

DEVELOPMENT PARAMETERS

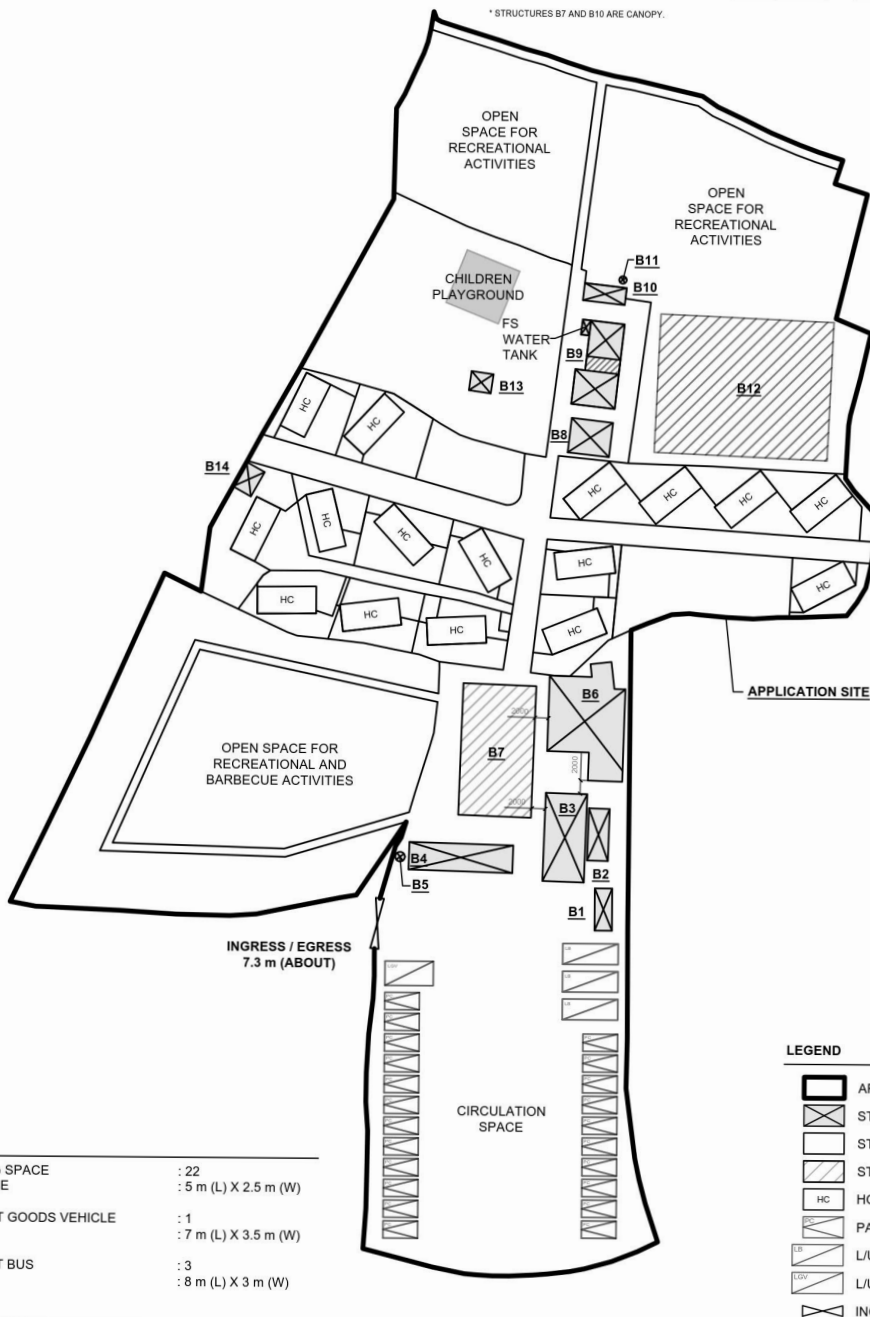
APPLICATION SITE AREA	: 11,456 m ²	(ABOUT)
COVERED AREA	: 1,160 m ² + 544 m ²	(ABOUT)
UNCOVERED AREA	: 9,752 m ²	(ABOUT)
PLOT RATIO	: 0.15	(ABOUT)
SITE COVERAGE	: 15 %	(ABOUT)
NO. OF STRUCTURE	: 14 + 16 (HOLIDAY CAMPS)	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,160 m ² + 544 m ²	(ABOUT)
TOTAL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

STRUCTURE	USE	COVERED	GROSS	BUILDING
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		1,160 m ² (ABOUT)	1,160 m ² (ABOUT)	

* STRUCTURES B7 AND B10 ARE CANOPY.



