此文件在2026年 9月 0 2日收到。城市規劃委員會只會在收到所有必要的資料及文件後才正式確認收到申請的日期。

This document is received on 2026 -09- 0 2.
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

2602096 21/8 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	A/YL-KTN/1281
	Date Received 收到日期	

1. 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。

2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. 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。

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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)

CPO SPORTS HONGKONG LIMITED

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)

Allgain Land Planning Limited 全堅土地規劃有限公司

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）	Lot 1560 (Part) in D.D. 107 and Adjoining Government Land,Kam Tin, Yuen Long, New Territories 新界元朗錦田丈量約份第107約地段第1560號（部份）及毗連政府土地
(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 8200 sq.m 平方米 ☑About 約 ☑Gross floor area 總樓面面積 5198 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）	100 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	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 Approved Kam Tin North Outline Zoning Plan No.S/YL-KTN/11
(e)	Land use zone(s) involved 涉及的土地用途地帶	「綜合發展區」及「綜合發展區 (1)」 Comprehensive Development Area & Comprehensive Development Area (1)
(f)	Current use(s) 現時用途	現時是空置的 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

☐ is the sole "current land owner"#& (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」#&(請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"#& (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」#&(請夾附業權證明文件)。

☑ is not a "current land owner"#.
並不是「現行土地擁有人」#。

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

5. Statement on Owner's Consent/Notification
就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

☐ has notified ..... "current land owner(s)"#
已通知 ..... 名「現行土地擁有人」#。

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

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

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

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

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

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

☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____(日/月/年)在指定報章就申請刊登一次通知&

☑ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於 04/08/2026-18/8/2026 (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 _____ (DD/MM/YYYY)&
於 21/8/2026 (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	擬議臨時康體文娛場所（板式網球） 連附屬食肆及商店及服務行業 Proposed Temporary Place of Recreation, Sports or Culture (Padel Tennis) with Ancillary Eating Place and Shop and Services (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	3522 sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	4678 sq.m ☑About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	24
Proposed domestic floor area 擬議住用樓面面積	0 sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	5198 sq.m ☑About 約
Proposed gross floor area 擬議總樓面面積	5198 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 List of Structure

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	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0

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

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed operating hours 擬議營運時間

營業時間為星期一至星期日上午八時至下午八時，包括公眾假期。

(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)) 從水尾路轉入 ☐ 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）
		No 否	☐

(e) Impacts of Development Proposal 擬議發展計劃的影響
(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)

(i)	Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情
		No 否	☑
(ii)	Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
		No 否	☑

(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐	No 不會 ☑
		On traffic 對交通	Yes 會 ☐	No 不會 ☑
		On water supply 對供水	Yes 會 ☐	No 不會 ☑
		On drainage 對排水	Yes 會 ☐	No 不會 ☑
		On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
		Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
		Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
		Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☑
		Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
		Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☑

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) ....

(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）。

請參考附件的申請報告書及擬議發展的計劃細節

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

Ms Hermose Chong ..... Manager .....

Name in Block Letters 姓名（請以正楷填寫） Position (if applicable) 職位 （如適用）

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

on behalf of 代表 Allgain Land Planning Limited .....

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

Date 日期 20/08/2026 ..... (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	Lot 1560 (Part) in D.D. 107 and Adjoining Government Land,Kam Tin, Yuen Long, New Territories 新界元朗錦田丈量約份第107約地段第1560號（部份）及毗連政府土地
Site area 地盤面積	8200 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 100 sq. m 平方米 ☑ About 約)
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 Approved Kam Tin North Outline Zoning Plan No.S/YL-KTN/11
Zoning 地帶	「綜合發展區」及「綜合發展區 (1)」 Comprehensive Development Area & Comprehensive Development Area (1)
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 3 ☐ 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	擬議臨時康體文娛場所（板式網球）連附屬食肆及商店及服務行業（為期3年） Proposed Temporary Place of Recreation, Sports or Culture (Padel Tennis) with Ancillary Eating Place and Shop and Services 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	0 ☐ About 約 ☐ Not more than 不多於	0 ☐About 約 ☐Not more than 不多於
		Non-domestic 非住用	5198 ☑ About 約 ☐ Not more than 不多於	0.64 ☑About 約 ☐Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用	0	
		Non-domestic 非住用	24	
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 ☐ (Not more than 不多於)	
			0 Storeys(s) 層 ☐ (Not more than 不多於)	
		Non-domestic 非住用	11 m 米 ☑ (Not more than 不多於)	
			2 Storeys(s) 層 ☑ (Not more than 不多於)	
(iv)	Site coverage 上蓋面積		57 % ☑ 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	0	
		Private Car Parking Spaces 私家車車位	0	
		Motorcycle Parking Spaces 電單車車位	0	
		Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0	
		Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0	
		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0	
		Others (Please Specify) 其他 (請列明)	0	
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	0	
		Taxi Spaces 的士車位	0	
		Coach Spaces 旅遊巴車位	0	
		Light Goods Vehicle Spaces 輕型貨車車位	0	
		Medium Goods Vehicle Spaces 中型貨車位	0	
		Heavy Goods Vehicle Spaces 重型貨車車位	0	
		Others (Please Specify) 其他 (請列明)		

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）	☐	☑
Site Plan , Location Plan , Drainage Proposal		
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）	☑	☐
List of Structure		
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。

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

新界元朗錦田丈量約份第 107 約地段第 1560 號(部份)

及毗連政府土地

擬議臨時康體文娛場所(板式網球)

連附屬食肆及商店及服務行業(為期 3 年)

申請報告書及擬議發展的計劃細節

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擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界元朗錦田丈量約份第 107 約地段第 1560 號(部份)及毗連政府土地的規劃申請，擬在上述地段申請為期三年的臨時康體文娛場所(板式網球)連附屬食肆及商店及服務行業。
2. 申請地點位於元朗錦田水尾路附近，在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「綜合發展區」及「綜合發展區 (1) 」用途。
3. 申請地盤面積為約 8,200 平方米，包括 100 平方米政府土地，上蓋總面積為 4,678 平方米，露天地方面積為 3,522 平方米，上蓋覆蓋率為 57%。
4. 申請地點將設有 6 個構築物和 18 個板式網球球場，用途及面積請參考 List of Structures。
5. 申請地點不涉及上落貨車位或私家車位。
6. 申請地點的職員約 5-6 人。
7. 如擬議的 18 個球場同時開放，同一時間進行標準雙打球類活動，實際最高訪客量為 72 人【72 人已包括：板式網球場使用者、附屬商店及餐飲設施，以及多功能室(Function Room)的使用者】。
8. 訪客可從錦上路站乘坐新界區專線小巴路線 620 號，在峻巒交通總匯下車，然後步行 10 分鐘，即可到達申請地點。
9. 擬議發展的臨時食肆、商店及服務行業，主要包括：出售運動用品及服裝、球拍、咖啡室及便利店等，主要為板式網球的訪客提供方便和服務。
10. 申請地點內的食肆主要出售一些小食及飲品，例如精品咖啡及茶飲、烘焙糕點(蛋糕及三文治等)、冷盤及輕食(沙律及水果杯)。
11. 擬議發展(包括球場和商店及食肆)的營運時間為星期一至星期日及公眾假期上午 8 時至下午 8 時。

12. 擬議的 Function Room 是用作 Gym 用途，給訪客做健身及熱身運動。
13. 擬議的商店主要出售板式網球及球拍，以及一些運動服裝及用品等。如規劃獲批，申請人會按照指引向食環處申請食肆的牌照。
14. 擬議的板式網球場尺寸為 20 米 × 10 米，為了減少對周邊環境的影響，申請人需在球場加上帳蓬作緩解措施，確保球類活動在密封的帳蓬內進行，所以每個球場都會加上帳蓬。加上帳篷後，每個球場連帳蓬的實際呎吋為 21 米× 11 米。
15. 申請人確認在規劃許可批准期間，除了在封閉的網球場內進行的板網球活動，以及在附屬多功能室（Function Room）內進行的健身與熱身運動外，絕不會在申請場地內進行任何其他種類的體育活動。
16. 擬議的附屬食肆將會提供約 10-12 個座位，以供板式網球場的訪客享用輕食或飲品之用。
17. 規劃申請：A/YL-KTN/1130 的申請人是申請地點的前租客，他已把申請地點轉租給本申請人，因此前租客不會繼續之前的貨倉申請。

申請原因

1. 申請地點涉及「綜合發展區」及「綜合發展區 (1) 」地帶，擬議申請的康體文娛場所(板式網球)、以及食肆及商店及服務行業，屬「綜合發展區」及「綜合發展區 (1) 」地帶的「第二欄用途」，與規劃意向相符，和周邊環境及用途協調。
2. 板式網球是結合了網球與乒乓球的一種新興體育運動（請看附件 1），因其球拍結構類似於乒乓球拍，所以叫做板式網球。這項運動在國外以休閒為主，但隨着它越來越被大眾所喜愛，將來極有可能發展成為職業運動。當下中國已有部分城市已經開始引進並推廣這一集休閒、健身、競技於一體的新興運動，申請人希望可藉此推廣這個新興的體育文化。
3. 擬議發展只是臨時三年的性質，不會影響土地的長遠發展。
4. 申請用途不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。
5. 申請用途屬臨時性質，不會有任何損害周邊環境設施，不會安裝霓虹燈光招牌；夜間不會有音響播放及商業推銷活動，也不會產生光害滋擾，不會有過大的噪音聲浪問題，不會影響附近環境及民居。
6. 申請人會採取環境保護署發出的《處理臨時用途及露天貯存用地的環境問題作業指引》所列載的緩解環境影響措施，以盡量舒緩擬議發展對環境造成的滋擾。
7. 申請地點的工作人員約 5-6 人，不會有人在留宿，他們只在營業時間內上班。
8.

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗錦田丈量約份第 107 約地段第 1560 號（部份）及毗連政府土地作為期不超過三年的擬議臨時康體文娛場所（板式網球）連附屬食肆及商店及服務行業。

鄰近民居而採取的環境舒緩措施

由於申請地點鄰近居民，為了減少擬議申請對附近居民（特別是屋苑 Park Yoho）的影響，申請人會採取以下措施：

1. 申請範圍的邊界距離 Park Yoho 第 25A 座約 22.5 米，而擬議球場距離 Park Yoho 第 25B 座的最近的距離約 40 米，申請範圍的西面（最接近旁邊屋苑的位置）是一個密封的構築物（洗手間及更衣室），盡量減少對周邊居民的影響。
2. 擬議申請的營業時間為早上 8 時至晚上 8 時，並會嚴格執行只在營業時間內進行球場活動，營業時間以外的時間不會有任何開放。
3. 申請人不會使用公共廣播系統、吹哨子、使用手提揚聲器或任何形式的擴音系統。
4. 申請地點範圍四邊已設有圍板，高度不超過 3.5 米，並會上加上立體纖維吸隔音板（詳請看附件 2），吸隔音板以聚酯纖維材質結合高分子隔音底板，有效吸收聲音能量，避免空間產生回音及雜音問題，還能阻絕聲音穿透，經實驗證實可降低 20～25 分貝的音量，同時達到「吸音」與「隔音」的效果，減少對周邊居民的影響。
5. 訪客只會在密封的帳蓬球場內進行球場活動，盡量減少影響周邊居民。
6. 擬議的球場會用隔音玻璃間牆，並加上帳蓬（包括頂部及四邊），而且會使用隔音物料，作為緩衝作用，能大大減少打球時帶來的影響。
7. 擬議申請的球場，都採用隔音玻璃：在兩片玻璃間夾入專用隔音膜，能有效吸收打球時的聲音、減少共振，減聲量：大約 10 分貝(A)或以上。
8. 球場的頂部及四邊都設置帳蓬，那些帳蓬會特別訂制使用 PVC 隔音布料（請看附件 2 的詳細資料及證書），將球場裡空間中的打球聲音能量吸收，減少聲音反射，降低噪音，減少對周邊居民的影響。

