

2026-06-26

This document is received on
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

2601437

1/6 By hand

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	A1YL-KTN/1253
	Date Received 收到日期	2026-06-26

- 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)

WU Wai Ho 胡煒灝

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)

R-riches Planning Limited 盈卓規劃有限公司

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)	Lots 1775 RP (Part), 1785 RP, 1786, 1787 S.B, 1787 RP and 1790 RP (Part) in D.D. 107 and Lots 21 (Part), 22 (Part) and 28 (Part) in D.D. 109, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
(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 11,456 sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積 1,704 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)	 N/A 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 OZP No.: S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Holiday Camp, Place for Recreation, Sports or Culture, Barbecue Site, Eating Place and Vacant Land (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 05/06/2026 (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 _____ (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 28/05/2026 (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

Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site and Eating Place with Ancillary Facilities and Associated Filling of Land and Pond 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 9,752 sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 1,704 sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 30

Proposed domestic floor area 擬議住用樓面面積 N/A sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 1,704 sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 1,704 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)

Please refer to Plans 4 and 5.

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 22

Motorcycle Parking Spaces 電單車車位 N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位 N/A

Coach Spaces 旅遊巴車位 N/A

Light Goods Vehicle Spaces 輕型貨車車位 1

Medium Goods Vehicle Spaces 中型貨車車位 N/A

Heavy Goods Vehicle Spaces 重型貨車車位 N/A

Others (Please Specify) 其他 (請列明) Light Bus Spaces 3

Proposed operating hours 擬議營運時間 Mondays to Sundays from 07:00 to 22:00, including public holidays (except for overnight camping activities).																																	
(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)) Accessible from Chi Ho Road via a local access.																															
	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 2,795 sq.m 平方米 ☒ About 約 Depth of filling 填塘深度 not more than 0.5 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 5,887 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 not more than 0.2 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？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>			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 ☒
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	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 the supplementary statement.

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

.....
Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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

R-riches Planning Limited 盈卓規劃有限公司



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

Date 日期

08/06/2026

(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	Lots 1775 RP (Part), 1785 RP, 1786, 1787 S.B, 1787 RP and 1790 RP (Part) in D.D. 107 and Lots 21 (Part), 22 (Part) and 28 (Part) in D.D. 109, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	11,456 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Kam Tin North OZP No.: S/YL-KTN/11
Zoning 地帶	"Agriculture" Zone
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	Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site and Eating Place with Ancillary Facilities and Associated Filling of Land and Pond 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	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1,704 ☒ About 約 ☐ Not more than 不多於	0.15 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	30	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	☐ (Not more than 不多於) m 米
		N/A	☐ (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	1.9 - 8 (about)	☐ (Not more than 不多於) m 米
		1	☐ (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	15 % ☒ 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		22
	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) _____ _____		22 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		4
	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) Light Bus Spaces _____ _____		N/A N/A 1 N/A N/A 3

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）	☐	☒
<u>Location plan; Zoning plan; Land status plan; Layout plan; Plan showing details of structures; Plan showing the condition of the Site in 1990; Land and pond filling plan; Swept path analysis; Fire service installations proposal.</u>		
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）	☐	☒
<u>Comparison Table between the current application and the previous application No. A/YL-KTN/1044.</u>		
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。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 107 and D.D. 109, Fung Kat Heung, Kam Tin, Yuen Long, New Territories* (the Site) for '**Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site and Eating Place with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years**' (the development) (**Plan 1**).
- 1.2 Due to the shortage of venue for 'holiday camp' and 'recreational, sports or cultural' activities in the rural area of New Territories, locals living in the New Territories often require travelling to the urban area of Hong Kong to participate the aforesaid activities. This undoubtedly causes inconvenience for the locals. In view of this, the applicant would like to continue to use the Site for the applied use to alleviate the pressing demand for such use, in order to better serve the nearby locals.
- 1.3 The applicant has been operating at the Site since the previously approved application (No. A/YL-KTN/1044). During the previous approval period, the development has attracted many users including families and younger users in the vicinity. Noting the Site is often mostly occupied during weekends and public holidays; thus, the applicant would like to enlarge the Site to serve more families and parties by providing a variety of activities to satisfy customers' needs, including wedding banquets, dancing, painting, drawing and yoga classes etc..

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, '*barbecue site*' and '*place of recreation, sports or culture*' uses fall within column 2 use; whilst '*holiday camp*' and '*eating place*' uses neither fall within column 1 nor column 2 uses within the "AGR" zone, which requires planning permission from the Board.
- 2.2 The development with several low-rise structures is considered not incompatible with the surrounding areas, which are dominated by vacant land, sites occupied by temporary structures for agricultural and recreational uses and open storage yards. Although the Site is zoned as "AGR", there is no active agricultural activity within the Site. Approval of the

planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilise the precious land resources in the New Territories.

2.3 Furthermore, portion of the Site is the subject of 3 previous S.16 planning applications for '*holiday camp*', '*place of recreation, sports or culture*', '*barbecue site*' and '*eating place*' uses. Within which, the latest planning application (No. A/YL-KTN/1044) was submitted by the same applicant and was approved by the Board in 2024. Therefore, approval of the current application is in line with the Board's previous decisions.

2.4 Comparing with the previous application (No. A/YL-KTN/1044), the Site area is larger with a slightly different layout adopted. Other development parameters, including plot ratio (PR), gross floor area (GFA), site coverage, etc. are also revised to meet the operational need of the applicant. Details of the differences between the latest application (No. A/YL-KTN/1044) and the current submission are shown at **Appendix I**.

2.5 Similar S.16 planning applications for '*holiday camp*' and '*place of recreation, sports or culture*' uses were also approved by the Board within the same "AGR" zone, which the latest application (No. A/YL-KTN/1049) was approved by the Board on a temporary basis for 3 years in 2025. Therefore, approval of the current application would not set an undesirable precedent within the "AGR" zone.

2.6 In support of the application, the applicant submitted a fire service installations (FSIs) proposal and a drainage impact assessment (DIA) to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government departments and members of the Board (**Appendices II and III**).

3) Development Proposal

3.1 The Site occupies an area of 11,456 m² (about) (**Plan 3**). The operation hours of the Site are from 07:00 to 22:00 daily, including public holidays (except for overnight holiday camping activities). A total of 14 structures are proposed at the Site for store rooms, reception and office, washroom, water tank, eating place, rain shelter for barbecue activities, kitchen, fire service (FS) pump room, rain shelter for recreational, sports or cultural activities and windmill (decoration) with total GFA of 1,160 m²; as well as 16 holiday camps with total GFA of 544 m²

(Plans 4 and 5). Ancillary facilities, including store rooms, reception and office, washroom, water tank, rain shelter for barbecue activities, kitchen, fire service (FS) pump room, rain shelter for recreational, sports or cultural activities and windmill (decoration) are intended to support the operation of the development. It is estimated that the Site will accommodate 15 nos. of staff. It is also anticipated that the development would accommodate not more than 90 visitors per day. Visitors are required to make appointments in advance to access the Site and no walk-in visitor is allowed. Major development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	11,456 m ² (about)
Covered Area	1,704 m ² (about) (1,160 m ² for structures + 544 m ² for holiday camp)
Uncovered Area	9,752 m ² (about)
Plot Ratio	0.15 (about)
Site Coverage	15 % (about)
Number of Structure	14 (structures) + 16 (holiday camps)
Total GFA	1,704 m ² (about) (1,160 m ² for structures + 544 m ² for holiday camps)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,704 m ² (about) (1,160 m ² for structures + 544 m ² for holiday camps)
Building Height of Structures	1.9 m - 8 m (about)
No. of Storey of Structures	1
Building Height of Holiday Camps	4.5 m (about)
No. of Storey of Holiday Camps	1

- 3.2 A total of 16 holiday camps (caravans) are provided at the Site. The holiday camps (caravans) are the same as the previous application (No. A/YL-KTN/1044), each caravan can accommodate a maximum of 4 visitors. As no eating place is provided in close vicinity of the Site, barbecue area (barbecue pits will be provided at structure B7 and the designated open area for barbecue activities) and eating place (i.e. structures B6 and B9) are provided for visitor to support the operation of the development. Furthermore, a portion of the Site (i.e. structure B12 and designated open spaces) will be rented to visitors for conducting various types of recreational, sports or cultural activities, e.g. wedding banquets, dancing, painting, drawing and yoga classes etc. on hourly and daily basis.

- 3.3 The filling of pond for 2,795 m² (about) under the current application intends to regularise the current state of the Site, at which the previously existed ponds had already been filled. Therefore, no further filling of pond will be carried out by the applicant after obtaining planning permission from the Board (**Plan 6**).
- 3.4 A lawn area of 5,569 m² (about) is designated for holiday camp, open spaces and for barbecue, recreational, sports or cultural activities. The lawn area would be maintained as it is, and no filling of land would be carried out within the said area (**Plan 6**); whilst an area (including the filled ponds) of 5,887 m² (about) has already been hard-paved with concrete of not more than 0.2 m (i.e. about 4,110 m²) and gravel (i.e. about 1,777 m²) with existing site level ranges from +5.4 mPD to +5.6 mPD (**Plan 7**). The hard-paved area is intended to facilitate a flat surface for site formation of structures, parking and loading/unloading (L/UL) spaces and circulation area. Therefore, the land filling is considered necessary and has been kept to minimal for the operation of the development. No further filling of land will be carried out by the applicant at the Site at any time during the planning approval period.
- 3.5 The Site is accessible from Chi Ho Road via a local access (**Plan 1**). A total of 26 parking and L/UL spaces are provided at the Site for staff and visitors, details are shown at **Table 2** below:

Table 2 - Parking and L/UL Provision of the Development

Type of Space	No. of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) x 5 m (L)	3
PC Parking Space for Visitor - 2.5 m (W) x 5 m (L)	19
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Space for Light Bus (LB) - 3 m (W) x 8 m (L)	3

- 3.6 Visitors are required to reserve parking space prior to their visits to the Site. L/UL space for LB is also provided for visitors who are travelling together in groups. LGV will be deployed for the transportation of goods and food to the Site. Larger garbage or other forms of waste will be taken by staff to the nearest refuse collection point regularly by LGV. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road (**Plan 8**). As trip generation and attraction

of the development is minimal (as shown at **Table 3** below), adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 - Trip Generation and Attraction of the Development

Time Period	Estimated Trip Generation and Attraction						
	PC		LGV		LB		2-Way Total
	In	Out	In	Out	In	Out	
Trips at AM peak per hour (09:00 - 10:00)	3	0	1	0	1	0	5
Trips at PM peak per hour (18:00 - 19:00)	0	3	0	1	0	1	5
Traffic trip per hour (average)	5	5	1	1	0	0	12

3.7 The applicant will strictly follow 'Control of Oil Fume and Cooking Odour from Restaurants and Food Business' issued by the Environmental Protection Department (EPD) to control oily fume and cooking odour emissions generated from the eating place for the operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the odour environment, in order to fulfill the requirements of the Air Pollution Control Ordinance.

3.8 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will follow the 'Professional Persons Environmental Consultative Committee Practice Notes' ('Pro PECCPNs') for sewage treatment at the Site. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period.

4) Conclusion

4.1 The development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. submission of FSIs and DIA, to mitigate any adverse impact arising from the development (**Appendices II and III**).

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site and Eating Place with Ancillary Facilities and Associated Filling of Land and Pond for a**

Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site and Eating Place with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 107 and D.D. 109, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

Period of 3 Years'.

R-riches Planning Limited

May 2026

APPENDICES

Appendix I	Comparison of Details Between the Current and Previous Application
Appendix II	Fire Service Installation Proposal
Appendix III	Drainage Impact Assessment

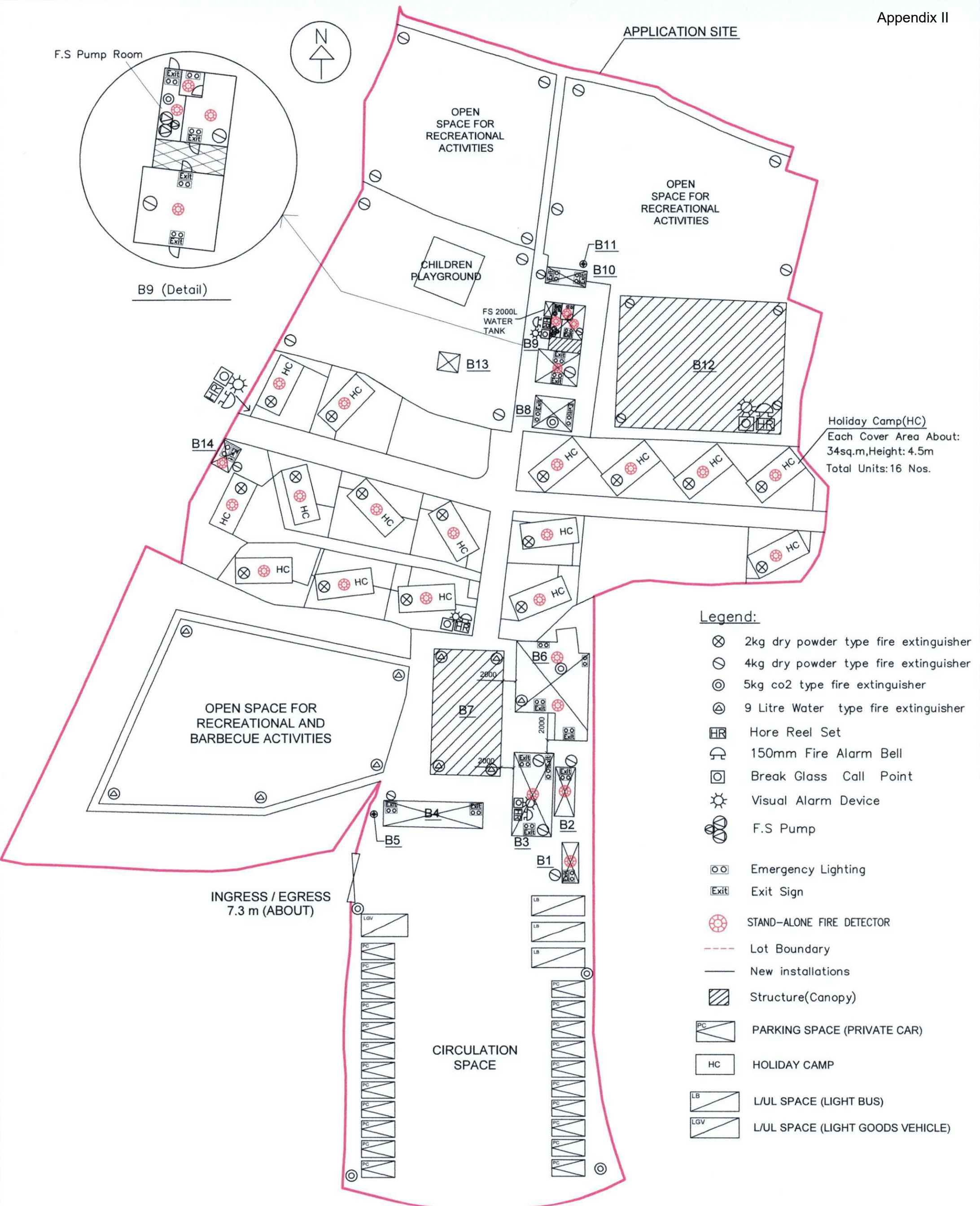
LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan
Plan 5	Details of Structures
Plan 6	Condition of the Site in the 1990s
Plan 7	Land and Pond Filling Plan
Plan 8	Swept Path Analysis (Light Bus)

Appendix I - Comparison of Details Between the Current and Previous Application

Development Parameters	Previous Application (No. A/YL-KTN/1044) (a)	Current Application (b)	Differences (b) - (a)
Site Area	7,369 m ² (about)	11,456 m ² (about)	+4,087 m ² , (+55.5 %) (about)
Covered Area	1,849 m ² (about) (1,305 m ² for structures + 544 m ² for holiday camp)	1,704 m ² (about) (1,160 m ² for structures + 544 m ² for holiday camp)	-145 m ² , (-7.8 %) (about)
Uncovered Area	5,520 m ² (about)	9,752 m ² (about)	+4,232 m ² , (+76.7 %) (about)
PR	0.25 (about)	0.15 (about)	-0.1, (-40.0 %) (about)
Site Coverage	25 % (about)	15 % (about)	-10 %, (-40.0 %) (about)
No of Structure	14 (structures) + 16 (holiday camps)	14 (structures) + 16 (holiday camps)	-
GFA	1,849 m ² (about) (1,305 m ² for structures + 544 m ² for holiday camp)	1,704 m ² (about) (1,160 m ² for structures + 544 m ² for holiday camps)	-145 m ² , (-7.8 %) (about)
Building Height	2.4 m - 8 m (about)	1.9 m - 8 m (about)	-0.5 m ² , (-20.8 %) (about) (lowest building height)
No. of Storey	1	1	-
Parking Space for Private Cars	20	22	+2, (+10 %) (about)
Loading/Unloading (L/UL) Space for Light Goods Vehicles	1	1	-
L/UL Space for Light Bus	1	3	+2, (+200 %) (about)
Operation Hours	Mondays to Sundays 07:00 - 22:00 (Except for overnight)	Mondays to Sundays 07:00 - 22:00 (Except for overnight)	-

	holiday camping activities)	holiday camping activities)	
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INTERCEPT FIRE & SECURITY
TECHNICIANS LIMITED

Project:
Proposed Temporary Holiday Camp,
Place of Recreation Sports or
Culture.Barbecue Site and Eating
Place With Ancillary Facilities for a
period of 3 years and Associated
Filling Land At Various Lots in
D.D.107 and D.D109,Fung Kat Heung,
Kam Tin,Yuen Long

Title:
Proposed Fire Service
Installation Layout Plan

Drawn by:	W.C.WONG
Date:	2026-05-25
Scale:	1: 500@ A3
Ref No:	A/YL-KTN/
Drawing No:	2026-33-1/2P

Fire Notes:

STRUCTURE	USE	STOREY	BUILDING HEIGHT	GFA(ABOUT)
B1	STORE ROOM	1	3.0m	20sq.m
B2	STORE ROOM	1	3.0m	23sq.m
B3	RECEPTION&OFFICE	1	3.5m	80sq.m
B4	WASHROOM	1	3.2m	40sq.m
B5	WATER TANK	1	3.0m	2.0sq.m
B6	EATING PLACE	1	4.8m	145sq.m
B7	RAIN SHELTER FOR BARBECUE ACTIVITIES	1	4.0m	200sq.m
B8	KITCHEN	1	3.0m	30sq.m
B9	F,S PUMP ROOM F.S WATER TANK AND EATING PLACE	1	4.0m	76sq.m
B10	WASHROOM	1	3.1m	19sq.m
B11	WATER TANK	1	1.9m	1.0sq.m
B12	RAIN SHELTER FOR RECREATIONAL SPORTS OR CULTURAL ACTIVITIES	1	8.0m	500sq.m
B13	WINDMILL(DECORATION)	1	5.0m	9sq.m
B14	STORE ROOM	1	2.4m	15sq.m

- 1.Existing Sufficient emergency lighting be provided throughout the entire building in accordance with BS5266-1:2016 and BS EN 1838:2013 and the FSD Circular Letter no.4/2021.
- 2.Existing Sufficient directional and exit sign be provided in accordance with BS 5266-1:2016 and FSD Circularsr letter No 5/2008.
- 3.Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
- 4.Existing A hose reel system should be provided in accordance with the FSI Cop 2022. The hose reel system be supplied by a 2.0m³ F.S Water tank. There be sufficient hose reel to ensure that every part of each buildind can be reached by a length of not more than 30m of hose reel tubing.The F.S water tank, F.S pump room and hose reel be clearly marked on plans.
- 5.Existing Fire alarm system be provided throughout the entire building in accordance with BS 5839-1:2017 and the FSD Circular Letter 6/2021 . One actuation point and one audio warning device to be located at each hose reel point.The actuation point include facilities for fire pump start and audio/Visual warning device initiation.
- 6.Existing Hose Reel pump(HR-P1,HR-P2&HR-JP) and 1.no 5kg co2 type fire extinguisher be provided at F.S pump Room.
- 7.Source of secondary power supply for FSI be provided.
- 8.Sufficient Stand-alone Fire Detector shall be provided for each enclosed structure . The Stand-alone Fire Detector shall be provided in accordance with the "Stand-alone Fire Detector General Guidelines on Purchase,Installation & Maintenance [Sep 2021]".

where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all Stand-alone Fire Detectors shall be interconnected(either wired or wirelessly) such that when one of the Stand-alone Fire Detector triggered,all connected Stand-alone Detectors shall sound an alarm simultaneously.