PARKING PROVISIONS

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

*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

1:1000 @ A4

DRAWN BY

DN

DATE

7.8.2026

REVISED BY

DATE

TITLE

LAYOUT PLAN

DWG NO.

PLAN 4

VER.

001

NORTH



(摘錄自申請人於 28.8.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 28.8.2026)

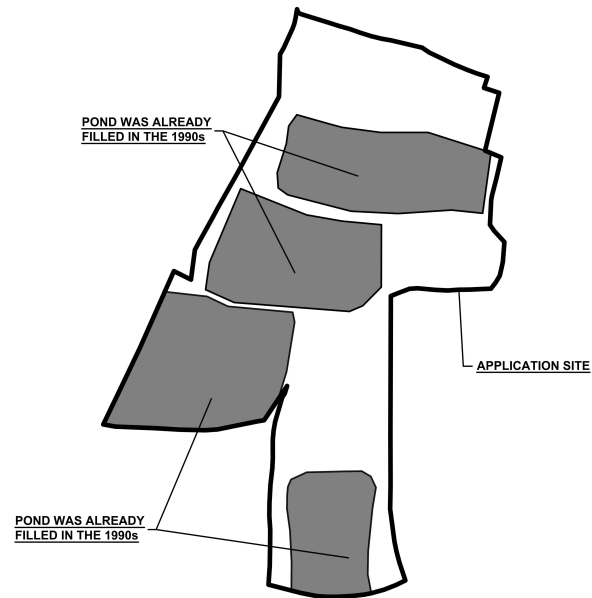
參考編號
REFERENCE No.
AYL-KTN/1253

繪圖
DRAWING
A - 1

CONDITION OF THE APPLICATION SITE IN THE 1990s

APPLICATION SITE AREA	: 11,456 m ²	(ABOUT)
LAND AREA	: 5,632 m ²	(ABOUT)
POND AREA	: 5,824 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

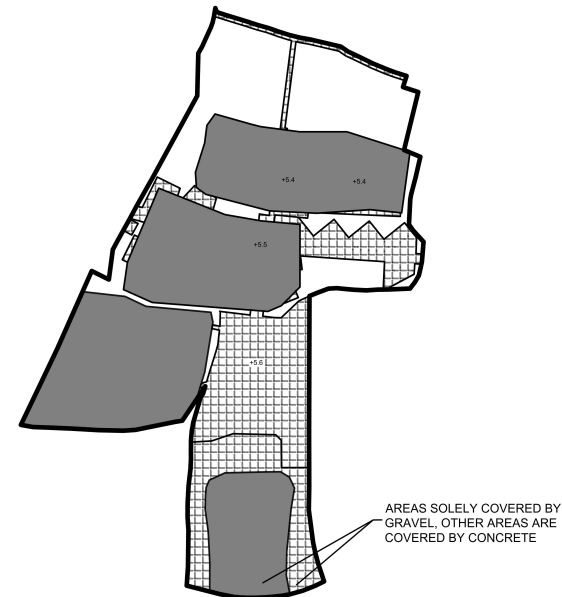
	APPLICATION SITE
	POND AREA

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

REGULARISATION OF FILLING OF POND AND LAND

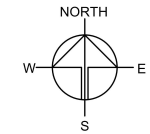
APPLICATION SITE AREA	: 11,456 m ²	(ABOUT)
LAND FILLING AREA	: 2,847 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	(CONCRETE AND GRAVEL)
POND FILLING AREA	: 5,824 m ²	(ABOUT)
DEPTH OF POND FILLING	: NOT MORE THAN 0.5 m	(SOIL) AND
	: NOT MORE THAN 0.2 m	(CONCRETE AND GRAVEL)