9. 球場的地毯也會用高密度的吸音地毯（請看附件 2），能吸收打球時的聲音，減少對周邊居民的影響。
10. 擬議申請沒有機械設備，主要是密封的構築物及球場，構築物是使用臨時貨櫃搭建，裡面的間牆都使用隔音物料搭建，冷氣也使用靜音的分體冷氣機，沒有其他電子及機械設施。
11. 由於球場帳蓬總高度為 11 米，球場的帳蓬把球場四周都已遮擋，低層的居民沒法直視球場的。
12. 關於公眾對帳篷顏色過於鮮豔的關注，為減低視覺影響並與周邊的環境相融，申請人願意調整並會採納較溫和的色調（例如大地色及淺灰色）作為帳篷的顏色。
13. 申請人承諾在所有相關的環境緩解措施完全落實之前，本場地絕對不會開展任何板式網球（Padel Tennis）活動。這將確保球場營運期間不會對周邊居民造成任何噪音干擾。
14. 若然規劃申請批出，申請人承諾將會與周邊屋苑居民、管理處及相關人士保持緊密溝通與聯絡。在項目推行及營運期間，申請人會主動聽取各意見，並採取有效措施以盡量減少他們對是項擬議用途的疑慮，確保項目與周邊社區和諧共處。
15. 市場上沒有板式網球專用的靜音球或靜音球拍。因為板式網球的外觀材質就是由橡膠和毛氈製成，就像縮小版的網球，屬於「無壓球」或「低壓球」，這讓球在撞擊球拍或玻璃牆時，不會彈跳得太大及造成很大的噪音。
16. 而板式網球拍是實心碳纖維或複合材料面板，上面佈滿小孔，長度較短。
17. 申請人為了不影響 PARK YOHO 的居民，只好採用密封帳蓬的球場內，這設計當然並非最完美，但為了 PARK YOHO 的居民，申請人願意作出協調和讓步。申請人會在球場內做好通風系統及水冷系統，防止熱氣積聚，將產生的熱量迅速傳導並帶走，避免打球的人中暑。



板式網球拍



板式網球

有關燈光舒緩的措施

申請人的球場會嚴格按照環保處的「戶外燈光裝置業界良好作業指引」執行，減少戶外燈光造成的能源浪費與光滋擾，措施包括：

1. 照明設計

申請人會選用具備適當光度(嚴格根據環境和用途選擇最低所需的照明水平，避免過度照亮)、防眩光設計(加設遮光罩或非對稱配光燈具，防止眩光直接射入民居或道路)及精確投射範圍的燈具，避免光線直射民居及溢出至鄰近範圍。

2. 安裝與配置

申請人確保安裝的燈具都是精準投射(調整投射角度(通常向下傾斜)，確保不會漫射至半空)，位置會確保燈具遠離窗戶，並將光束方向調校至遠離鄰近建築。

申請人會為燈設獨立的按制開關，不同的戶外燈光區域將會設有獨立的開關或調光控制，以便依據實際需求關閉不必要的照明。

3. 運作時間

為了減少影響居民，球場的運作時間已調整至早上 8:00 至晚上 8:00，和其他地相比已提早很多。申請人會配合政府的戶外燈光守則，在晚上 8 點後就關閉裝飾性、宣傳性或廣告性的戶外燈光，以維護社區安寧。

4. 維護及保養

申請人會定期清潔燈具及更換老化零件，以保持照明效率並防止光線因污垢散射。

有關污水及雨水排放的措施

有關洗手間的污水排放

1. 申請人已按照指引制造兩個合適容量的化糞池，並已標示在 Layout Plan 上面。
2. 申請人會安排吸糞公司隔天來吸糞，確保不會有任何污水流出，影響周邊的環境。

有關食肆的污水排放

申請人會按照指引設置合適容量的隔油設施：在食肆附近安裝符合標準的隔油池（Grease Trap），定期清理油脂，防止油脂排入排污系統造成阻塞或污染。

申請人會定期找人來對化糞池和隔油池進行檢查，並作出定期的常規維護和保養工作，確保所有排污設備及衛生設施運作正常，防範污水溢流或滲漏。

有關雨水的排放

申請人已遞交排水建議書（請看附件 3），申請人會按照渠務處指引建設排水渠，確保不會對周邊環境造成影響。

有關板式網球與匹克球噪音性質之比較

1. 申請人理解公眾對於板式網球涉及牆壁反彈、球拍擊球產生連續撞擊聲的擔憂。為此，申請人將會採用吸音玻璃與復合牆體（球場周邊的彈球玻璃將選用具備減震防噪夾層的特製安全玻璃，減少擊球反彈時的共振與高頻噪音）；而板式網球及球拍所帶來的噪音相比起匹克球的確少很多。
2. 板式網球的噪音沒有匹克球的大及滋擾，申請人是按照板式網球的國際標準搭建球場，四邊都圍上密封並隔音的中空玻璃，為了舒緩及減少打球對周邊居民的影響，申請人已球場加設四邊密封的帳蓬。
3. 匹克球（Pickleball）與板式網球（Padel Tennis）在運動器材與球場材質的差異，導致了截然不同的噪音問題。匹克球因使用硬質球拍與空心塑料球，會產生高頻且尖銳的敲擊聲，被公認為噪音較大的運動；而板式網球使用軟質球拍與加壓網球，聲響較低沉且音量較小。

1. 音量頻率與音質

- **匹克球（Pickleball）：** 擊球時會發出高頻、尖銳的「啪啪」（Pop）或「咔咔」聲。這種高頻聲音在空氣中傳播時，容易穿透窗戶，對人耳來說更具刺激性與穿透力，經常引起社區的投訴。
- **板式網球（Padel）：** 擊球聲較為低沉，類似於一般的網球擊球聲，音量較為柔和。

2. 聲響成因

- **匹克球：** 使用堅硬的碳纖維或玻璃纖維實心球拍，擊打有孔的硬質塑料球時會產生劇烈的震動與撞擊聲。
- **板式網球：** 使用表面有孔洞的複合材質球拍，配合內壓較低的網球，且板式網球場通常被玻璃牆和金屬網包圍，在一定程度上有助於吸收及緩衝部分擊球聲響。

3. 傳播距離與擾民程度

- **匹克球：** 即使在室外球場，獨特的高頻噪音仍可傳播很遠。由於其頻率容易引起人體煩躁，常導致住宅區或屋苑高層住戶感到滋擾，甚至成為新聞焦點。
- **板式網球：** 雖然在擊球時也會產生噪音，但因為聲音頻率較低，對周遭環境的干擾通常較輕微。

噪音分貝：在球場邊緣測量，平均約為 66 至 70 分貝。

噪音來源：球拍為實心碳纖維或玻璃纖維板，球為橡膠材質。

除了球拍擊球聲，聲音的很大一部分 (約佔 60%) 來自球撞擊球場周圍的玻璃牆與金屬圍欄。

因此申請人早並已提出，會使用隔音玻璃、吸音地氈及隔音帆布作為搭建球場的物料。

Park Yoho 的室外網球場



申請地點附近的屋苑 Park Yoho 也有個室外網球場，
而且不是密封，距離比申請地點更近。

板式網球場的營運情況

1. 板式網球場是涉及收費的。

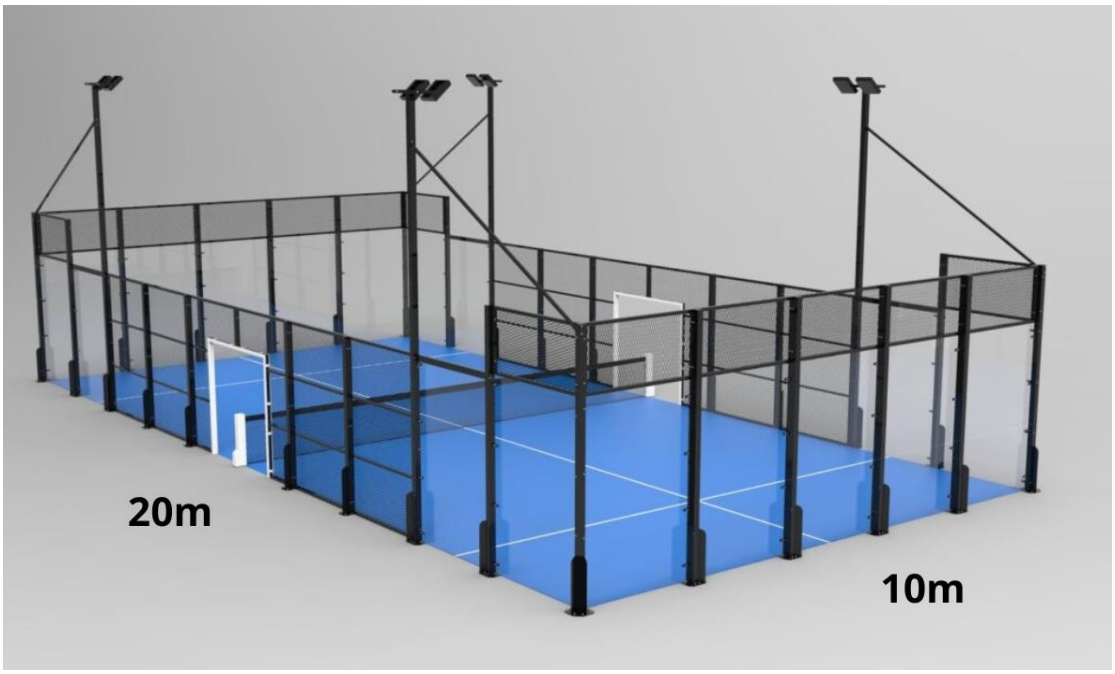
2. 申請人為板式網球場的營運者，他們會設立網站給想來打球的人在網上系統進行預約，每個球場預約人數為 2-4 人。

3. 訪客之後可到構築物 1 更換衣服，之後就可到預約的球場打球。

4. 擬議申請不設任何比賽活動。

板式網球的呎吋及參考照片

球場呎吋平面圖

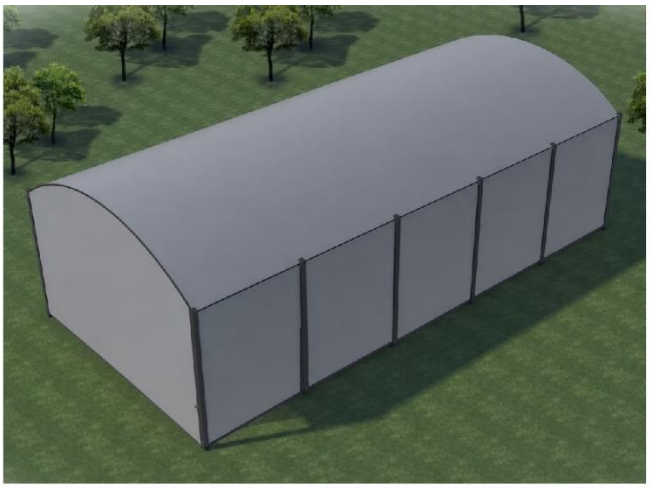


板式網球場尺寸為 20 米× 10 米，加上帳篷後，
每個球場連帳蓬的實際呎吋為 21 米× 11 米。

球場連帳蓬的效果圖

（較溫和的色調 例如大地色及灰色等）

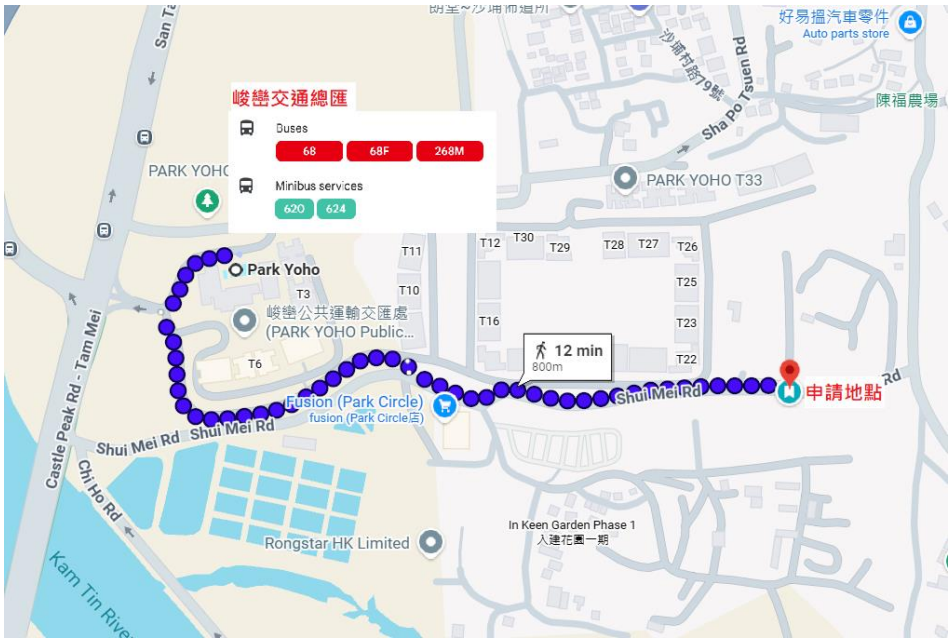




（以上效果圖及顏色只供參考，實際以廠家提供的帳蓬顏色為準）

有關交通舒緩措施

1. 考慮到水尾村的單行路已超出負荷以及和各公眾的意見，為了減少擬議發展對道路和公眾的交通影響，**擬議網球場不設任何停車位**。
2. **申請地點只接受訪客乘坐公共交通工具前來**，申請地點附近交通方便。附近的峻巒交通總匯，包括路線：九巴 68 號、68F 號、268M 號；以及專綫小巴 620 及 624 號。下車後，步行約 12 分鐘即能到達申請地點（請看下圖）。