INTERCEPT FIRE & SECURITY
TECHNICIANS LIMITED

Project:
Proposed Temporary Holiday Camp,
Place of Recreation Sports or
Culture.Barbecue Site and Eating
Place With Ancillary Facilities for a
period of 3 years and Associated
Filling Land At Various Lots in
D.D.107 and D.D109,Fung Kat Heung,
Kam Tin,Yuen Long

Title:
Proposed Fire Service
Installation Layout Plan

Drawn by:	W.C.WONG
Date:	2026-05-25
Scale:	NO Scale @ A3
Ref No:	A/YL-KTN/
Drawing No:	2026-33-2/2P

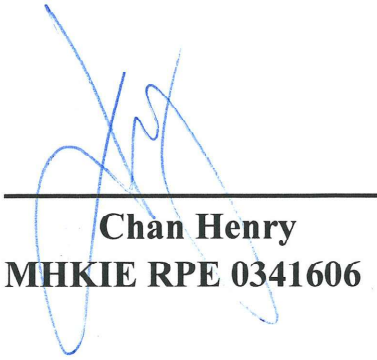
Our Ref: 31126

**TEMPORARY PLACE OF RECREATION, SPORTS OR
CULTURE, BARBECUE SITE AND EATING PLACE**

**LOTS 1775 RP, 1785 RP, 1786, 1787 S.B, 1787, 1790 RP IN D.D 107
AND LOTS 21(PART), 22(PART), 28(PART) IN DD109
FUNG KAT HENUNG KAM TIN, YUEN LONG
(Application No. A/YL-KTN/1044)**

DRAINAGE IMPACT ASSESSMENT

MAY 2026



**Chan Henry
MHKIE RPE 0341606**

Henry Chan & Partners Consultant Engineering Limited

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1. Synopsis

The drainage proposal for Temporary Place of Recreation, Sports or Culture, Barbecue Site and Eating place with Ancillary Facilities at lots 1786, 1787 S.B , 1787 S.B., 1787 RP in D.D 107 and lots 21(part), 22(part), 28(part) in DD109 which prepared by Wings & Associates Consulting Engineers Ltd (W&A) and submitted by R-Riches Property Consultants Ltd on 5 December 2025. The drainage proposal was rejected by Planning Department on 9 April 2026.

Subsequently, Lots 1775 RP, 1785 RP and 1790 RP in DD are included in the Application Site, hence, the Application Site area is larger than that in April 2026 submission. In May 2026, Henry Chan & Partners Consultant Engineering Ltd is engaged to carry out drainage impact assessment (DIA) to this revised Application Site Layout Plan in Appendix B & C (with Lots No.).

This DIA has been prepared taking into account the enlarged site boundary, and in response to the comments given by the Drainage Services Department (DSD) on 9 April 2026. (R to C table in Appendix A refers)

2. Introduction

The Applicant is operating a venue for day camping, barbecue site and recreational activities at Lots 1786, 1787 S.B & 1787 RP in DD107, subject of a previous application (Ref. No. A/TL-KTN/693) approved on 10 February 2022. The extent of this day camp area is shown on the plan attached in Appendix E. This Application Site further extend the camping area for temporary storage, reception of facility and car park. Hence, Lots 1775 RP, 1785 RP 1790RP in DD107, Lots 22(Part), 28(Part) in DD109 are included in this Application.

This DIA Report presents the impact of proposed additional drains due to the proposed extension of recreation, sports or culture, barbecue site, and eating place with ancillary facilities on the private lots. This Report is reference to SDM Corrigendum Nos. 1/2022 and 1/2024, and DSD's comments offered on W&A drainage proposal report in December 2025.

3. Site Description

The Application Site is located at Fung Kat Heung, Kam Tin, Yuen Long. An unnamed road to the west that serves as the vehicle access to San Tam Road. There is a steep descent and a ponding area at Lot 21 in D.D. 109, which is used for collecting stormwater.

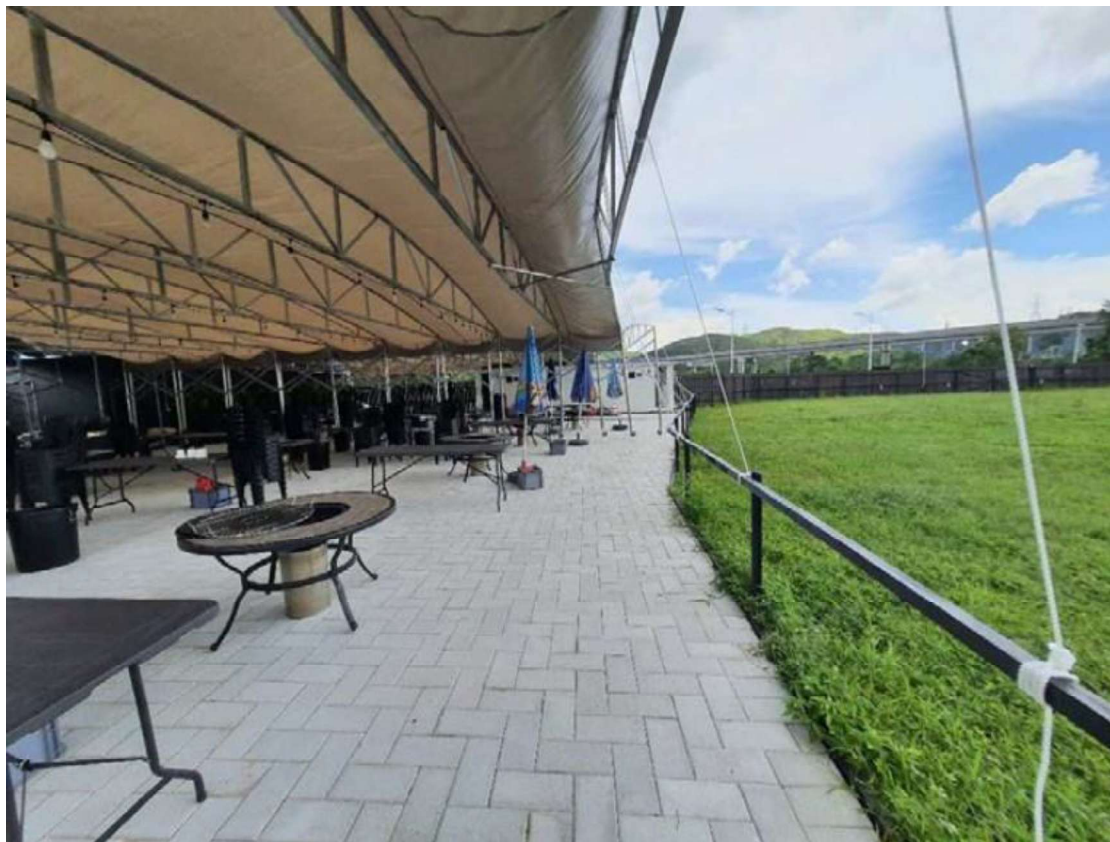


Site Lot Plan

The lot covers an area of about 2685m² with wooden fence wall which will not block the surface runoff in or out the Site. Approximately 3930m² of the plan area (34% of total catchment area) is covered by structures or paved by concrete. Additionally, there is about 1657m² of plan area (8% of total catchment area) consists of a pond. General views of the Application Site existing conditions are presented as follows:



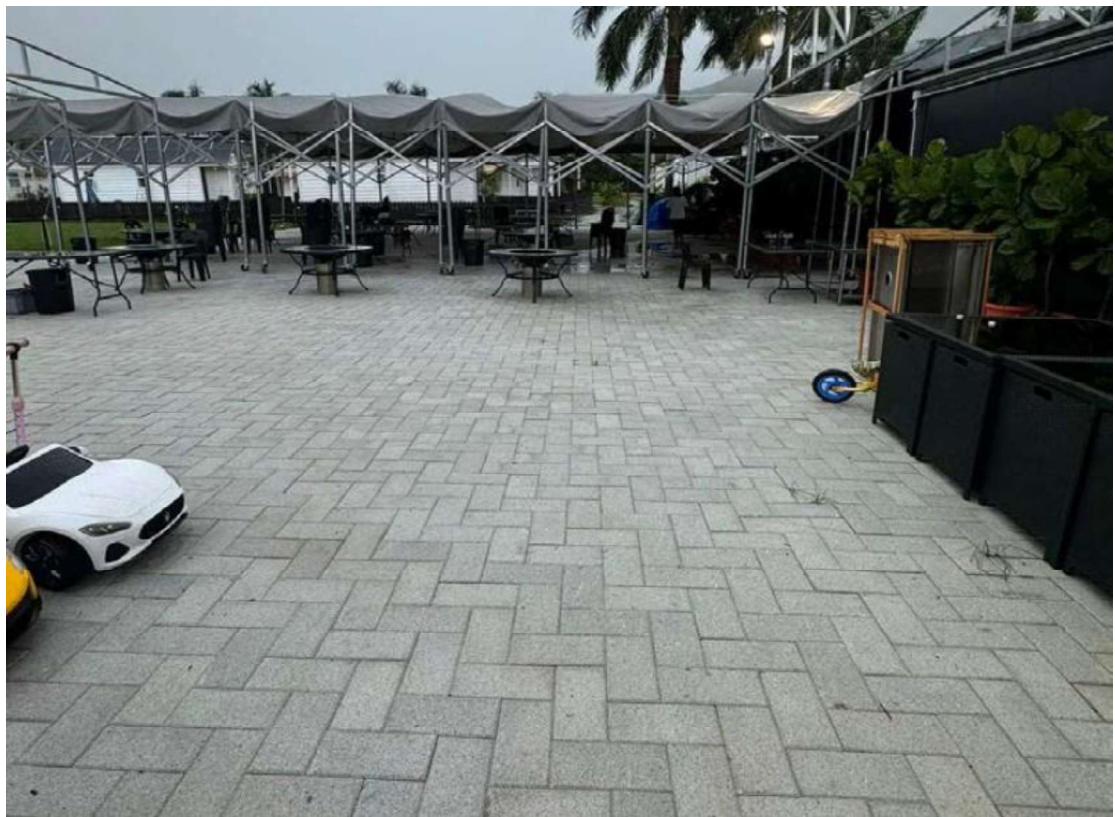
P1 - Fence Wall of Lots No.21, 22 & 28 in DD109



P2 – General view of Lots No.21, 22 & 28 in DD109



P3 –General view of Lots No.21, 22 & 28 in DD109



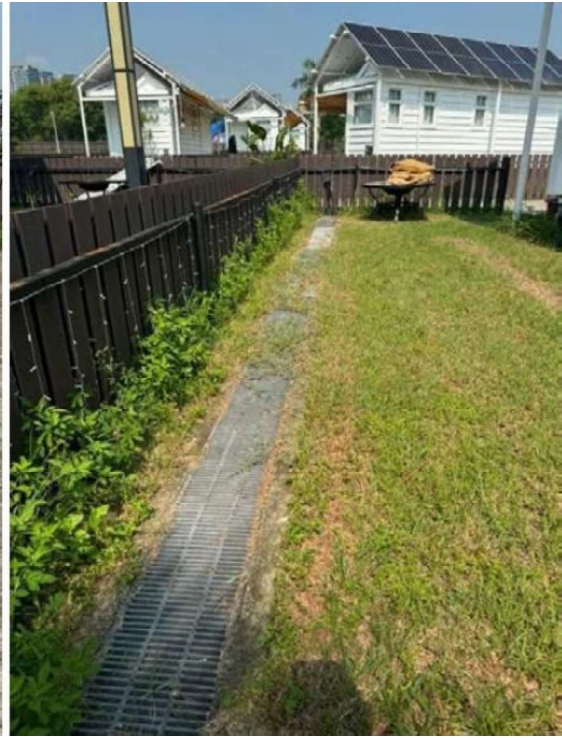
P4 – General view of Lots No.21, 22 & 28 in DD109



P5 - General view of Lots No.21, 22 & 28 in DD109



P6 & P7 Existing Pond at Lot 21 in DD109 for collecting Stormwater



P8 & P9 - General view of Lots No.1786, 1787 S,B & 1787 RP in DD107



P10 & P11 - General view of Lots No.1786, 1787 S,B & 1787 RP in DD107

4. Existing Drainage System of the Application Site And Pond Capacity

- 4.1 As shown on previous topographic survey plan attached in Appendix D, there is an existing constructed 300 UC. The constructed fall directions in this channel are random. There is another set of constructed drainage system for the existing camp site consisting of a 270 UC (Appendix E refers). Both drainage systems serve their respective catchments and discharged into an existing pond. Despite the fact that the 300 UC is expected to be inefficient due to its random fall directions along its flow path, there has been no flooding recorded in the area.
- 4.2 The existing pond capacity retrieved from Dec 2025 Report is attached in Appendix F for reference. The pond capacity based on the GeoInfo Map and the topographic survey is estimated to be 1370.3 m³.

5. Retention Capacity Of Pond In Lot 21

5.1 Pond retention time for existing condition

(Existing Drainage in Lots 1789, 1787 S.B and 1787 RP in DD107 only)

The existing pond in Lot 21 serves to retain all surface runoff from adjacent areas. The extent of catchment areas is shown in Appendix G.

The hydraulic calculation and design of the u-channel refer to the Stormwater Manual, SDM Corrigendum No.1/2024 and SDM Corrigendum No.1/2022.

Design Assumption of Hydraulic Calculation:

Runoff Coefficient for Hard Paved area – 0.95

Runoff Coefficient for grass area – 0.25

Return Period – 50 years

Storm Constants (HKO Headquarters)

a = 505.5, b = 3.29, c = 0.355

Design flow: $= 0.77 \text{ m}^3/\text{s}$
Pond Capacity: $= 1370.3 \text{ m}^3$ (From Previous drainage proposal)
Retention time: $= 1370.3 / 0.770 / 60 \approx 34 \text{ mins.}$

5.2 With Proposed Drainage System for the Application Site

As shown in Figure 1 to 7, presently the catchment areas remained unchanged. However, this is due to the proposed additional drainage system for the enlarged site area. Additionally, some areas will be lawn, and gravel covered or hard paved during operation. These additional drain paths and the alternation of surface run-off coefficients will affect the retention time of the Pond. Hence, based on the following design assumptions:

Runoff coefficient for hard paved – 0.95
Runoff coefficient for gravel area – 0.65
Runoff for lawn area – 0.25

Return period and storm constants same as 5.1.

Pond retention time for proposed drainage system

Design flow: $= 0.767 \text{ m}^3/\text{s}$
Pond Capacity: $= 1370.3 \text{ m}^3$ (From previous drainage proposal)
Retention time: $= 1370.3 / 0.767 / 60 \approx 30 \text{ mins.}$

- 5.3 Although the Application Site is larger in plan area, the catchment areas around the Pond in Lot 21 have not actually been altered since there was no proposed earth works or landscaping works that will alter the existing ground profile around the Pond. Only some areas will be hard paved or covered in gravel, within proposed surface channels to intercept the runoff and discharge into the Pond.

Therefore, based on the Pond retention times estimated under 5.1 & 5.2, the estimated time for the Pond to reach its full capacity under a severe storm period is marginally reduced by only 4 minutes.

6. Conclusion

- 6.1 The existing run-off of the area discharge into an existing Pond located in Lot 21. The area under study neither fall within flood prone areas (such as low-lying areas and flooding blackspots) nor involve pond filling. There has been no report of flooding since the camp site went into operation in 2022.
- 6.2 The increased in site area to cater for the increase facilities to be provided for the BBQ campsite has basically not increased the catchment areas.
- 6.3 Two sets of hydraulic calculations based on existing ground conditions and the proposed alternations under this applications have been carried out to assess the stormwater drainage impact.

The design makes reference to current SDM Corrigendum, together with DSD comments offered under previous application in Dec 2025. The results indicate that the estimated retention time for the Pond to reach its full capacity will only decreased slightly by 4 minutes. Hence, it can be concluded that the stromwater drainage impact under this application is minimal.

- 6.4 Based on detailed channel design under this study, it is recommended that:
 - (i) Existing 270 UC be increased in size to 400UC.
 - (ii) The existing 300 UC, whose flow direction appears improper and inefficient be removed, and a new 325 UC be reconstruct alongside.
 - (iii) Proposed channels be added in the area to ensure efficient run-off into the Pond.

APPENDIX A

Response to Comment Table Based on Comments in
Dec 2025 Report

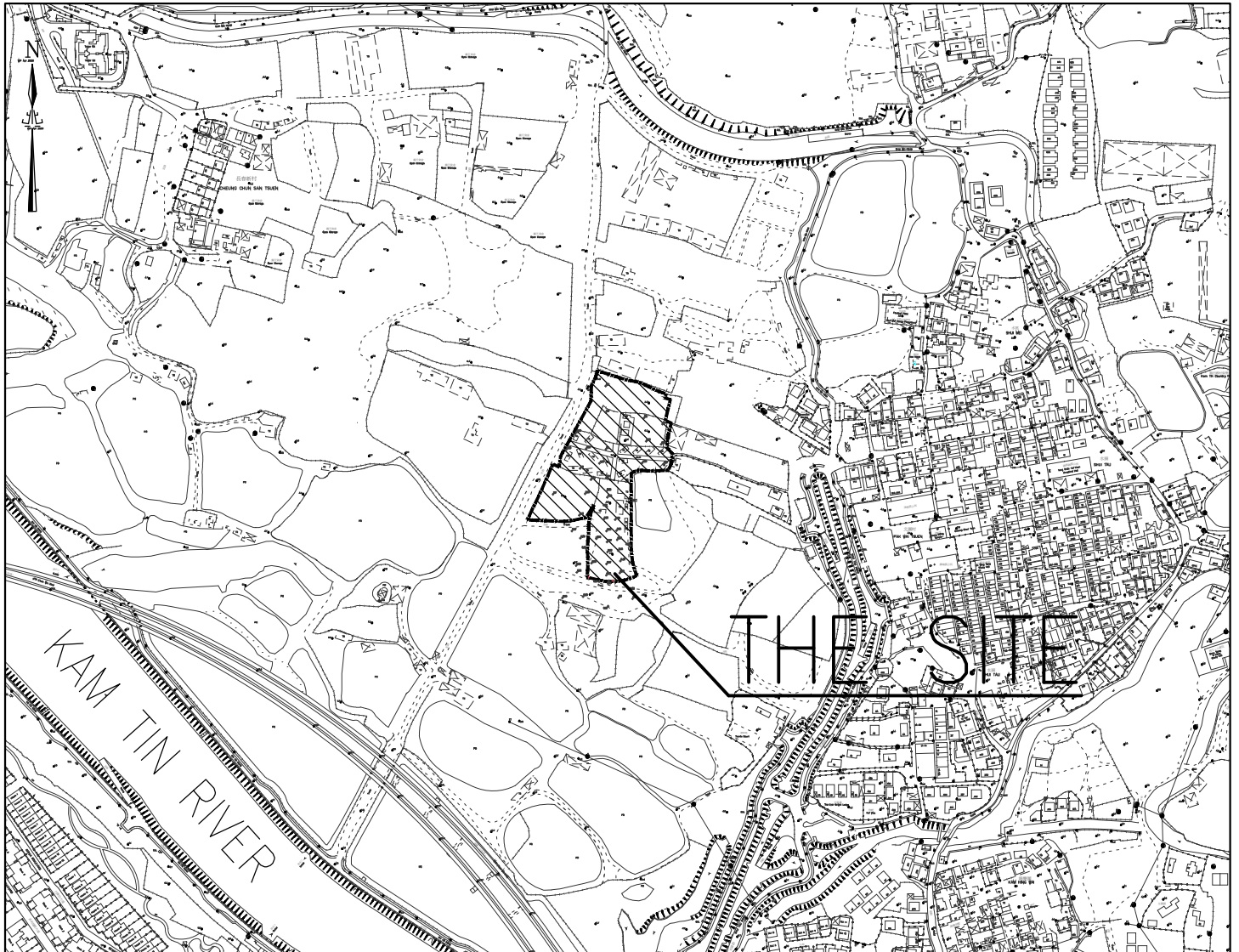
RESPONSE TO COMMENTS for LandsD's Letter dated 9 April 2026

DSD/LD Comment	Response to DSD/LD Comments
(A) Specific Comments	
1 The applicant should indicate the proposed and existing ground levels of the application site and ground levels of adjacent areas on the drainage plan.	Noted. The proposed level, existing ground level and ground levels of adjacent areas are shown in the drainage plan.
2 Peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands. It is noted that there is proposed land filling works for the development. Proper surface channels should be provided at the lower level / platform and wall toe to collect the overland flow to/from adjacent areas	Noted. The peripheral surface channel is proposed at the East and South of the Application Site. The adjacent ground at the North and West of the Application Site are incline outward, hence, no peripheral surface channel is proposed. It is confirmed that no land filling works will be carried out.
3 The newly promulgated Stormwater Drainage Manual - Corrigendum shall be considered in the hydraulic calculation. Also, storm constants of Hong Kong Observatory Headquarters instead of North District Area shall be adopted in the hydraulic calculation.	Noted. The hydraulic calculation has been revised according to the latest Corrigendum. The storm constants use data from the Hong Kong Observatory Headquarters in this submission.
4 Section 4: The applicant should review design return period and storm constants.	Noted. Referring to Table 10 of the Stormwater Drainage Manual, the flood levels of the site location should follow the Main Rural Catchment Drainage. Hence, a 50-year return periods is adopted. The storm constants of the Hong Kong Observatory Headquarters are applied in the hydraulic calculation.
5 Drawing (No.: WNG/24168/C/DRA/002) & Appendix B: The applicant should consider catchment area between Catchment 1 and existing pond. Also, the applicant should review catchment area and	Noted. The catchment area is revised to include the area between Catchment 1 and existing pond. The runoff coefficient is revised to following: Hard paved area - 0.95,

runoff coefficient adopted in the submitted hydraulic calculation.	Area covered by gravel – 0.65 & Lawn area – 0.25.
6 Drawings (No.: WNG/24168/C/DRA/001 & WNG/25086/C/DRA/003) & Appendix B: The applicant should clarify size of the proposed surface channel (Branch 3). Also, the applicant should review invert levels of the proposed drainage facilities. Invert levels of drainage facilities at the upstream should be higher than that at the downstream.	Noted. The drawing is revised accordingly.
7 Drawings (No.: WNG/25086/C/DRA/003 & WNG/24168/C/DRA/004): The applicant should clarify discrepancy of size and location of the proposed drainage facilities. Besides, the proposed surface channel (Branch 1) is missing in Section C-C.	Noted. The drawing is revised accordingly.
8 Drawing (No.: WNG/25086/C/DRA/003): The applicant should clarify discharge point of the proposed catchpit C.P.E. The applicant should provide details for the connection of the proposed and existing drainage facilities mentioned in the proposal.	Noted. Further to the revised drawing, the discharge point should be catchpit CP5. The detail for the connection of the proposed and existing drainage is shown on Figure 8.

