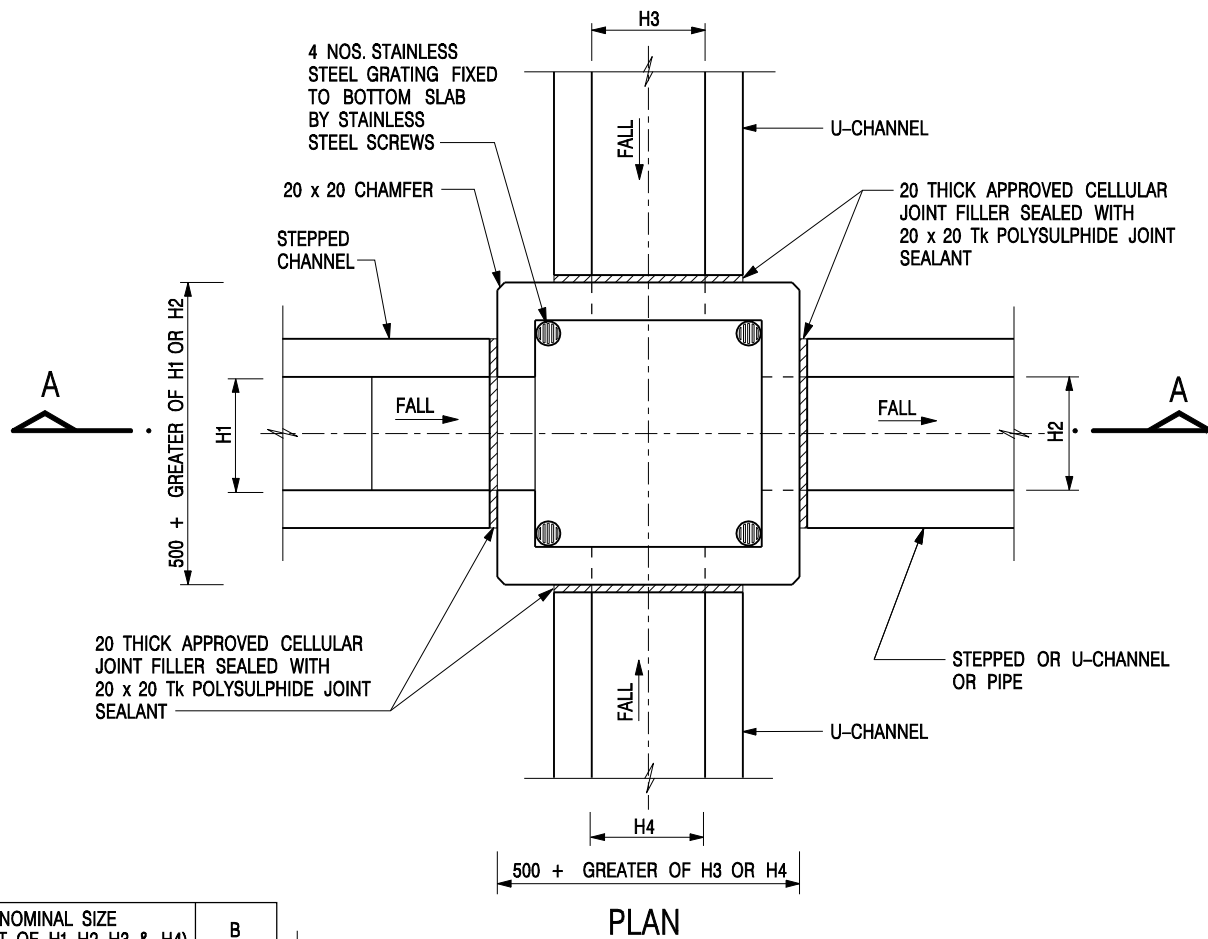
Provide 375UC (1:200) has enough capacity to accomend the runoff of the proposed development

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1 | Revision: - | Date: 05.06.2014 | Page: 3 of 3

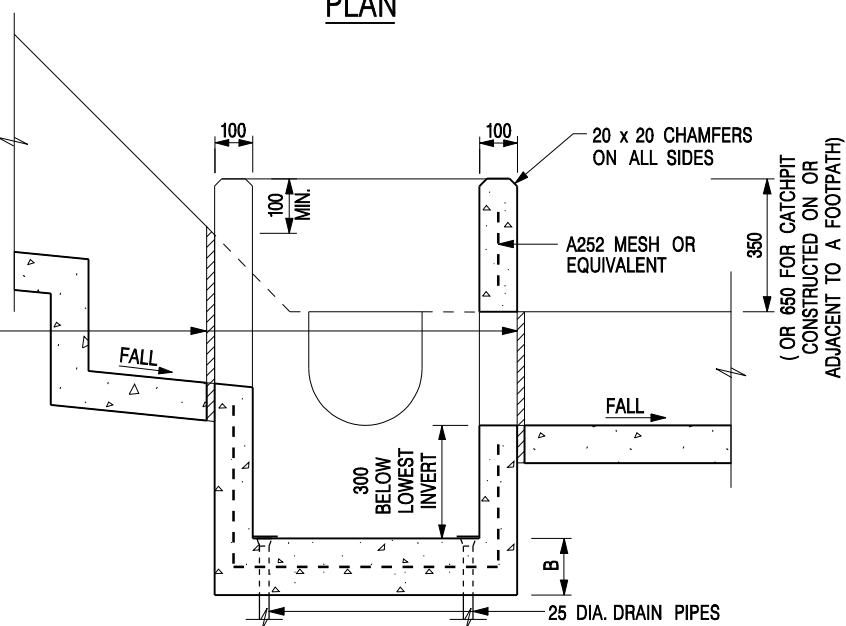


Note: (1) Refer to the latest CEDD Standard Drawings for the details of U-shaped (U) and half-round (HR) channels.



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

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



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



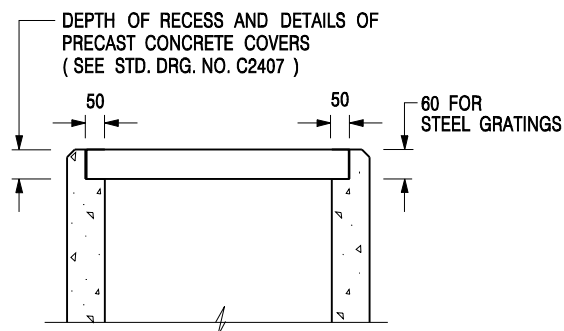
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

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) 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 'G' ON STD. DRG. NO. C2405; 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 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

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

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

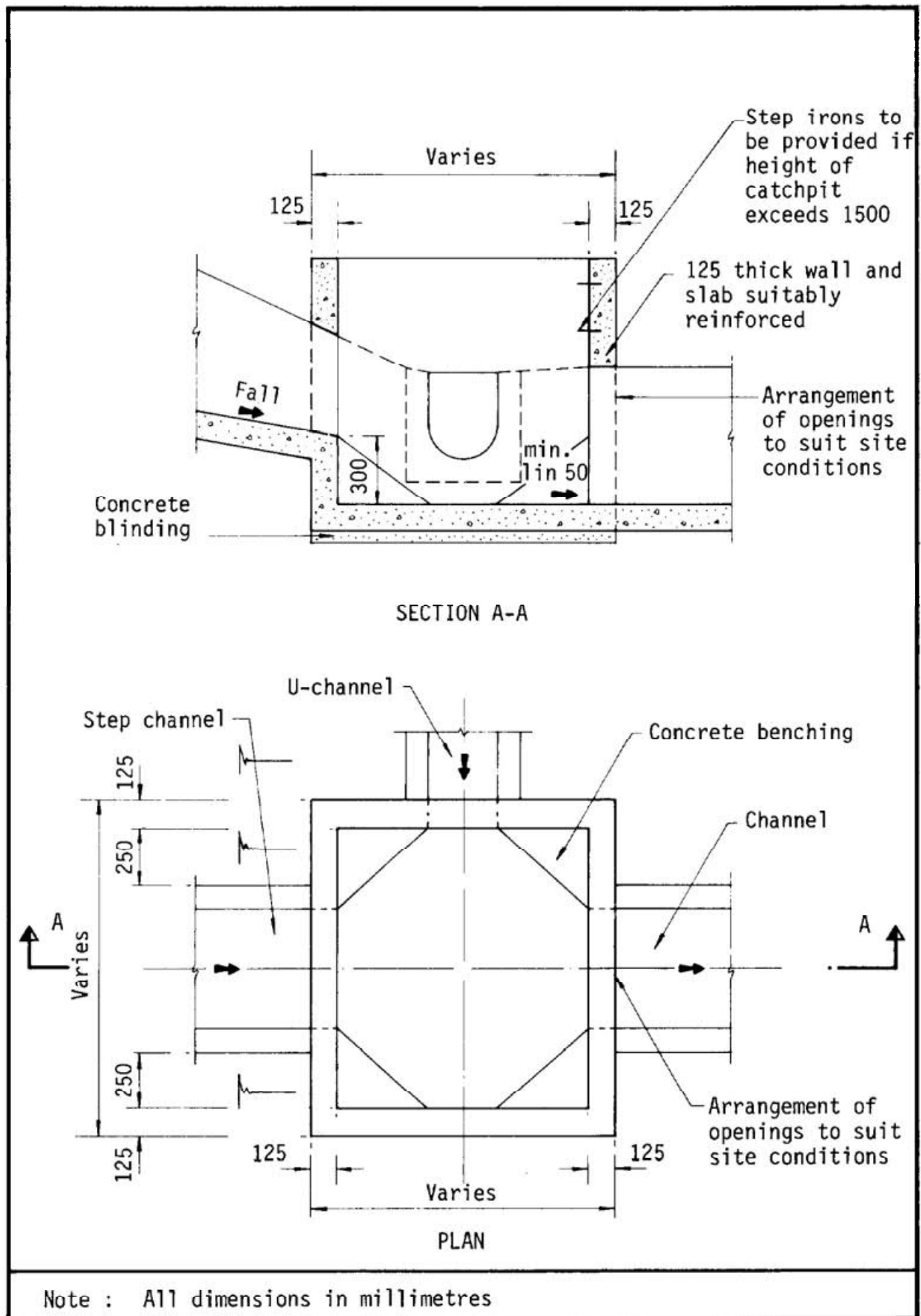
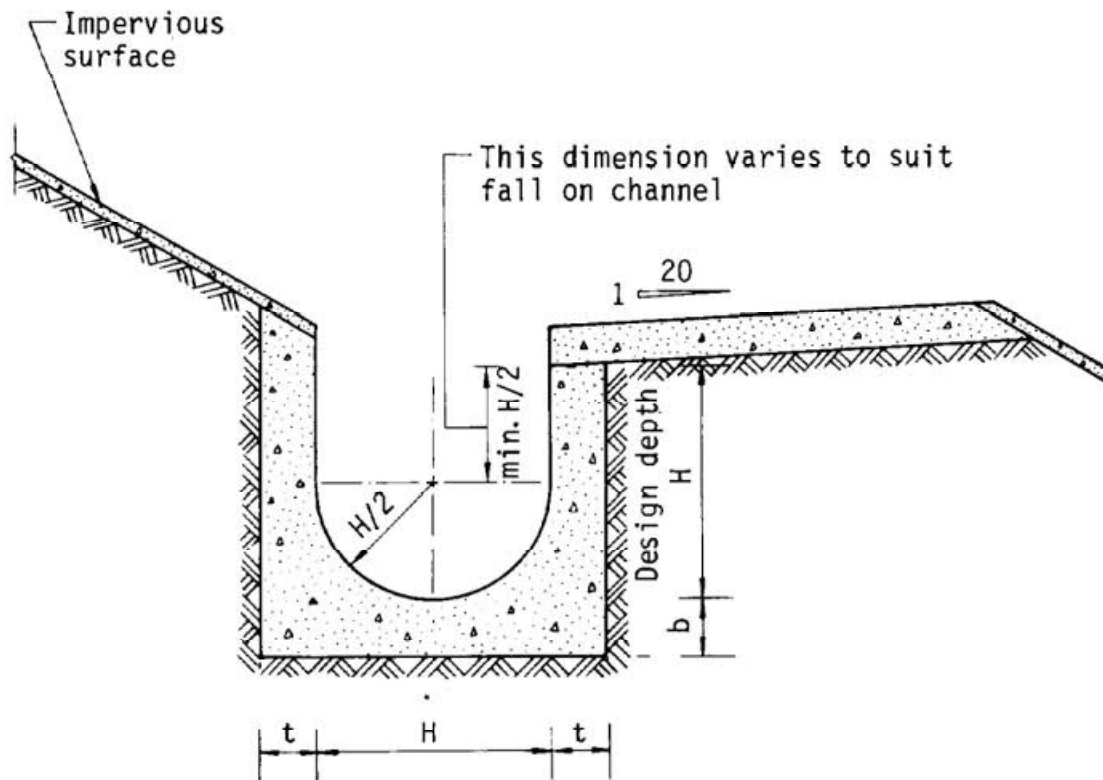