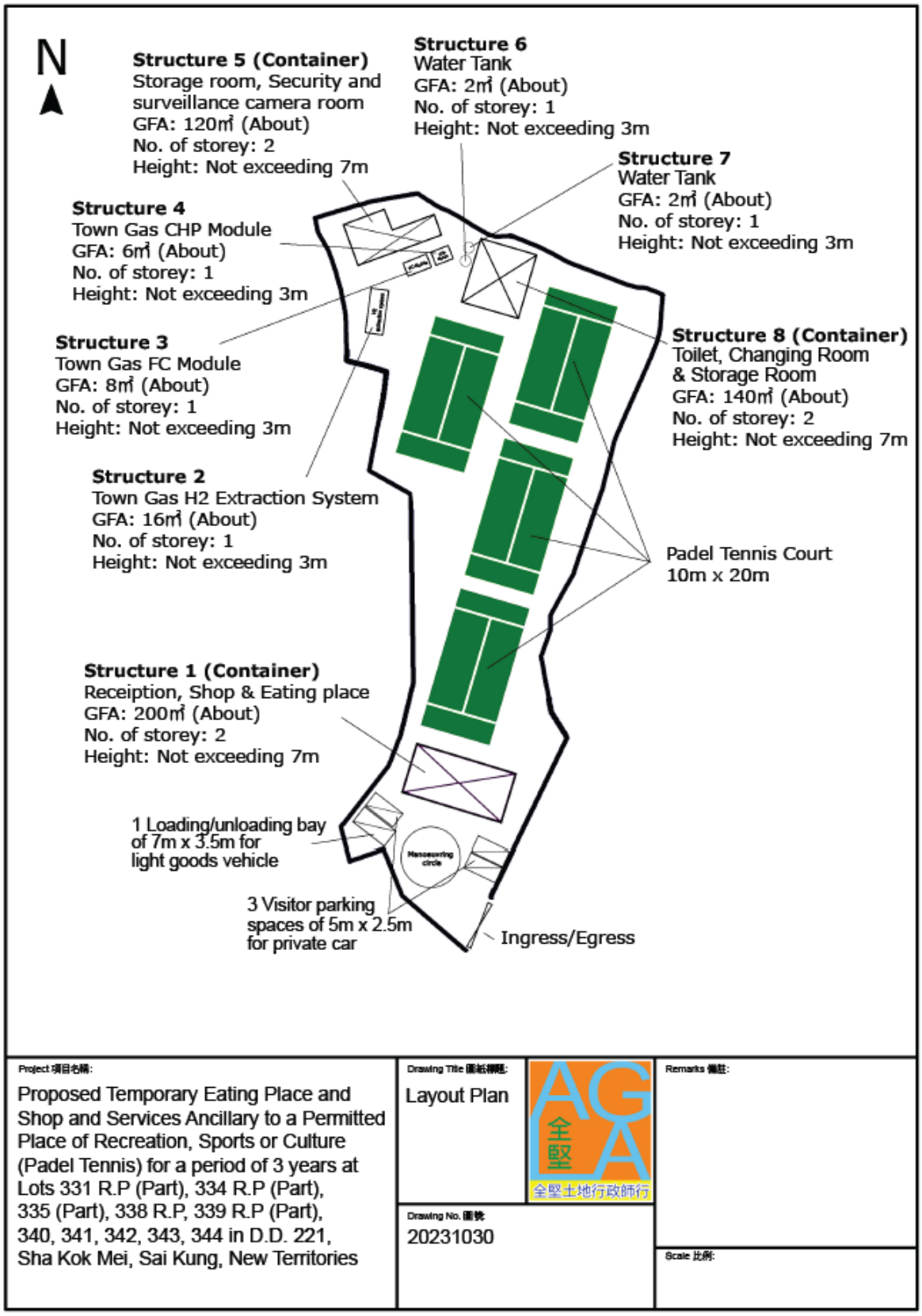
上圖顯示從申請地點步行到峻巒交通總匯的路徑圖。

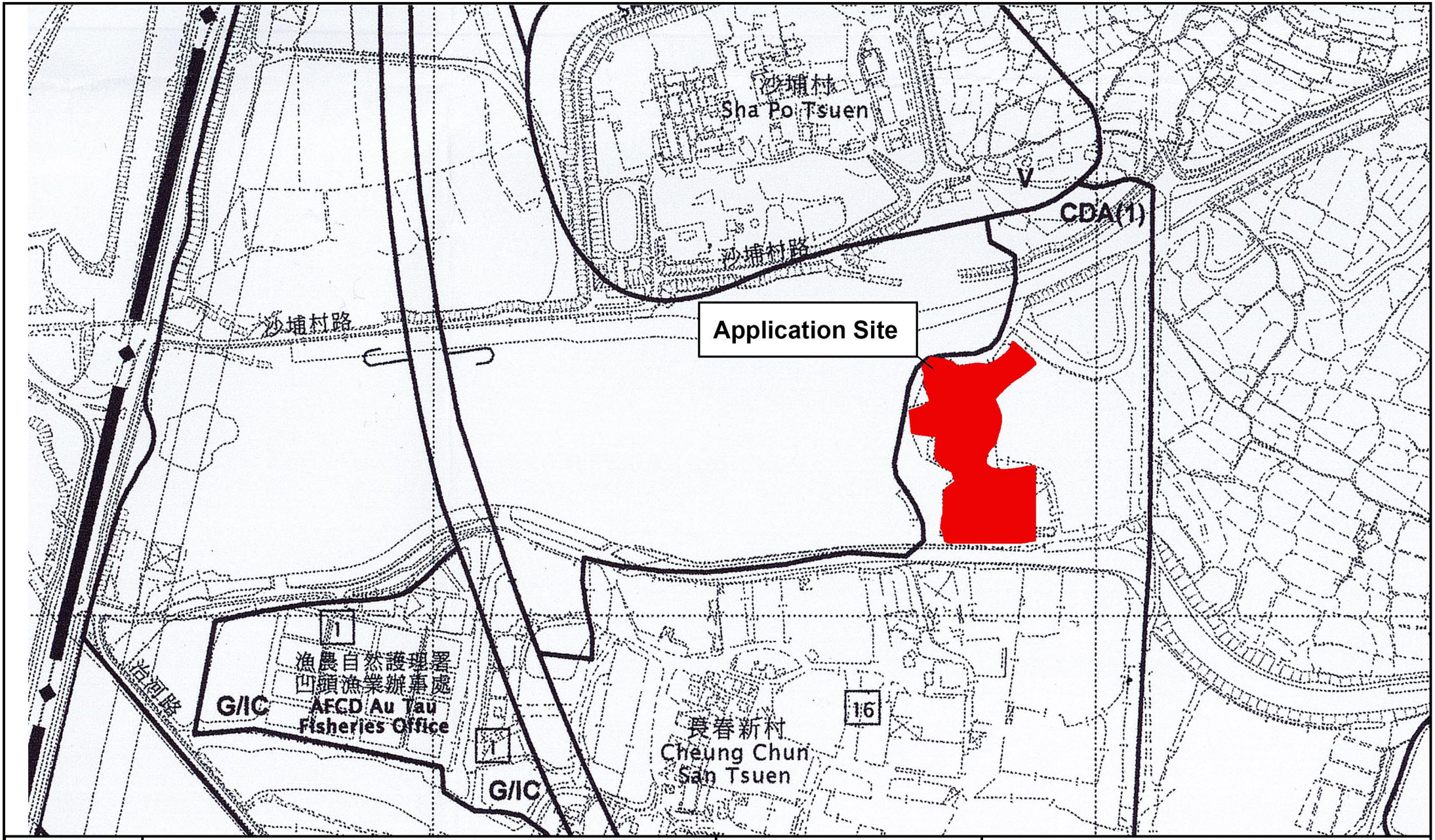
步行距離約 800 米，步行時間約 12 分鐘。

3. 板式網球（Padel Tennis）在香港屬於新興運動項目，暫時的確未有規劃申請批出。但申請人參考同樣營運板式網球的西貢 Padel+的 Layout Plan，之前規劃申請編號為：A/SK-PK/284，但因該申請地點為康樂用地，經規劃處和城規會商議後，擬議發展屬經常準許用途，最後不需獲得規劃許可。

4. 申請人假設訪客將步行至現場是基於板式網球之運動特性與申請地點的地理與大眾運輸轉乘優勢，具備充分的合理性與可行性。參考西貢的Padel+網球場項目，從西貢公共運輸交匯處步行到西貢 Padel+ 約 900 米 (12 分鐘步行距離)，和本申請的步行距離非常接近，具參考價值，他們的訪客大多都是乘坐公共交通工具前往。本申請設有 18 個球場，同一時段的最高人數為 72 人，申請地點鄰近峻巒交通總匯 (約 12 分鐘步行距離)，提供完善的公共交通服務，包括專營巴士(九巴 68、68F、268M) 及專線小巴 (620、624)，班次頻密，能有效連接港鐵站及周邊區域。
5. 訪客在「峻巒交通總匯」下車後，可沿著水尾路現有和安全的行人路直達申請地點。整個步行路徑距離約 800 米，步行時間約為 12 分鐘，完全在合理的步行可達範圍之內，而且來做運動的訪客都熱愛運動，步行 12 分鐘對他們來說相對輕鬆，完全符合政府鼓勵綠色出行的政策，因此實證步行假設完全成立，並且十分合理。
6. 萬一訪客真的要駕車前往申請地點，申請地點附近也有公眾停車場以滿足駕車人士需要，包括規劃申請編號：A/YL-KTN/1093 的公眾停車場 (設有 32 個私家車車位)，距離申請地點 200 米內，步行時間為 3-4 分鐘；另一個規劃申請編號：A/YL-KTN/985 的公眾停車場 (設有 5 個私家車車位)，距離申請地點約 450 米，步行時間為 6-7 分鐘；還有一個規劃申請編號：A/YL-KTN/1001 的公眾停車場 (設有 16 個私家車車位)，距離申請地點約 400 米，步行時間為 4-5 分鐘。
7. 綜合上述理據，本項目參考同類目的球場，以及地點周邊的交通網絡，申請人會在網站或預約系統中表明，只接受訪客乘坐公共交通工具前往 (只需 12 分鐘步行路徑，屬合理步行距離)，就算駕駛人士也可善用申請地點周邊的 3 個公眾停車場，因此擬議發展所產生的汽車流量為水尾村帶來極為輕微的影響。

西貢 Padel+最終的 Layout Plan





Allgain Land Planning
全堅土地規劃

Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Padel Tennis) with Ancillary Eating Place and Shop and Services for a Period of 3 Years at Lot 1560 (Part) in D.D. 107 and Adjoining Government Land , Kam Tin, Yuen Long, New Territories