APPENDIX B

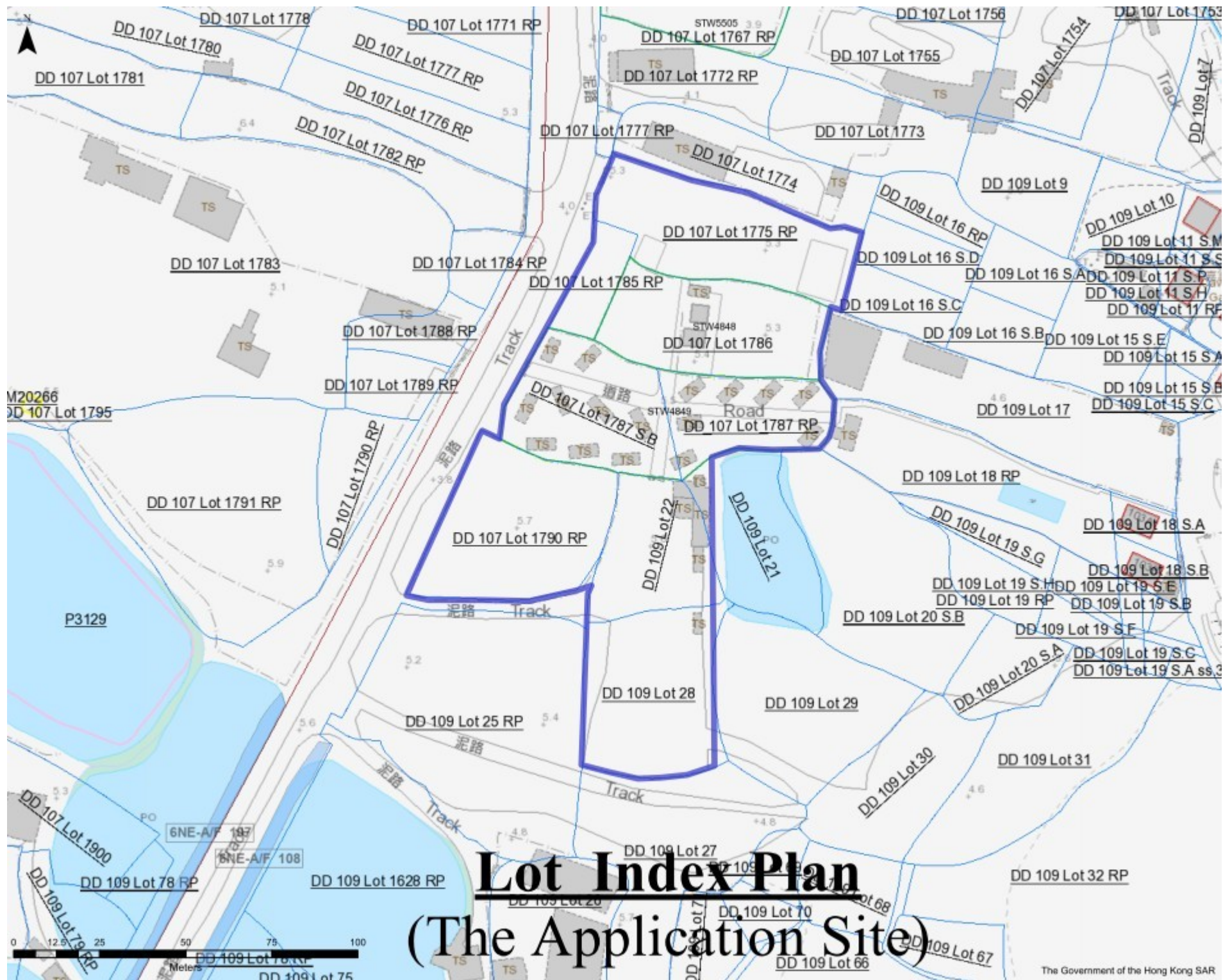
The Application Site Location Plan



SITE LOCATION PLAN

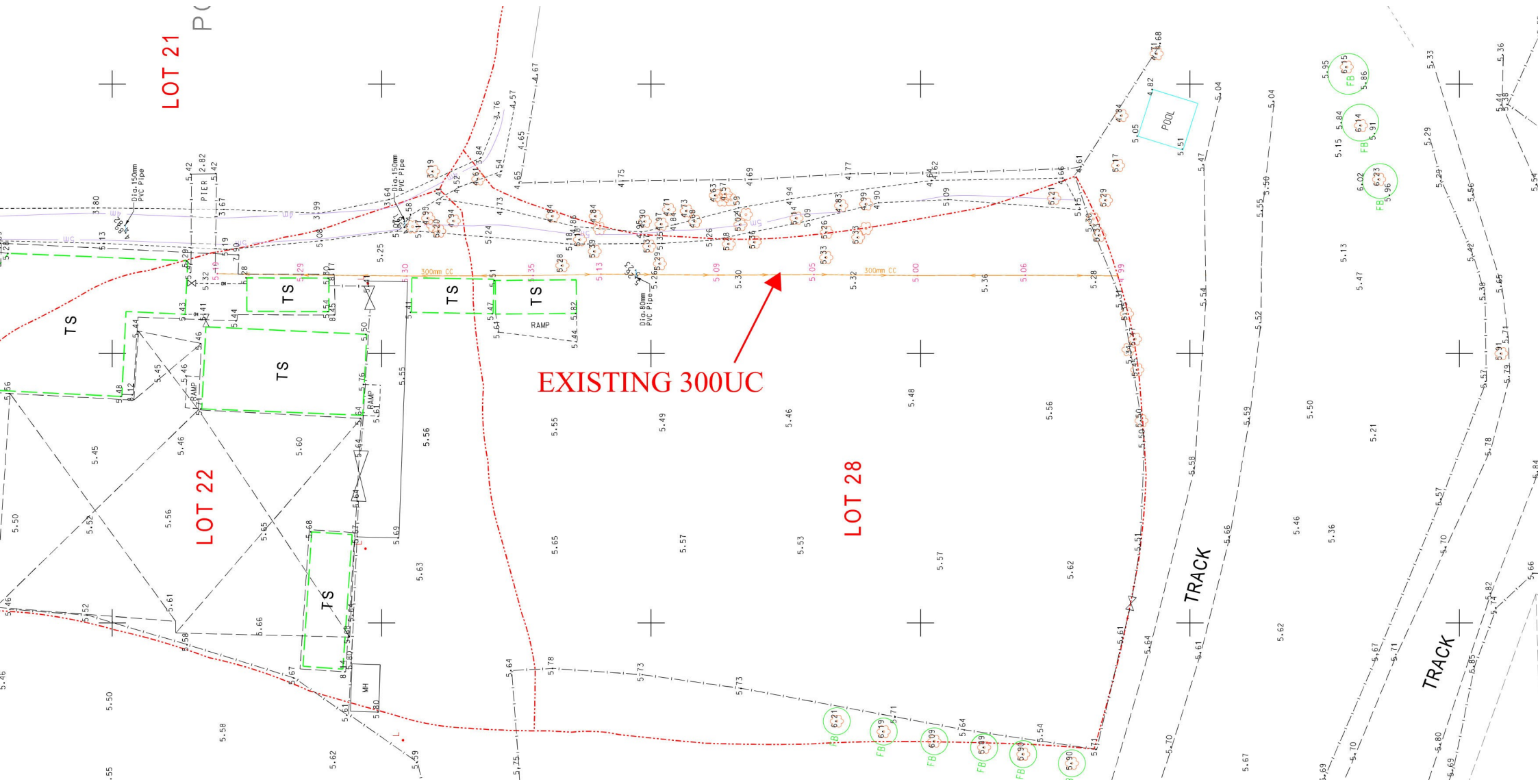
APPENDIX C

The Application Site with Lots No.



APPENDIX D

Topographic Survey Records of Existing 300 UC

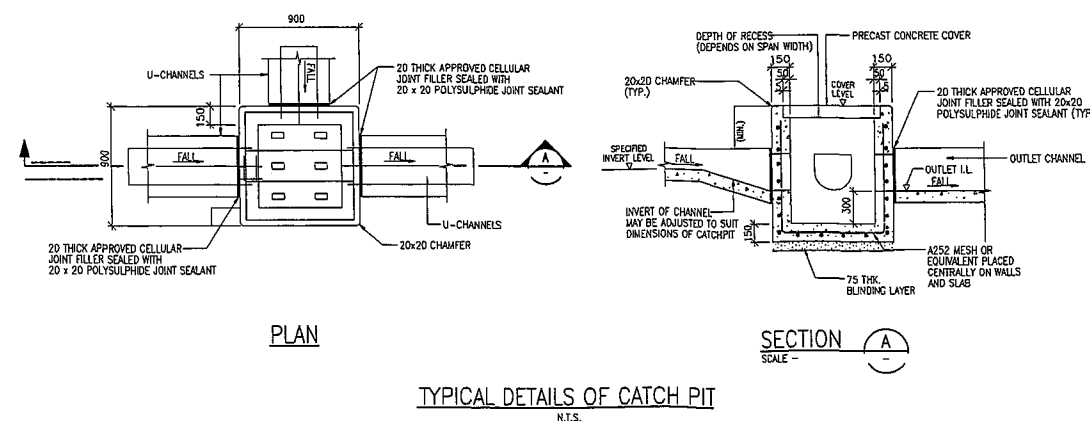
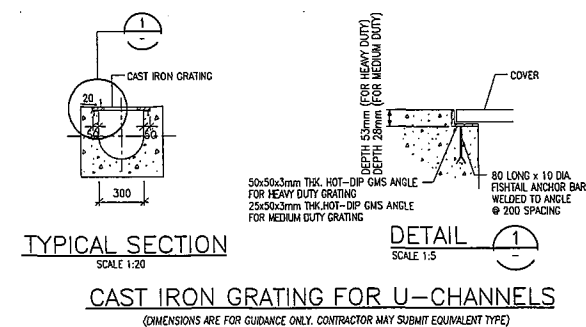
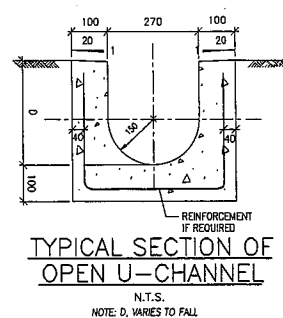
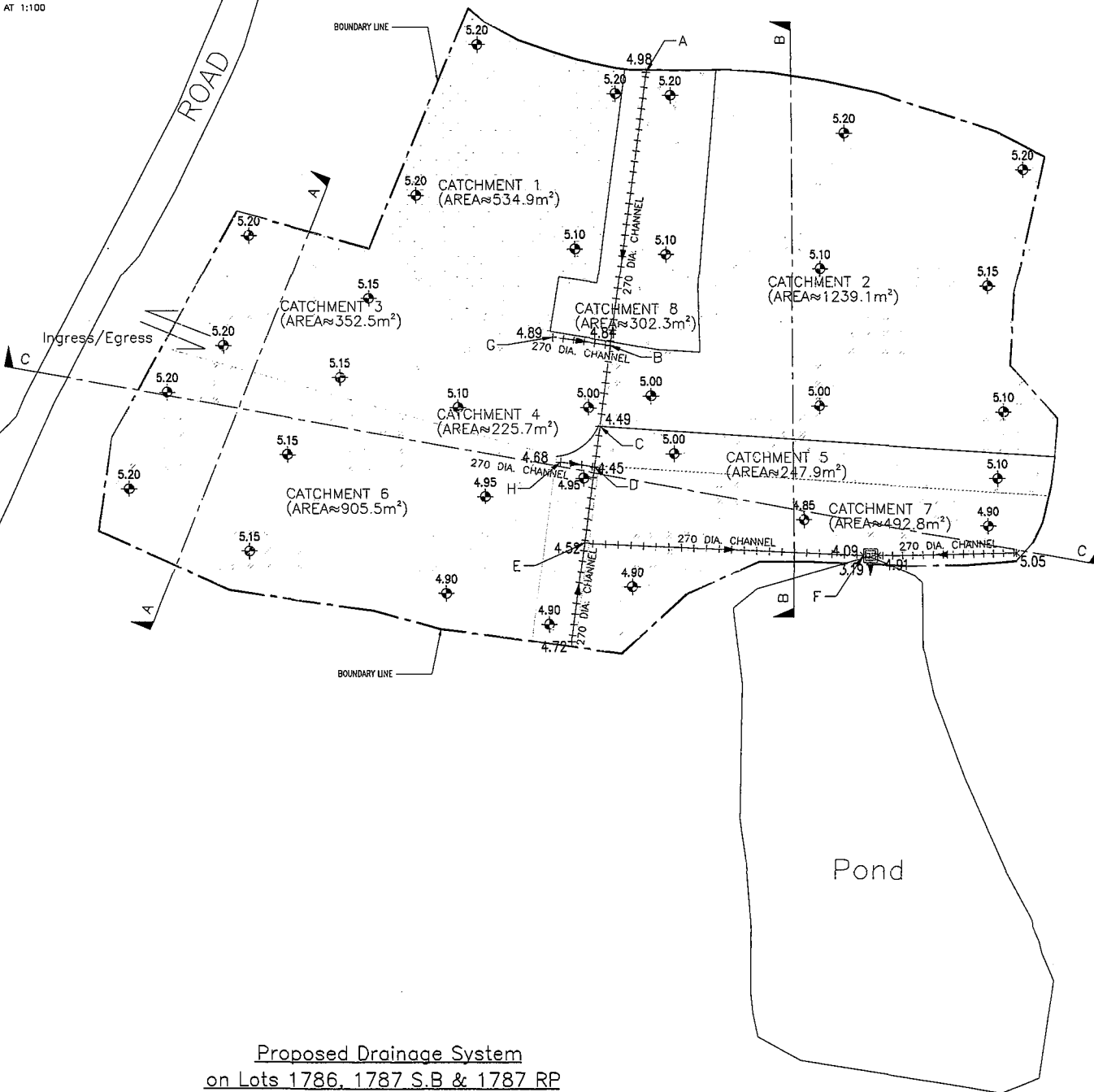


APPENDIX E

Constructed 275UC Layout Plan

- Legend
- Form Area
 - Vehicle Access (Paved Concrete)
 - Footpath (Paved Concrete)
 - Playground (Soil Floor)
 - 5.20 FINISH GROUND LEVEL
 - 4.85 CHANNEL INVERT LEVEL
 - CATCHPIT
 - 300 DIA. CHANNEL
 - 300mm DIA. U-CHANNEL

- NOTES:
- COVER WILL BE PROVIDED FOR THE PROPOSED CHANNEL CROSSING CARRIAGEWAY OR WALKWAY.
 - ALL CHANNEL TO BE AT 1:100 FALL.



BO REF.				
F.S.D. REF.				
REV	DATE	DESCRIPTION	DRAWN	CHECKED/APPROVED
ALL MEASUREMENTS MUST BE CHECKED AT THE SITE - DO NOT SCALE DRAWING - ALL DRAWING SPECIFICATIONS AND DATA COPY RIGHT ARE THE PROPERTY OF ENGINEERS, ARCHITECTS, DESIGNERS AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK - THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED.				
SIGNATURE FOR SUBMISSION/ CONSTRUCTION				
PROJECT NO: P20315				
DRAWN BY: AW				
DESIGNED BY: RM				
CHECKED BY: AT				
APPROVED BY: VT				
SCALE: AS SHOWN				
CAD FILE:				
PROJECT:				
Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) at Lots No. 1786, 1787 S.B and 1787 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long				
DRAWING TITLE:				
DRAINAGE PLAN & DETAILS				
DRAWING NO: S-1				
REV: A				
?? 葛明工程顧問有限公司 WINGS & ASSOCIATES CONSULTING ENGINEERS LTD.				

APPENDIX F

Estimated Pond Capacity Abstract from
December 2025 Report

Storm Constants give,

- a = 454.9, b = 3.44, c = 0.412

(From SDM CORRIGENDUM No. 1/2024,

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

4.2 Design Summary

The capacity of the existing pond is calculated using the area and depth obtained from the GeoInfo Map and topographic survey. The retention time of existing pond is calculated as below.

Design flow from D.D. 107 (Appendix D): = 0.16 m³/s

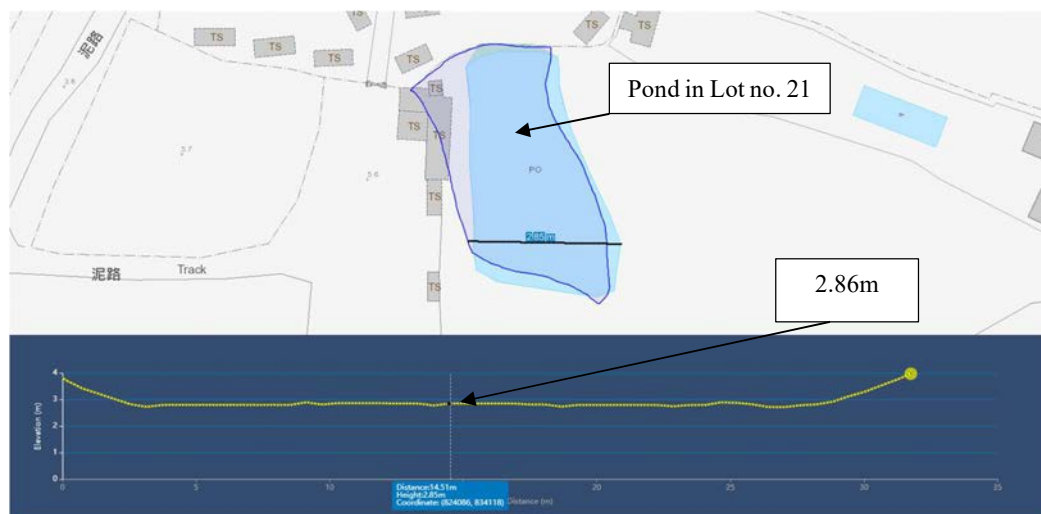
Design flow from D.D. 109 (Appendix B): = 0.11 m³/s

Design flow from external run-off (Appendix B): = 0.08 m³/s

Maximum design flow: = 0.16+0.11+0.08 = 0.35 m³/s

Pond Capacity: = area x depth
= area x (ground level near pier – existing water level)
= 1202m² x (4.0-2.86)m = 1370.3 m³

Retention time: = 1370.3 / 0.35 / 60 = **65 mins**



Section of pond in Lot No.21 from Geotechnical Information Infrastructure

APPENDIX G

Estimation of Existing Pond Retention Time under existing condition

- (i) Existing Catchment for Pond
- (ii) Estimated on Existing Pond Retention Time

Estimation of Runoff: (Existing Condition)

Catchment Location	Catchment Area, A m ²	Longest Distance, L (m)	Average Fall, H _{avg} (m per 100)	Time of Concentration, t _d (min)	Runoff Coefficient, K	Rainfall Increase due to Climate Change	Rainfall Intensity, i (mm/hr)	Design Flow m ³ /s	Maximum runoff, Q (litre/min)
1	2036.20	121.00	0.52	9.33	0.25	1.1	226.09	0.032	1918
2	4300.70	92.00	0.54	6.52	0.95	1.1	247.23	0.281	16835
3	2041.50	94.00	0.42	7.54	0.25	1.1	238.70	0.034	2030
4	1294.70	39.00	0.54	3.12	0.25	1.1	287.51	0.026	1551
5	731.30	77.00	0.55	6.50	0.25	1.1	247.43	0.013	754
6	1777.60	102.00	0.28	8.99	0.25	1.1	228.24	0.028	1690
7	947.60	105.00	0.27	9.98	0.25	1.1	222.08	0.015	877
8	792.60	95.00	0.28	9.12	0.25	1.1	227.41	0.013	751
9	5476.30	75.00	1.39	4.30	0.25	1.1	270.85	0.103	6180
Pond	1084.40	0.001	0.001	0.000	1.00	1.1	364.34	0.110	6585
Total:									26407