SITE LEVELS : +5.4 mPD TO +5.6 mPD (ABOUT)
MATERIAL OF FILLING : CONCRETE (8,894 m²) AND GRAVEL (1,777 m²) (ABOUT)
PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE, PARKING AND LOADING / UNLOADING SPACES AND CIRCULATION SPACE



LEGEND

	APPLICATION SITE
	LAND FILLING AREA
	LAWN AREA
	POND FILLING AREA
+5.5	EXISTING SITE LEVEL



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

SITE LOCATION

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

SCALE

1:2500 @ A1

DRAWN BY DN DATE 14.10.2026

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE

FILLING OF LAND AND POND

DWG NO. PLAN 2

VER. 002

(摘錄自申請人於 14. 10. 2026 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 14.10.2026)

參考編號
REFERENCE No.
A/YL-KTN/1253

繪圖
DRAWING
A - 2

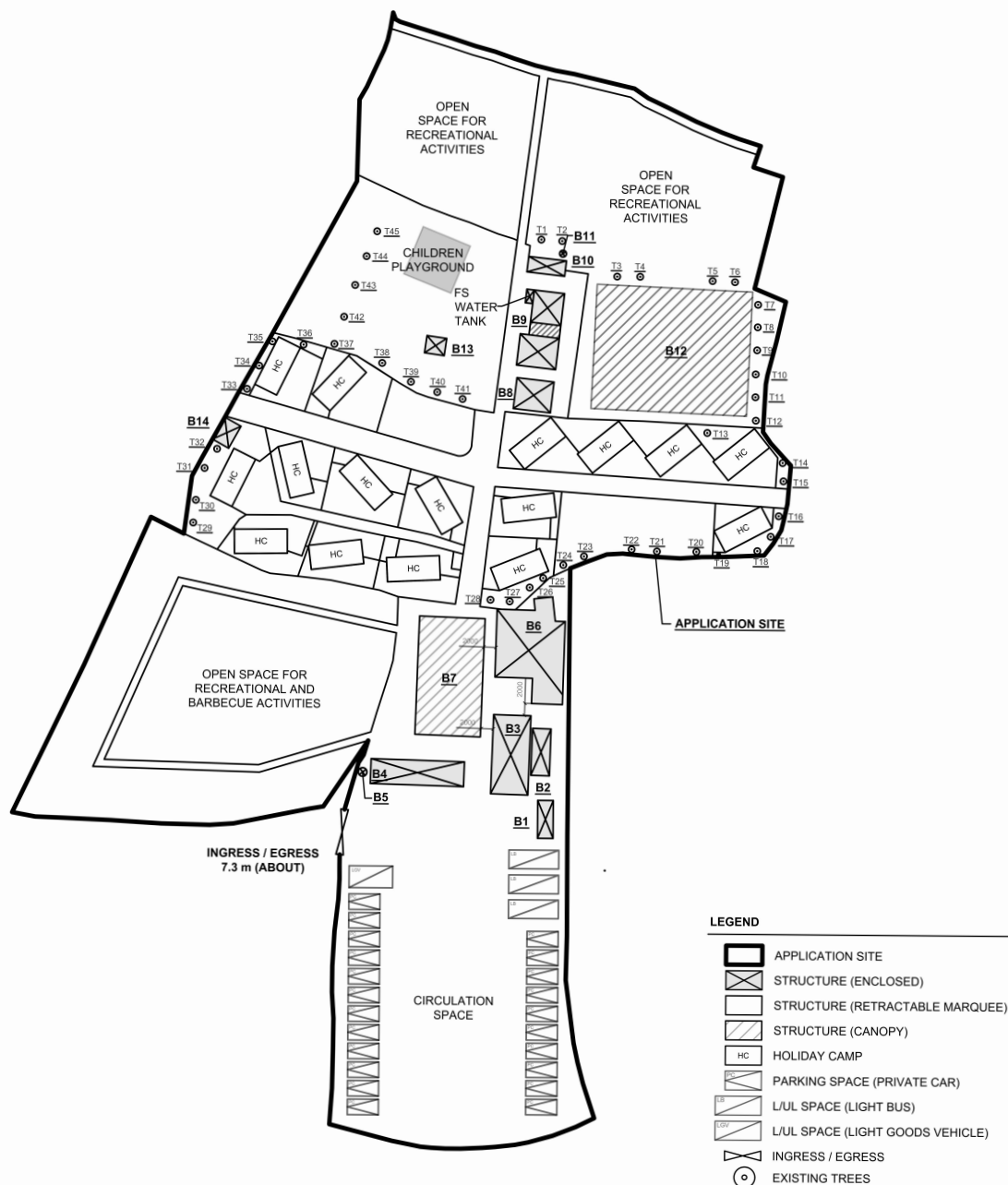
LANDSCAPE PLAN

APPLICATION SITE AREA : 11,456 m² (ABOUT)
 COVERED AREA : 1,160 m² + 544 m² (ABOUT)
 UNCOVERED AREA : 9,752 m² (ABOUT)

NO. OF EXISTING TREES IN THE SITE : 45 (T1 TO T45)
 SPECIES OF EXISTING TREES : SYAGRUS ROMANZOFFIANA (CHAM.) GLASSMAN
 HEIGHT OF EXISTING TREES : NO LESS THAN 2.75 m

NOTES:

- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



*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

1:1000 @ A4

DRAWN BY

DN

DATE

13.10.2026

REVISED BY

DATE

TITLE

LANDSCAPE PLAN

DWG NO.

PLAN 9

VER.

001



(摘錄自申請人於 14. 10. 2026 呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 14.10.2026)