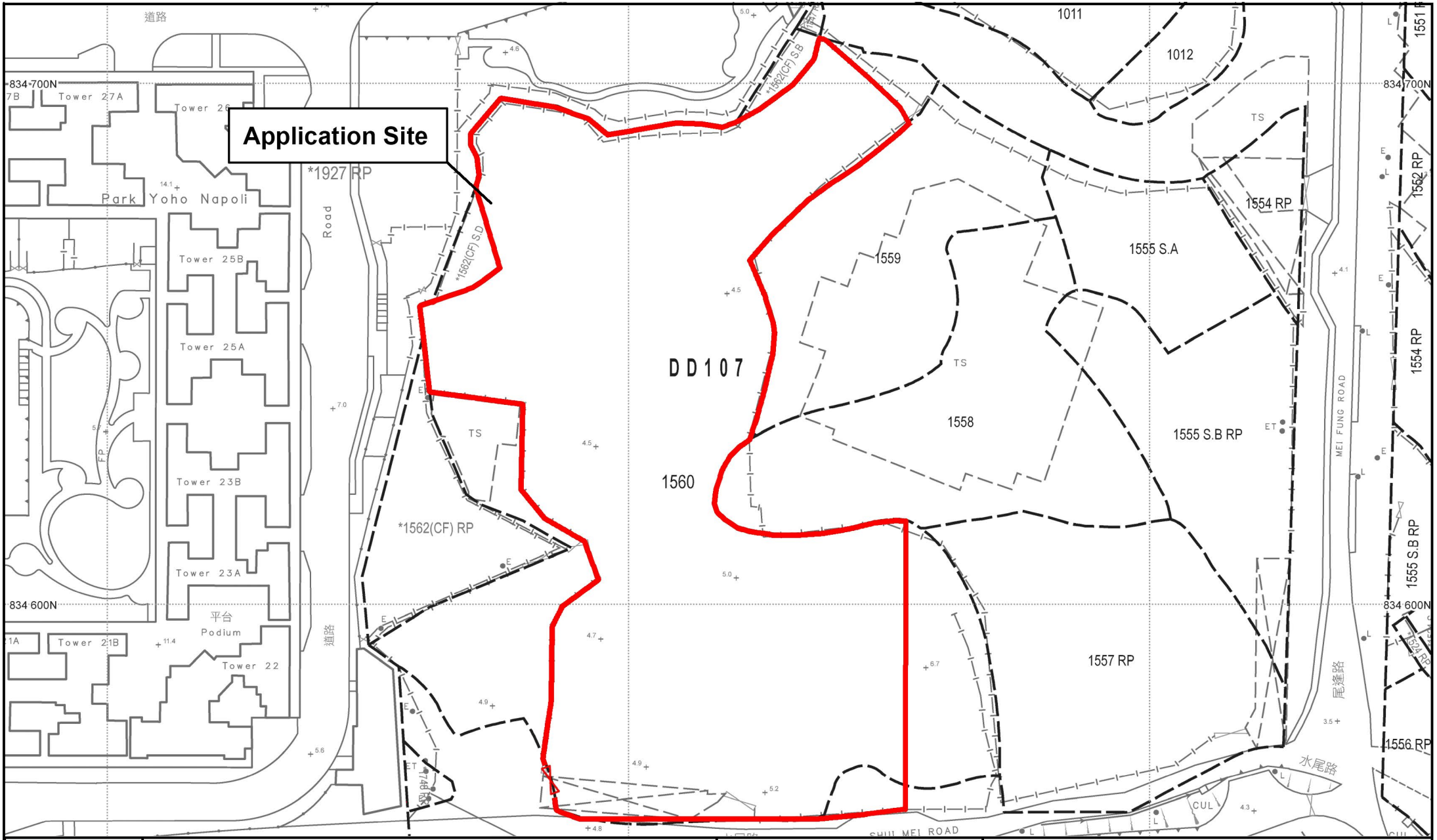
Drawing Title 圖紙標題:

Location Plan

Drawing No. 圖號:

20260821

Remarks 備註:



Allgain Land Planning
全堅土地規劃

Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Padel Tennis) with Ancillary Eating Place and Shop and Services for a Period of 3 Years at Lot 1560 (Part) in D.D. 107 and Adjoining Government Land , Kam Tin, Yuen Long, New Territories

Drawing Title 圖紙標題:

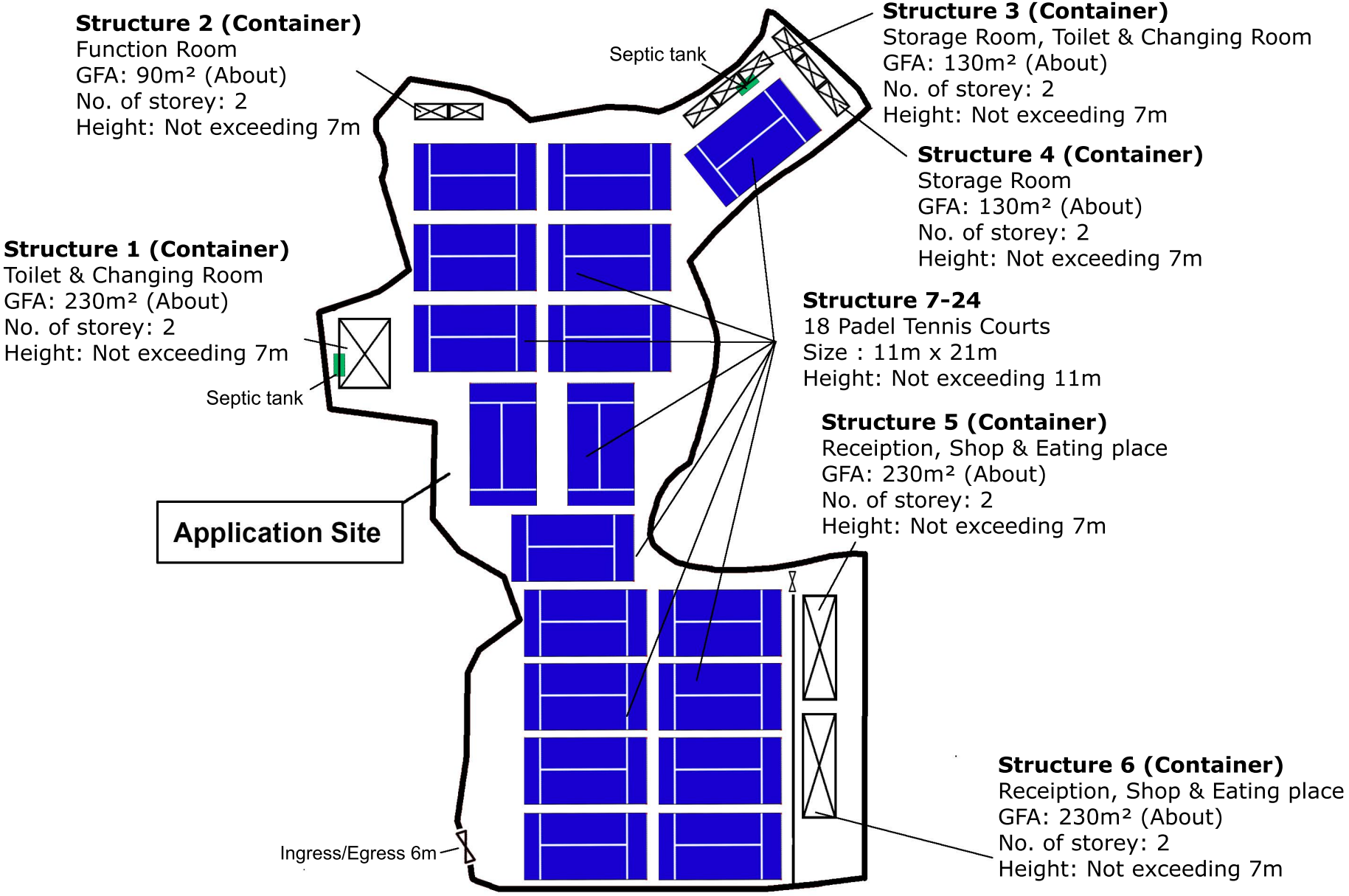
Site Plan

Drawing No. 圖號:

20260811

Remarks 備註:

Application Site



Allgain Land Planning
全堅土地規劃

Project 項目名稱:
Proposed Temporary Place of Recreation, Sports or Culture (Padel Tennis) with Ancillary Eating Place and Shop and Services for a Period of 3 Years at Lot 1560 (Part) in D.D. 107 and Adjoining Government Land , Kam Tin, Yuen Long, New Territories

Drawing Title 圖紙標題:
Layout Plan

Drawing No. 圖號:
20260811

Remarks 備註:
Padel tennis court
Structure

List of Structures

Structure No.	Usage	Covered Area (㎡)	GFA (㎡)	Proposed Height
1	Toilet & Changing Room	115	230	Not Exceeding 7 m ; 2 Storey
2	Function Room	45	90	Not Exceeding 7 m ; 2 Storey
3	Storage Room, Toilet & Changing Room	65	130	Not Exceeding 7 m ; 2 Storey
4	Storage Room	65	130	Not Exceeding 7 m ; 2 Storey
5	Receiption, Shop & Eating place	115	230	Not Exceeding 7 m ; 2 Storey
6	Receiption, Shop & Eating place	115	230	Not Exceeding 7 m ; 2 Storey
	Total	**520**	**1,040**	

Padel Tennis Courts

Structure No.	Usage	Size	GFA (㎡)	Proposed Height
7 to 24	18 Padel Tennis Court	11m x 21m	231	Not Exceeding 11 m ; 1 Storey
		Total	**4,158**	

附件1

板式網球 (Padel Tennis) 是一項起源於墨西哥的拍類運動，於 1969 年由墨西哥商人 Enrique Corcuera 發明。這項運動融合了網球、壁球和羽毛球的元素，並且在西班牙特別受到歡迎。Padel 在 20 世紀後半期蔓延至歐洲和拉丁美洲，並且在這些地區得到廣泛及迅速的發展。它是歐洲第二受歡迎的球類運動，僅次於足球。許多國家都有自己的板式網球協會和聯賽，並且舉辦各種大型的國際賽事。



球場

Padel 的球場比網球場小，而且是封閉式。一個 Padel 球場通常是 20 米長、10 米寬，由玻璃和鐵絲網圍起來。這種小球場使比賽更加緊湊，球員之間的互動更加頻繁。

球拍

Padel 球拍相比網球和匹克球拍更短且較輕。它們通常由較軟身的材料製成，並且有孔洞，類似於壁球球拍。這種設計使得球拍更容易控制回球，對於初學者來說更容易上手。

規則

在 Padel 比賽中，球可以在鐵絲網上反彈，並且可以用牆壁反彈，類似於壁球。這種規則使得球員可以運用更多的戰術和策略，並且增加了遊戲的動態性。

以下是 Padel 玩法的要點

位置

在 Padel 比賽中，球員通常採取交叉打法，即左手球員在右側，右手球員在左側。這種位置安排可確保球員更容易應對對手的來球和保持適當的區域覆蓋。

牆壁使用

Padel 球場的牆壁可以用於反彈來球，這是 Padel 的特點。球員可以利用牆壁創造更具戰術性和讓對手難以應對的回球。

溝通和合作

Padel 強調團隊合作和溝通。球員需要緊密溝通，以確保球的控制和適當的戰術安排。

控制球速

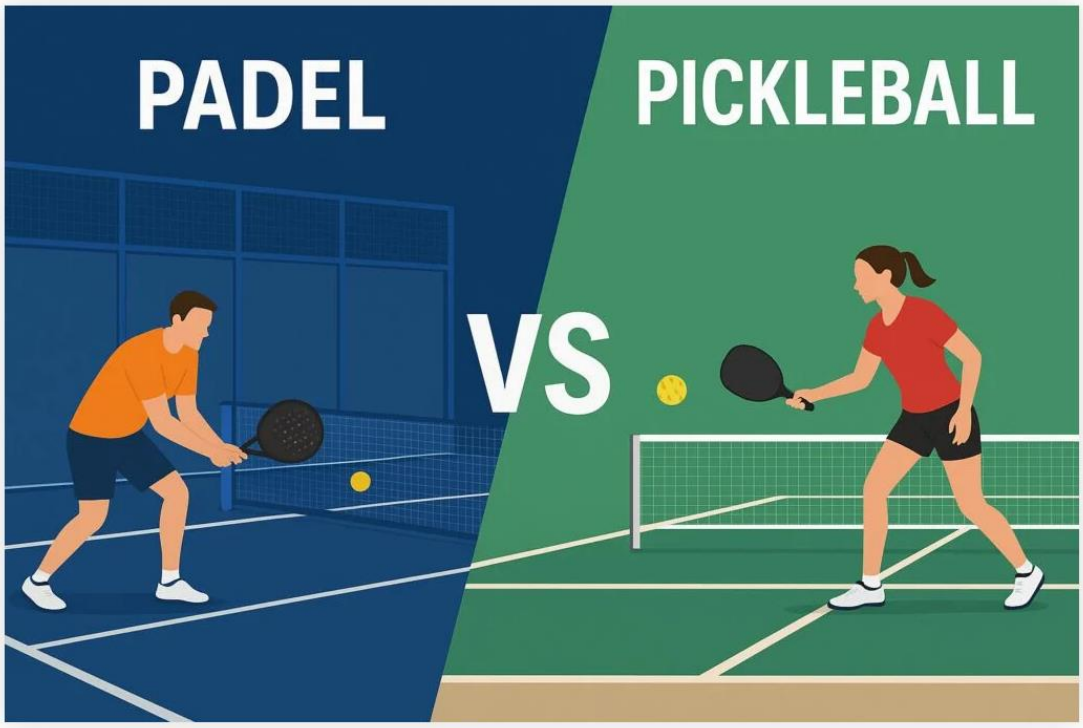
Padel 球場相對較小，球員需要注意控制球的速度和力量，以避免出界或讓對手有機會進行反擊。