	Shortest Distance	H1	H2
Catchment 1	97	5.3	4.8
Catchment 2	74	5.2	4.8
Catchment 3	71	5.7	5.4
Catchment 4	28	5.55	5.4
Catchment 5	73	5.8	5.4
Catchment 6	71	5.6	5.4
Catchment 7	98	5.66	5.4
Catchment 8	98	5.67	5.4
Catchment 9	36	4.5	4
Pond			

Legend:

- A = area of catchment (m²)
- L = distance in metres measured on the line of natural flow between the design section and that point of the catchment from which water would take the longest time to reach the design section
- H = average fall (m per 100m) from the summit of catchment to the point of design
- t_d = time of concentration (min)
- $$= 0.14465 \times \frac{L}{H^{0.2} \times A^{0.1}}$$
- i = design mean intensity of rainfall (mm/hr) which is dependent upon the time of concentration
- The return-period of design rainfall intensity is 1 in 50 years using algebraic equation in Section 4.3.3
- $$= \frac{a}{(t_d + b)^c}$$
- Return Period, 50 Years
- Storm Constants(HKO Headquarters): a = 505.50 b = 3.29 c = 0.355
- K = runoff coefficient
- = 0.25 for lawn area, 0.95 for hard paved area & 1 for pond
- Q = maximum runoff (litre/min)
- $$= \frac{K \ i \ A}{60}$$

$$\text{Average Fall, } H_{\text{avg}} = \frac{H1 - H2}{I \times 100}$$

2.2 Estimation of Surface Channel Capacity:

Catchments Considered	Qtotal (litre/min)	Design Flow m ³ /s
1+2+3+4+5+6+7+8+9+Pond	26407	0.653

2.3 Pond Retention time

$$\begin{aligned} \text{Retention time} &= \text{Pond Capacity} \times \frac{0.653}{0.653} \div 60 \\ &= 1370 \div 0.653 \div 60 \\ &= \underline{\underline{35 \text{ Mins.}}} \end{aligned}$$

* From previous drainage proposal

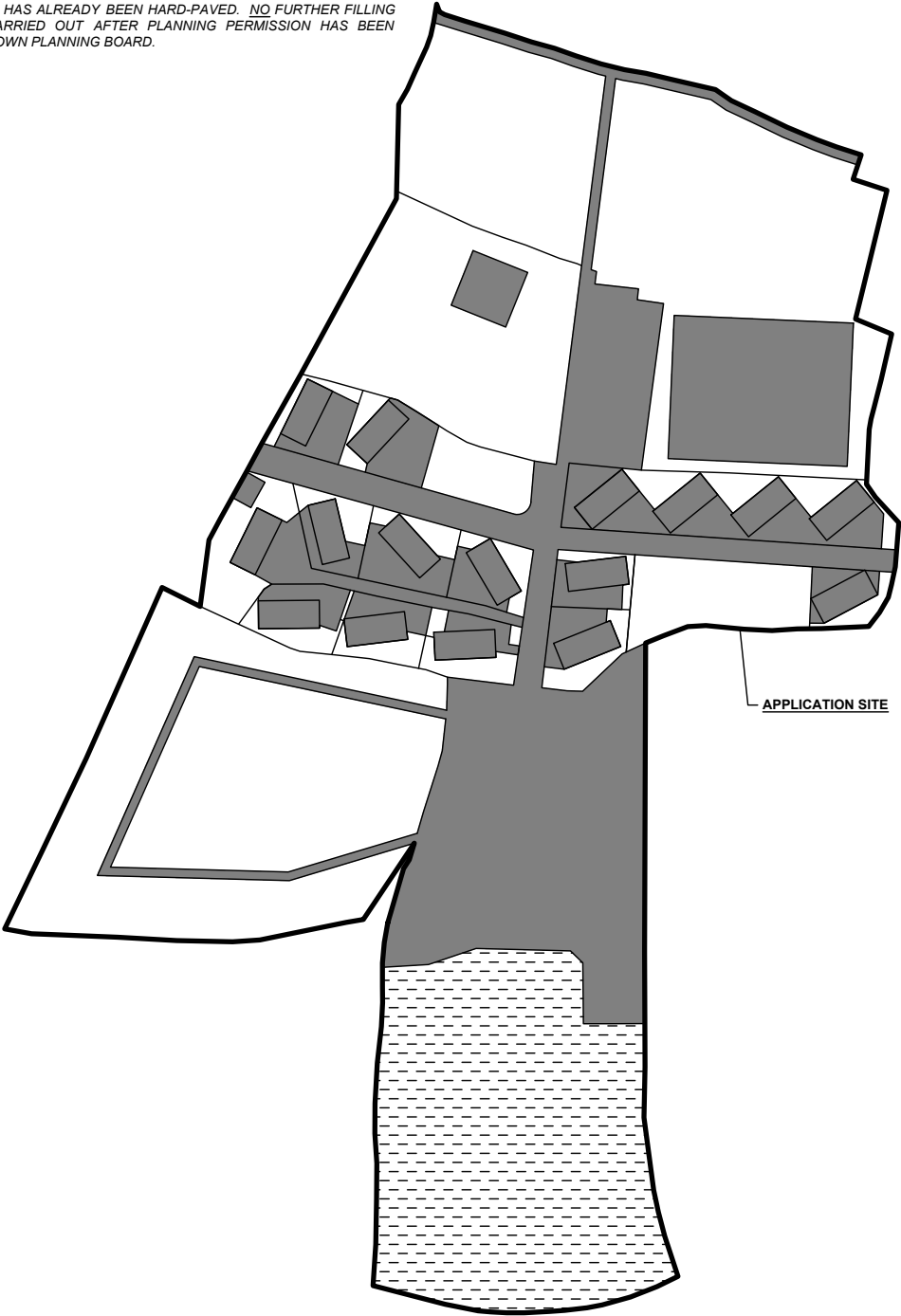
APPENDIX H

- Estimation of Existing Pond Retention Time
under this Application
- Figure 1 to 7

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 11,456 m ²	(ABOUT)
EXISTING HARD-PAVED AREA	: 4,110 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +5.4 mPD TO +5.6 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE	
AREA COVERED BY GRAVEL	: 1,777 m ²	(ABOUT)
PURPOSE OF COVERING BY GRAVEL	: PARKING AND LOADING / UNLOADING PURPOSES	
AREA OF LAWN	: 5,569 m ²	(ABOUT)
PURPOSE OF LAWN AREA	: HOLIDAY CAMP, OPEN SPACE AND FOR RECREATIONAL, SPORTS OR CULTURAL ACTIVITIES	

THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



LEGEND	
	APPLICATION SITE
	HARD PAVED AREA
	AREA COVERED BY GRAVEL
	LAWN AREA

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

 R-RICHES PLANNING LIMITED	PROJECT TEMPORARY HOLIDAY CAMP, PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE AND EATING PLACE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 107 AND D.D. 109, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	SCALE 1 : 1000 @ A4		TITLE FILLING OF LAND		
			DRAWN BY MN	DATE 28.4.2026			
			REVISED BY	DATE	DWG NO. PLAN 6	VER. 001	

Estimation of Runoff: (With Proposed Drainage for the Application Site)

Catchment Location	Catchment Area, A m ²	Longest Distance, L (m)	Average Fall, H _{avg} (m per 100)	Time of Concentration, t (min)	Runoff Coefficient, K	Rainfall Increase due to Climate Change	Rainfall Intensity, i (mm/hr)	Design Flow m ³ /s	Maximum runoff, Q (litre/min)
1	2036.20	121.00	0.52	9.33	0.25	1.1	226.09	0.032	1918
2	4300.70	92.00	0.54	6.52	0.95	1.1	247.23	0.281	16835
3	2041.50	98.00	0.41	7.92	0.25	1.1	235.75	0.033	2005
4	1294.70	42.00	0.45	3.47	0.95	1.1	282.10	0.096	5783
5	731.30	115.00	0.51	9.86	0.25	1.1	222.82	0.011	679
6	1777.60	102.00	0.28	8.99	0.65	1.1	228.24	0.073	4395
7	947.60	107.00	0.27	10.17	0.25	1.1	220.96	0.015	872
8	792.60	95.00	0.27	9.14	0.25	1.1	227.29	0.013	751
9	5476.30	75.00	1.39	4.30	0.25	1.1	270.85	0.103	6180
Pond	1084.40	0.001	0.001	0.000	1.00	1.1	364.34	0.110	6585
Total:									33239

Legend:

- A = area of catchment (m²)
- L = distance in metres measured on the line of natural flow between the design section and that point of the catchment from which water would take the longest time to reach the design section
- H_{avg} = average fall (m per 100m) from the summit of catchment to the point of design
- t_d = time of concentration (min)
- $$= 0.14465 \times \frac{L}{H^{0.2} \times A^{0.1}}$$
- i = design mean intensity of rainfall (mm/hr) which is dependent upon the time of concentration
The return-period of design rainfall intensity is 1 in 50 years using algebraic equation in Section 4.3.3
- $$= \frac{a}{(t_d + b)^c}$$
- Return Period, 50 Years
Storm Constants(HKO Headquarters): a = 505.50 b = 3.29 c = 0.355
- K = runoff coefficient
= 0.25 for lawn area, 0.65 for gravel area, 0.95 for hard paved area & 1 for pond
- Q = maximum runoff (litre/min)
- $$= \frac{K \ i \ A}{60}$$

	Shortest Distance (I)	H1	H2
Catchment 1	97	5.3	4.8
Catchment 2	74	5.2	4.8
Catchment 3	74	5.7	5.4
Catchment 4	33	5.55	5.4
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Catchment 7	98	5.66	5.4
Catchment 8	99	5.67	5.4
Catchment 9	36	4.5	4
Pond			

$$\text{Average Fall, } H_{\text{avg}} = \frac{H1 - H2}{I \times 100}$$

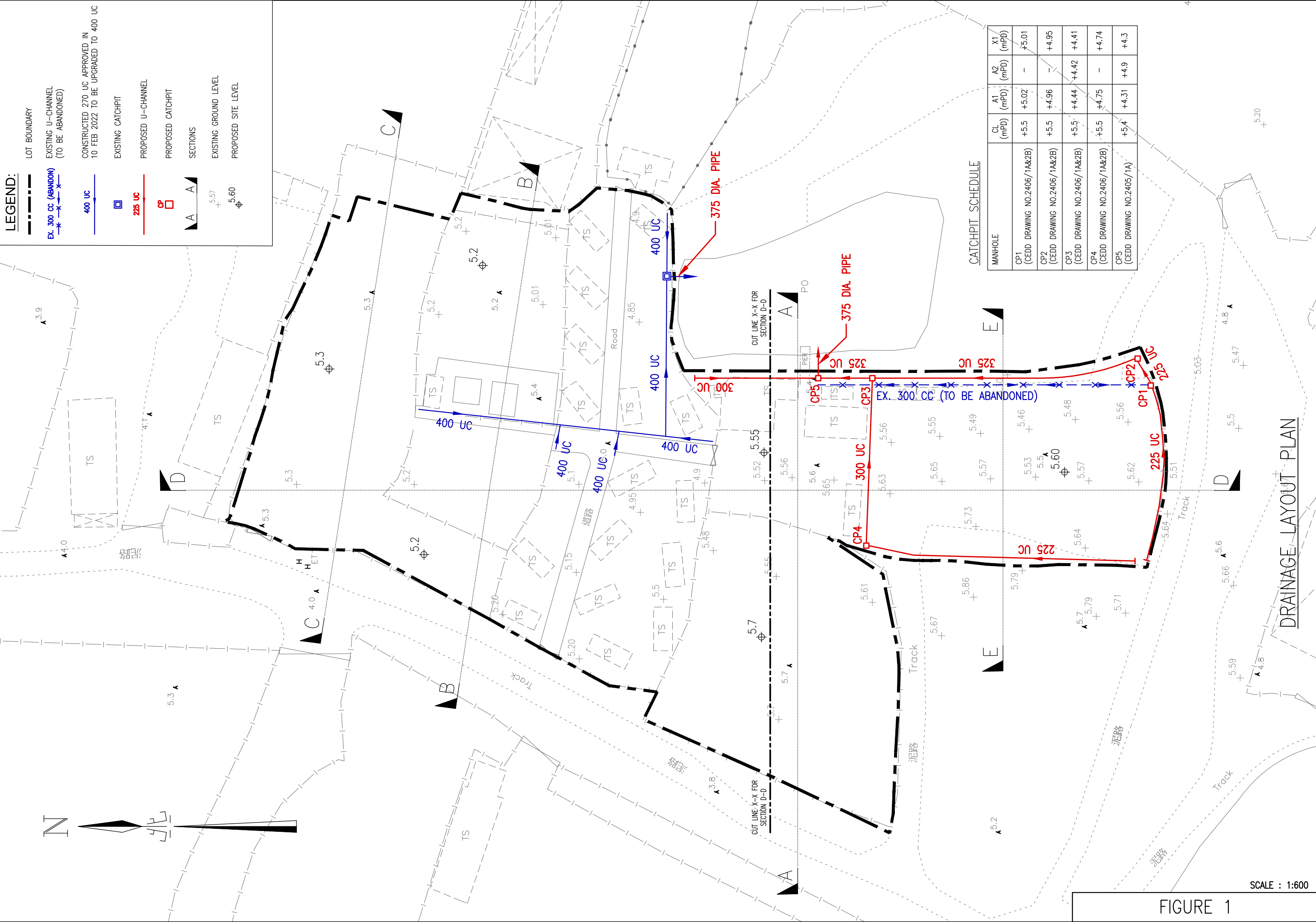
2.2 Estimation of Surface Channel Capacity:

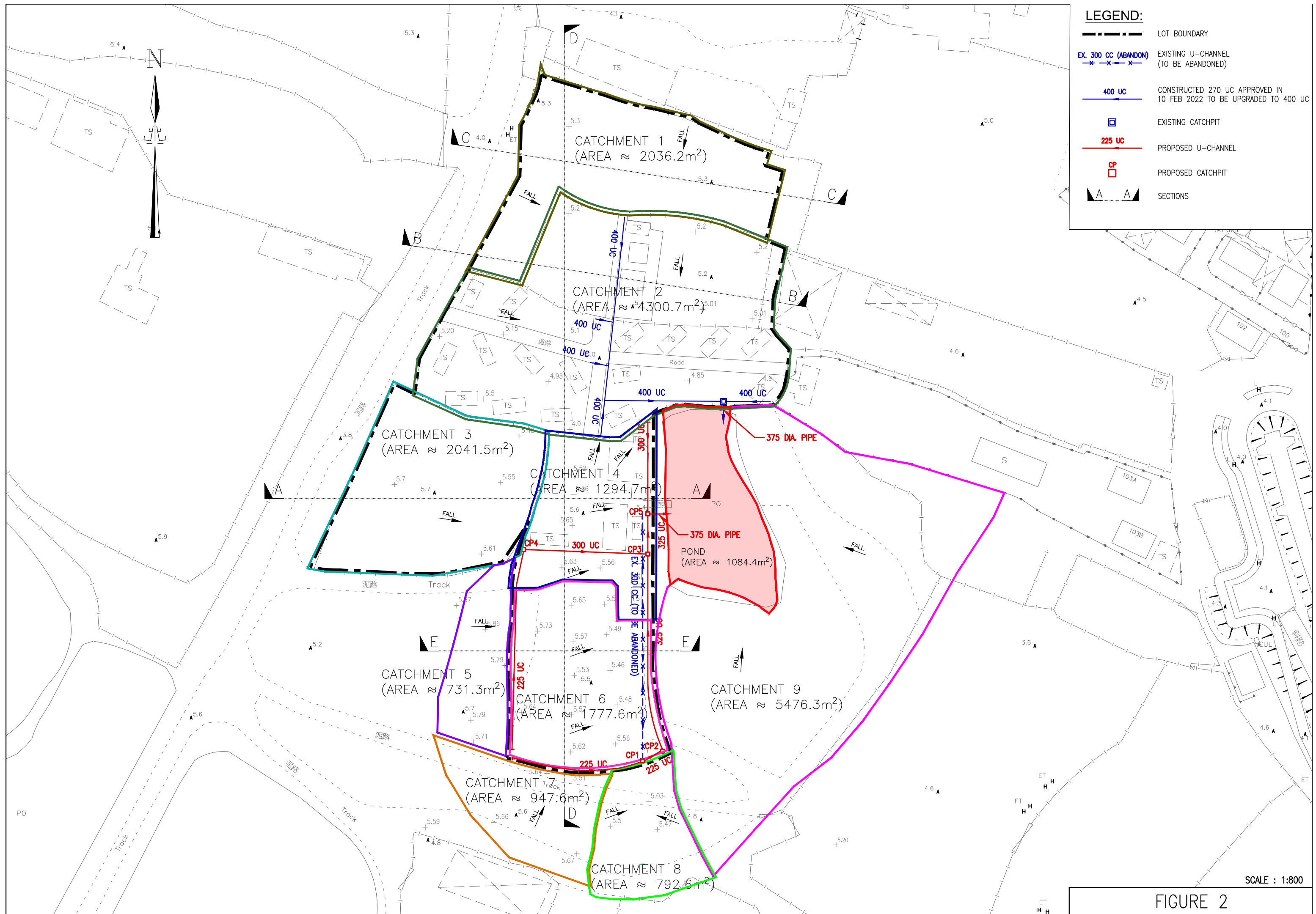
Catchments Considered	Qtotal (litre/min)	Design Flow m ³ /s
1+2+3+4+5+6+7+8+9+Pond	33239	0.767

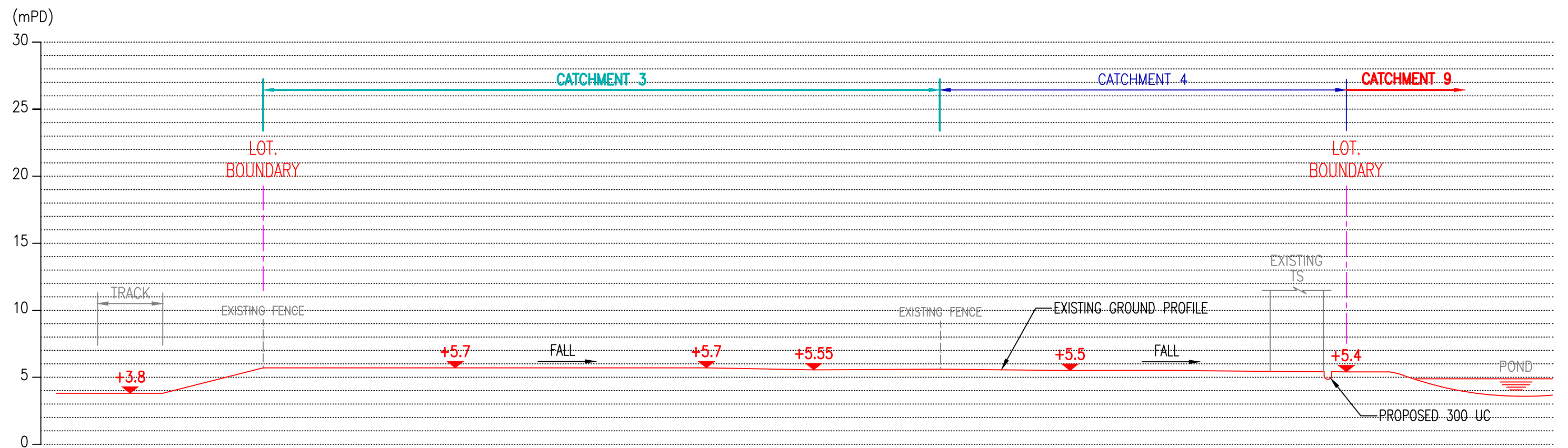
2.3 Pond Retention time

$$\begin{aligned} \text{Retention time} &= \text{Pond Capacity} * / 0.767 / 60 \\ &= 1370 / 0.767 / 60 \\ &= \underline{\underline{30 \text{ Mins.}}} \end{aligned}$$