參考編號
 REFERENCE No.
 A/YL-KTN/1253

繪圖
 DRAWING
 A - 3



要覽圖 KEY PLAN

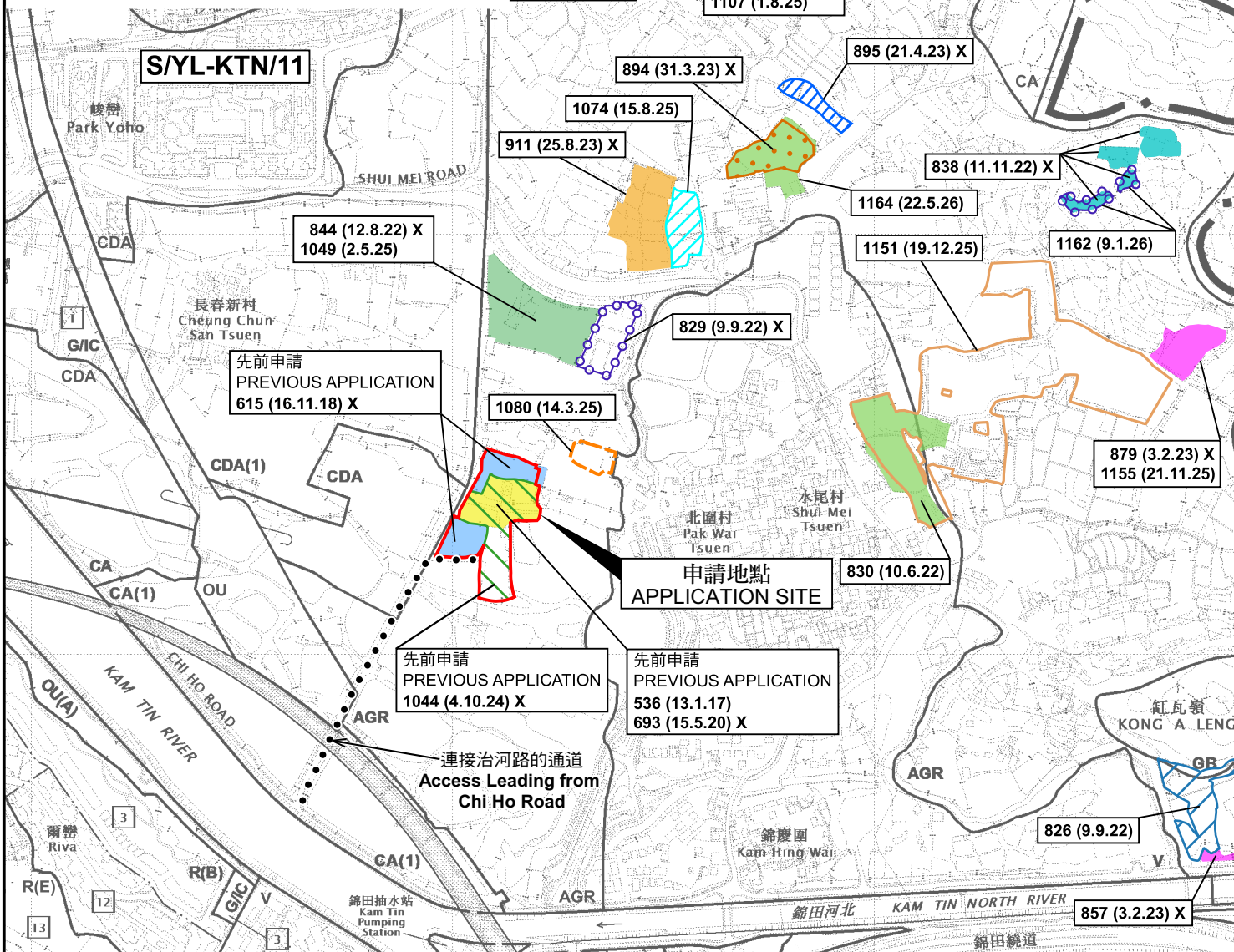
SCALE 1 : 50 000 比例尺



圖例 LEGEND

- 243 (17.7.22) 獲批准的申請 APPROVED APPLICATION
- 244 (17.7.22) 被拒絕的申請 REJECTED APPLICATION
- 72 (10.9.22) X 已撤銷 REVOKED
- 會議日期 DATE OF MEETING
- 申請編號 APPLICATION NUMBER

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY



位置圖 LOCATION PLAN

本摘要圖於2026年9月2日擬備，
所根據的資料為於2023年12月5日
核准的分區計劃大綱圖編號 S/YL-KTN/11
EXTRACT PLAN PREPARED ON 2.9.2026
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTN/11 APPROVED ON 5.12.2023

臨時度假營、康體文娛場所、燒烤場及食肆連附屬設施
及相關的填土及填塘工程(為期3年)
元朗錦田逢古鄉丈量約份第107約及第109約多個地段
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
VARIOUS LOTS IN D.D. 107 AND 109, FUNG KAT HEUNG, KAM TIN, YUEN LONG