PADEL+
PADEL+
PADEL+
Bullpadel
Bullpadel
AXXOO
AXXOO
AXXOO
AXXOO
AXXOO

擬議申請是板式網球場（Padel Tennis），並非匹克球（Pickleball），兩者都是近年全球熱門的新興球拍運動。



參考近期的報道及投訴資料，公眾主要擔心的是匹克球帶來噪音滋擾，並非板式網球，相信公眾都把兩者混淆了，兩種運動其實是有很大的分別，請看看以下資料及照片。

匹克球（Pickleball）與板式網球（Padel Tennis）是近年在全球（包括香港地區）快速崛起的球拍運動。兩者的主要分別在於場地大小、使用的球拍與球、以及擊球時產生的噪音頻率及音量。

兩者的主要分別在於：
Padel 屬於「網球與壁球的混合體」，場地有玻璃圍牆，節奏快且具競技性；
Pickleball 則類似「網球、羽球與桌球的結合」，場地開放，節奏較慢且容易上手。

1. 場地設計與牆壁規則 (Court & Walls)

- **Padel**： 場地較大（約 10 x 20 公尺），四周被玻璃牆和鐵絲網包圍。**球可以反彈擊牆**，這讓打法充滿戰術變化，能透過牆壁製造角度反擊。
- **Pickleball**： 場地較小（與羽毛球場大小相同，6.1 x 13.4 公尺），屬於開放式場地，**沒有牆壁可以利用**。

2. 使用裝備 (Equipment)

- **Padel**： 使用無網線的**實心打孔碳纖維板拍**，球則是**低壓網球**，彈跳力比一般網球低。
- **Pickleball**： 使用較大、較硬的**實心板拍**（類似加大的乒乓球拍），球則是輕量的**塑膠穿孔中空球**。

3. 擊球規則與節奏 (Rules & Gameplay)

- **Padel**： 發球必須是「低手發球」，球擊中對方場地反彈後，可以再打到玻璃牆上。打法包含截擊和抽球，雙打為主，體能消耗較大。
- **Pickleball**： 規定網前設有禁止截擊的「廚房區」（Non-Volley Zone），以限制球員直接在網前大力扣殺。節奏相對溫和，強調反應與戰術，不易造成劇烈體能負擔。

4. 計分方式 (Scoring)

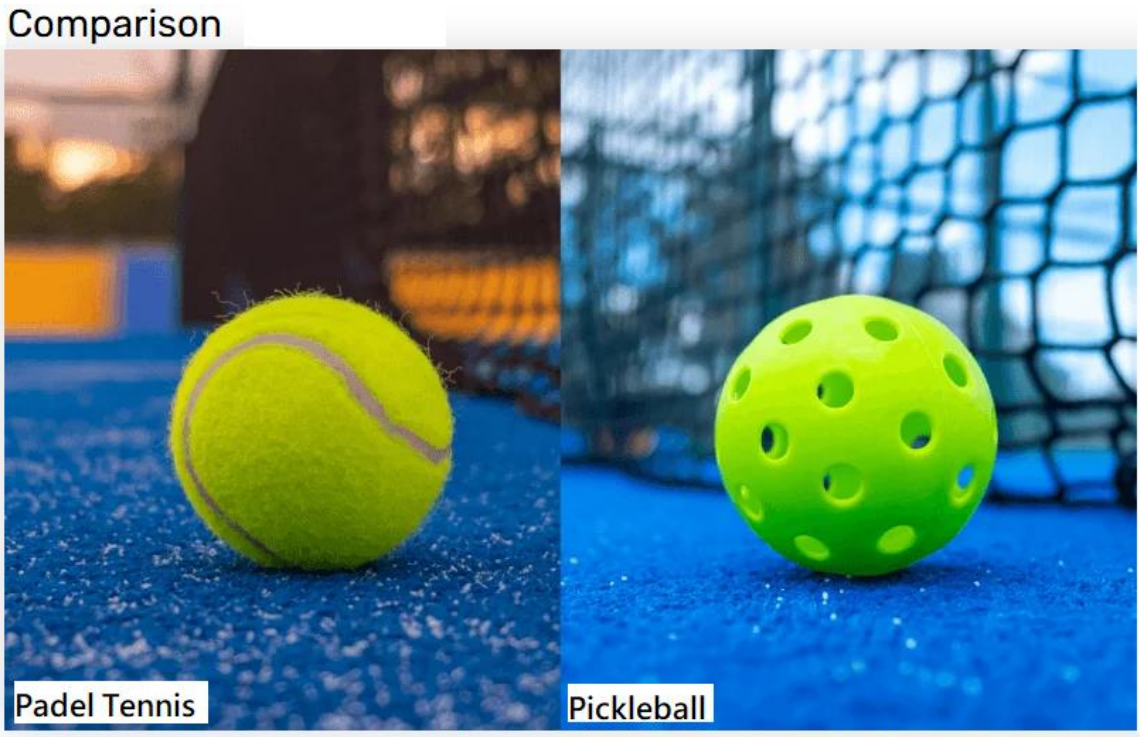
- **Padel**： 採用與傳統網球相同的計分系統（15, 30, 40，盤末需贏兩局等）。
- **Pickleball**： 計分方式較簡單，通常打到 11 分（必須領先 2 分）就能獲勝，而且**發球方得分才能計分**。

特徵	匹克球 (Pickleball)	板式網球 (Padel Tennis)
場地大小	較小，約為羽毛球場大小（20 x 44 英尺）。	較大，約為網球場的 1/3，四周有玻璃和金屬網圍欄。
球拍材質	實心板（通常是碳纖維或玻璃纖維等硬材質），沒有網線。	有打孔的厚實球拍，通常表面為碳纖維或玻璃纖維。
使用的球	類似塑膠空心球（包含氣孔）。	減壓網球（外觀與一般網球相似，但彈性較低）。
牆壁限制	不可利用牆壁反彈。	**核心特色**，球可擊中玻璃牆壁後反彈，允許進行戰術反擊。

噪音差異與對周邊環境的影響

噪音是這兩項運動最顯著的差別之一，特別是在住宅區或密集市區中。

- **匹克球 (Pickleball) — 高頻且尖銳的噪音**
  - **聲音特徵**：由於使用硬質實心板擊打塑膠穿孔球，會產生高頻、清脆且連續的「啪啪」（或「噼噼啪啪」）聲響。
  - **音量**：擊球瞬間的音量可高達 80 分貝以上。
  - **影響**：這種尖銳的高頻聲音穿透力強，容易引起鄰近居民的煩躁與投訴，常被形容為「像巨大的乒乓波聲」。
- **板式網球 (Padel Tennis) — 低頻且悶響**
  - **聲音特徵**：由於使用帶孔球拍擊打較軟的減壓網球，且場地被玻璃和鐵絲網包圍，聲音相對沉悶。
  - **音量**：擊球音量一般低於匹克球。
  - **影響**：雖然低頻聲音容易引起震動，但整體尖銳度不如匹克球，對外界造成的聽覺滋擾較輕微。



While both padel and pickleball fall under the category of racket (or paddle) sports, their **equipment** differs significantly in design, material, and purpose. These differences directly affect gameplay, power, and control.

Reference Link:

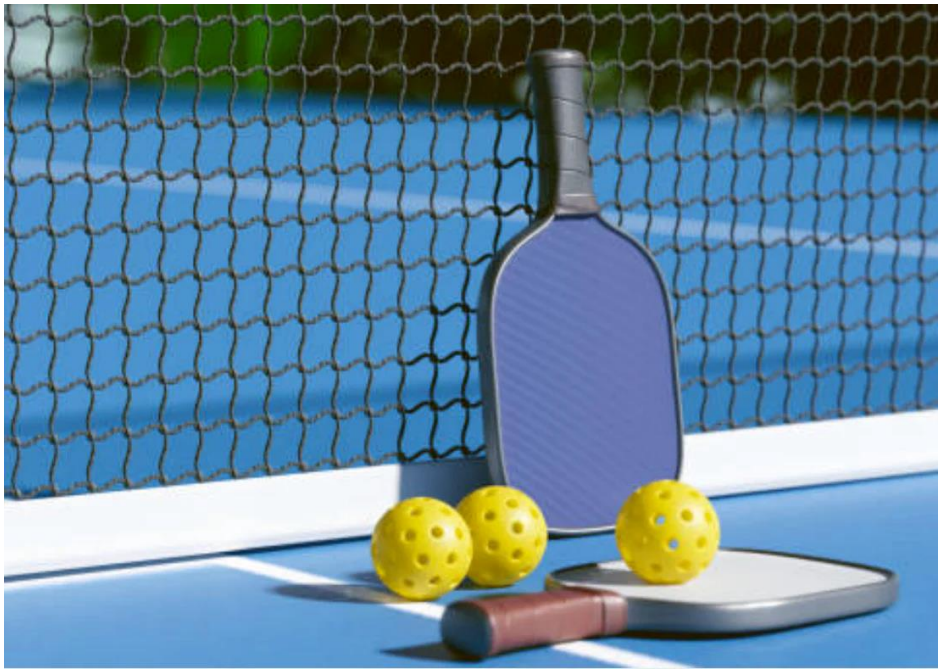
Pickleball vs. Spec Tennis (Noise Comparison)

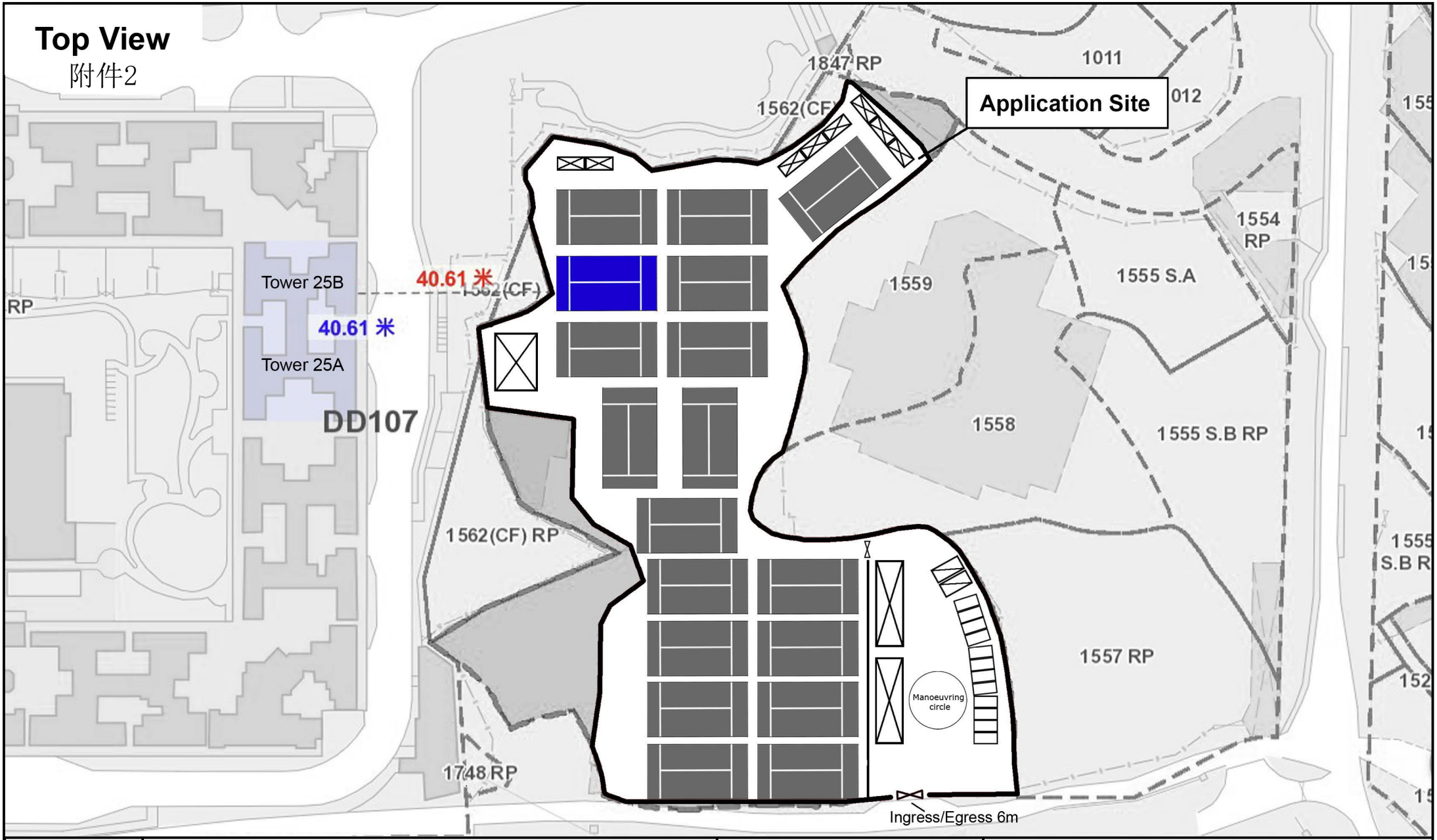
https://www.youtube.com/watch?v=rfP8UgluckA