* From previous drainage proposal

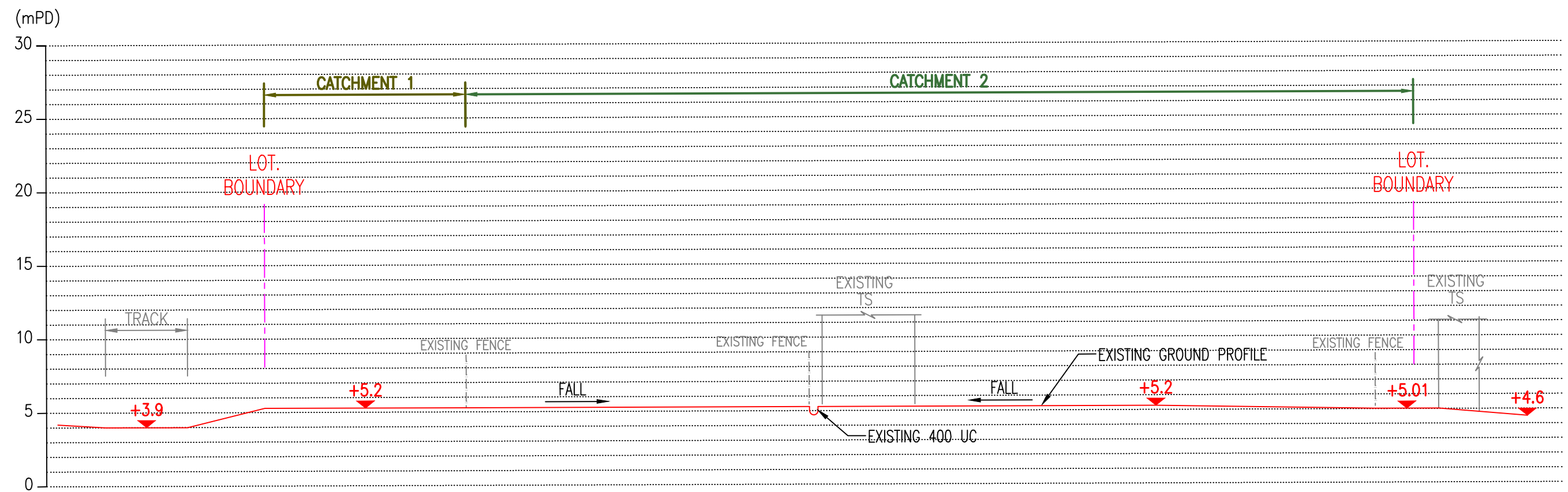






SECTION A-A
1 : 300

FIGURE 3



SECTION B-B
1 : 300

FIGURE 4

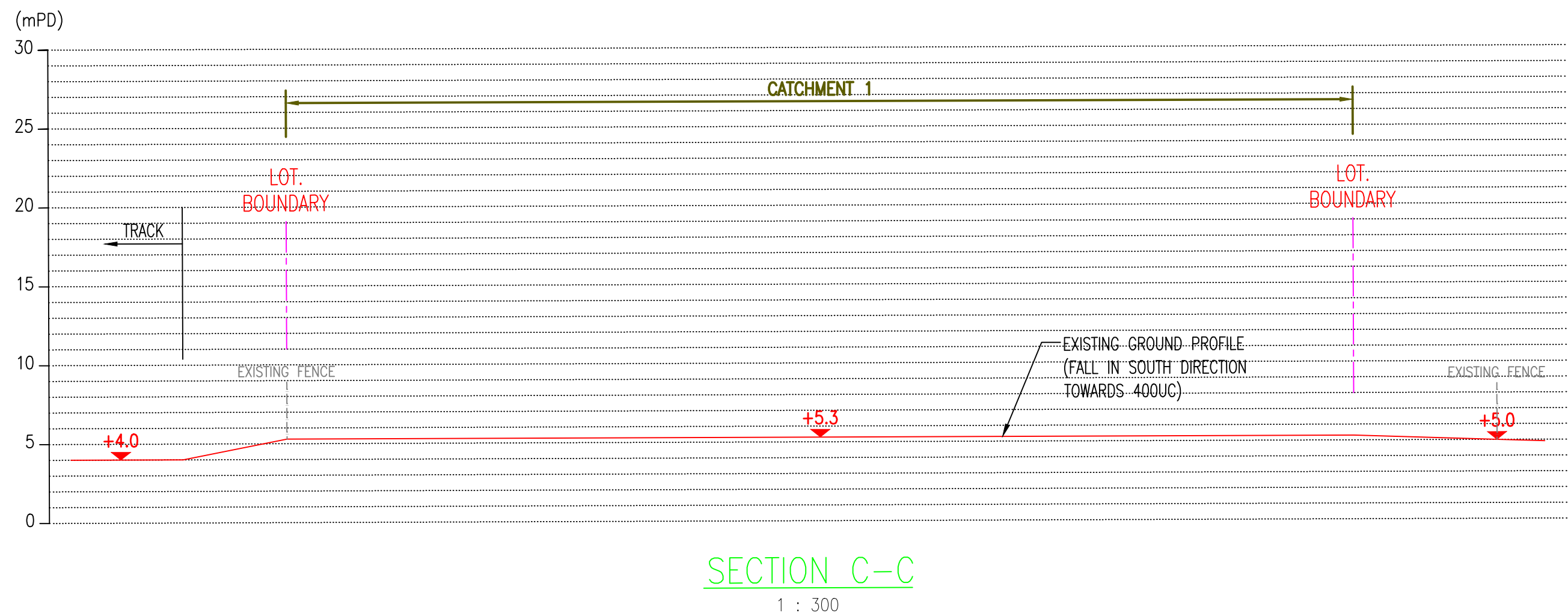
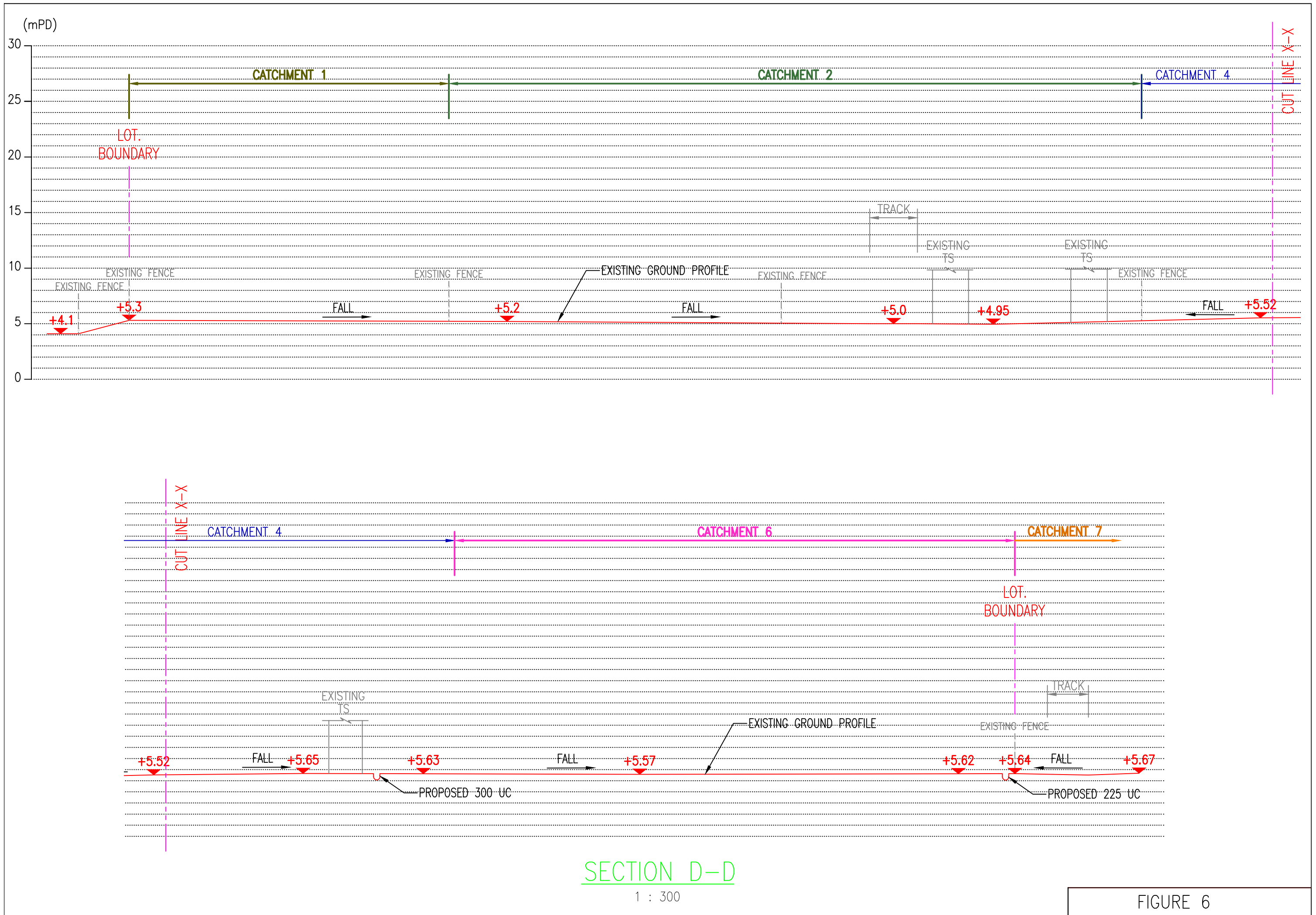


FIGURE 5



SECTION D-D

1 : 300

FIGURE 6

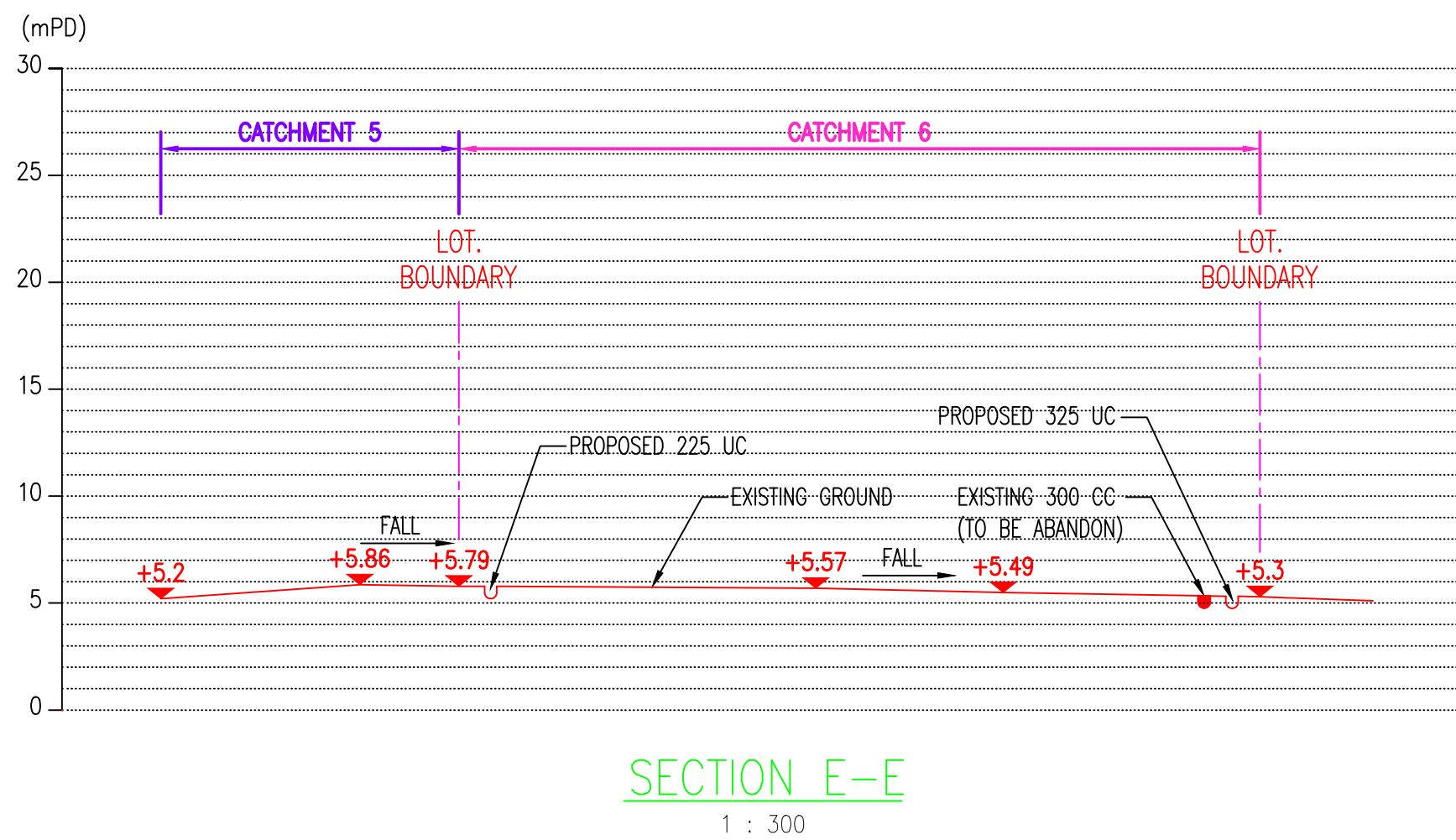


FIGURE 7

APPENDIX I

Channel Design

- Figure 8

Estimation of Runoff: (With Proposed Drainage for the Application Site)

Catchment Location	Catchment Area, A m ²	Longest Distance, L (m)	Average Fall, H _{avg} (m per 100)	Time of Concentration, t _d (min)	Runoff Coefficient, K	Rainfall Increase due to Climate Change (mm/hr)	Rainfall Intensity, i (mm/hr)	Design Flow m ³ /s	Maximum runoff, Q (litre/min)
1	2036.20	121.00	0.52	9.33	0.25	1.1	226.09	0.032	1918
2	4300.70	92.00	0.54	6.52	0.95	1.1	247.23	0.281	16835
Total:									18753

	Shortest Distance	H1	H2
Catchment 1	97	5.3	4.8
Catchment 2	74	5.2	4.8

Legend:

- A = area of catchment (m²)
- L = distance in metres measured on the line of natural flow between the design section and that point of the catchment from which water would take the longest time to reach the design section
- H_{avg} = average fall (m per 100m) from the summit of catchment to the point of design
- t_d = time of concentration (min)
- $$= 0.14465 \times \frac{L}{H^{0.2} \times A^{0.1}}$$
- i = design mean intensity of rainfall (mm/hr) which is dependent upon the time of concentration
- The return-period of design rainfall intensity is 1 in 50 years using algebraic equation in Section 4.3.3
- $$= \frac{a}{(t_d + b)^c}$$
- Return Period, 50 Years
- Storm Constants(HKO Headquarters) a = 505.50 b = 3.29 c = 0.355
- K = runoff coefficient
- = 0.25 for lawn area, 0.95 for hard paved area & 1 for pond
- Q = maximum runoff (litre/min)
- $$= \frac{K \times i \times A}{60}$$

$$\text{Average Fall, } H_{\text{avg}} = \frac{H1 - H2}{I \times 100}$$

2.2 Estimation of Surface Channel Capacity:

Catchments Considered	Q _{total} (litre/min)	Gradient	Size	Type	Velocity (m/s)	Design Flow m ³ /s	Capacity (litre/min)	
1	1918	1 in 100	225	U	1.48	<4.0 O.K.	4501	O.K.
1+2	18753	1 in 100	400	U	2.17	<4.0 O.K.	20879	O.K.
Outlet pipe	18753	1 in 83	375	pipe	2.58		19411.8	O.K.

Legends:

- n = Manning's coefficient (Table 13)
- = 0.012
- R = Hydraulic Radius
- $$= \frac{A}{P}$$
- V = Manning's flow velocity equation (m/sec)
- $$= \frac{R^{0.67} \times S^{0.5}}{n}$$
- Q = Manning's flow capacity equation (litre/min)
- $$= V \times A \times 1000 \times 60$$

Estimation of Runoff: (With Proposed Drainage for the Application Site)

Catchment Location	Catchment Area, A m ²	Longest Distance, L (m)	Average Fall, H _{avg} (m per 100)	Time of Concentration, t (min)	Runoff Coefficient, K	Rainfall Increase due to Climate Change	Rainfall Intensity, i (mm/hr)	Design Flow m ³ /s	Maximum runoff, Q (litre/min)
3	2041.50	98.00	0.41	7.92	0.25	1.1	235.75	0.033	2005
4	1294.70	42.00	0.45	3.47	0.95	1.1	282.10	0.096	5783
5	731.30	115.00	0.51	9.86	0.25	1.1	222.82	0.011	679
6	1777.60	102.00	0.28	8.99	0.65	1.1	228.24	0.073	4395
7	947.60	107.00	0.27	10.17	0.25	1.1	220.96	0.015	872
8	792.60	95.00	0.27	9.14	0.25	1.1	227.29	0.013	751
								Total:	14486

	Shortest Dis	H1	H2
Catchment 3	74	5.7	5.4
Catchment 4	33	5.55	5.4
Catchment 5	79	5.8	5.4
Catchment 6	71	5.6	5.4
Catchment 7	98	5.66	5.4
Catchment 8	99	5.67	5.4

Legend:

- A = area of catchment (m²)
L = distance in metres measured on the line of natural flow between the design section and that point of the catchment from which water would take the longest time to reach the design section
H_{avg} = average fall (m per 100m) from the summit of catchment to the point of design
t = time of concentration (min)

$$= 0.14465 \times \frac{L}{H^{0.2} \times A^{0.1}}$$

i = design mean intensity of rainfall (mm/hr) which is dependent upon the time of concentration
The return-period of design rainfall intensity is 1 in 10 years/1 in 200 years using Fig.8.2, Geotechnical Manual for Slope
K = runoff coefficient
= 1.0 for conservative design
Q = maximum runoff (litre/min)

$$= \frac{K \times i \times A}{60}$$

$$\text{Average Fall, } H_{\text{avg}} = \frac{H1 - H2}{1 \times 100}$$

Return Period, 50 Years

Storm Constants(HKO Headquarters) a = 505.50 b = 3.29 c = 0.355

2.2 Estimation of Surface Channel Capacity:

Catchments Considered	Qtotal (litre/min)	Gradient	Size	Type	Velocity (m/s)	Design Flow m ³ /s	Capacity (litre/min)	
3+4	7788	1 in 100	300	U	1.66	<4.0 O.K.	8949	O.K.
5	679	1 in 100	225	U	1.37	<4.0 O.K.	4155	O.K.
7+8	1623	1 in 100	225	U	1.37	<4.0 O.K.	4155	O.K.
6+7+8	6018	1 in 100	325	U	1.75	<4.0 O.K.	11078	O.K.
3+4+5+6+7+8	14486	1 in 100	400	U	2.01	<4.0 O.K.	19273	O.K.
Outlet pipe	14486	1 in 23	375	pipe	2.24		31270.8	O.K.