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

Table 3a – Storm Constants for Different Return Periods of HKO Headquarters

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

Table 3d – Storm Constants for Different Return Periods of North District Area

Return Period T (years)	2	5	10	20	50	100	200
a	439.1	448.1	454.9	462.3	474.6	486.6	501.4
b	4.10	3.67	3.44	3.21	2.90	2.67	2.45
c	0.484	0.437	0.412	0.392	0.371	0.358	0.348

Table 13 - Values of n to be used with the Manning equation

Source: Brater, E.F. & King, H.W. (1976)

Surface	Best	Good	Fair	Bad
Uncoated cast-iron pipe	0.012	0.013	0.014	0.015
Coated cast-iron pipe	0.011	0.012*	0.013*	
Commercial wrought-iron pipe, black	0.012	0.013	0.014	0.015
Commercial wrought-iron pipe, galvanized	0.013	0.014	0.015	0.017
Smooth brass and glass pipe	0.009	0.010	0.011	0.013
Smooth lockbar and welded "OD" pipe	0.010	0.011*	0.013*	
Riveted and spiral steel pipe	0.013	0.015*	0.017*	
Vitrified sewer pipe	0.010	0.013*	0.015	0.017
Common clay drainage tile	0.011	0.012*	0.014*	0.017
Glazed brickwork	0.011	0.012	0.013*	0.015
Brick in cement mortar; brick sewers	0.012	0.013	0.015*	0.017
Neat cement surfaces	0.010	0.011	0.012	0.013
Cement mortar surfaces	0.011	0.012	0.013*	0.015
Concrete pipe	0.012	0.013	0.015*	0.016
Wood stave pipe	0.010	0.011	0.012	0.013
Plank flumes - Planed	0.010	0.012*	0.013	0.014
- Unplaned	0.011	0.013*	0.014	0.015
- With battens	0.012	0.015*	0.016	
Concrete-lined channels	0.012	0.014*	0.016*	0.018
Cement-rubble surface	0.017	0.020	0.025	0.030
Dry-rubble surface	0.025	0.030	0.033	0.035
Dressed-ashlar surface	0.013	0.014	0.015	0.017
Semicircular metal flumes, smooth	0.011	0.012	0.013	0.015
Semicircular metal flumes, corrugated	0.0225	0.025	0.0275	0.030
Canals and ditches				
1. Earth, straight and uniform	0.017	0.020	0.0225*	0.025
2. Rock cuts, smooth and uniform	0.025	0.030	0.033*	0.035
3. Rock cuts, jagged and irregular	0.035	0.040	0.045	
4. Winding sluggish canals	0.0225	0.025*	0.0275	0.030
5. Dredged-earth channels	0.025	0.0275*	0.030	0.033
6. Canals with rough stony beds, weeds on earth banks	0.025	0.030	0.035*	0.040
7. Earth bottom, rubble sides	0.028	0.030*	0.033*	0.035
Natural-stream channels				
1. Clean, straight bank, full stage, no rifts or deep pools	0.025	0.0275	0.030	0.033
2. Same as (1) but some weeds and stones	0.030	0.033	0.035	0.040
3. Winding some pools and shoals, clean	0.033	0.035	0.040	0.045
4. Same as (3), lower stages, more ineffective slope and sections	0.040	0.045	0.050	0.055

Table 13 (Cont'd)

Surface	Best	Good	Fair	Bad
5. Same as (3) some weeds and stones	0.035	0.040	0.045	0.050
6. Same as (4) stony sections	0.045	0.050	0.055	0.060
7. Sluggish river reach, rather weedy or with very deep pools	0.050	0.060	0.070	0.080
8. Very weedy reaches	0.075	0.100	0.125	0.150

Notes: *Values commonly used for design.

寄件者: Tang Lok San [REDACTED]
寄件日期: 2025年09月15日星期一 17:21
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND
主旨: S. 16 Planning Application No. A/YL-KTN/1155 - Departmental
Comments
附件: AYL-KTN 1155 20250912.pdf
類別: Internet Email

To whom may concern,

Please see the attachment for the responses of the comment from LandsD, Planning Department and FSD.
Please contact Mr. Tang via email [REDACTED] if you have any questions regarding to the
captioned application.

Yours sincerely,
Mr. Tang

地政總署及城市規劃委員會：

有關地政總署對 A/YL-KTN/1155 的查詢

收悉 貴署對 A/YL-KTN/1155 申請的查詢，現以書面回覆。

收悉 貴署根據丈量約份第 109 約地段第 655 號的現場情況所發出的違反建築物條例文件，並知悉 貴署的密切關注。當申請獲批會向 貴署短期豁免書，並會遵從 貴署所批出短期豁免書內例明的條款。我們已知觸犯上述條例的嚴重性，並會盡快糾正及申請短期豁免書。

現場亦已進行清拆，以下為現場相片：



希望此附加文件能釋除 貴署的隱憂，並支持本申請。

城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/1155 的查詢

收悉 貴委員會對 A/YL-KTN/1155 申請的查詢，現以書面回覆。

Comments of the Planning Department	Responses
as the proposed access will pass through the site of an on-going planning application No. A/YL-KTN/1151, please clarify whether the operation of the proposed use under the current application is related to that of the application No. A/YL-KTN/1151;	本申請與規劃申請 A/YL-KTN/1151 沒有關係。只會途經規劃申請 A/YL-KTN/1151。
in relation to (a) above, whether consent from the concerned applicant and land owner(s) will be obtained for the proposed access arrangement; and	本申請已取得規劃申請 A/YL-KTN/1151 的申請人及相關業權人士的同意本申請使用相關地段出入本申請範圍，包括緊急車輛。
please provide the sewerage treatment, water supply and waste management/arrangement related to the proposed use.	污水處理方面，會沿用舊有的化糞池，只會進行接駁工程，不需要進行挖掘。化糞池位置請參考 Appendix 2。 地面流水會引導至渠道。 水源方面，申請地點會向水務署申請供水，申請地點只提供清水。 現場會提供垃圾桶，並會由員工定期清理並安排車輛運往附近垃圾站。

本申請不會使用喇叭及任何擴音設備進行廣播，以免為附近環境產生不良影響。

申請範圍內不會進行挖掘工程。如申請獲批後有需要進行相關工程，申請人會先向古物古蹟辦事處申請，獲准後才進行。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

環境保護署及城市規劃委員會：

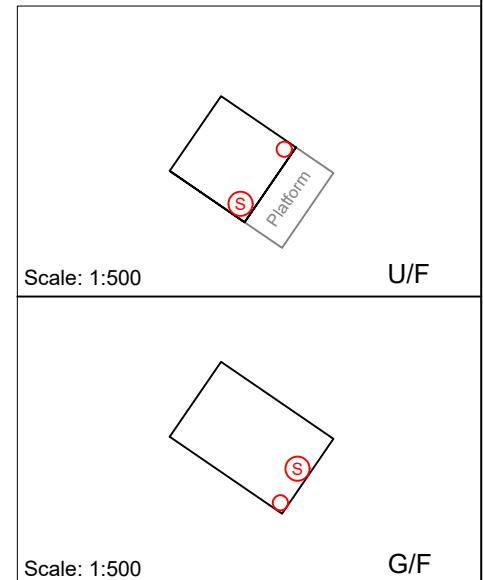
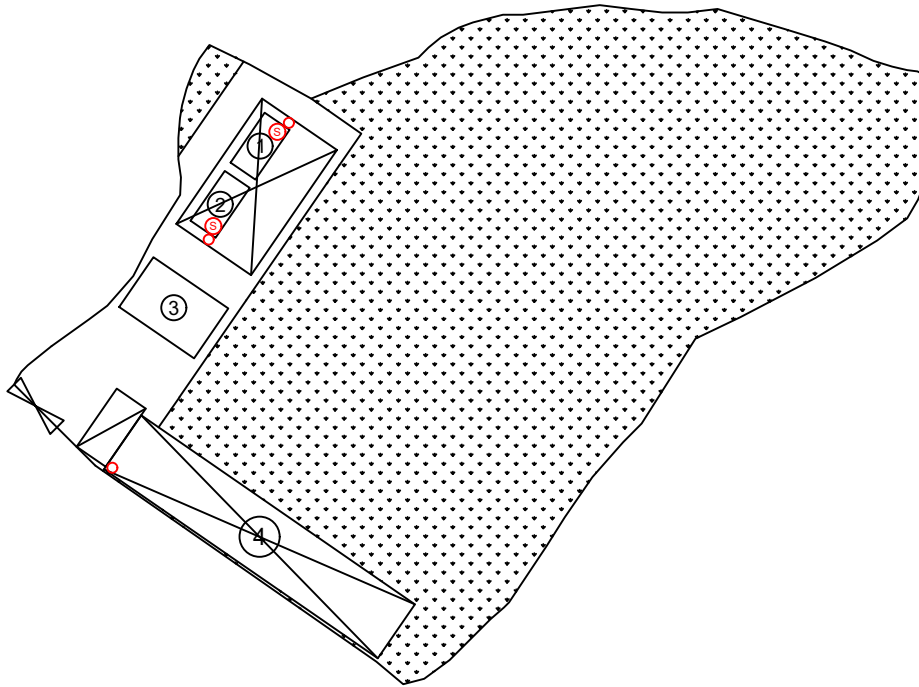
有關對環境保護署 A/YL-KTN/1155 的查詢

本申請不會使用哨子及任何擴音設備進行廣播，以免為附近環境產生不良影響。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

Proposed Structures Details

	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey
1	Shower room	About 6m x 3m = 18 m ²	3.5m	1-storey
2	Shower room	About 6m x 3m = 18 m ²	3.5m	1-storey
3	Function room (G/F)	About 6m x 9m = 54 m ²	6m	2-storey
	Function room (U/F)	About 6m x 6m = 36 m ²		
4	Existing Rain Shelter	About 214.5 m ²	4m	
✕	Rain Shelter (On top of Structures 1 and 2)	About 15m x 9m = 135 m ²	8m	
	Total	About 439.5 m ²		
▢	Light-Goods Vehicle Loading/Unloading Space	7m x 3.5m (Unit: 1)		



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

For Emergency Vehicular Access, Please see Appendix 6.1

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

Legend:

- 3 kg Portable Dry Powder Type Fire Extinguisher (5 in Total)
- Ⓢ Stand-alone Fire Detector (Smoke Detector) (Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]) (4 in Total)
- Emergency Vehicular Access
- ▢ LGV L/UL Space

Appendix 6

Location: DD 109 Lot 655 (Part)

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

Date: 26 August 2025

Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖

擬議臨時渡假營連附屬設施
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

1:750

@A4

For Identification Only

Drawing No.:

6-01



Scale: Undefined @A4

Captured from map.gov.hk on 3rd July 2025

Appendix 6.1 Emergency Vehicular Access	Location: D.D. 109 Lot 655 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Land For a Period of 3 Years	Width of Shui Mei Road: 3-4m (About) with passing Space Map Legend: ●●●● Road Path — Site Boundary	Drawing No.: 6.1-1 For Identification Only Date: 26/08/2025
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收件者: tpbpd/PLAND
副本: Jet Sze Jet CHEUNG/PLAND; Yen PY LEUNG/PLAND
主旨: Fw: S. 16 Planning Application No. A/YL-KTN/1155 - Departmental
Comments
附件: AYL-KTN 1155 DS 20250917.pdf

From: Tang Lok San [REDACTED]
Sent: Tuesday, September 23, 2025 12:18 PM

To whom may concern,

Please see the attachment for the updated Proposed Drainage Proposal. Please contact Mr. Tang via email [REDACTED] if you have any questions regarding to the captioned application.