板式網球（Padel Tennis）的球是減壓網球（外觀與一般網球相似，但彈性較低）。



匹克球（Pickleball）的則是塑膠製的穿孔球（類似威浮球），帶來的噪音大很多。





Allgain Land Planning
全堅土地規劃

Project 項目名稱:
Proposed Temporary Place of Recreation, Sports or Culture (Padel Tennis) with Ancillary Eating Place and Shop and Services for a Period of 3 Years at Lot 1560 (Part) in D.D. 107 and Adjoining Government Land , Kam Tin, Yuen Long, New Territories

Drawing Title 圖紙標題:
Line of sight Plan
(Top View)

Drawing No. 圖號:
20260309

Remarks 備註:
- Private car parking Space
- Light goods vehicle
- Padel tennis court
- Structure

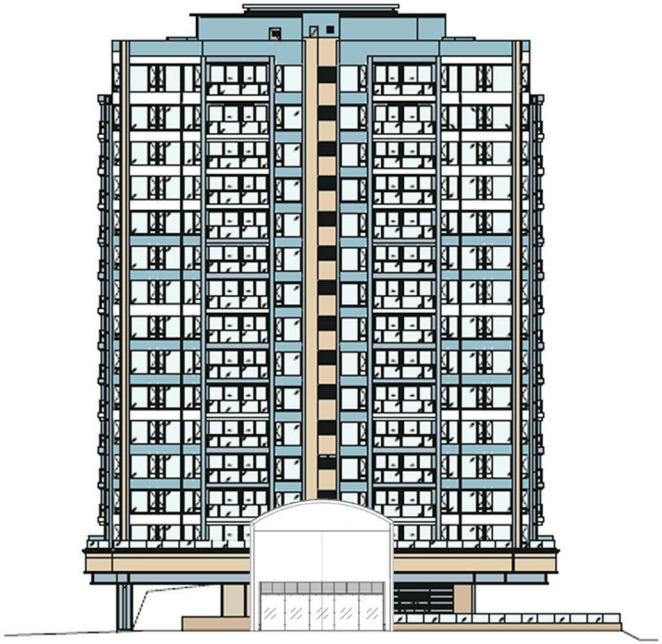


The view of the padel tennis court from the resident's perspective.

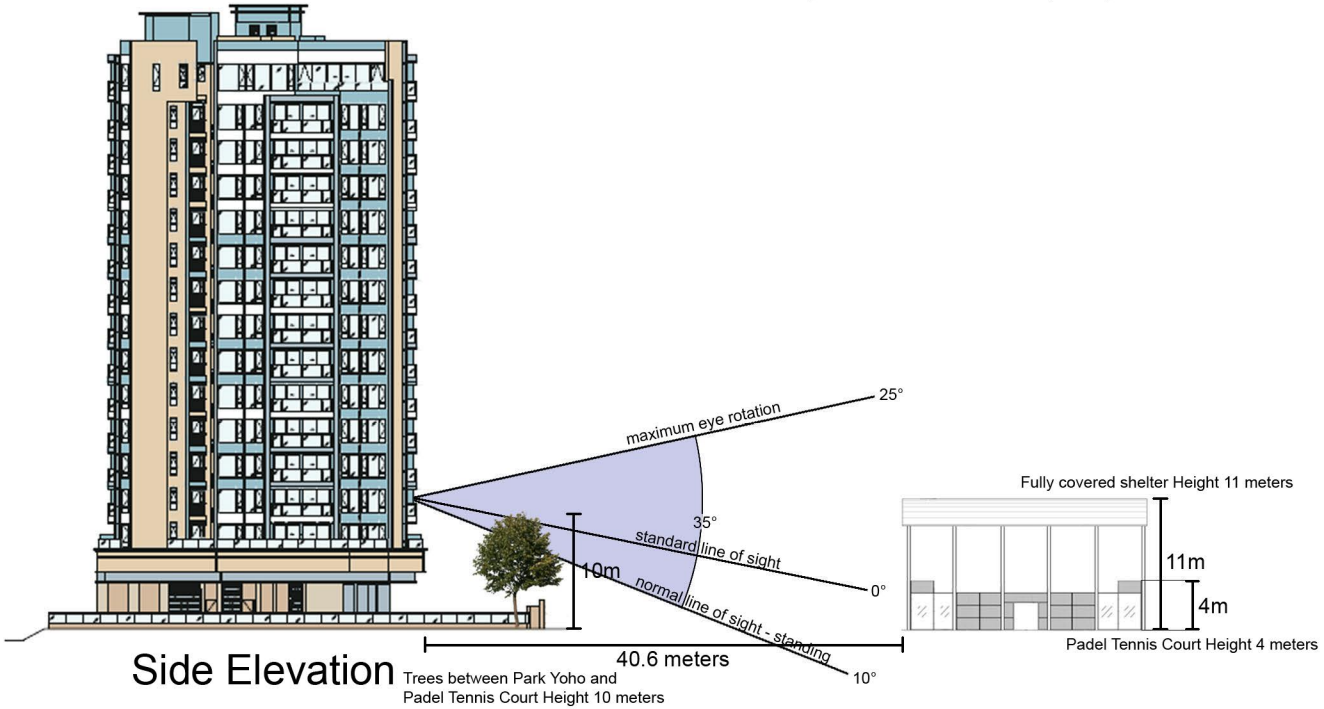


The view of the Park Yoho Tower 23,25 & 26 from the padel tennis court perspective.

Tower 25A Tower 25B



Front Elevation



Side Elevation

Allgain Land Planning 全堅土地規劃

Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Padel Tennis) with Ancillary Eating Place and Shop and Services for a Period of 3 Years at Lot 1560 (Part) in D.D. 107 and Adjoining Government Land , Kam Tin, Yuen Long, New Territories

Drawing Title 圖紙標題:

Line of sight Plan (Side View)

Drawing No. 圖號:

20260309

Remarks 備註:

附件2

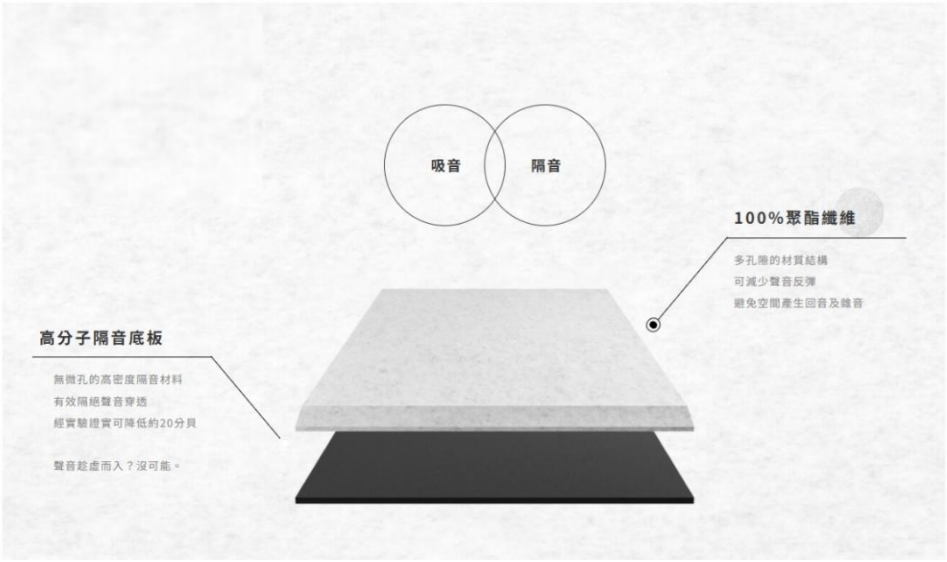
球場帳蓬的 PVC 隔音布

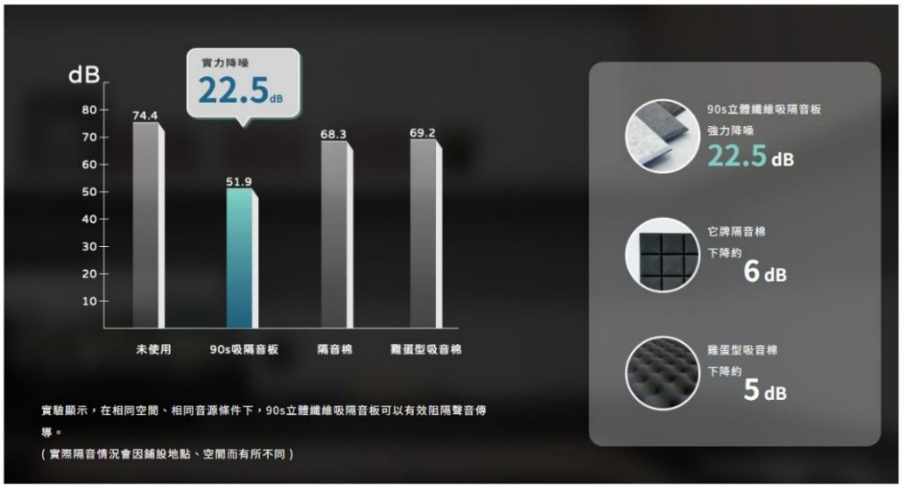




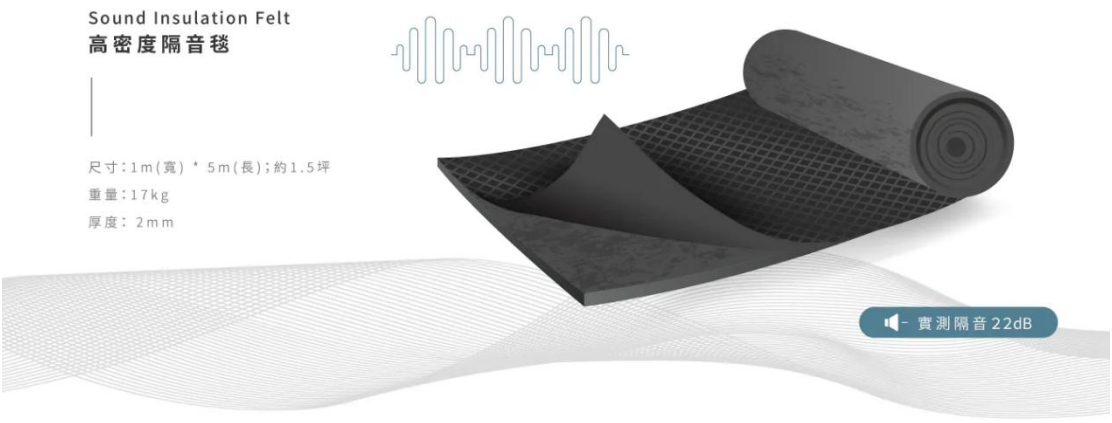
申請地點圍牆上的立體纖維吸隔音板





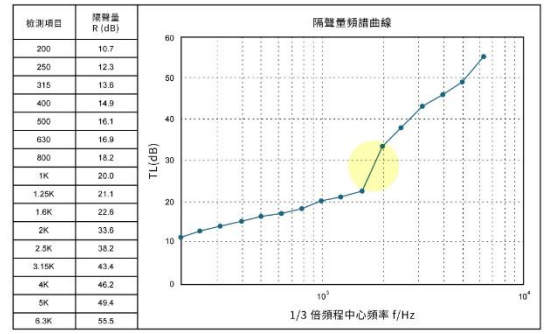


球場的吸音地毯



隔音測試報告

檢測項目	隔聲量 R (dB)
200	10.7
250	12.3
315	13.8
400	14.9
500	16.1
630	16.9
800	18.2
1K	20.0
1.25K	21.1
1.6K	22.6
2K	33.6
2.5K	38.2
3.15K	43.4
4K	46.2
5K	49.4
6.3K	55.5



Rw=27.04(dB)

隔音效果大約在1600Hz大幅的提升
1600Hz時達到22.6dB、2000Hz時達到33.6dB

TEST REPORT

[redacted]

No. : GZIN2407002635PL01_EN

Date : 2024-07-30

CUSTOMER NAME: FOSHAN LITONG FANPENG CO., LTD.