Legends:

- n = Manning's coefficient
= 0.013
R = Hydraulic Radius

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

V = Manning 's flow velocity equation (m/sec)

$$= \frac{R^{0.67} \times S^{0.5}}{n}$$

Q = Manning 's flow capacity equation (litre/min)

$$= V \times A \times 1000 \times 60$$

APPENDIX 1 : Recommended roughness values

Classification (assumed clean and new unless otherwise stated)	Suitable values of k_s (mm)		
	Good	Normal	Poor
Smooth materials (pipes)			
Drawn non-ferrous pipes of aluminium, brass, copper, lead etc, and non-metallic pipes of Alkathene, glass, perspex etc	--	0.003	--
Asbestos-cement	0.015	0.03	0.06 [#]
Metal			
Spun bitumen or concrete lined	--	0.03	--
# Cast iron, epoxy lining, coupling joints	--	0.015	0.03
# Ductile iron, Polyethylene lining, push-fit joints	--	0.06	0.15
# Ductile iron, Polyurethane lining, push-fit joints	0.015	0.03	0.06
Wrought iron	0.03	0.06	0.15
Rusty wrought iron	0.15	0.6	3.0
Uncoated steel	0.015	0.03	0.06
# Steel, epoxy lining, push-fit joints	0.03	0.06	0.15
Galvanised iron, coated cast iron generally [#]	0.06	0.15	0.3
Uncoated cast iron	0.15	0.3	0.6
Tate relined pipes	0.15	0.3	0.6
Old tuberculated water mains as follows:			
Slight degree of attack	0.6	1.5	3.0
Moderate degree of attack	1.5	3.0	6.0
Appreciable degree of attack	6.0	15	30
Severe degree of attack	15	30	60
(Good: up to 20 years use; Normal: 40 to 50 years use; Poor: 80 to 100 years use)			
Wood			
Wood stave pipes, planed plank conduits	0.3	0.6	1.5
Concrete			
# Prestressed	0.03	0.06	0.15
Precast concrete pipes with "O" ring joints	0.06	0.15	0.6
Spun precast concrete pipes with "O" ring joints	0.06	0.15	0.3
Monolithic construction against steel forms	0.3	0.6	1.5
Monolithic construction against rough forms	0.6	1.5	--
Clayware			
Glazed or unglazed pipe:			
With sleeve joints	0.03	0.06	0.15
With spigot and socket joints and "O" ring seals			
-- dia < 0.150 m	--	0.03	--
-- dia > 0.150 m	--	0.06	--
Pitch fibre			
(lower value refers to full bore flow)	0.003	0.03	
# Glass reinforced plastic (GRP)	0.03	0.06	--
uPVC			
# Twin-walled, with coupling joints	0.003	0.006	
Standard, with chemically cemented joints	--	0.03	--
Standard, with spigot and socket joints, "O" ring seals at 6 to 9 metre intervals	--	0.06	--

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(p.3 of 4)

$k_s = 0.060 \text{ mm}$
 $S = 0.00400 \text{ to } 0.02000$

Water (or sewage) at 15°C ;
 full bore conditions.

ie hydraulic gradient =
 1 in 250 to 1 in 50

velocities in ms^{-1}
 discharges in litres/sec

Gradient (Equivalent) Pipe diameters in mm

	150	200	225	250	275	300	350	375	400	450	500	525	600	630
0.00400	0.770	0.929	1.003	1.074	1.142	1.207	1.332	1.392	1.450	1.562	1.669	1.721	1.870	1.928
1/ 250	13.599	29.196	39.889	52.717	67.823	85.345	128.17	153.72	182.20	248.39	327.66	372.46	528.81	601.01
0.00420	0.790	0.954	1.030	1.102	1.172	1.239	1.367	1.428	1.488	1.602	1.712	1.765	1.919	1.978
1/ 238	13.961	29.967	40.940	54.102	69.600	87.578	131.51	157.73	186.94	254.84	336.14	382.10	542.47	616.51
0.00440	0.810	0.978	1.055	1.130	1.201	1.270	1.401	1.463	1.524	1.642	1.754	1.809	1.966	2.026
1/ 227	14.314	30.720	41.966	55.455	71.338	89.760	134.78	161.64	191.57	261.14	344.44	391.52	555.80	631.66
0.00460	0.830	1.001	1.081	1.157	1.230	1.300	1.434	1.498	1.561	1.681	1.796	1.851	2.012	2.074
1/ 217	14.660	31.457	42.970	56.779	73.037	91.894	137.97	165.46	196.10	267.30	352.55	400.73	568.85	646.47
0.00480	0.849	1.024	1.105	1.183	1.258	1.330	1.467	1.532	1.596	1.719	1.836	1.893	2.057	2.120
1/ 208	14.998	32.179	43.953	58.075	74.701	93.984	141.10	169.21	200.53	273.33	360.48	409.74	581.62	660.97
0.00500	0.868	1.047	1.130	1.209	1.285	1.359	1.498	1.565	1.630	1.756	1.876	1.934	2.101	2.166
1/ 200	15.330	32.886	44.917	59.345	76.332	96.032	144.16	172.88	204.88	279.24	368.26	418.58	594.13	675.17
0.00550	0.913	1.101	1.188	1.272	1.352	1.429	1.575	1.646	1.714	1.846	1.971	2.032	2.208	2.276
1/ 182	16.133	34.597	47.247	62.417	80.274	100.98	151.57	181.75	215.38	293.52	387.06	439.93	624.36	709.51
0.00600	0.956	1.153	1.244	1.331	1.415	1.496	1.649	1.722	1.794	1.931	2.063	2.127	2.310	2.381
1/ 167	16.902	36.234	49.477	65.355	84.046	105.72	158.66	190.24	225.43	307.18	405.04	460.35	653.28	742.33
0.00650	0.998	1.203	1.298	1.389	1.476	1.560	1.720	1.796	1.871	2.014	2.151	2.217	2.409	2.482
1/ 154	17.640	37.806	51.618	68.177	87.668	110.27	165.47	198.39	235.07	320.30	422.30	479.95	681.03	773.84
0.00700	1.038	1.252	1.350	1.444	1.535	1.622	1.788	1.867	1.945	2.093	2.235	2.304	2.503	2.580
1/ 143	18.351	39.320	53.680	70.895	91.156	114.65	172.02	206.24	244.35	332.92	438.92	498.81	707.74	804.18
0.00750	1.077	1.298	1.400	1.498	1.591	1.682	1.854	1.936	2.016	2.170	2.317	2.388	2.594	2.674
1/ 133	19.039	40.783	55.672	73.520	94.525	118.88	178.35	213.81	253.32	345.11	454.96	517.03	733.53	833.46
0.00800	1.115	1.343	1.449	1.550	1.646	1.740	1.917	2.002	2.085	2.244	2.396	2.470	2.683	2.765
1/ 125	19.704	42.199	57.601	76.061	97.785	122.97	184.47	221.14	262.00	356.91	470.49	534.66	758.49	861.79
0.00850	1.152	1.387	1.496	1.600	1.700	1.796	1.979	2.067	2.152	2.316	2.473	2.549	2.768	2.853
1/ 118	20.350	43.573	59.471	78.525	100.95	126.94	190.41	228.25	270.41	368.35	485.54	551.75	782.69	889.26
0.00900	1.187	1.429	1.541	1.648	1.751	1.850	2.039	2.129	2.217	2.386	2.547	2.625	2.851	2.938
1/ 111	20.977	44.908	61.288	80.920	104.02	130.80	196.18	235.16	278.59	379.46	500.16	568.35	806.19	915.95
0.00950	1.222	1.471	1.586	1.696	1.802	1.904	2.097	2.190	2.280	2.454	2.620	2.700	2.932	3.022
1/ 105	21.588	46.207	63.057	83.250	107.01	134.55	201.79	241.88	286.54	390.27	514.39	584.51	829.06	941.91
0.01000	1.255	1.511	1.629	1.742	1.851	1.955	2.154	2.249	2.342	2.520	2.690	2.773	3.011	3.103
1/ 100	22.183	47.473	64.781	85.521	109.92	138.21	207.26	248.43	294.29	400.81	528.25	600.25	851.34	967.20
0.01100	1.320	1.589	1.713	1.831	1.945	2.055	2.264	2.364	2.461	2.648	2.826	2.913	3.163	3.259
1/ 91	23.332	49.916	68.106	89.903	115.54	145.26	217.81	261.06	309.24	421.12	554.98	630.60	894.30	1016.0
0.01200	1.383	1.663	1.793	1.917	2.036	2.151	2.369	2.473	2.575	2.770	2.957	3.047	3.308	3.409
1/ 83	24.431	52.253	71.287	94.092	120.92	152.01	227.90	273.14	323.53	440.55	580.54	659.62	935.37	1062.6
0.01300	1.442	1.735	1.870	1.999	2.123	2.242	2.469	2.578	2.684	2.887	3.082	3.176	3.448	3.552
1/ 77	25.486	54.496	74.340	98.114	126.08	158.49	237.58	284.73	337.24	459.19	605.06	687.46	974.78	1107.3
0.01400	1.500	1.803	1.944	2.078	2.206	2.330	2.566	2.679	2.789	3.000	3.202	3.300	3.582	3.690
1/ 71	26.503	56.656	77.280	101.99	131.05	164.72	246.91	295.89	350.44	477.13	628.67	714.27	1012.7	1150.4
0.01500	1.555	1.870	2.015	2.154	2.287	2.415	2.660	2.777	2.890	3.109	3.318	3.419	3.711	3.824
1/ 67	27.484	58.742	80.119	105.73	135.84	170.74	255.90	306.66	363.19	494.45	651.46	740.14	1049.3	1192.0
0.01600	1.609	1.934	2.084	2.228	2.365	2.498	2.750	2.871	2.988	3.214	3.430	3.535	3.837	3.953
1/ 63	28.434	60.761	82.866	109.34	140.48	176.56	264.61	317.09	375.52	511.21	673.50	765.17	1084.7	1232.2
0.01700	1.661	1.996	2.151	2.299	2.441	2.578	2.838	2.962	3.083	3.316	3.539	3.647	3.958	4.078
1/ 59	29.356	62.719	85.530	112.85	144.98	182.21	273.05	327.19	387.48	527.46	694.88	789.43	1119.1	1271.2
0.01800	1.712	2.057	2.216	2.368	2.515	2.655	2.923	3.051	3.176	3.416	3.645	3.756	4.076	4.199
1/ 56	30.251	64.620	88.118	116.26	149.35	187.70	281.25	337.01	399.09	543.24	715.63	813.00	1152.4	1309.0
0.01900	1.761	2.116	2.280	2.436	2.586	2.731	3.006	3.138	3.266	3.512	3.748	3.862	4.191	4.317
1/ 53	31.122	66.471	90.636	119.58	153.61	193.03	289.23	346.56	410.39	558.59	735.83	835.93	1184.9	1345.9
0.02000	1.809	2.173	2.341	2.502	2.656	2.804	3.087	3.222	3.353	3.606	3.848	3.965	4.302	4.433
1/ 50	31.971	68.274	93.090	122.81	157.75	198.23	297.00	355.86	421.39	573.55	755.50	858.26	1216.5	1381.7
	110	140	160	180	190	210	250	260	280	320	350	370	420	440

θ_{medial} for part-full circular pipes.

$k_s = 0.060 \text{ mm}$ $S = 0.00400 \text{ to } 0.02000$

$k_s = 0.060 \text{ mm}$
 $S = 0.02000 \text{ to } 0.10000$

Water (or sewage) at 15°C ;
 full bore conditions.

A15
 (p.4 of 4)

ie hydraulic gradient =
 1 in 50 to 1 in 10

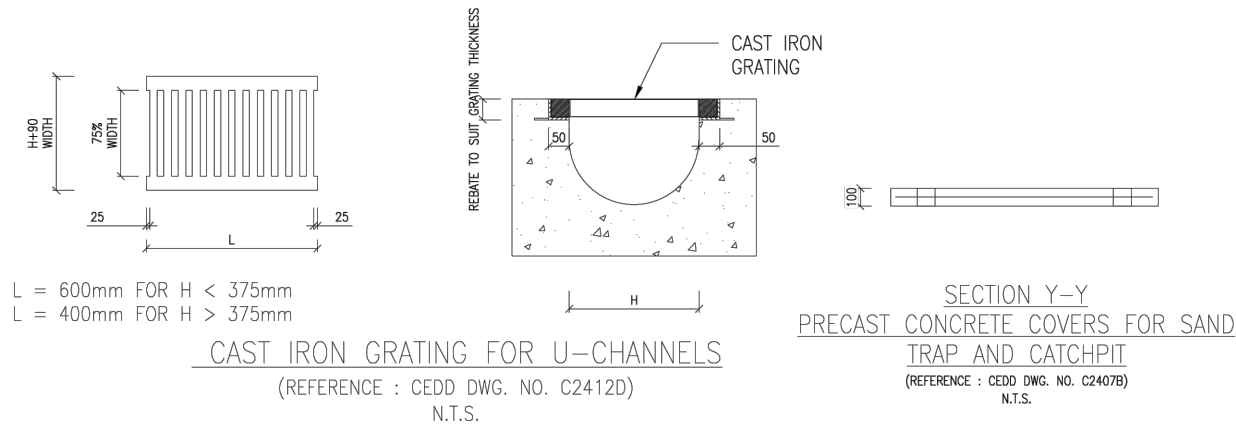
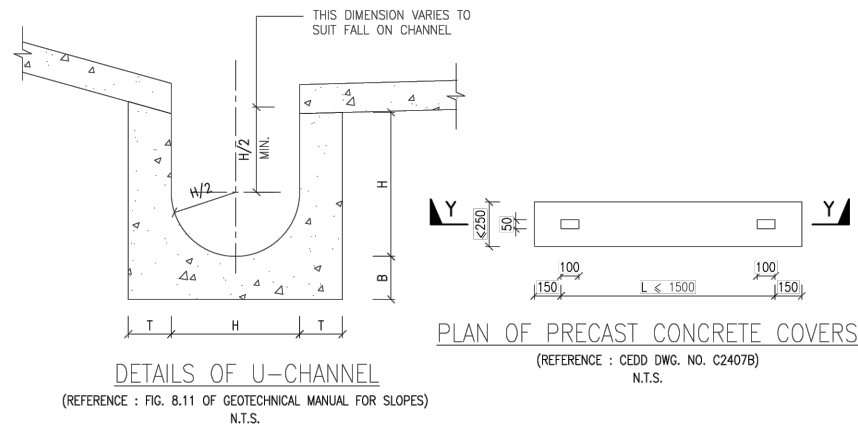
velocities in ms^{-1}
 discharges in litres/sec

Gradient	(Equivalent) Pipe diameters in mm													
	150	200	225	250	275	300	350	375	400	450	500	525	600	630
0.02000	1.809	2.173	2.341	2.502	2.656	2.804	3.087	3.222	3.353	3.606	3.848	3.965	4.302	4.433
1/ 50	31.971	68.274	93.090	122.81	157.75	198.23	297.00	355.86	421.39	573.55	755.50	858.26	1216.5	1381.7
0.02200	1.902	2.284	2.460	2.629	2.790	2.946	3.243	3.384	3.522	3.788	4.041	4.164	4.518	4.654
1/ 45.5	33.609	71.753	97.822	129.04	165.74	208.26	311.99	373.80	442.62	602.39	793.44	901.33	1277.4	1450.9
0.02400	1.991	2.390	2.574	2.750	2.919	3.082	3.392	3.540	3.684	3.961	4.226	4.354	4.724	4.867
1/ 41.7	35.176	75.078	102.35	135.00	173.38	217.85	326.32	390.95	462.91	629.95	829.70	942.50	1335.7	1517.0
0.02600	2.076	2.491	2.683	2.867	3.043	3.212	3.535	3.689	3.839	4.127	4.403	4.536	4.922	5.070
1/ 38.5	36.679	78.270	106.69	140.71	180.72	227.05	340.07	407.40	482.37	656.40	864.48	981.99	1391.5	1580.5
0.02800	2.158	2.589	2.788	2.979	3.161	3.337	3.672	3.832	3.988	4.287	4.573	4.712	5.112	5.266
1/ 35.7	38.127	81.343	110.87	146.22	187.77	235.90	353.30	423.24	501.11	681.86	897.97	1020.0	1445.3	1641.5
0.03000	2.237	2.684	2.890	3.087	3.276	3.458	3.805	3.970	4.132	4.442	4.738	4.881	5.295	5.455
1/ 33.3	39.524	84.309	114.90	151.53	194.58	244.45	366.07	438.53	519.19	706.43	930.28	1056.7	1497.2	1700.4
0.03200	2.313	2.775	2.988	3.192	3.387	3.575	3.933	4.104	4.271	4.591	4.897	5.045	5.473	5.638
1/ 31.3	40.877	87.179	118.81	156.67	201.18	252.72	378.43	453.32	536.68	730.19	961.54	1092.2	1547.4	1757.4
0.03400	2.387	2.864	3.083	3.293	3.495	3.689	4.058	4.234	4.406	4.736	5.051	5.204	5.645	5.815
1/ 29.4	42.188	89.962	122.59	161.65	207.56	260.74	390.41	467.65	553.64	753.23	991.84	1126.6	1596.1	1812.6
0.03600	2.459	2.950	3.176	3.392	3.599	3.799	4.179	4.360	4.537	4.877	5.201	5.358	5.812	5.987
1/ 27.8	43.462	92.665	126.27	166.49	213.77	268.52	402.04	481.57	570.11	775.61	1021.3	1160.0	1643.4	1866.3
0.03800	2.530	3.033	3.266	3.488	3.701	3.906	4.296	4.483	4.664	5.014	5.347	5.509	5.975	6.154
1/ 26.3	44.701	95.294	129.85	171.20	219.81	276.10	413.36	495.12	586.13	797.37	1049.9	1192.5	1689.3	1918.5
0.04000	2.598	3.115	3.353	3.581	3.800	4.010	4.411	4.602	4.788	5.147	5.489	5.655	6.133	6.317
1/ 25.0	45.909	97.856	133.33	175.79	225.69	283.48	424.38	508.31	601.74	818.58	1077.8	1224.1	1734.1	1969.3
0.04200	2.665	3.194	3.439	3.672	3.896	4.112	4.523	4.719	4.910	5.277	5.628	5.797	6.288	6.477
1/ 23.8	47.087	100.36	136.73	180.26	231.43	290.67	435.14	521.18	616.96	839.26	1105.0	1255.0	1777.8	2018.9
0.04400	2.730	3.272	3.522	3.761	3.991	4.212	4.632	4.833	5.028	5.404	5.763	5.937	6.439	6.632
1/ 22.7	48.238	102.80	140.05	184.63	237.03	297.70	445.64	533.75	631.83	859.46	1131.5	1285.1	1820.4	2067.3
0.04600	2.793	3.348	3.604	3.848	4.083	4.309	4.739	4.944	5.144	5.528	5.895	6.073	6.586	6.784
1/ 21.7	49.363	105.18	143.29	188.91	242.51	304.58	455.91	546.04	646.37	879.20	1157.5	1314.6	1862.1	2114.6
0.04800	2.856	3.422	3.684	3.934	4.173	4.404	4.843	5.053	5.257	5.650	6.025	6.206	6.730	6.932
1/ 20.8	50.464	107.52	146.47	193.09	247.87	311.30	465.96	558.06	660.59	898.52	1182.9	1343.5	1903.0	2161.0
0.05000	2.917	3.495	3.762	4.017	4.262	4.497	4.945	5.159	5.368	5.769	6.151	6.337	6.872	7.078
1/ 20.0	51.543	109.81	149.58	197.18	253.12	317.89	475.80	569.84	674.52	917.45	1207.8	1371.7	1942.9	2206.3
0.05500	3.064	3.671	3.951	4.219	4.475	4.722	5.193	5.417	5.636	6.056	6.458	6.652	7.213	7.429
1/ 18.2	54.150	115.34	157.10	207.08	265.81	333.81	499.58	598.30	708.18	963.18	1267.9	1440.0	2039.5	2315.9
0.06000	3.205	3.839	4.132	4.411	4.679	4.938	5.429	5.663	5.892	6.331	6.750	6.953	7.540	7.765
1/ 16.7	56.643	120.62	164.29	216.54	277.94	349.02	522.31	625.50	740.35	1006.9	1325.4	1505.2	2131.8	2420.7
0.06500	3.341	4.001	4.305	4.596	4.875	5.144	5.655	5.900	6.137	6.594	7.031	7.242	7.853	8.088
1/ 15.4	59.034	125.69	171.18	225.62	289.57	363.62	544.11	651.59	771.21	1048.8	1380.5	1567.8	2220.3	2521.1
0.07000	3.471	4.156	4.472	4.774	5.064	5.343	5.873	6.127	6.373	6.848	7.301	7.521	8.154	8.398
1/ 14.3	61.336	130.57	177.82	234.35	300.77	377.66	565.09	676.70	800.91	1089.1	1433.6	1628.0	2305.5	2617.8
0.07500	3.597	4.306	4.633	4.946	5.246	5.535	6.084	6.346	6.602	7.093	7.562	7.789	8.445	8.697
1/ 13.3	63.558	135.28	184.23	242.78	311.58	391.22	585.34	700.93	829.57	1128.1	1484.8	1686.1	2387.7	2711.1
0.08000	3.718	4.451	4.789	5.112	5.422	5.720	6.288	6.559	6.822	7.330	7.814	8.049	8.726	8.987
1/ 12.5	65.707	139.84	190.42	250.93	322.03	404.33	604.93	724.37	857.30	1165.7	1534.3	1742.3	2467.2	2801.4
0.08500	3.836	4.592	4.940	5.273	5.592	5.900	6.485	6.764	7.036	7.559	8.058	8.300	8.998	9.267
1/ 11.8	67.791	144.26	196.43	258.84	332.16	417.04	623.92	747.09	884.17	1202.2	1582.3	1796.8	2544.2	2888.8
0.09000	3.951	4.728	5.087	5.429	5.758	6.075	6.676	6.964	7.244	7.782	8.296	8.545	9.263	9.540
1/ 11.1	69.815	148.55	202.26	266.51	342.00	429.38	642.35	769.15	910.26	1237.7	1628.9	1849.7	2619.1	2973.8
0.09500	4.062	4.861	5.230	5.582	5.919	6.244	6.863	7.158	7.446	7.999	8.527	8.782	9.521	9.805
1/ 10.5	71.784	152.72	207.93	273.98	351.57	441.39	660.29	790.61	935.64	1272.1	1674.2	1901.2	2691.9	3056.4
0.10000	4.171	4.991	5.369	5.730	6.076	6.410	7.044	7.348	7.642	8.210	8.752	9.014	9.771	10.06
1/ 10.0	73.701	156.78	213.46	281.26	360.90	453.09	677.76	811.51	960.37	1305.7	1718.4	1951.3	2762.8	3136.9
	180	240	270	300	320	350	410	440	470	550	600	600	700	750

θ_{medial} for part-full circular pipes.