Yours faithfully,
Mr. Tang [REDACTED]

渠務署及城市規劃委員會：

A/YL-KTN/1155 的擬議渠務建議詳細

申請地點範圍有約 3,444.1 平方米，位於錦田北的鄉郊範圍。目前為空置。

申請地點附近有大量的草地。水平為約+9.3 mPD（此水平已完成填土及平整）。

有一條渠道位於申請地點的西南面，並計劃將場內水流引導到該渠道。

申請地點的擬議佈局平面圖請參考 Appendix 2。

擬議發展	
申請地點範圍 (約 m ²)，以泥土作地面材質	2,728.4
申請地點範圍 (約 m ²)，以混凝土作地面材質	715.7
申請地點範圍外 (約 m ²)，泥土作地面材質	2,255.5

R to C:

	渠務署意見	申請人回覆
A (i)	<i>The ground to the north and east of the application site is generally higher. According to the topography around the subject site, external catchment area shall be greater than the one adopted in the submitted hydraulic calculation. The applicant should update hydraulic calculation.</i>	The catchment area has been updated. Please see Appendix 7.2.
A (ii)	<i>Cross sections showing the proposed drainage facilities and existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.</i>	The appendix has been changed according to the comment, please see appendix 7 for the changes.
B (i)	<i>The proposal should indicate how the runoff (the flow direction) within the site and from the adjacent areas would be discharged to the proposed drainage system.</i>	The appendix has been changed according to the comment, please see appendix 7 for the changes.
B (ii)	<i>Since filling of land was proposed for subject development, proper surface channel(s) should be provided at the lower platform and wall toe to collect the overland flow to/from adjacent lands.</i>	Noted.
B (iii)	<i>The applicant should clearly indicate the full alignment of the discharge path from the application site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system)</i>	The photos of the existing channel and the ultimate discharge point, please see appendix 7.3 and 7.4.
B (iv)	<i>The applicant should demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and the</i>	Please see calculations for the changes. Hydraulic calculation checking the proposed 375UC and 375pipe is provided.

	<i>overland flow intercepted from the adjacent lands.</i>	
B (v)	<i>The applicant should clearly indicate the existing drainage facilities on the proposed drainage plan. Since there is no record of the said discharge path, site photos of existing drainage facilities including the discharge point (e.g. existing 1.5m (W) x 0.7m (D) channel shown on the submitted drawing (No.: 7-01) and its downstream drainage facilities and existing 1.6m (W) x 1m (D) channel shown on the submitted drawing (No.: 7.2-1) should be provided in order to demonstrate the presence and reflect condition of the existing drainage system.</i>	The photos of the existing channel, please see appendix 7.3 and 7.4.
B (v i)	<i>The applicant should demonstrate the existing facilities to be discharged to have sufficient capacity to cater for any additional flow generated due to the subject application.</i>	Please see calculations for the changes. Hydraulic calculation checking the existing 1.4m (W) x 0.7m (D) open channel is provided.
B (v i i)	<i>The applicant should clarify flow velocity of the proposed surface channels. The flow velocity is suggested to be within a range, i.e. 0.75 m/s to 3.0 m/s.</i>	The design flow velocity is presented in the calculation, and all are within the range 0.75 m/s to 3.0 m/s.
B (v i i i)	<i>The applicant should clarify unit of kinematic viscosity and type and gradient of the proposed drainage facilities in the submitted hydraulic calculation.</i>	Please see calculations for the changes.
B (i x)	<i>The proposed development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas, etc.</i>	Noted. The minor filling works that aims at levelling the site would not obstruct any overland flow.
B (x)	<i>The applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or</i>	Noted.

	<i>modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).</i>	
C (i)	<i>The existing drainage facilities, to which the applicant proposed to discharge the stormwater from the application site was not maintained by this office. The applicant should identify the owner of the existing drainage facilities and seek agreement from the owner prior to commencement of the proposed works. In the case that it is a local village drains, DO/YL should be consulted.</i>	Noted.
C (ii)	<i>The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.</i>	Noted.
C (iii)	<i>The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.</i>	Noted.
D (i)	<i>Sand trap or provision alike should be clearly indicated on the proposed drainage plan and provided before the collected runoff is discharged to the public drainage facilities.</i>	Noted. CP2 will be build with desilting facility.
D (ii)	<i>For the construction details of the proposed drainage facilities, reference should be made to current CEDD's standard drawings. Drawing (No.: C2406/2) was not up-to-date.</i>	Noted. The Drawing has been updated.
D (iii)	<i>Connection of the proposed and existing drainage facilities shall be designed and constructed such that there is no water leakage at the proposed connection.</i>	Noted.

S.16 Planning Application No. A/YL-KTN/1155

D (i v)	<i>Gradient of the proposed stormwater pipe should be shown on the drainage plan.</i>	
D (v)	<i>Catchpit should be provided at where a proposed surface channel changes direction.</i>	Noted.
D (v i)	<i>Consideration should be given to provide grating for the surface channels.</i>	Grating cover is provided on all surface channels.
D (v i i)	<i>Connection to existing drainage facilities should be discharged and constructed to prevent back flows at the drainage outlet when water level at the existing drainage facilities is high.</i>	Noted.

根據 STORMWATER DRAINAGE MANUAL (SDM) - Table 10 – Recommended Design Return Periods based on Flood Levels

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 Systems	200 years
Urban Drainage Branch Systems	50 years

本報告將使用 Main Rural Catchment Drainage Channels, 1 in 50 years return period 作評估。

本渠道設計將參考由 貴署所編寫的 SDM 作基礎，以下為所採用的數據及計算方法。

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 Headquarters Rainfall Zone. Therefore, for 50 years return period, the following values are adopted. (The latest figures are provided in Corrigendum No.1 2024 Stormwater Drainage Manual)

a	=	505.5
b	=	3.29
c	=	0.355

2. The peak runoff is calculated by the Rational Method.

$$Q_p = 0.278 C i A$$

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

3. According to Section 7.5.2(b) of the Stormwater Drainage Manual (SDM), Fifth Edition January 2018

<u>Surface Characteristics</u>	<u>Runoff coefficient, C</u>
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

The run-off coefficient (C) of surface runoff area taken as follows:

- Concrete Area C = 0.95
- Grassland (heavy soil) with flat surface C = 0.25

4. Manning's Equation is used for calculation of velocity of flow inside the channels. It can be expressed by the following algebraic equation.

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

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. It can be expressed by the following algebraic equation.

$$\bar{V} = -\sqrt{8gDS} \log \left(\frac{k_s}{3.7D} + \frac{2.51v}{D\sqrt{2gDS}} \right)$$

where V	=	Velocity of the pipe flow (m/s)
g	=	gravitational acceleration (m/s ²)
k _s	=	hydraulic pipeline roughness (m)
v	=	kinematics viscosity of fluid (m ² /s)
D	=	internal pipe diameter (m)
s	=	hydraulic gradient (energy loss per unit length due to friction)

申請範圍主要平坦，並緩緩斜向東北面，渠道設計請參考 Appendix 5。

渠道容量計算請參考 Appendix – Calculation。

根據本報告，本臨時發展不會對附近的渠道有重大影響。

Check The Capacity of Existing 1.4m (W) x 0.7 (D) Open Channel

Manning Equation is used in hydraulic design and analysis. The cross-sectional mean velocity is given in the following expression:

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

Where R = hydraulic radius (m)
 N = Manning coefficient (s/m^{1/3}), refer Table 13 of SDM
 Sf = friction gradient (dimensionless)

Using Manning's Equation

$$V = R^{2/3} * S_f^{0.5} / n$$

Where R	= A/P = 0.35 m	A = 0.98 m ²
		P = 2.8 m
n	= 0.05 s/m ^{1/3}	(Table 13 of Stormwater Drainage Manual)
Sf	= 0.01	

Therefor V = 0.35^{2/3} * 0.01^{0.5} / 0.05
 = 0.99 m/sec

Maximum Capacity (Qmax)
 = 0.8V * A
 = 0.795 m³/sec
 = 0.795 * 60000
 = 47,700 lit/min
 > Q_{total}

The Existing Drainage has enough capacity.



Appendix 7	Location: DD 109 Lot 655 (Part)	Project: Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Filling of Land For a Period of 3 Years	Proposed Drainage Plan and Cross Section		Drawing No.
	OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture				7-01
					For Identification Only
					Date: 16 September 2025



Outside Catchment Area (A)	=	2,255.5 m ² (About)	C:	0.25 (Covered with Grassland (heavy soil))
	=	2,255.5 m ² (About)		
The Application Site (B)	=	715.7 m ² (About)	C:	0.95 (Covered with Concrete)
	=	2728.4 m ² (About)	C:	0.25 (Covered with Grassland (heavy soil))
	=	3444.1 m ² (About)		

Calculation of Design Runoff of the Proposed Development,

For the design of drains inside the site, For Concrete

$$Q_p = 0.278 C I A$$

$$\begin{aligned} A &= 715.7 \text{ m}^2 \\ &= 715.7 \text{ m}^2 \\ &= 0.0007157 \text{ km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L / H^{0.2} A^{0.1} \\ &= 0.14465 * 42.3 / 0.5^{0.2} * 715.7^{0.1} \\ &= 3.536 \text{ min} \end{aligned}$$

$$\begin{aligned} i &= 1.16 * a / (t + b)^c && \text{(50 years return period, Table 3a,} \\ &= 1.16 * 505.5 / (3.536 + 3.29)^{0.355} && \text{Corrigendum 2024, SDM) and} \\ &= 296.51888 && \text{(16\% increase due to climate change)} \end{aligned}$$

$$\begin{aligned} Q &= 0.278 * 0.95 * 297 * 715.7 / 1000000 \\ &= 0.0560469 \text{ m}^3/\text{sec} \\ &= 3363 \text{ lit/min} \end{aligned}$$

Outside Catchment Area (A)	=	2,255.5 m ² (About)	C:	0.25 (Covered with Grassland (heavy soil))
	=	2,255.5 m ² (About)		
The Application Site (B)	=	715.7 m ² (About)	C:	0.95 (Covered with Concrete)
	=	2728.4 m ² (About)	C:	0.25 (Covered with Grassland (heavy soil))
	=	3444.1 m ² (About)		
Calculation of Design Runoff of the Proposed Development, For the design of drains inside the site, For Grassland (Heavy Soil)				
$Q_p = 0.278 C I A$				
$A = 2,255.5 + 2728.4 \text{ m}^2$				
$= 4,983.9 \text{ m}^2$				
$= 0.0049839 \text{ km}^2$				
$t = 0.14465 L/H^{0.2} A^{0.1}$				
$= 0.14465 * 109.6 / 9.76^{0.2} * 4983.9^{0.1}$				
$= 7.545 \text{ min}$				
$i = 1.16 * a / (t+b)^c$				
$= 1.16 * 505.5 / (7.545 + 3.29)^{0.355}$				
$= 251.6565$				
(50 years return period, Table 3a, Corrigendum 2024, SDM) and (16% increase due to climate change)				
$Q = 0.278 * 0.25 * 252 * 4983.9 / 1000000$				
$= 0.087169 \text{ m}^3/\text{sec}$				
$= 5230 \text{ lit/min}$				
Total Rainfall lit/min	=	3221	+	5230 lit/min
Catchment	=	8451		lit/min
Provide 375UC (1:200) has enough capacity to accomend the runoff of the Catchment area				

Check 375mm dia. Pipes by Colebrook-White Equation

By Colebrook White Equation

$$V = -\sqrt{(8gDs)} \log \left(\frac{k_s}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}} \right)$$

where:

- | | | | |
|----------------|---|--|--|
| V | = | mean velocity (m/s) | |
| g | = | gravitational acceleration (m/s ²) | |
| D | = | internal pipe diameter (m) | |
| k _s | = | hydraulic pipeline roughness (m) | (Table 14, from DSD SDM 2018, concrete pipe) |
| v | = | kinematic viscosity of fluid (m ² /s) | (Transitional flow and water at 15 degree celcius) |
| s | = | hydraulic gradient (energy loss per unit length due to friction) | |
| | | | |
| g | = | 9.81 | m/s ² |
| D | = | 0.375 | m |
| k _s | = | 0.00015 | m |
| v | = | 1.14E-06 | m/s ² |
| s | = | 0.01 | |