ADDRESS: [redacted]

Sample Name	:	sound barrier
Product Specification	:	1*2M
Manufacturer	:	Foshan LiTong Fanpeng Co., Ltd.
Material	:	polyester with MLV and glassfiber fabric

Above information and sample(s) was/were submitted and confirmed by the client. SGS, however, assumes no responsibility to verify the accuracy, adequacy and completeness of the sample information provided by client.

****

Date of Receipt	:	2024-07-19
Testing Period	:	2024-07-19 ~ 2024-07-30
Test result(s)	:	For further details, please refer to the following page(s) (Unless otherwise stated the results shown in this test report refer only to the sample(s) tested)

Signed for
SGS-CSTC Standards Technical Services Co., Ltd. Guangzhou Branch.

Quincey Lee
Authorized signatory

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[redacted]

TEST REPORT

No. : GZIN2407002635PL01_EN

Date : 2024-07-30

Summary of Results:

No.	Test Item	Test Method	Result	Conclusion
1	Sound Absorption Coefficient	ASTM C423-23	See Result	N/A

Note: Pass : Meet the requirements;

Fail : Does not meet the requirements;

N/A : Not Apply to the judgment.

Original Sample Photo:

	
Front View	Back View

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TEST REPORT

Test Item: Sound Absorption Coefficient

I. Test Method

ASTM C423-23 Standard Test Method for Sound Absorption and Sound Absorption Coefficients by the Reverberation Room Method

II. Sample Details

Dimensions	2000mm×1000mm×25mm
Surface Density	About 6.98kg/m^2

III. Test Condition

Ambient Temperature	29.3℃	Ambient Humidity	82.2%RH
Volume Reverberation Room	260m^3	Test Area	11.46m^2 (3.95m×2.90m)
Description of Test Arrangement	The installation of samples refers to type A mounting. After splicing, the sample is placed directly in the reverberation room, with the back facing the noise.		

IV. Test Result

Average Absorption Coefficient ᾱ (100Hz~5000Hz): 0.50

Average Absorption Coefficient SAA (200Hz~2500Hz):0.62

Noise Reduction Coefficient: NRC=0.65

Note: NRC is the arithmetic average of absorption coefficient contained four octave frequency bands (250, 500, 1000, 2000 Hz).

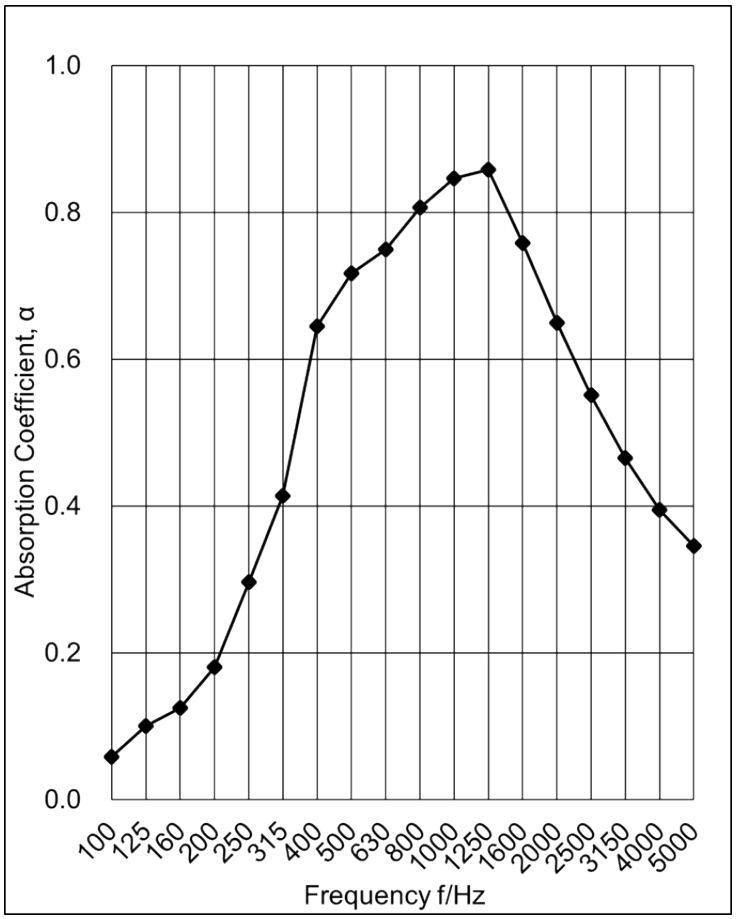
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TEST REPORT

Frequency f/Hz	Absorption Coefficient, α
100	0.06
125	0.10
160	0.12
200	0.18
250	0.30
315	0.41
400	0.64
500	0.72
630	0.75
800	0.81
1000	0.85
1250	0.86
1600	0.76
2000	0.65
2500	0.55
3150	0.47
4000	0.39
5000	0.35
ᾱ	0.50
SAA	0.62
NRC	0.65



Note: This declaration of conformity is only based on the result of this laboratory activity, the impact of the uncertainty of the results was not included.

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Member of the SGS Group (SGS SA)

TEST REPORT

No. : GZIN2407002635PL01_EN

Date : 2024-07-30

Appendix information:

*The above test was carried out by other laboratory in SGS group.

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********End of report********

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[redacted]

Member of the SGS Group (SGS SA)

TEMPORARY DRAINAGE PROPOSAL





TEMPORARY DRAINAGE PROPOSAL FOR THE PROPOSED TEMPORARY PLACE OF RECREATION, SPORT OR CULTURE (PADEL TENNIS) WITH ANCILLARY EATING PLACE AND SHOP AND SERVICES FOR A PERIOD OF 3 YEARS AT LOT 1560 (PART) IN D.D.107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SEPTEMBER 2026

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1.2. Report Structure 3
1.3. References 3
2. Development Proposal 4
2.1. Existing Site Conditions 4
3. Assessment Methodology 6
3.1. Calculation Methodology for Runoff 6
3.2. Calculation Methodology for Capacity Checking 7
3.3. Summary of Assessment Assumptions 8
4. Potential Drainage Impact 9
4.1. Change in Drainage Characteristics 9
4.2. Proposed Drainage Works 9
4.3. Design Calculation and Result 10
5. Conclusion 13

Appendix

Appendix A Location Plan of Application Site
Appendix B Layout Plan of Application Site
Appendix C Location Plan of the Existing Drainage
Appendix D1 Proposed Drainage Arrangement
Appendix D2 Cross-Section of Application Site and Adjacent Area
Appendix E1 Hydraulic Calculation for Application Site
Appendix E2 Hydraulic Calculation with Adjacent Area
Appendix F Design Checking for Existing Drainage System
Appendix G Connection Details and Typical Designs of the U-channels and Catchpits

1. Introduction

This report presents the temporary drainage proposal for proposed temporary place of recreation, sport or culture (padel tennis) with ancillary eating place and shop and services for a period of 3 years at Lot 1560 (Part) in D.D.107 and adjoining government land, Kam Tin, Yuen Long, New Territories. The site location is shown in **Appendix A**.

1.1. Objectives of the Report

This report shall be prepared to include the following:

- Identify the potential drainage impact assessment from the proposed Application Site
- Recommend and implement all necessary measures to mitigate adverse drainage impacts arising from the application site

1.2. Report Structure

The report contains the following sections:

- Section 1 on Introduction;
- Section 2 on Development Proposal;
- Section 3 on Assessment Methodology;
- Section 4 on Potential Drainage Impact; and /
- Section 5 on Conclusion

1.3. References

This report has been prepared with reference to the following documents:

- Stormwater Drainage Manual: Planning, Design and Management (Fifth Edition, January 2018)
- Technical Mote No.1 Technical Note to Prepare a Drainage Submission (December 2024)
- Stormwater Drainage Manual – Corrigendum No. 1/2022
- Stormwater Drainage Manual – Corrigendum No. 1/2024

2. Development Proposal

2.1. Existing Site Conditions

The application site is located in Kam Tin in Yuen Long, New Territories. The total area is approximately 8200 m^2. The site layout plan is provided in **Appendix B**.

The applied development is a temporary place of recreation, sport or culture (padel tennis) with ancillary eating place and shop and services for a period of 3 years. The zonings are under "Comprehensive Development Area (1)" and "Comprehensive Development Area". The application site is Lot 1560 (Part) in D.D.107 and adjoining government land, Kam Tin, Yuen Long, New Territories.

Localised site formation is planned for the proposed tennis court area. The existing ground level is approximately +4.50 to 5.20 mPD, while the proposed is ground level is approximately +4.89 to +4.92 mPD.

The application site is less than 1 ha in size and neither fall within flood prone areas such as lowlying areas and flooding blackspots nor involve pond filling and substantial earth filling, so it is regarded as simple site.

There is an existing public open channel (SCP1013160) with width of 12m on the north side of the application site and the other existing public open channel (SCP1009605) with width of 6.5m on the south side of the application site that proposed be the ultimate discharge point. There are also existing village surface channels with 750mm width and catchpits in vicinity of the application site. The location and picture of the existing village surface channel and open channel are shown **Figure 1** and appended in **Appendix C**.

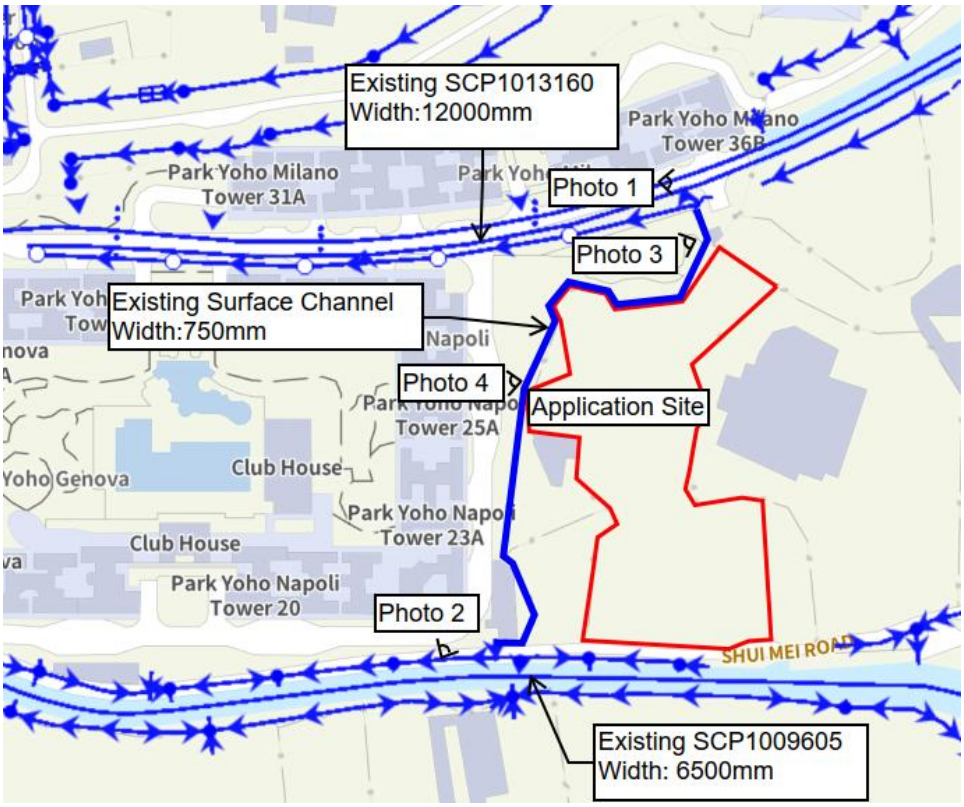


Figure 1. Location Plan of Existing Drainage Facilities

3. Assessment Methodology

3.1. Calculation Methodology for Runoff

According to Section 6.6.2 of *the Storm Drainage Manual (SDM)*, an "Urban Drainage Branch System" refers to a network of interconnected drains that collect rainwater runoff from an urban area and transport it to a trunk drain, river, or sea. In simpler terms, the largest pipe size or the equivalent diameter in case of a box culvert in a branch system will normally be less than 1.8m.

Referring to *SDM*, since the proposed U-channels have dimensions smaller than 1.8m, the drainage system would be classified as an urban drainage branch. In consideration of the effect of recent climate change in the drainage design, the return period is 50 years with the storm constraints specified in *Stormwater Drainage Manual – Corrigendum No. 1/2024.*

To calculate the peak instantaneous runoff values before and after the development, the Rational Method with recommended physical parameters including runoff coefficient (C) and storm constants for different return periods are adopted referred to the SDM.