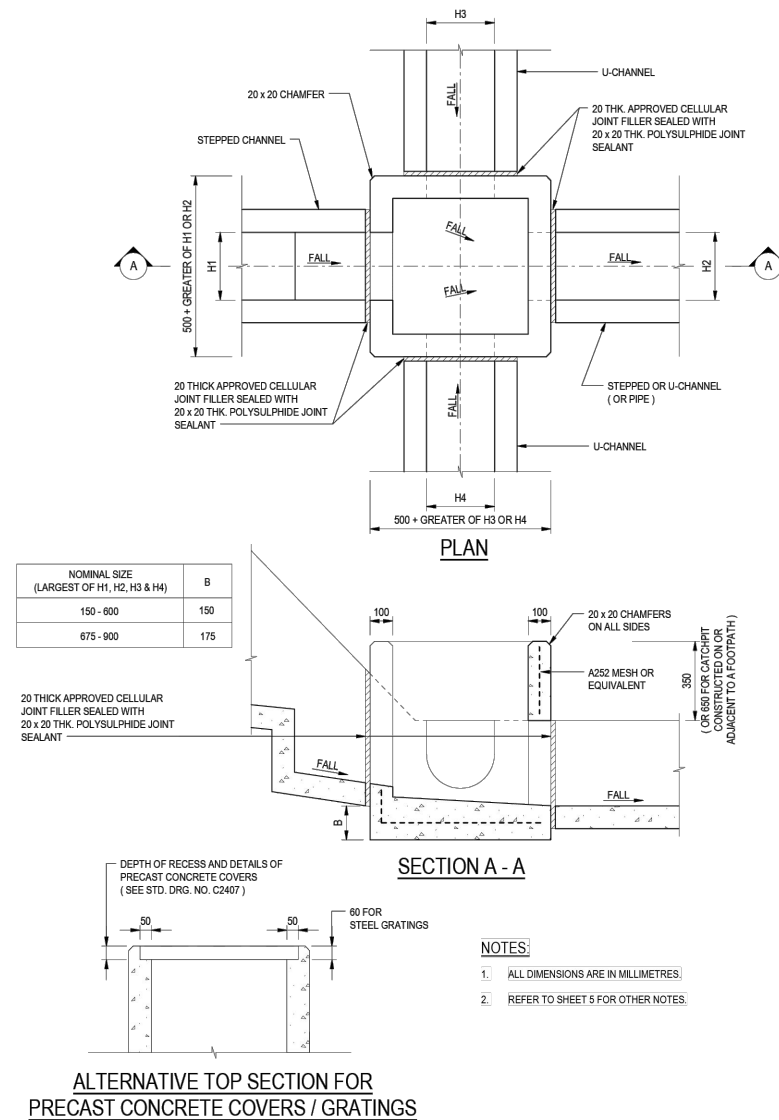
$S = 0.02000 \text{ to } 0.10000$

$k_s = 0.060 \text{ mm}$



NOTES:

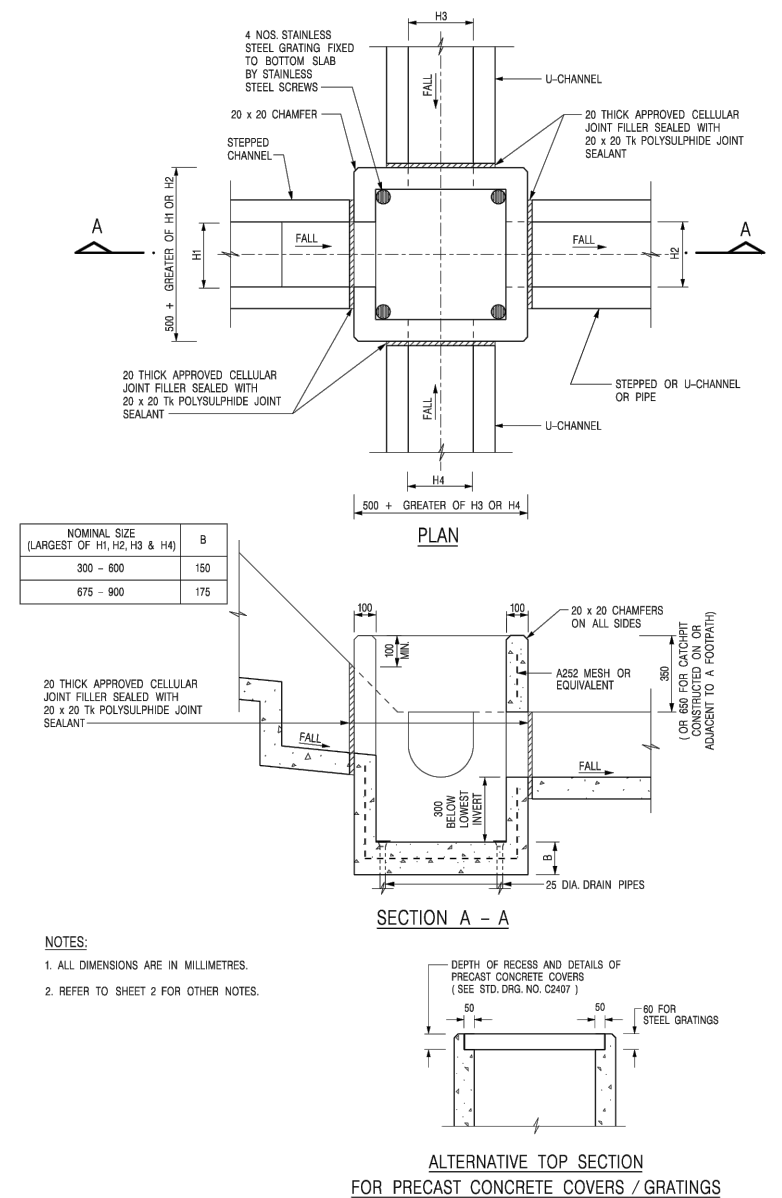
- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE SHALL BE GRADE 20 /20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
- FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
- CONCRETE TO BE COLOURED AS SPECIFIED.
- UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
- 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.
- 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.
- 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.
- 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.
- FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
- SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.



NOTES:

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

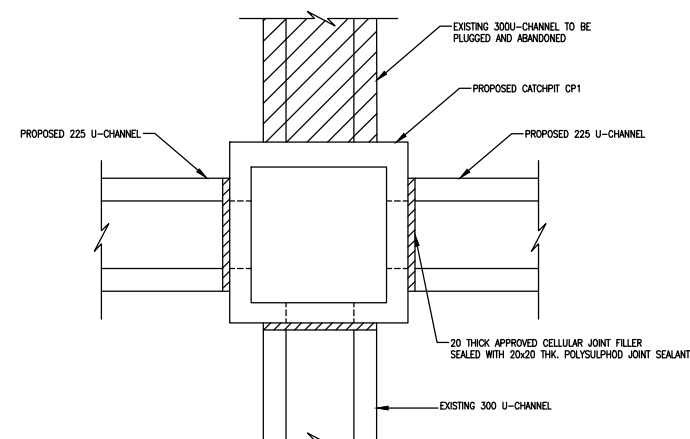
STANDARD CATCHPIT DETAILS



NOTES:

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

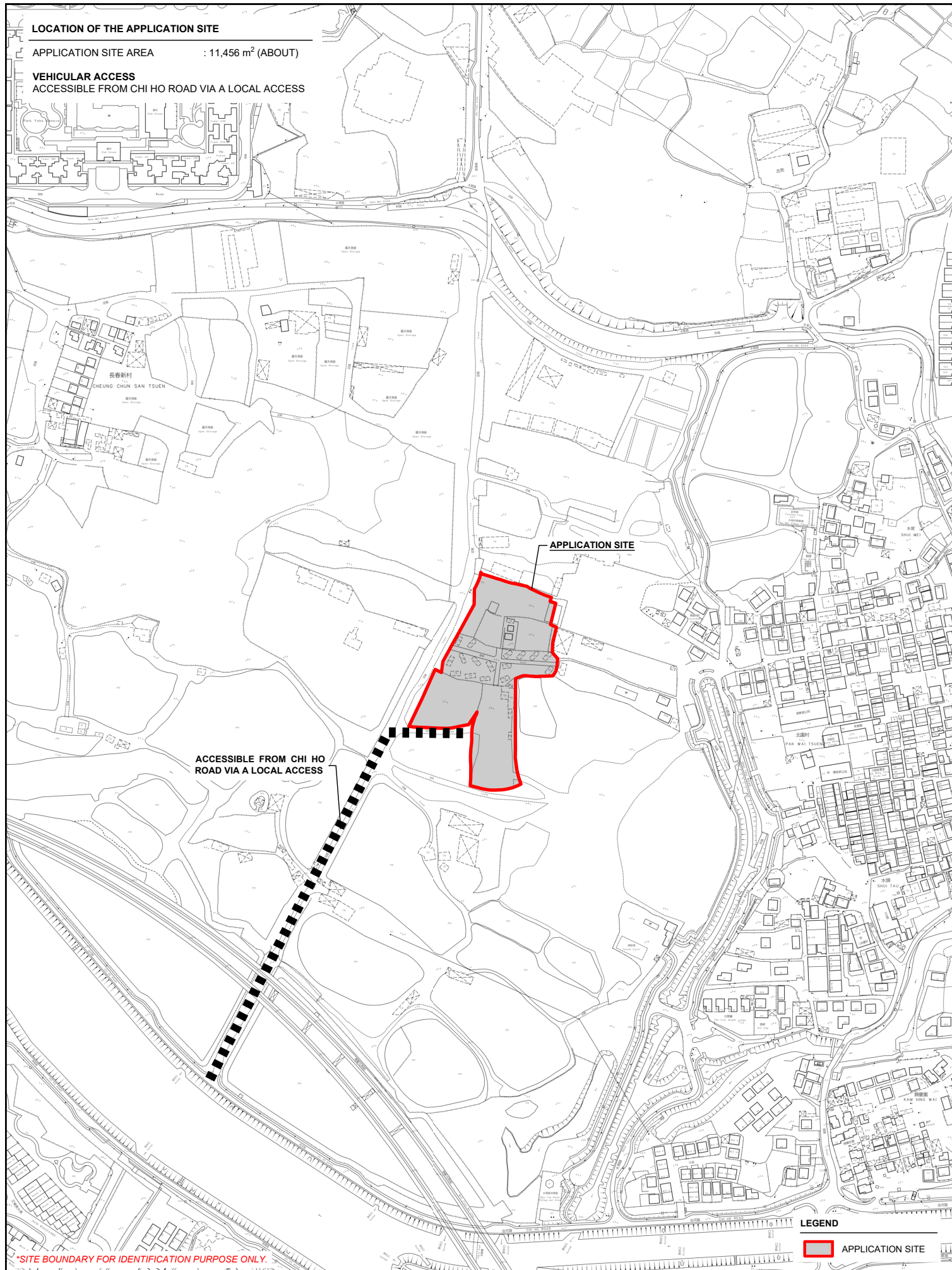
CATCHPIT WITH TRAP



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,456 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM CHI HO ROAD VIA A LOCAL ACCESS



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

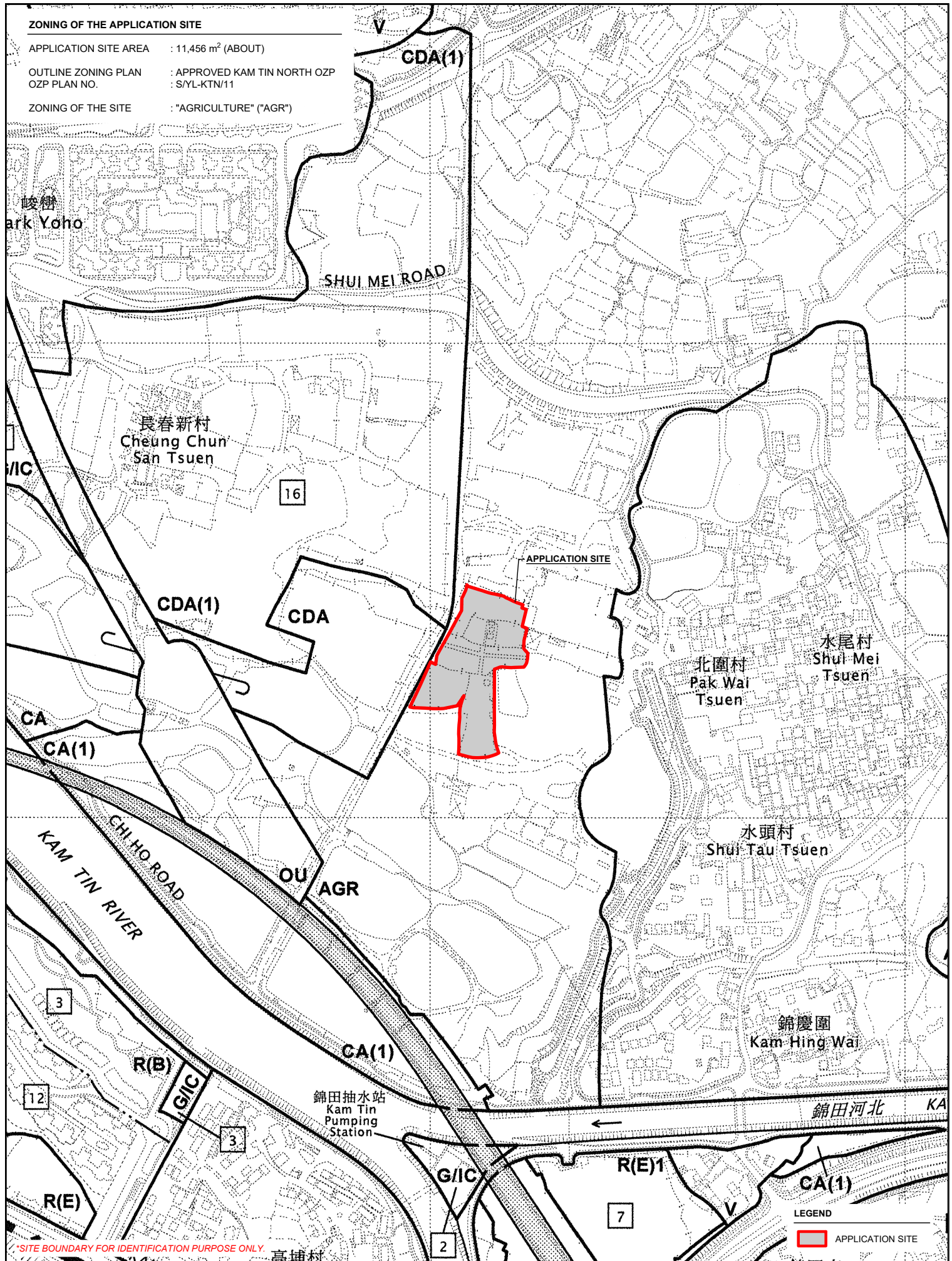
PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE	TITLE		
	TEMPORARY HOLIDAY CAMP, PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE AND EATING PLACE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	VARIOUS LOTS IN D.D. 107 AND D.D. 109, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	1 : 4000 @ A4		LOCATION PLAN	
			DRAWN BY MN	DATE 28.4.2026		
			REVISED BY	DATE	DWG NO. PLAN 1	VER. 001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,456 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
OZP PLAN NO. : S/YL-KTN/11

ZONING OF THE SITE : "AGRICULTURE" ("AGR")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

TEMPORARY HOLIDAY CAMP, PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE AND EATING PLACE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 107 AND D.D. 109, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 5000 @ A4

DRAWN BY
MN

DATE
28.4.2026

REVISED BY

DATE

TITLE

ZONING PLAN

DWG NO.
PLAN 2

VER.
001

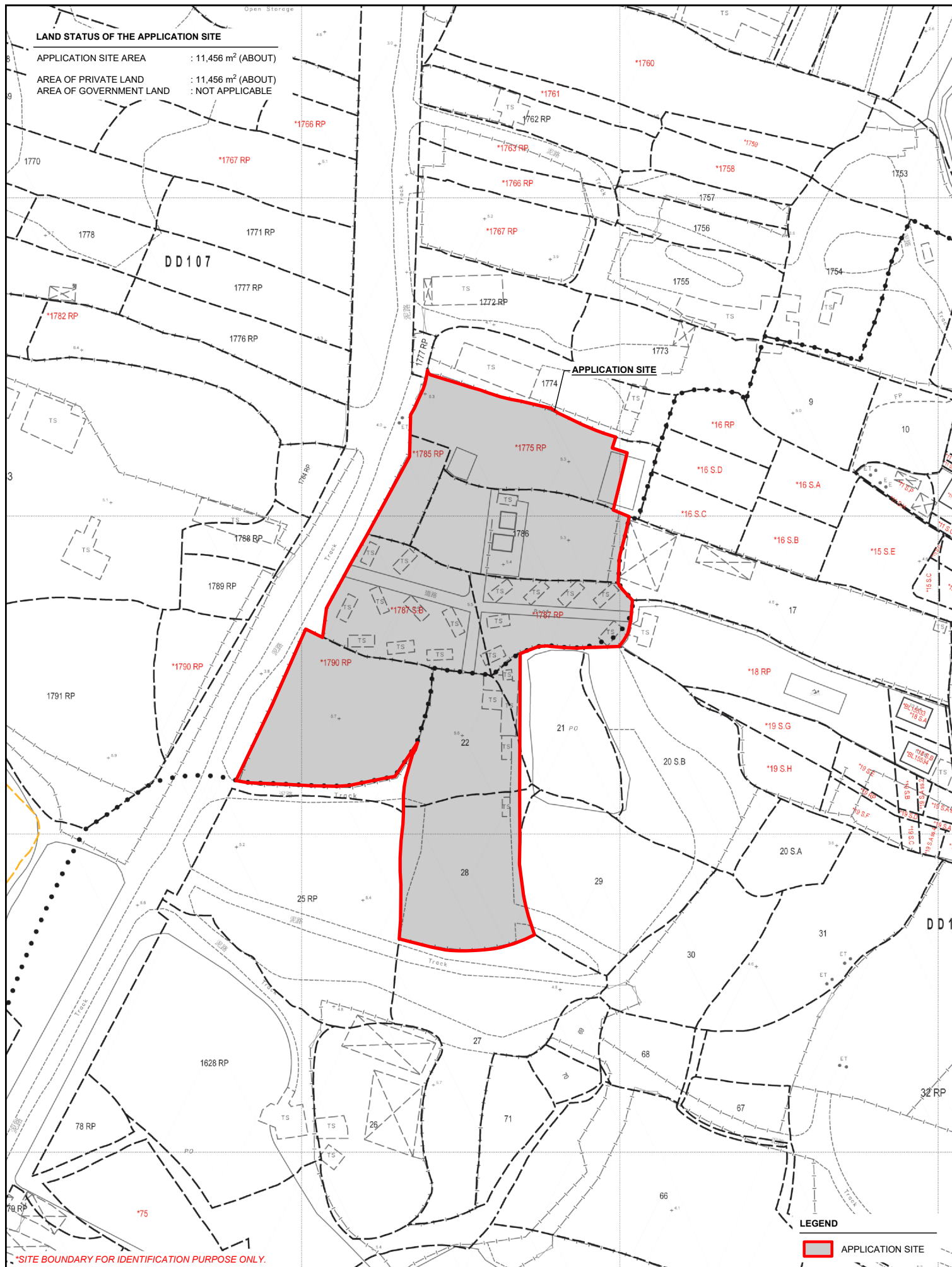


LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,456 m² (ABOUT)

AREA OF PRIVATE LAND : 11,456 m² (ABOUT)

AREA OF GOVERNMENT LAND : NOT APPLICABLE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