Therefore, design V of pipe capacit = 2.097119 m/s

$$\begin{aligned} Q &= 0.8VA && (0.8 \text{ factor for sedimentation}) \\ &= 0.210611 \text{ m}^3/\text{s} \\ &= 12636.65 \text{ lit/min} \\ &> 8451 \text{ lit/min} \end{aligned}$$

Provide 375UC (1:200) has enough capacity to accomend the runoff of the proposed development

Calculation of Existing 1.4m (W) x 0.7m (D) Open Channel
For the Existing Open Channel

$Q_p = 0.278 C I A$

$A = 17,209.5 \text{ m}^2$
 $= 17,209.5 \text{ m}^2$
 $= 0.0172095 \text{ km}^2$

$t = 0.14465 L / H^{0.2} A^{0.1}$
 $= 0.14465 * 205.8 / 11.9^{0.2} * 17209.5^{0.1}$
 $= 12.517 \text{ min}$

$i = 1.16 * a / (t + b)^c$ (50 years return period, Table 3a,
 $= 1.16 * 505.5 / (12.517 + 3.29)^{0.355}$ Corrigendum 2024, SDM) and
 $= 220.08339$ (16% increase due to climate change)

$Q = 0.278 * 0.25 * 220 * 17209.5 / 1000000$
 $= 0.263233 \text{ m}^3/\text{sec}$
 $= 15794 \text{ lit/min}$

$Q_{\text{max}} \text{ (Open Channel)} = 0.795 \text{ m}^3/\text{sec}$
 $= 47700 \text{ lit/min}$
 $> 15794 \text{ lit/min}$

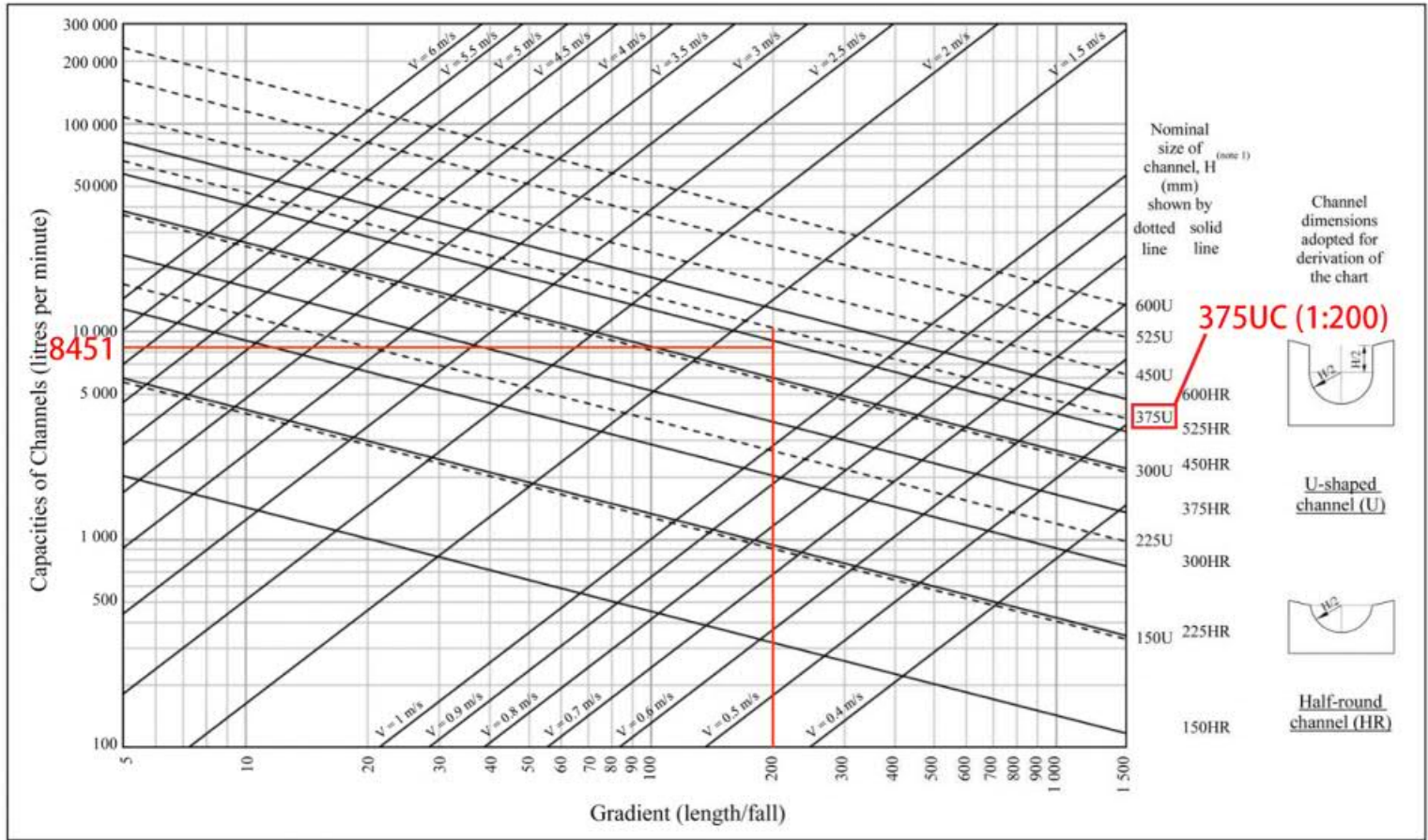
Provide the existing open channel has enough capacity to accomend the runoff of the proposed development

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

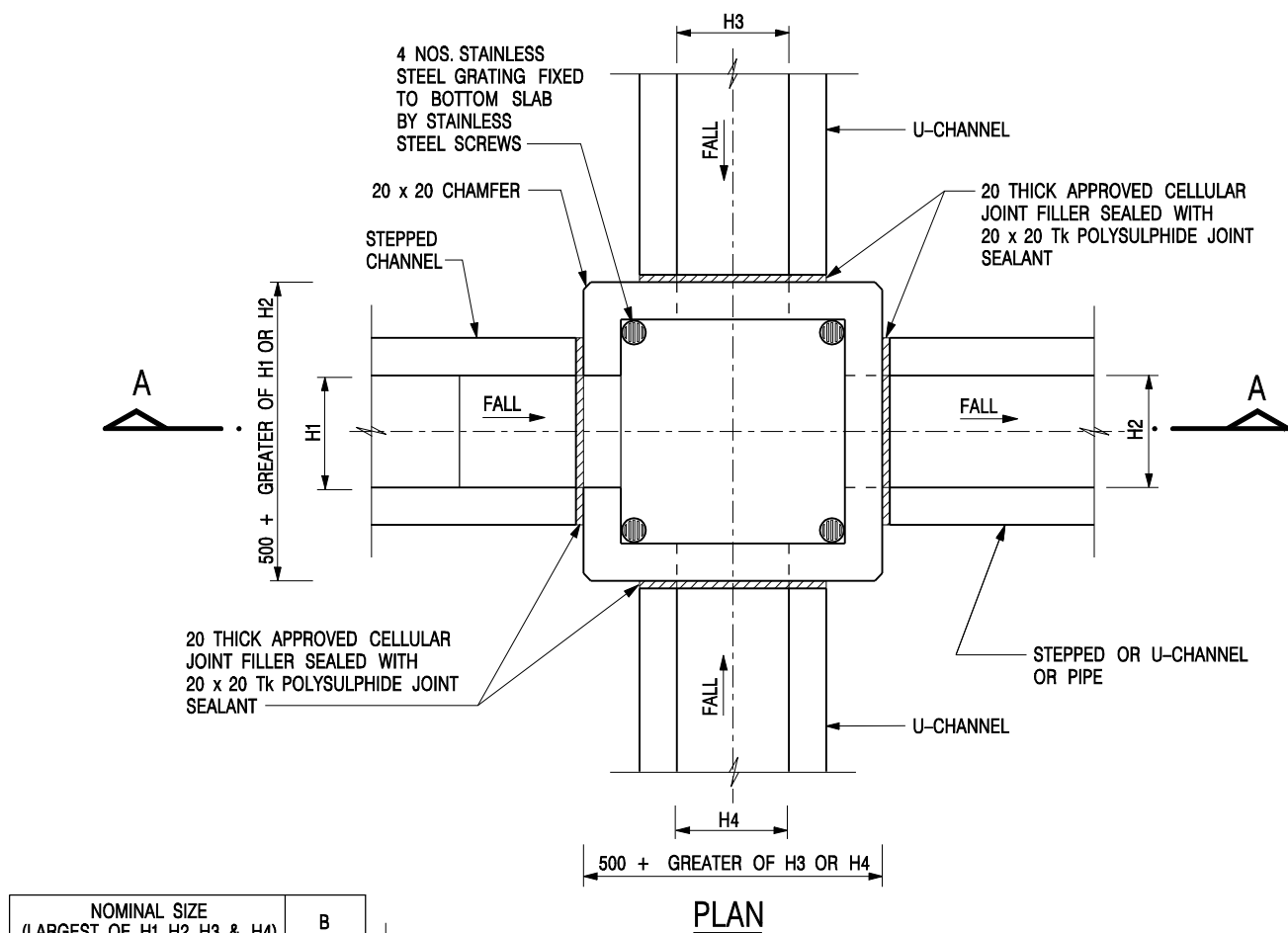
Issue No.: 1 | Revision: - | Date: 05.06.2014 | Page: 3 of 3

Flow velocity (v), $1.5 < v < 2 \text{ m/s}$

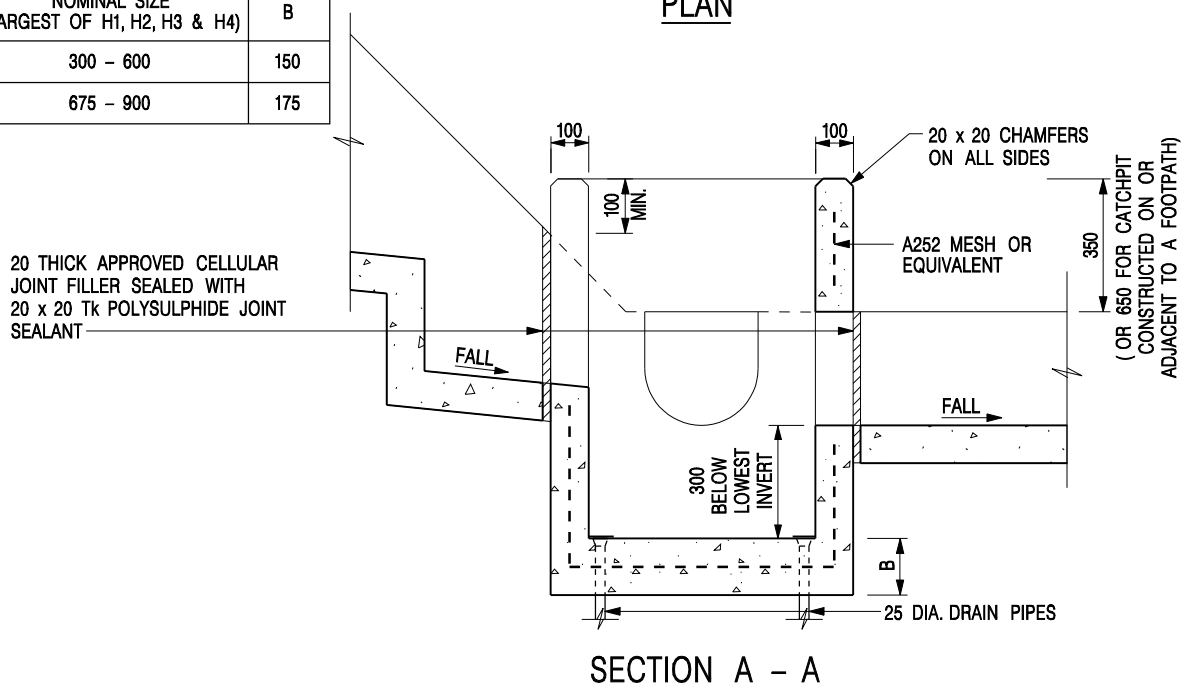
Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Note: (1) Refer to the latest CEDD Standard Drawings for the details of U-shaped (U) and half-round (HR) channels.