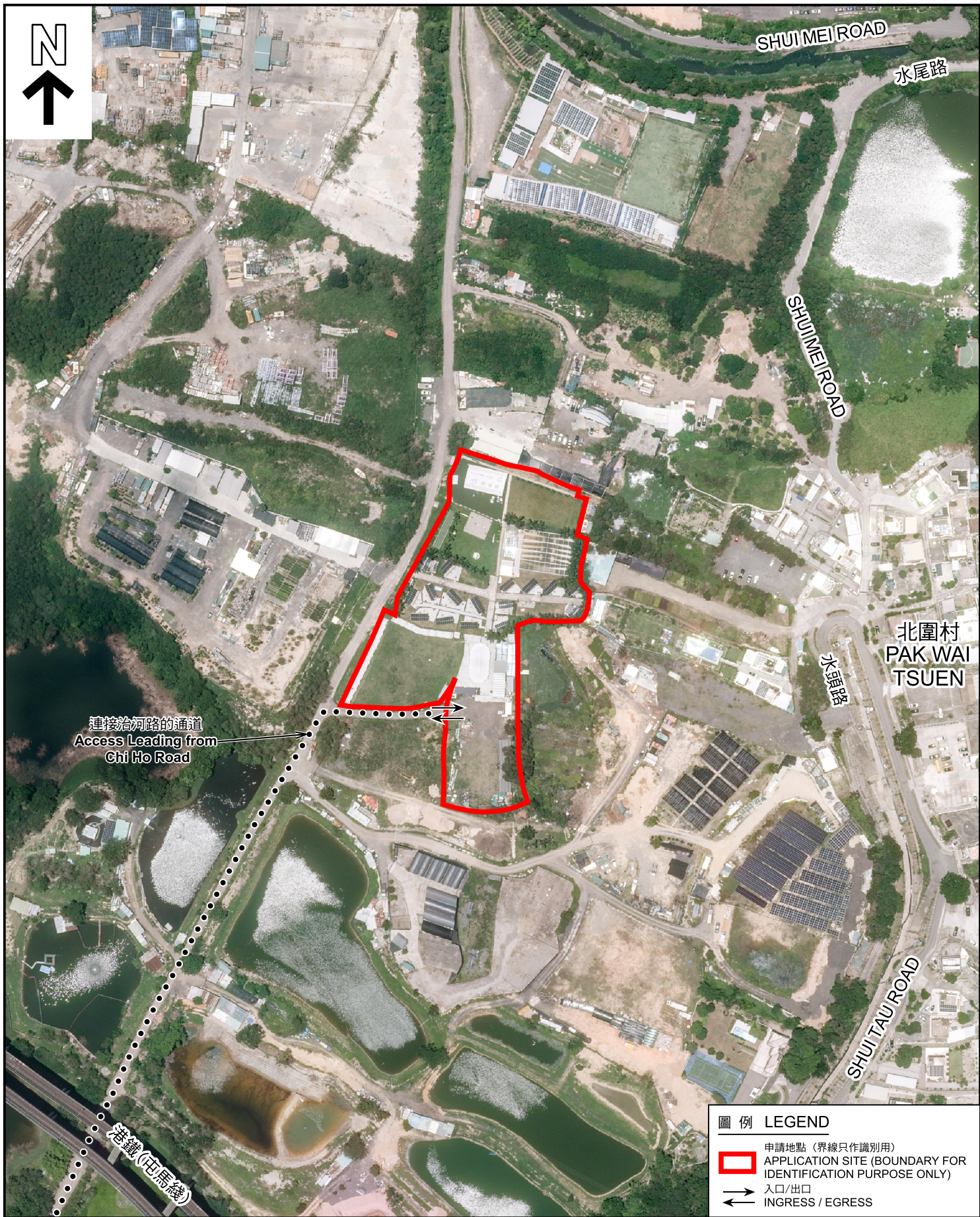
SCALE 1 : 7 500 比例尺
米 100 0 100 200 300 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-KTN/1253

圖 PLAN
A-1



圖例 LEGEND

-  申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
-  入口/出口
INGRESS / EGRESS

航攝照片 AERIAL PHOTO

本摘要圖於2026年7月30日擬備，
所根據的資料為地政總署於2025年6月10日
拍得的航攝照片編號 E257757C
EXTRACT PLAN PREPARED ON 30.7.2026
BASED ON AERIAL PHOTO No.
E257757C TAKEN ON 10.6.2025
BY LANDS DEPARTMENT

臨時度假營、康體文娛場所、燒烤場及食肆連附屬設施
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VARIOUS LOTS IN D.D. 107 AND 109, FUNG KAT HEUNG, KAM TIN, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-KTN/1253

圖 PLAN
A-3



申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2026年7月21日擬備，所根據的資料為攝於2026年7月10日的實地照片
PLAN PREPARED ON 21.7.2026
BASED ON SITE PHOTOS
TAKEN ON 10.7.2026

臨時度假營、康體文娛場所、燒烤場及食肆連附屬設施
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VARIOUS LOTS IN D.D. 107 AND 109, FUNG KAT HEUNG, KAM TIN, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-KTN/1253

圖 PLAN
A-4a

4



申請地點
APPLICATION SITE

5



申請地點
APPLICATION SITE

6



申請地點
APPLICATION SITE

申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2026年7月21日擬備，所根據的資料為攝於2026年7月10日的實地照片
PLAN PREPARED ON 21.7.2026
BASED ON SITE PHOTOS
TAKEN ON 10.7.2026

臨時度假營、康體文娛場所、燒烤場及食肆連附屬設施
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規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-KTN/1253

圖 PLAN
A-4b