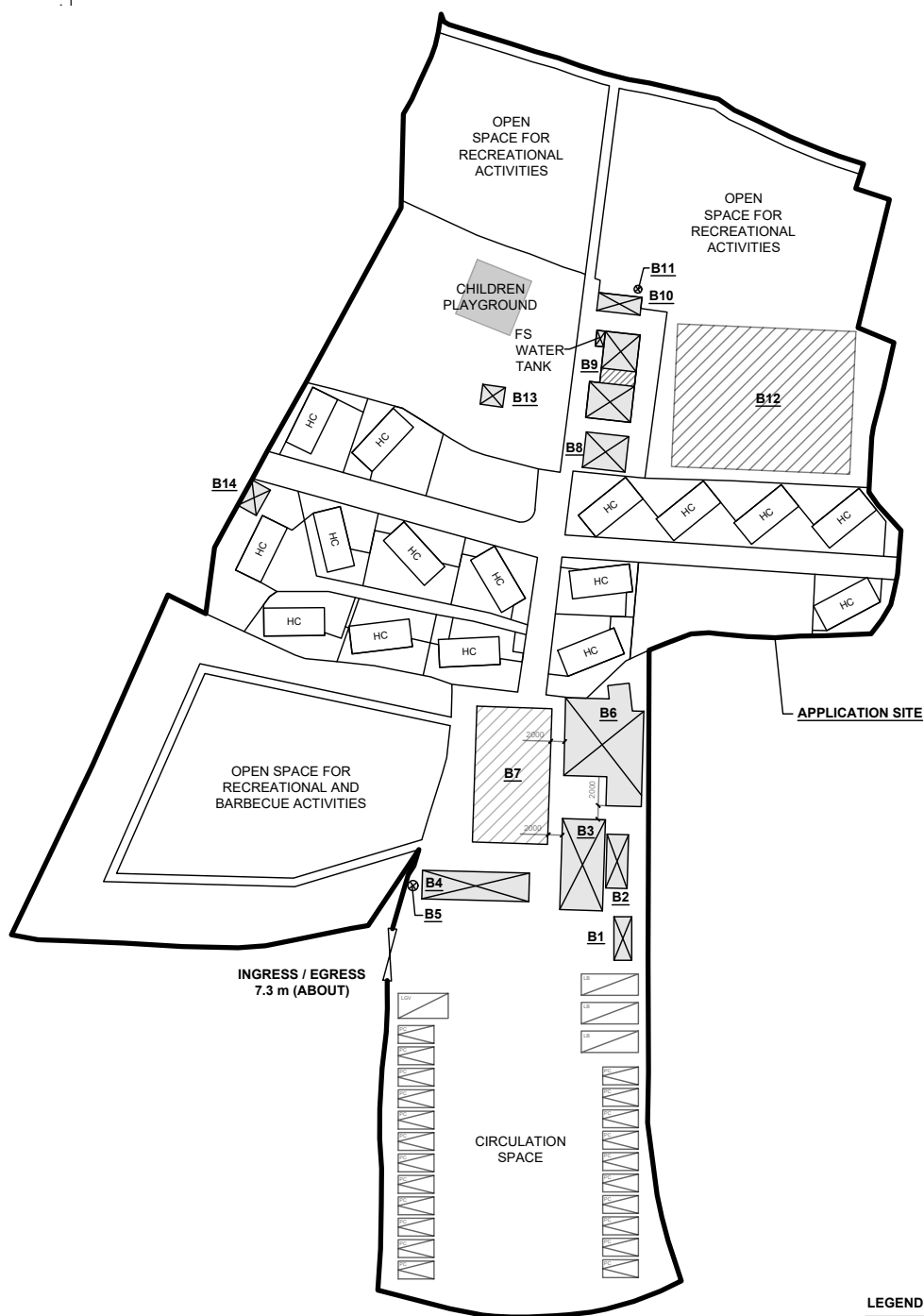
PLANNING CONSULTANT 	PROJECT TEMPORARY HOLIDAY CAMP, PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE AND EATING PLACE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 107 AND D.D. 109, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	SCALE 1 : 1000 @ A4 DRAWN BY MN DATE 23.4.2026 REVISED BY DATE	TITLE LAND STATUS DWG NO. PLAN 3 VER. 001	NORTH 
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 11,456 m ²	(ABOUT)
COVERED AREA	: 1,160 m ² + 544 m ²	(ABOUT)
UNCOVERED AREA	: 9,752 m ²	(ABOUT)
PLOT RATIO	: 0.15	(ABOUT)
SITE COVERAGE	: 15 %	(ABOUT)
NO. OF STRUCTURE	: 14 + 16 (HOLIDAY CAMPS)	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,160 m ² + 544 m ²	(ABOUT)
TOTAL GFA	: 1,160 m ² + 544 m ²	(ABOUT)
BUILDING HEIGHT	: 1.9 m - 8 m	(ABOUT)
NO. OF STOREY	: 1	

DETAILS OF HOLIDAY CAMP

NO. OF HOLIDAY CAMP	: 16	
COVERED AREA OF CAMP	: 34 m ² EACH	(ABOUT)
GFA OF CAMP	: 34 m ² EACH	(ABOUT)
TOTAL COVERED AREA OF CAMP	: 544 m ²	(ABOUT)
TOTAL GFA OF CAMP	: 544 m ²	(ABOUT)
BUILDING HEIGHT	: 4.5 m	(ABOUT)



PARKING PROVISIONS

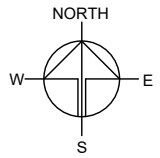
NO. OF PRIVATE CAR PARKING SPACE	: 22
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 m (W)
NO. OF L/UL SPACE FOR LIGHT BUS	: 3
DIMENSION OF L/UL SPACE	: 8 m (L) X 3 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (RETRACTABLE MARQUEE)
	STRUCTURE (CANOPY)
	HOLIDAY CAMP
	PARKING SPACE (PRIVATE CAR)
	L/UL SPACE (LIGHT BUS)
	L/UL SPACE (LIGHT GOODS VEHICLE)
	INGRESS / EGRESS

PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE	TITLE	
	TEMPORARY HOLIDAY CAMP, PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE AND EATING PLACE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	VARIOUS LOTS IN D.D. 107 AND D.D. 109, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	1 : 1000 @ A4	LAYOUT PLAN	
			DRAWN BY	DATE	
			MN	28.4.2026	
			REVISED BY	DATE	
			DWG NO.	VER.	
			PLAN 4	001	



STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	STORE ROOM	20 m ² (ABOUT)	20 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	STORE ROOM	23 m ² (ABOUT)	23 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	RECEPTION & OFFICE	80 m ² (ABOUT)	80 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	WASHROOM	40 m ² (ABOUT)	40 m ² (ABOUT)	3.2 m (ABOUT)(1-STOREY)
B5	WATER TANK	2 m ² (ABOUT)	2 m ² (ABOUT)	3 m (ABOUT)
B6	EATING PLACE	145 m ² (ABOUT)	145 m ² (ABOUT)	4.8 m (ABOUT)(1-STOREY)
B7*	RAIN SHELTER FOR BARBECUE ACTIVITIES	200 m ² (ABOUT)	200 m ² (ABOUT)	6.5 m (ABOUT)(1-STOREY)
B8	KITCHEN	30 m ² (ABOUT)	30 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B9	FS PUMP ROOM, WATER TANK AND EATING PLACE	76 m ² (ABOUT)	76 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B10	WASHROOM	19 m ² (ABOUT)	19 m ² (ABOUT)	3.1 m (ABOUT)(1-STOREY)
B11	WATER TANK	1 m ² (ABOUT)	1 m ² (ABOUT)	1.9 m (ABOUT)
B12*	RAIN SHELTER FOR RECREATIONAL, SPORTS OR CULTURAL ACTIVITIES	500 m ² (ABOUT)	500 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B13	WINDMILL (DECORATION)	9 m ² (ABOUT)	9 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
B14	STORE ROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	2.4 m (ABOUT)(1-STOREY)
TOTAL		<u>1,160 m² (ABOUT)</u>	<u>1,160 m² (ABOUT)</u>	

* STRUCTURES B7 AND B12 ARE CANOPY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY HOLIDAY CAMP, PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 107 AND D.D. 109, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

-

DRAWN BY	DATE
MN	23.4.2026

CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
DETAILS OF STRUCTURES

DWG NO.	VER.
PLAN 5	001

CONDITION OF THE APPLICATION SITE IN THE 1990s

APPLICATION SITE AREA	: 11,456 m ²	(ABOUT)
LAND AREA	: 8,661 m ²	(ABOUT)
POND AREA	: 2,795 m ²	(ABOUT)
DEPTH OF POND	: NOT MORE THAN 0.5 m	

THE APPLICATION SERVES TO REGULARISE THE FILLED POND WHICH HAS ALREADY BEEN FILLED IN THE 1990s. NO FILLING OF POND WILL BE CARRIED OUT BY THE APPLICANT AFTER OBTAINING PLANNING PERMISSION FROM THE BOARD.



LEGEND

	APPLICATION SITE
	POND AREA

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

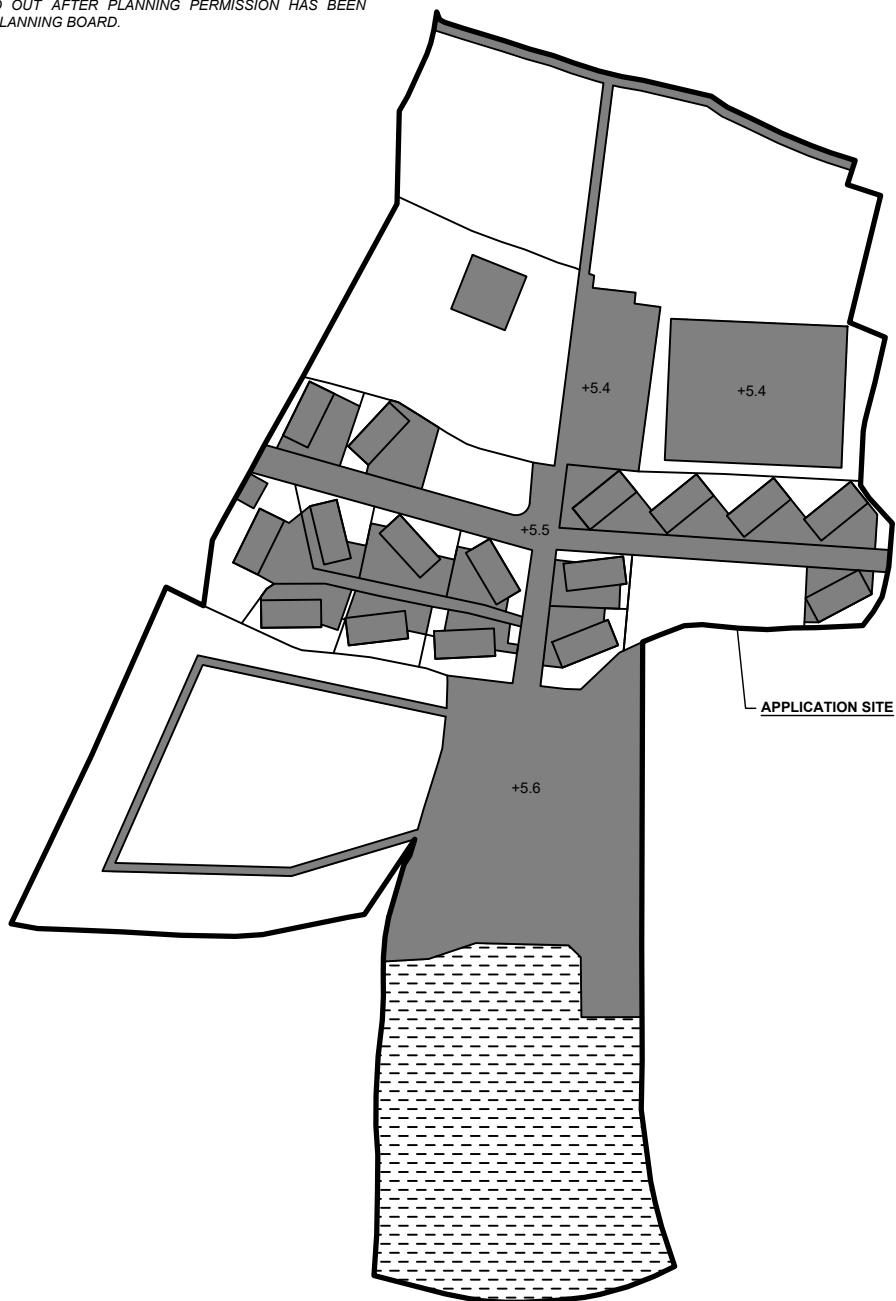
*SITE LEVELS ARE FOR REFERENCE ONLY.
EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

	PROJECT TEMPORARY HOLIDAY CAMP, PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE AND EATING PLACE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 107 AND D.D. 109, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	SCALE 1 : 1000 @ A4		TITLE CONDITION OF THE SITE IN THE 1990s	
			DRAWN BY DN	DATE 8.6.2026		
			REVISED BY	DATE	DWG NO. PLAN 6	
					VER. 001	

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 11,456 m ²	(ABOUT)
EXISTING HARD-PAVED AREA	: 4,110 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +5.4 mPD TO +5.6 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE	
AREA COVERED BY GRAVEL	: 1,777 m ²	(ABOUT)
PURPOSE OF COVERING BY GRAVEL	: PARKING AND LOADING / UNLOADING PURPOSES	
AREA OF LAWN	: 5,569 m ²	(ABOUT)
PURPOSE OF LAWN AREA	: HOLIDAY CAMP, OPEN SPACE AND FOR RECREATIONAL, SPORTS OR CULTURAL ACTIVITIES	

PART THE APPLICATION SITE (5,887 m²) HAS ALREADY BEEN HARD-PAVED (4,110 m²) AND COVERED BY GRAVEL (1,777 m²) RESPECTIVELY. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



LEGEND

	APPLICATION SITE
	HARD PAVED AREA
	AREA COVERED BY GRAVEL
	LAWN AREA
+5.5	EXISTING SITE LEVEL

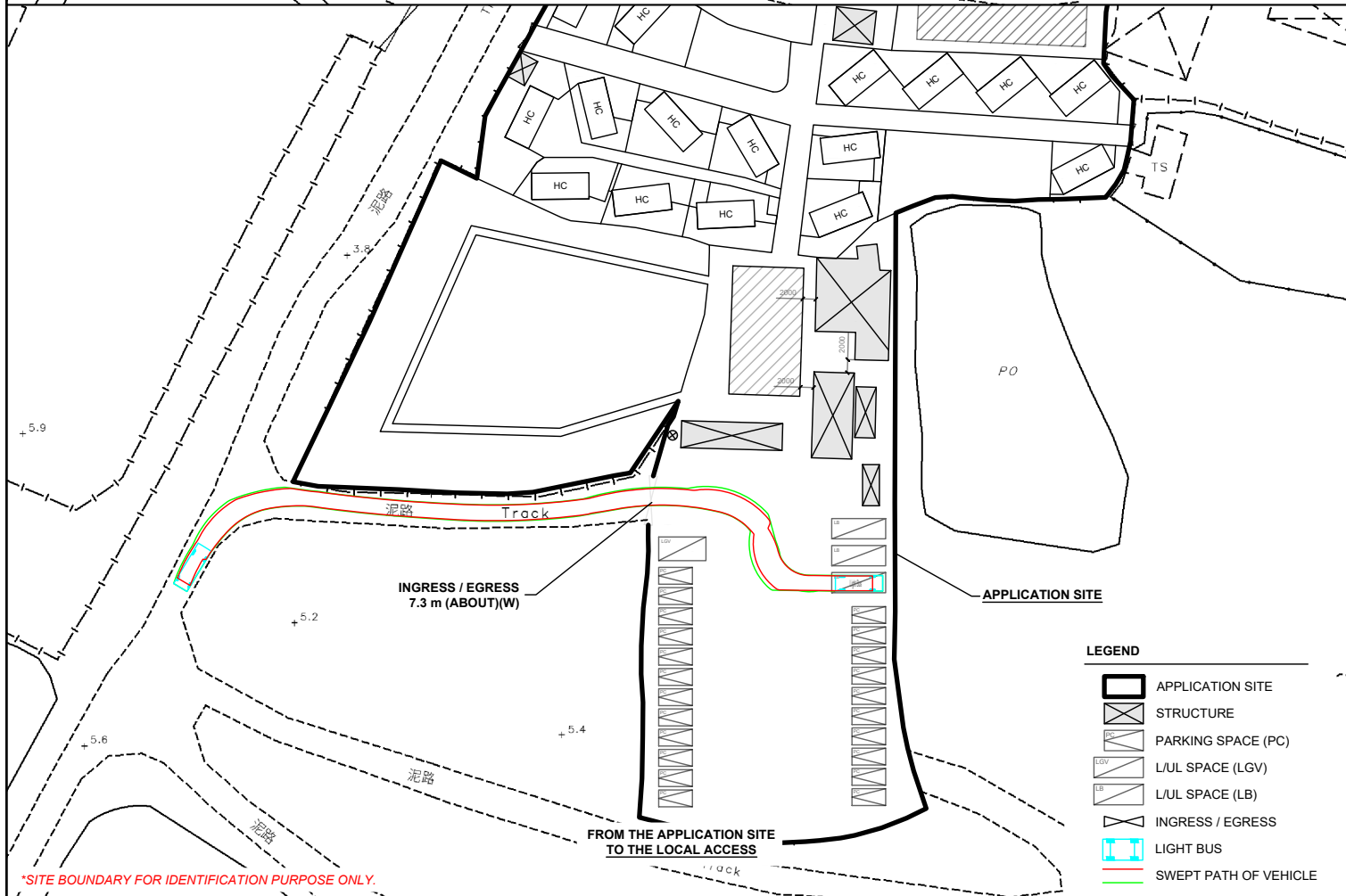
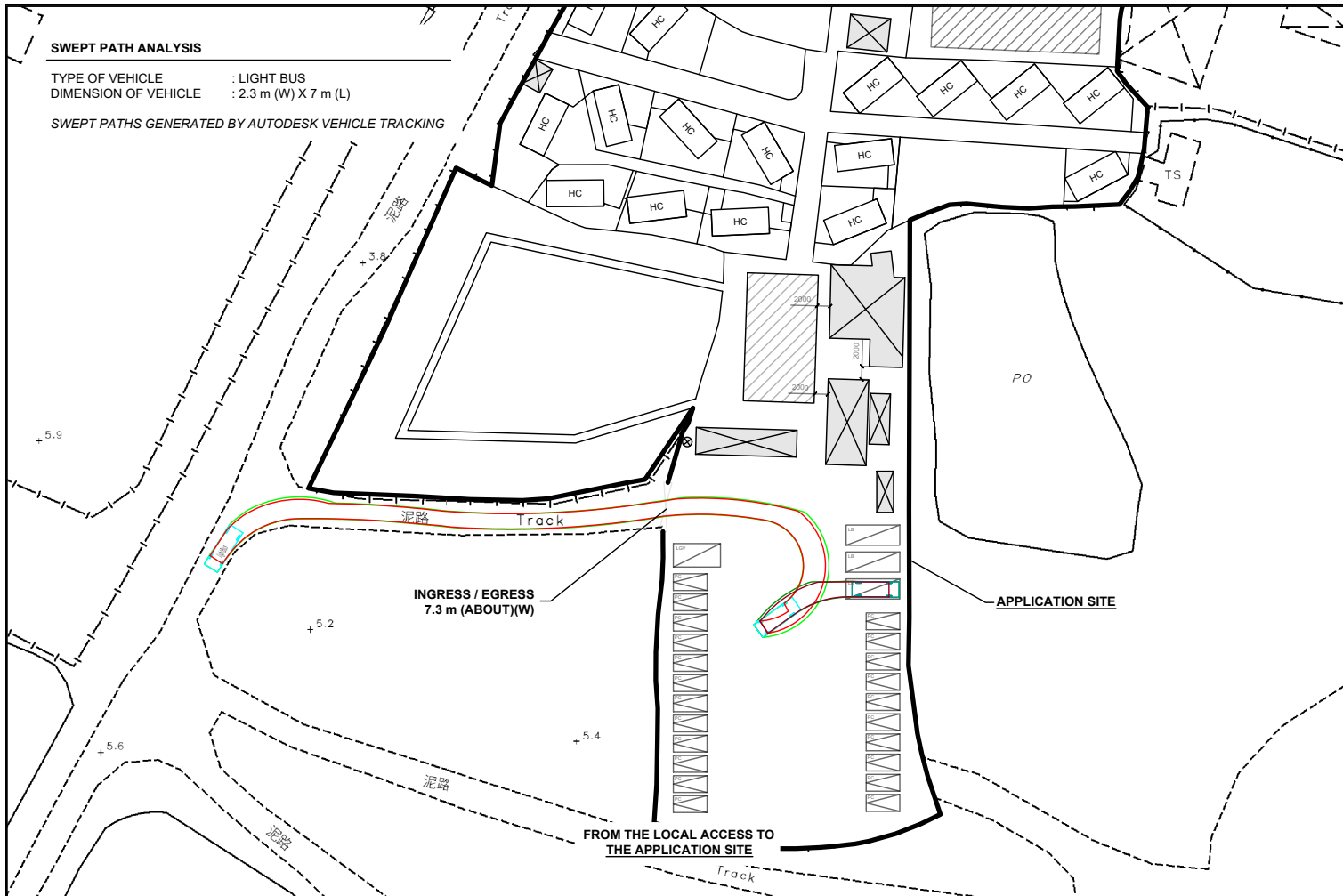
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

 R-RICHES PLANNING LIMITED	PROJECT TEMPORARY HOLIDAY CAMP, PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE AND EATING PLACE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 107 AND D.D. 109, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	SCALE 1 : 1000 @ A4		TITLE FILLING OF LAND		
			DRAWN BY MN	DATE 8.6.2026			
			REVISED BY	DATE	DWG NO. PLAN 7	VER. 001	

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT BUS
 DIMENSION OF VEHICLE : 2.3 m (W) X 7 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- L/U/L SPACE (LGV)
- L/U/L SPACE (LB)
- INGRESS / EGRESS
- LIGHT BUS
- SWEEP PATH OF VEHICLE

PLANNING CONSULTANT 	PROJECT TEMPORARY HOLIDAY CAMP, PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE AND EATING PLACE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 107 AND D.D. 109, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	SCALE 1 : 1000 @ A4 DRAWN BY MN DATE 28.4.2026 REVISED BY DATE	TITLE SWEPT PATH ANALYSIS (LB) DWG NO. PLAN 8 VER. 001	
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