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

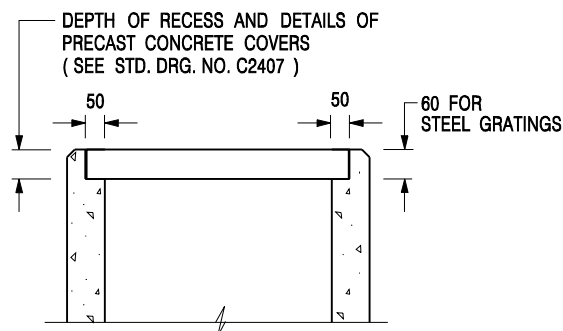


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

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)**



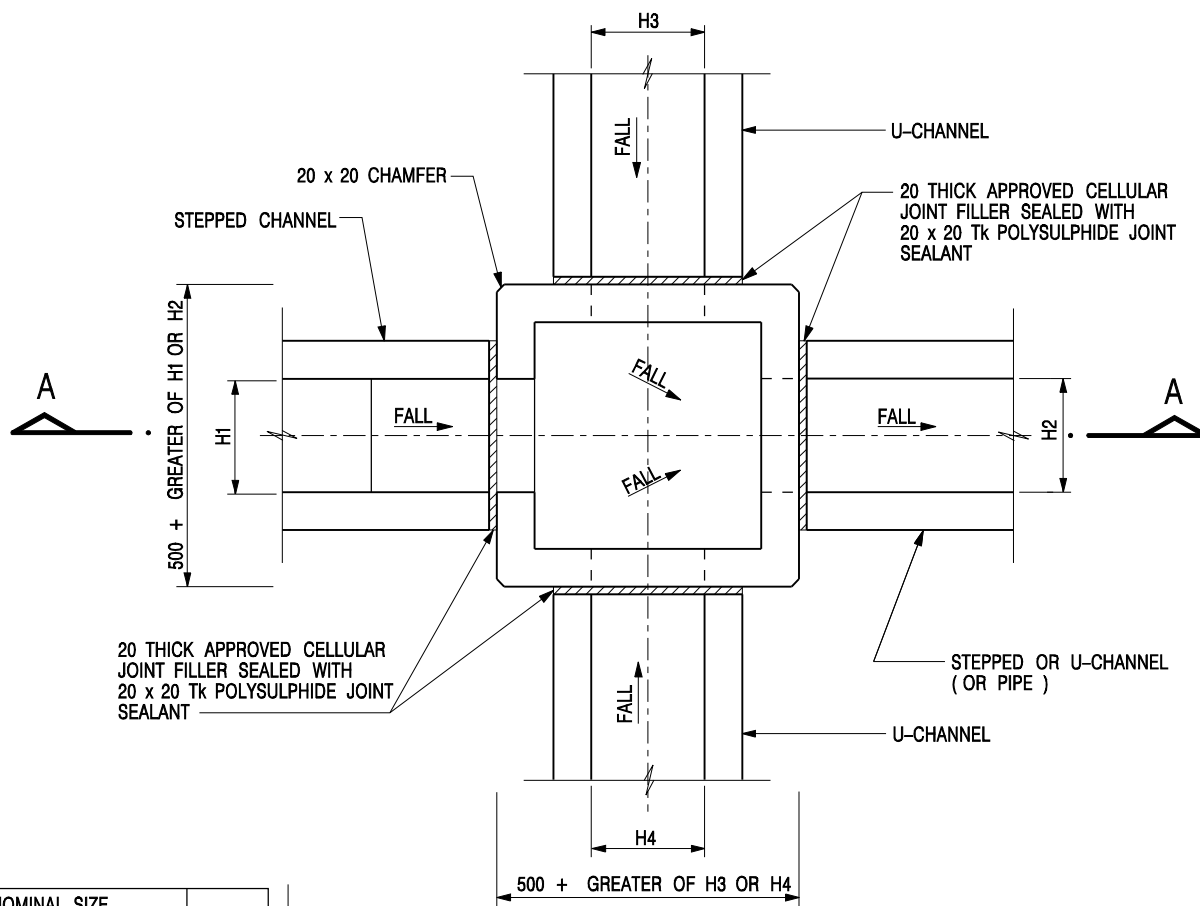
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

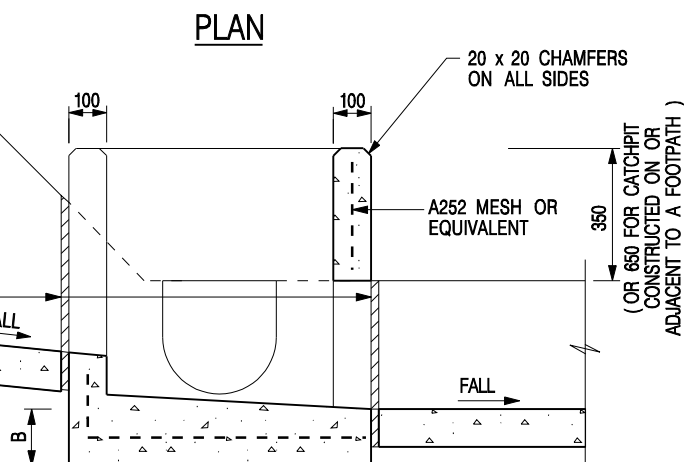
DRAWING NO.

C2406 /2A



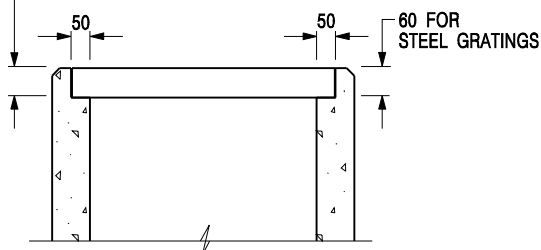
NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

DEPTH OF RECESS AND DETAILS OF PRECAST CONCRETE COVERS (SEE STD. DRG. NO. C2407)



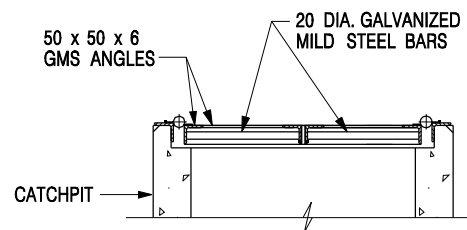
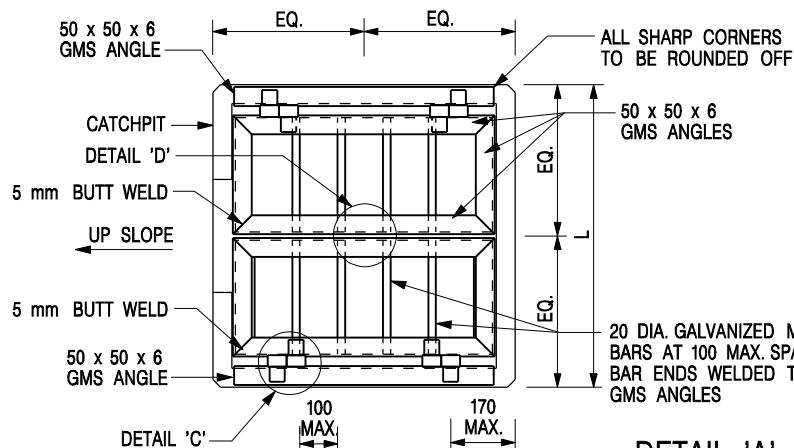
NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

**ALTERNATIVE TOP SECTION FOR
PRECAST CONCRETE COVERS / GRATINGS**

**STANDARD CATCHPIT DETAILS
(SHEET 1 OF 5)**

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO. C2405 /1	
DATE JAN 1991			

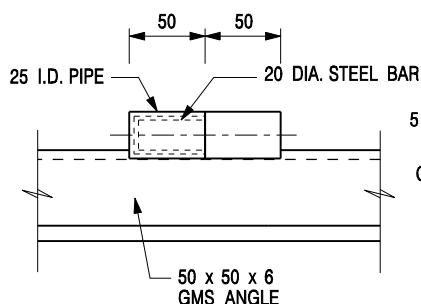


SECTIONAL ELEVATION

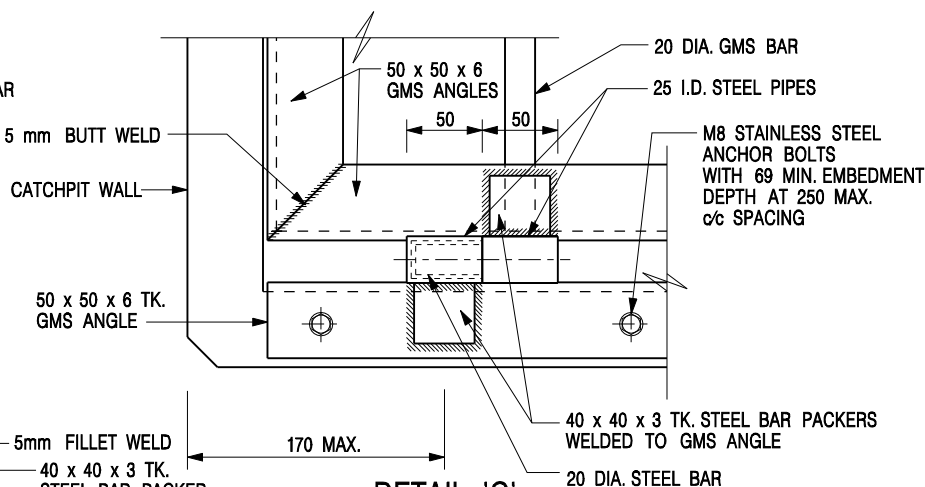
DETAIL 'A'

(DETAILS OF DOUBLE SIDE OPENING STEEL GRATING FOR L > 900mm)

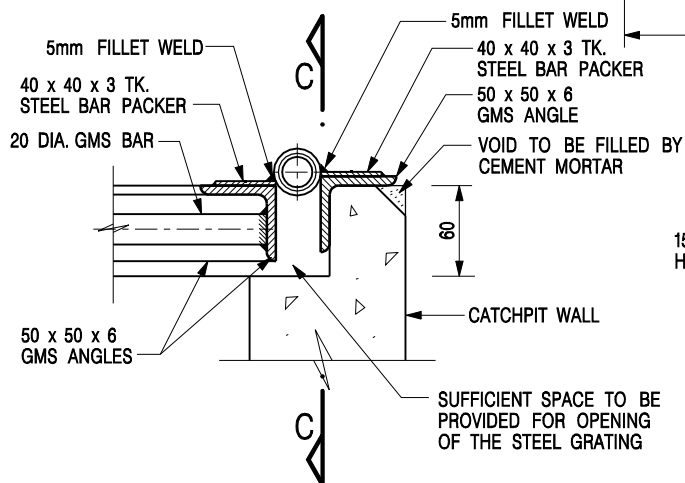
SCALE 1 : 20



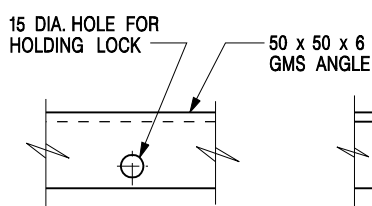
SECTION C - C



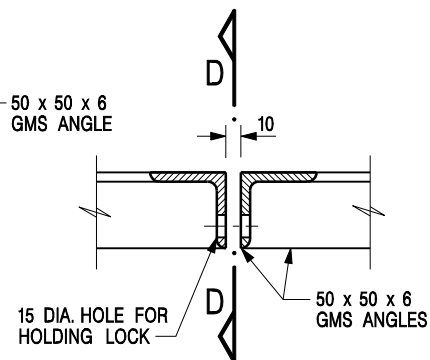
DETAIL 'C'
(DETAILS OF HINGE)
SCALE 1 : 5



SECTIONAL ELEVATION
(DETAIL 'C')



SECTION D - D



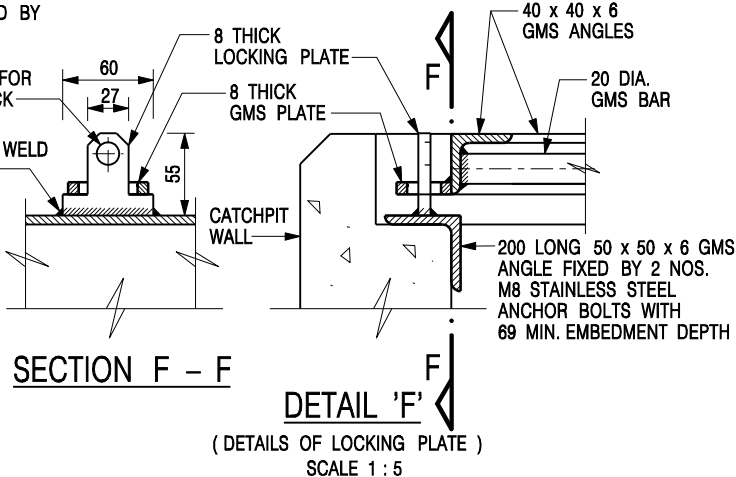
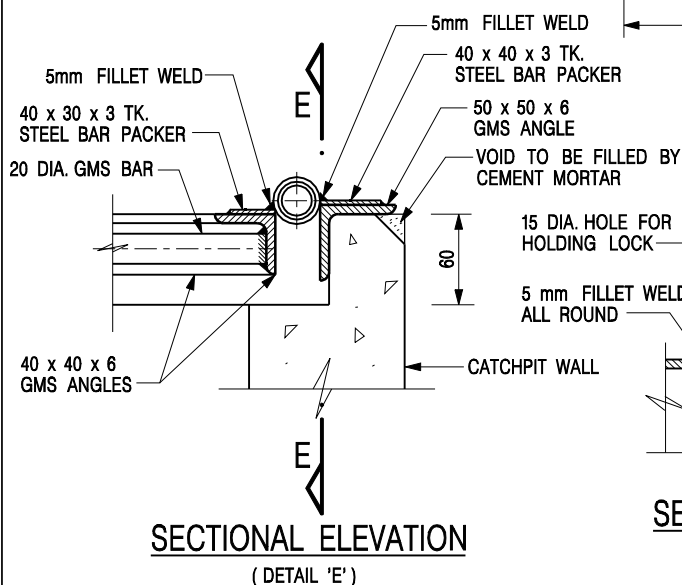
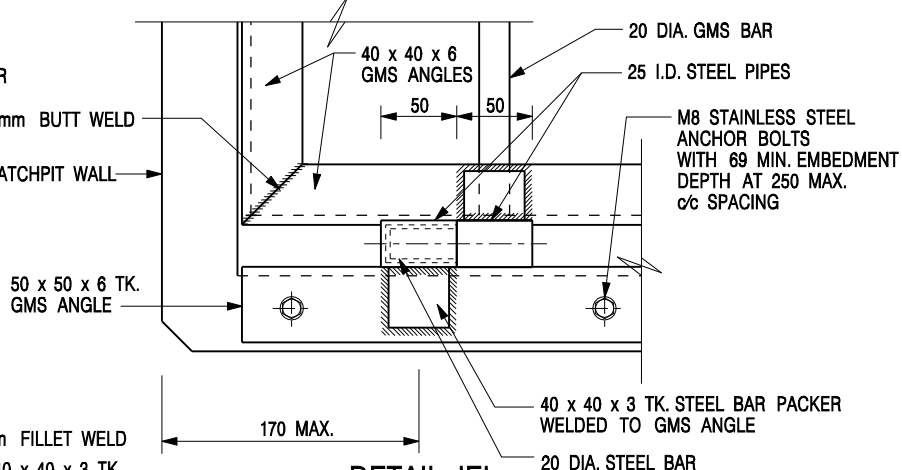
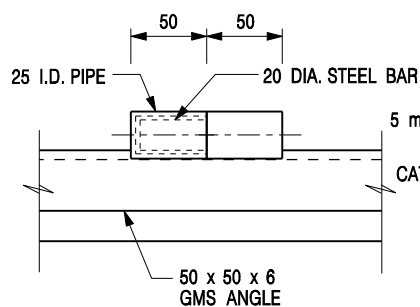
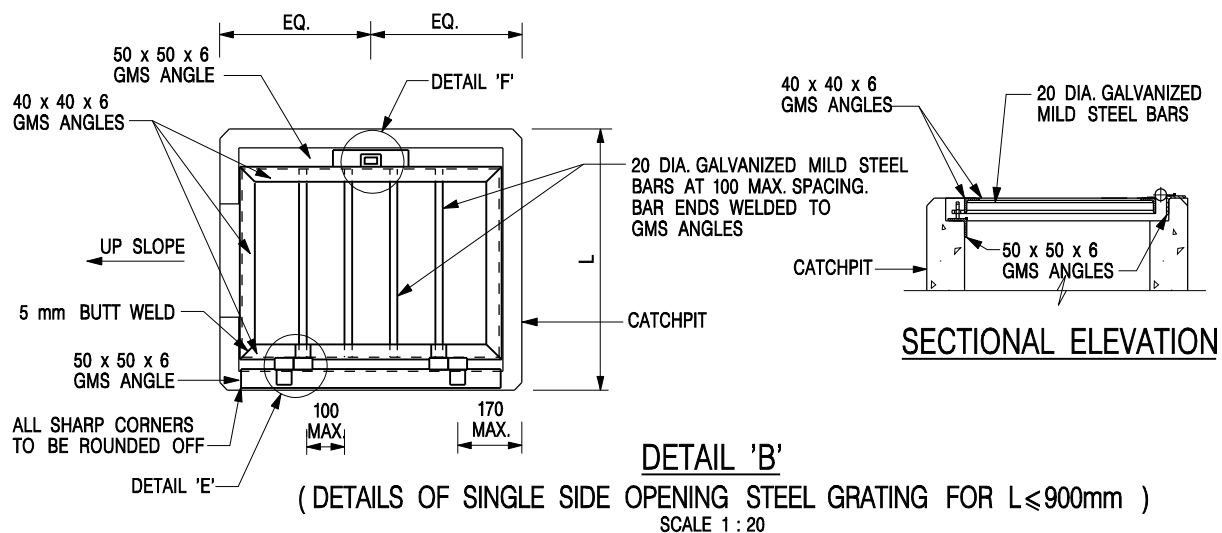
DETAIL 'D'
(DETAILS OF HOLE FOR LOCK)
SCALE 1 : 5

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

STANDARD CATCHPIT DETAILS
(SHEET 2 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE AS SHOWN DATE JAN 1991	
		DRAWING NO. C2405 /2	

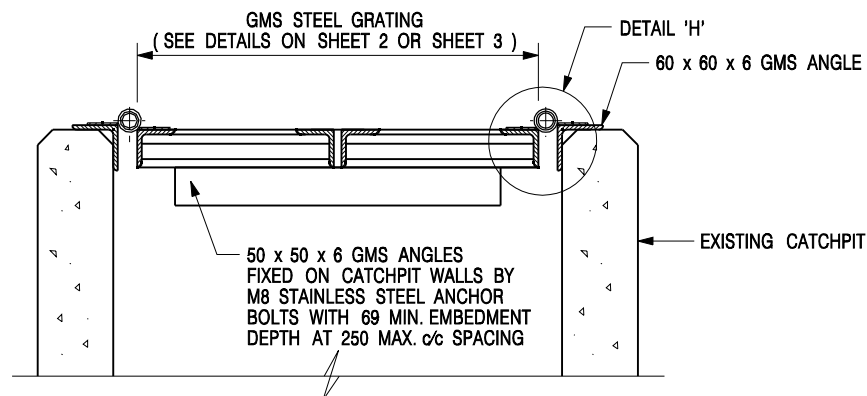


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

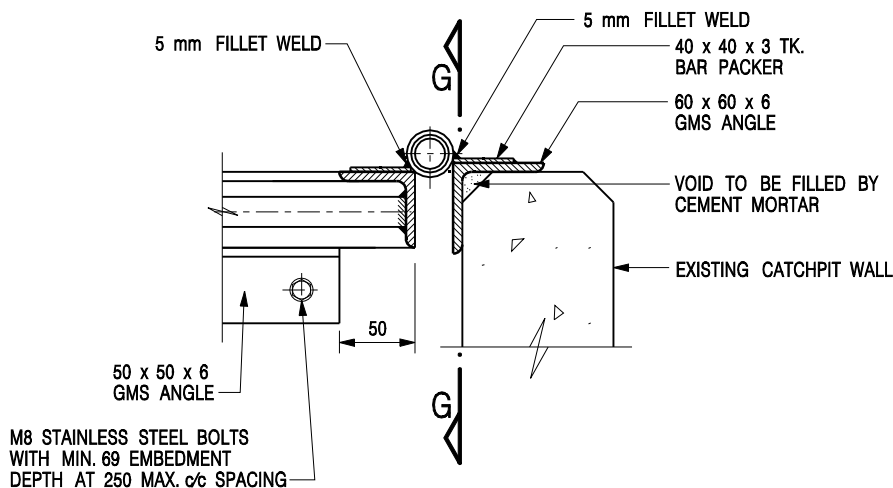
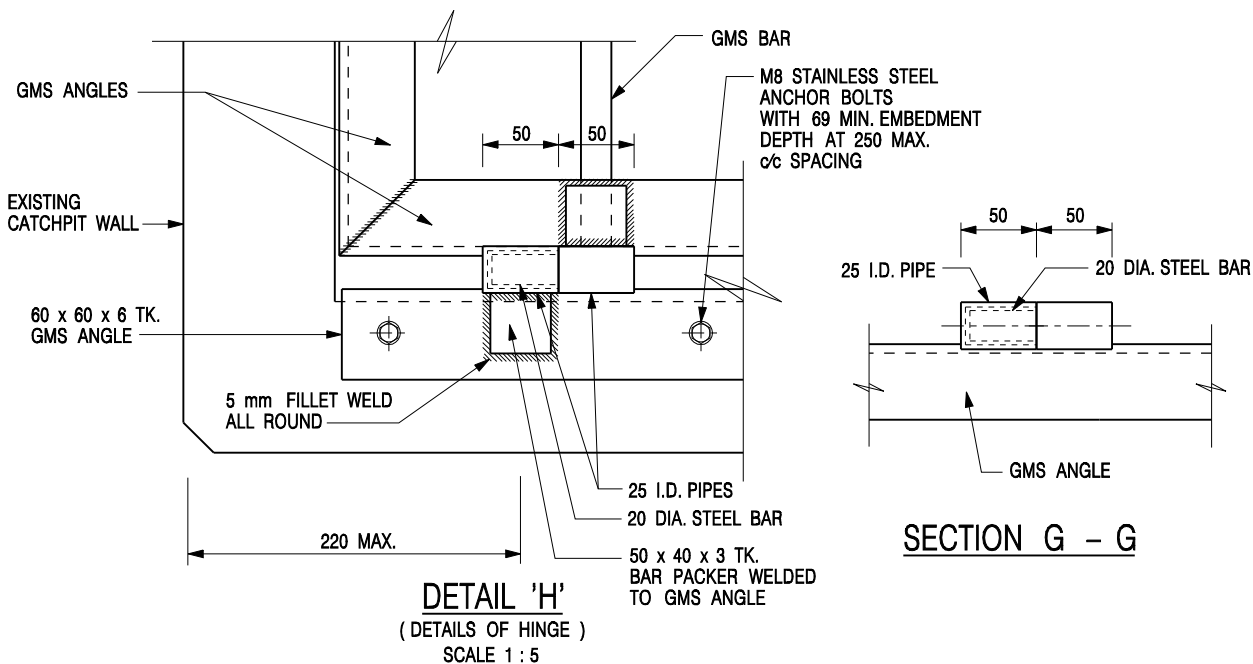
STANDARD CATCHPIT DETAILS
(SHEET 3 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE AS SHOWN DATE JAN 1991	
		DRAWING NO. C2405 /3	



DETAIL 'G' - DETAILS OF STEEL GRATING CONSTRUCTED ON EXISTING CATCHPIT

SCALE 1 : 10

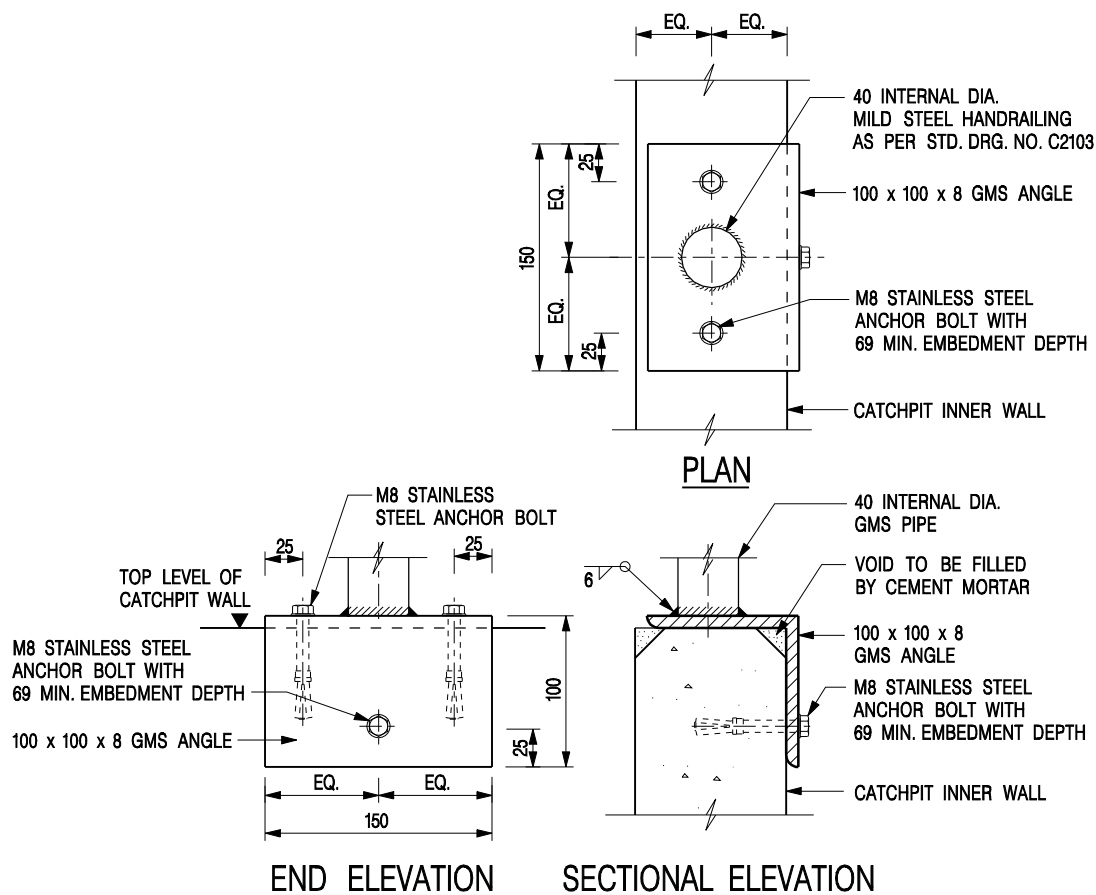


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

STANDARD CATCHPIT DETAILS
(SHEET 4 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE AS SHOWN		DRAWING NO. C2405 /4	
DATE JAN 1991			



DETAIL 'J' – FIXING DETAILS FOR HANDRAILING ON TOP OF CATCHPIT WALL

SCALE 1 : 5

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE SHALL BE GRADE 20 /20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
- FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
- CONCRETE TO BE COLOURED AS SPECIFIED.
- FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAILS ON SHEET 2 OR SHEET 3) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
- IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON SHEET 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.
- 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 mm c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
- FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON SHEET 4.
- ALL STEEL ANGLES SHALL COMPLY WITH BS EN 10025 AND BS EN 10056.
- UNLESS OTHERWISE SPECIFIED, ALL WELDS SHALL BE 5 mm CONTINUOUS FILLET WELDS.
- ALL WELDS SHALL BE CHIPPED, GROUND SMOOTH, BRUSHED TO REMOVE SLAG PRIOR TO HOT-DIP GALVANIZATION.
- ALL STEELWORK SHALL BE HOT-DIP GALVANIZED TO BS EN ISO 1461. ALL EXPOSED STEELWORK SURFACES SHALL BE TREATED AND PAINTED IN ACCORDANCE WITH THE GENERAL SPECIFICATION.
- SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

STANDARD CATCHPIT DETAILS
(SHEET 5 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE AS SHOWN		DRAWING NO. C2405 /5	
DATE JAN 1991			

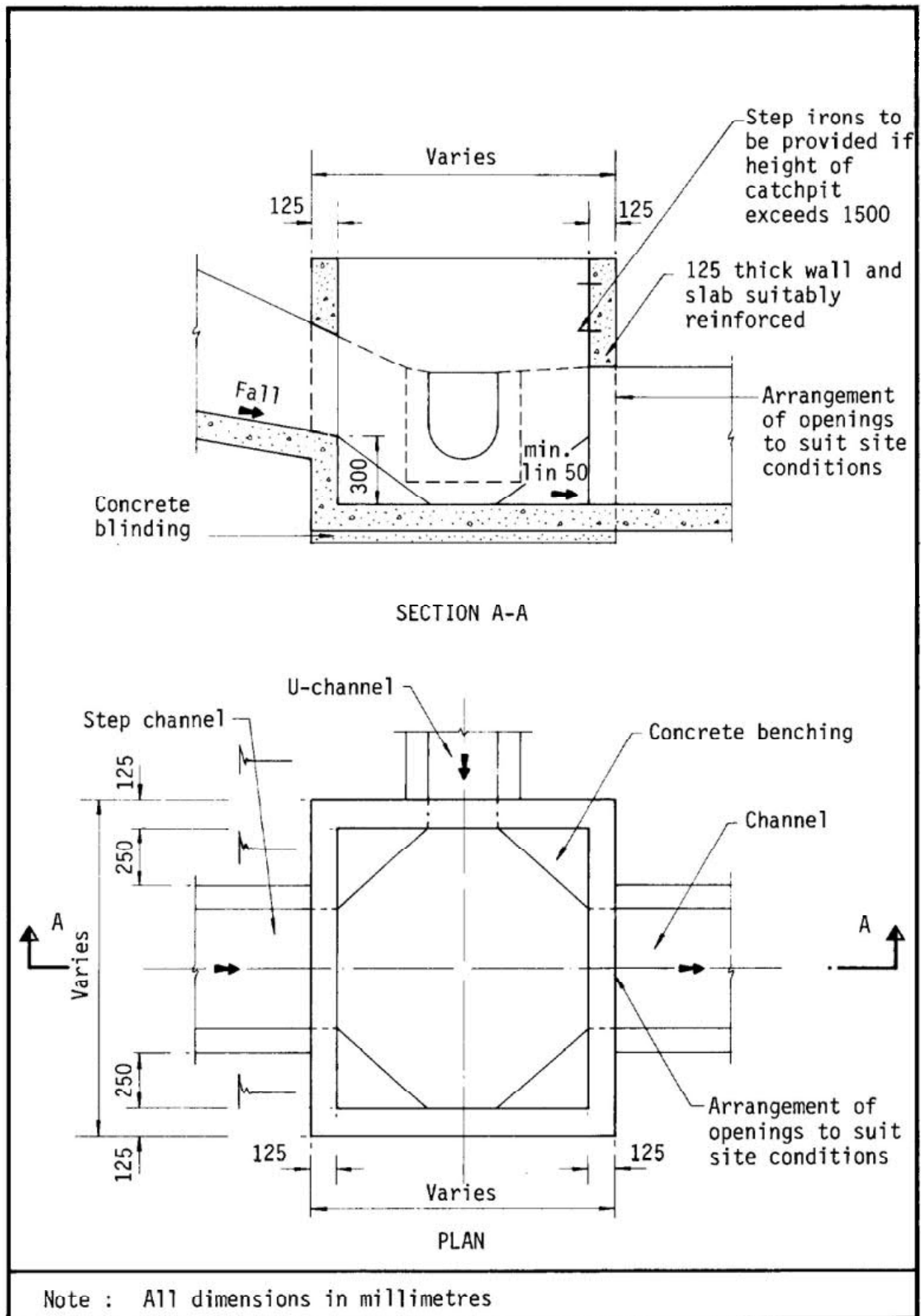
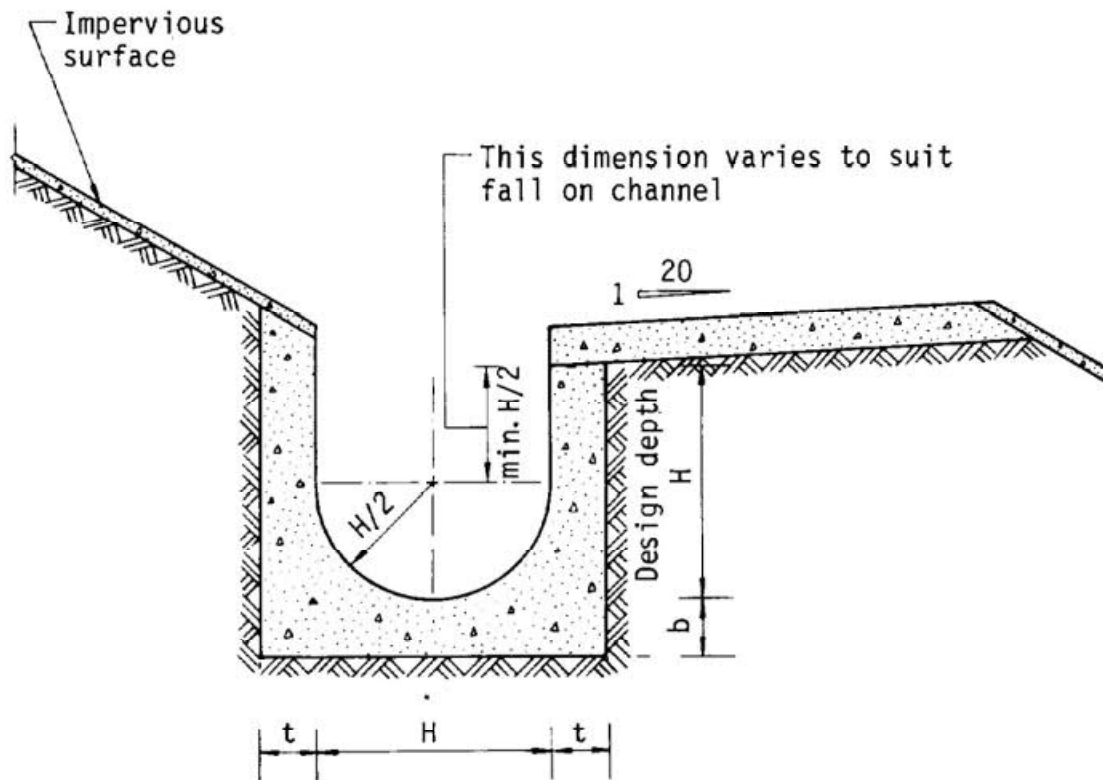


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

Table 3a – Storm Constants for Different Return Periods of HKO Headquarters

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

Table 3d – Storm Constants for Different Return Periods of North District Area

Return Period T (years)	2	5	10	20	50	100	200
a	439.1	448.1	454.9	462.3	474.6	486.6	501.4
b	4.10	3.67	3.44	3.21	2.90	2.67	2.45
c	0.484	0.437	0.412	0.392	0.371	0.358	0.348

Table 13 - Values of n to be used with the Manning equation

Source: Brater, E.F. & King, H.W. (1976)

Surface	Best	Good	Fair	Bad
Uncoated cast-iron pipe	0.012	0.013	0.014	0.015
Coated cast-iron pipe	0.011	0.012*	0.013*	
Commercial wrought-iron pipe, black	0.012	0.013	0.014	0.015
Commercial wrought-iron pipe, galvanized	0.013	0.014	0.015	0.017
Smooth brass and glass pipe	0.009	0.010	0.011	0.013
Smooth lockbar and welded "OD" pipe	0.010	0.011*	0.013*	
Riveted and spiral steel pipe	0.013	0.015*	0.017*	
Vitrified sewer pipe	0.010	0.013*	0.015	0.017
Common clay drainage tile	0.011	0.012*	0.014*	0.017
Glazed brickwork	0.011	0.012	0.013*	0.015
Brick in cement mortar; brick sewers	0.012	0.013	0.015*	0.017
Neat cement surfaces	0.010	0.011	0.012	0.013
Cement mortar surfaces	0.011	0.012	0.013*	0.015
Concrete pipe	0.012	0.013	0.015*	0.016
Wood stave pipe	0.010	0.011	0.012	0.013
Plank flumes - Planed	0.010	0.012*	0.013	0.014
- Unplaned	0.011	0.013*	0.014	0.015
- With battens	0.012	0.015*	0.016	
Concrete-lined channels	0.012	0.014*	0.016*	0.018
Cement-rubble surface	0.017	0.020	0.025	0.030
Dry-rubble surface	0.025	0.030	0.033	0.035
Dressed-ashlar surface	0.013	0.014	0.015	0.017
Semicircular metal flumes, smooth	0.011	0.012	0.013	0.015
Semicircular metal flumes, corrugated	0.0225	0.025	0.0275	0.030
Canals and ditches				
1. Earth, straight and uniform	0.017	0.020	0.0225*	0.025
2. Rock cuts, smooth and uniform	0.025	0.030	0.033*	0.035
3. Rock cuts, jagged and irregular	0.035	0.040	0.045	
4. Winding sluggish canals	0.0225	0.025*	0.0275	0.030
5. Dredged-earth channels	0.025	0.0275*	0.030	0.033
6. Canals with rough stony beds, weeds on earth banks	0.025	0.030	0.035*	0.040
7. Earth bottom, rubble sides	0.028	0.030*	0.033*	0.035
Natural-stream channels				
1. Clean, straight bank, full stage, no rifts or deep pools	0.025	0.0275	0.030	0.033
2. Same as (1) but some weeds and stones	0.030	0.033	0.035	0.040
3. Winding some pools and shoals, clean	0.033	0.035	0.040	0.045
4. Same as (3), lower stages, more ineffective slope and sections	0.040	0.045	0.050	0.055

Table 13 (Cont'd)

Surface	Best	Good	Fair	Bad
5. Same as (3) some weeds and stones	0.035	0.040	0.045	0.050
6. Same as (4) stony sections	0.045	0.050	0.055	0.060
7. Sluggish river reach, rather weedy or with very deep pools	0.050	0.060	0.070	0.080
8. Very weedy reaches	0.075	0.100	0.125	0.150

Notes: *Values commonly used for design.

寄件者: Tang Lok San [REDACTED]
寄件日期: 2025年11月05日星期三 15:37
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND
主旨: Re: S. 16 Planning Application No. A/YL-KTN/1155 - Departmental Comments
附件: AYL-KTN 1155 20251105.pdf

類別: Internet Email

Town Planning Board,

Thank you for the email. Please see the attachment for the further information on the comment from AMO and updated layout plan. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

Yours sincerely,
Mr. Tang

Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk> 於2025年10月16日下午2:31寫道：

Dear Mr Tang,

I refer to the captioned application. Below please find the comments of the **Antiquities and Monuments Office of Development Bureau (Contact: Ms Kelly LAU at 2208 4462).**

As the application site is situated within the Yuen Shan Site of Archaeological Interest, the applicant is required to confirm / clarify with the Antiquities and Monuments Office (AMO) whether there is any ground excavation proposed for the development including but not limited to site formation works, drainage works, sewerage works, construction of septic tank etc. If affirmative, the applicant is required to provide details of the proposed works, e.g. the location, extent and depth of the proposed ground excavation for AMO's further comment.

Regards,

Andrea YAN

█

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/1155 的查詢

以免影響地下具考古研究價值的環境，本申請已將挖掘的位置及深度降至最少，務求將挖掘的影響減至最低。

由於需要在收集申請範圍及周遭附近的地面流水，我們已向渠務署提供渠務報告。現時計劃挖掘 3 條渠道，全部為 375mm 深度，長度分別為 11 米、40 米及 42.5 米。渠務報告請參考 Appendix 7，渠務報告當中紅色線為擬議渠道。

申請範圍內只會挖掘上述渠道，不會進行其他挖掘工程。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

Previous s.16 Applications covering the Application Site (the Site)

Approved Application

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/879	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of Five Years and Filling of Land	3.2.2023 [revoked on 3.11.2024]

Similar s.16 Applications within/straddle the Same “Agriculture” Zone on the OZP in the Vicinity of the Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/772	Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Caravan Holiday Camp with Ancillary Canteen for a Period of Three Years	9.7.2021 [revoked on 9.7.2022]
2.	A/YL-KTN/817	Temporary Caravan Holiday Camp and Barbecue Site with Ancillary Canteen for a Period of Three Years and Filling of Land	4.3.2022 [revoked on 4.9.2023]
3.	A/YL-KTN/826	Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm), Barbecue Site and Ancillary Supporting Facilities for a Period of Three Years	9.9.2022
4.	A/YL-KTN/829	Temporary Holiday Camp with Ancillary Facilities for a Period of Three Years and Filling of Land	9.9.2022 [revoked on 9.6.2024]
5.	A/YL-KTN/833	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of Three Years and Filling of Land	10.6.2022 [revoked on 10.12.2022]
6.	A/YL-KTN/838	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of Three Years and Filling of Land	11.11.2022 [revoked on 11.5.2024]
7.	A/YL-KTN/844	Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm and Prawning Ground) and Barbecue Site with Ancillary Facilities for a Period of Three Years and Filling of Land	12.8.2022 [revoked on 12.5.2024]
8.	A/YL-KTN/850	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of Three Years	9.9.2022 [revoked on 9.3.2024]
9.	A/YL-KTN/859	Temporary Holiday Camp and Barbecue Site with Ancillary Eating Place and Facilities for a Period of Three Years and Filling of Land	28.10.2022 [revoked on 28.4.2024]

	Application No.	Use/Development	Date of Consideration
10.	A/YL-KTN/868	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of Three Years	13.1.2023 [revoked on 13.7.2024]
11.	A/YL-KTN/911	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of Three Years and Filling of Land	25.8.2023 [revoked on 25.2.2024]
12.	A/YL-KTN/1044	Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site and Eating Place for a Period of Three Years and Associated Filling of Land	4.10.2024
13.	A/YL-KTN/1049	Temporary Place of Recreation, Sports or Culture (Hobby Farm, Fishing and Prawning Ground), Barbecue Site and Holiday Camp with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	2.5.2025

Government Bureau/Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix IV**.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from drainage point of view;
- should the application be approved, approval conditions should be stipulated requiring the submission of a revised drainage proposal and the implementation and maintenance of the proposed drainage facilities for the development to his satisfaction; and
- advisory comments are at **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the applicant's submission, the proposed use would not cause traffic of heavy vehicle and dusty operation. According to his review, there is no residential structure within 100m from the boundary of the Site;
- there was no substantiated environmental complaint received concerning the Site in the past three years; and
- advisory comments are at **Appendix IV**.

4. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the proposal subject to fire service installations (FSIs) being provided to his satisfaction;
- the submitted FSIs proposal is acceptable;
- advisory comments are at **Appendix IV**.

5. **Archaeological and Built Heritage Aspects**

Comments of the Chief Heritage Executive (Antiquities and Monuments) of the Antiquities and Monuments Office, Development Bureau:

- no in-principle objection to application from archaeological and built heritage conservation perspectives;
- the Site is situated within the Yuen Shan Site of Archaeological Interest; and
- advisory comments are at **Appendix IV**.

6. **Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photos, the Site is located in a rural inland plains landscape character comprising vacant land, farmland, temporary structures and scattered tree groups. The Site is generally vacant with no significant landscape resources. Significant adverse landscape impact on landscape resources and character is not anticipated; and
- advisory comments are at **Appendix IV**.

7. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are at **Appendix IV**.

8. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no comment on the application and his office has not received any local's comment on the application.

9. **Other Departments**

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are at **Appendix IV**:

- Project Manager (West), Civil Engineering and Development Department;
- Director of Food and Environmental Hygiene;
- Chief Engineer/Construction, Water Supplies Department; and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) the permission is given to the use and/or structures under application. It does not condone any other use(s) and/or structure(s) which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such use(s) and/or remove such structure(s) not covered by the permission;
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot of the Site. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
 - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) Shui Mei Road is not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access connecting the Site i.e. Shui Mei Road and the local access road; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall ensure that 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 during the planning approval period;

- (ii) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (iii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
 - (iv) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (v) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- (i) the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the revised drainage proposal;
 - (ii) the applicant shall rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
 - (iii) the applicant shall consult DLO/YL, LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works; and
 - (iv) the applicant shall be liable for any adverse drainage impact due to his/her proposed use;
- (i) to note the comments of Director of Agriculture, Fisheries and Conservation that as the Lam Tsuen Country Park is located to the north of the Site, the applicant shall avoid causing disturbance and pollution to the country park;
- (j) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the installation/maintenance/modification/repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to D of FS; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (k) to note the comments of the Chief Heritage Executive (Antiquities and Monuments) of the Antiquities and Monuments Office (AMO), Development Bureau that the applicant shall inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap.53) are observe in the course of works;

- (l) to note the comments of the Director of Food and Environmental Hygiene Department (DFEH) that:
 - (i) no Food and Environmental Hygiene Department's (FEHD) facilities shall be affected;
 - (ii) proper licence/permit issued by his department is required if there are any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation (Cap. 132X), a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a food factory, etc). The application for licence, if acceptable by the FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (iii) proper licence issued by his department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a PPE Licence (or Temporary PPE Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
 - (iv) for any waste generated from the proposed use, the applicant should arrange disposal properly at their own expenses. The work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding areas;
- (m) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant shall seek comments and approval of any proposed tree works from the relevant department prior to the commencement of the works;
- (n) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that five structures and associated filling of land are proposed in the application. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the

Building (Planning) Regulations (B(P)R) respectively;

- (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vi) detailed checking under the BO will be carried out at building plan submission stage.

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

From: [REDACTED]
Sent: 2025-08-24 星期日 03:25:18
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1155 DD 109 Kam Tin Tent City

A/YL-KTN/1155

Lot 655 (Part) in D.D. 109, Kam Tin North

Site area: About 3,444.1sq.m

Zoning: "Agriculture"

Applied use: Holiday Camp / 1 Vehicle Parking / **Filling of Land**

Dear TPB Members,

So out with the Fake Hobby Farm and now its Holiday Camp, more time to get the brownfield operation up and running.

879 Approved 3 Feb 2023. Revoked 3 Nov 2024 for failure to fulfil multiple conditions.

The legitimacy of the proposed land use is underlined by the complete lack of detail with regard to the operation of a holiday camp like

How many tents

How many visitors per day

How do they get there

Water supply for showers

Septic tanks, cooking facilities, etc.

As a number of previously approved holiday camp sites have applied for alternative use on the excuse that, since Covid has passed, demand for such facilities is no longer commercially viable, encourages scepticism with regard to the real intention of the applicant.

The application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Saturday, 7 January 2023 3:17 AM HKT

A/YL-KTN/879

Lot 655 (Part) in D.D. 109, Kam Tin North

Site area: About 3,444.1sq.m

Zoning: "Agriculture"

Applied use: Hobby Farm / 2 Vehicle Parking / **5 Years / Filling of Land**

Dear TPB Members,

It is quite shocking that support and approval are given for a never ending stream of applications for Hobby Farms when the data clearly shows that the intention of the application is not for the stated purpose but rather to trash farm land, slather it in cement, and use it for brownfield operations.

In view of the indisputable evidence with regard to the unreliable nature of the applications, see attached pdf, one can only assume that there it is the underlying intention of the administration to render agriculture land unfit for cultivation and therefore justify rezoning for development while TPB members ignore their duty to 'properly inquire into the matters' instead of relying on the recommendations of PlanD.

How can this system be tolerated when we are bombarded on a daily basis with pontificates on law abiding society, blah, blah, blah?

Agricultural land is for growing food and in view of predictions of a looming food crisis patriots should be devoting their land to reducing the dependence of HK on imported produce instead of turning the land over to amateurs.

Regards

Mary