The Rational Method is adopted for hydraulic analysis and the peak runoff is calculated based on the following equation:

$$Q_p = 0.278\ Ci\ A$$

where Qp = Peak Runoff, m^3/s
C = Runoff Coefficient
i = Rainfall Intensity, mm/hr
A = Catchment Area, km^2

A runoff coefficient of 0.85 was adopted for paved surfaces with brick paving. In accordance with the *SDM – Corrigendum No. 1/2024,* a 16% increase in rainfall intensity due to projected climate change impacts by the end of the 21st century was incorporated into the analysis. Based on the storm constants recommended in the SDM for the 50-year return period, the corresponding rainfall intensities (i) were calculated as presented in **Appendix E1** and **Appendix E2**.

3.2. Calculation Methodology for Capacity Checking

Based on the runoff results, a drainage layout was developed to intercept and convey stormwater efficiently. Surface U-channels were proposed along the site perimeter and internal flow paths to collect runoff directly from paved and filled areas. These channels guide surface water toward catchpits, which act as collection points and allow debris to settle before water enters underground pipes.

Underground drainage pipes were designed to carry collected runoff from the catchpits to a suitable discharge point.

Peripheral surface U-channels are proposed to collect stormwater runoff within the site. Surface U-channels with nominal widths of 450 mm and 525 mm are proposed along the site periphery to convey the collected runoff. The stormwater will be discharged to the 750mm surface U-channel, existing 12 m wide open channel and the existing 6.5 m wide open channel located in the vicinity of the site respectively.

Fair condition of concrete U channel is assumed for the Manning's roughness coefficient i.e coefficient value is 0.015 for calculating capacities of concrete U-channel using Manning's Equation. The recommended roughness values ks for precast concrete is 0.6 mm under poor condition.

Manning's Equation for calculating the channel and pipe capacities is adopted for this analysis:

$$\frac{V = R^{2/3} S^{1/2}}{n}$$

where V = mean velocity, m/s
S = slope of the total energy line
n = Manning's roughness coefficient
R = hydraulic radius, m

Deposition of sediment in stormwater drainage system is considered in the hydraulic calculation as required by the SDM. 10% reduction in flow area is adapted to consider the effects to flow capacity due to materials deposited on the bed.

3.3. Summary of Assessment Assumptions

The assumptions of the Drainage Proposal are summarized below for ease of reference:

- Runoff coefficient of 0.85 for the paved area is assumed;
- Storm constants for 50 years return periods of HKO Headquarters
- Manning's roughness coefficient of 0.015 for the proposed concrete U-channels and concrete pipe are adopted; and
- Roughness values ks of 0.6 mm for prestressed concrete channels is adopted.

4. Potential Drainage Impact

4.1. Change in Drainage Characteristics

There is no existing drainage provision inside the current site, the stormwater was discharged as surface runoff and infiltration leading to the natural stream or river.
The total application area is approximately 8,200 m^2, they are divided into four catchment areas, namely CA1 (2,300 m²), CA2 (2,700 m²), CA3 (1,200 m²) and CA4 (2,000 m²).

The adjacent sites have no record of flooding. Peripheral surface channels are proposed to collect the surface runoff accrued on the site. After site formation, the proposed ground level is slightly higher than the adjacent lands, only insignificant overland flow from adjacent lands will pass through the application site. For conservative approach, external catchment areas are also considered in the hydraulic calculation, which is shown in **Table 1** and **Appendix E2**. Hoardings are erected with adequate opening to allow existing overland flow passing through the site.

Catchment Area	Application Site (m^2)	Application Site +External Area (m^2)
CA1	2300	2800
CA2	2700	3400
CA3	1200	2900
CA4	2000	2400

Table 1: Catchment Area for Site Only and External Area

To manage the stormwater flows after developing the site, this drainage proposal detailed the proposed drainage system consisting of a set of U-channels for diverting stormwater flows to avoid causing flooding to the site.

4.2. Proposed Drainage Works

The runoff from the application site is proposed to be collected by U-channels along the site boundary and discharged to the four terminate catchpits with sand trap and eventually lead to the existing open channels in vicinity of the site. Cover levels and invert levels of both the proposed and existing drainage facilities were shown on the drainage plan. The invert levels of the upstream drainage facilities were higher than those at the downstream to ensure proper flow direction. In addition, the gradients and sizes of the proposed and existing drainage facilities were also indicated on the drainage plan. The detail of the proposed drainage works in drainage plan are illustrated in **Appendix D1**.

Cross sections showing the proposed drainage facilities and the existing and proposed ground levels of the captioned site with respect to the adjacent areas were provided in **Appendix D2.**

Hydraulic calculations were carried out to demonstrate that the proposed drainage facilities were adequate to collect, convey, and discharge the surface runoff generated from the application site. The hydraulic calculations for the proposed U-channel and drainage pipes are presented in **Appendix E1**, the hydraulic calculations with external catchment area are presented in **Appendix E2**.

Moreover, separate hydraulic calculation has been checked for the existing facilities to be discharged to have sufficient capacity to cater for application site, it is appended in **Appendix F**.

The construction details of the proposed drainage facilities and typical details for the U-channels and catchpits in CEDD's standard drawings are provided in **Appendix G** as a reference.

4.3. Design Calculation and Result

Hydraulic calculation demonstrated 450mm width surface U-channels are adequate to collect the surface runoff accrued on CA1 and CA4 while 525mm width are adequate for the surface runoff accrued on CA2 and CA3. The design calculations for U-channel with the application site are summarized in **Table 2,** appended in **Appendix E1** and **Appendix E2.**

Catchment Area (m^2)	Surface Channel	From	To	Cover Level	Inlet Level	Width (mm)	Length (m)	Grad	Vel. Full Bore (m/s)	Runoff / Cap. (Q/Qo) Site Only	Runoff / Cap. (Q/Qo) Site and External Catchment	Check
CA1: Site :2300 m^2 (With External 2800m2)	UC1	CP1	CP2	4.92	4.35	450	12.3	100	1.80	65.1%	79.4%	OK
	UC2	CP2	CP3	4.92	4.13	450	21.6	100	1.80	64.0%	78.1%	OK
	UC3	CP3	CP4	4.91	3.85	450	27.8	100	1.80	62.8%	76.5%	OK
	UC4	CP4	TCP5	4.89	3.66	450	19.2	100	1.80	62.0%	75.5%	OK
	UC5a	CP18	CP8	4.93	3.85	450	38.4	100	1.80	56.7%	69.3%	OK
	UC6	CP8	CP7	4.92	3.68	450	17.4	100	1.80	56.2%	68.7%	OK
	UC7	CP7	CP6	4.90	3.56	450	18.1	150	1.47	68.1%	83.2%	OK
	UC8	CP6	TCP5	4.89	3.46	450	15.1	150	1.47	67.5%	82.4%	OK
CA2: Site 2700 m^2	UC9	CP16	CP17	4.92	4.32	525	11.8	150	1.63	62.3%	78.6%	OK
	UC10	CP17	CP18	4.93	4.24	525	12.1	150	1.63	61.7%	77.8%	OK
	UC11	CP8	CP9	4.91	3.74	525	16.9	150	1.63	60.4%	74.7%	OK

Catchment Area (m^2)	Surface Channel	From	To	Cover Level	Inlet Level	Width (mm)	Length (m)	Grad	Vel. Full Bore (m/s)	Runoff / Cap. (Q/Qo) Site Only	Runoff / Cap. (Q/Qo) Site and External Catchment	Check
With External 3400 m^2	UC12	CP9	CP10	4.91	3.68	525	8.8	150	1.63	60.0%	74.2%	OK
	UC13	CP10	TCP11	4.90	3.44	525	35.4	150	1.63	58.4%	72.3%	OK
	UC14	CP16	CP12	4.92	4.03	525	54.1	150	1.63	51.0%	64.5%	OK
	UC15	CP12	TCP11	4.10	3.70	525	49.7	150	1.63	49.8%	62.9%	OK
CA3: Site 1200 m^2 (With External 2900 m^2)	UC16	CP12	TCP13	4.92	4.26	525	35.4	200	1.41	25.5%	61.6%	OK
	UC17	CP15	CP14	4.92	4.18	525	26.7	200	1.41	29.1%	71.1%	OK
	UC18	CP14	TCP13	4.90	4.01	525	56.2	200	1.41	25.4%	62.5%	OK
CA4: Site 2000 m^2 (With External 2400 m^2)	UC5	CP17	CP18	4.93	4.18	450	8.9	150	1.47	61.1%	73.4%	OK
	UC5B	CP18	CP1	4.92	3.74	450	65.1	150	1.47	66.7%	80.1%	OK
	UC20	CP17	CP19	4.93	4.14	450	9.5	150	1.80	57.6%	69.2%	OK
	UC21	CP19	CP20	4.92	3.88	450	38.9	150	1.47	68.0%	81.7%	OK
	UC22	CP20	CP21	4.92	3.63	450	38.4	150	1.47	65.8%	79.0%	OK
	UC23	CP21	CP22	4.92	3.45	450	26.1	200	1.47	64.5%	77.4%	OK
	UC24	CP22	TCP23	4.92	3.31	450	21.1	200	1.47	63.4%	76.2%	OK
	UC25	CP1	TCP23	4.92	4.33	450	14.3	100	1.80	55.8%	67.1%	OK

Table 2: Drainage Schedule of Proposed U-channel

Drainage pipes are proposed to connect from the terminal catchpits to the existing village surface channel and open channel. The sizes of the drainage pipes are 450mm and 525mm respectively, they are detailed as in **Table 3** and appended in **Appendix E1** and **Appendix E2**.

From	To	U/S I.L. (mPD)	D/S I.L. (mPD)	Width (mm)	Length (m)	Grad.	Vel. V (m/s)	Runoff Q (m3/s)	Runoff / Cap. (Q/Qo) Site Only	Runoff / Cap. (Q/Qo) Site and External Catchment	Check
TCP5	DP1	3.46	3.30	450	7.9	49	2.211	0.274	64%	78%	OK
TCP11	DP2	3.44	2.98	525	31.9	69	2.068	0.325	58%	73%	OK
TCP13	DP3	3.86	3.61	525	18.1	72	2.024	0.274	26%	63%	OK
TCP23	DP4	3.31	3.10	450	9.8	47	2.274	0.226	52%	62%	OK

Table 3: Drainage Schedule of Proposed Drainage Pipe

To confirm that the receiving drainage facilities have sufficient capacity to accommodate the discharge from the application site, additional hydraulic calculations were carried out on existing 750 mm U-channel and 6500mm open channel in the vicinity of the application site. The results are summarized in **Table 3** and appended in **Appendix F**. This demonstrates that the proposed development will not adversely affect the existing drainage system.

Existing Drainage Facility	Catchment Area m^2 (Original)	Catchment Area m^2 (Application Site)	Total Catchment Area m^2	Nominal Width (mm)	Length (m)	Vel. Full Bore (m/s)	Original Capacity	With Application Site capacity	Check
Existing UC	2800	4300	7100	750	110	1.82	20.9%	53.0%	OK
Existing UC	3000	2700	5700	750	50	1.64	29.1%	55.2%	OK
Existing UC	2800	4300	7100	900	90	2.05	13.5%	34.3%	OK
SCP1009605	57000	9000	66000	6500	600	2.76	2.5%	2.9%	OK
SCP1013160	52000	9000	61000	12000	400	2.90	0.7%	0.8%	OK

Table 4: Design Checking for Existing Drainage Facilities

5. Conclusion

A temporary drainage proposal has been designed for proposed temporary place of recreation, sport or culture (padel tennis) with ancillary eating place and shop and services for a period of 3 years at Lot 1560 (Part) in D.D.107 and adjoining government land, Kam Tin, Yuen Long, New Territories.

Based on the hydraulic calculations, a set od peripheral U-channel with width of 450mm and 525mm have been deemed sufficient to convey peak runoff under a 50-year return period from the application site. The stormwater collected from the site will be discharged into the village surface channels with 750mm width and catchpits in vicinity of the application site. The ultimate discharge points will be existing public open channel (SCP1013160) with width of 12m on the north side of the application site and the other existing public open channel (SCP1009605) with width of 6.5m on the south side of the application site.

Coordination will be undertaken with relevant stakeholders, agreement will be sought from the owner prior to commencement of the proposed work, and feedback will be sought from appropriate government departments regarding temporary drainage arrangements to ensure the system operates effectively.

寄件者: Chong Hermose <[redacted]>
寄件日期: 2026年09月09日星期三 16:04
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Ivan Sze Yuet FUNG/PLAND
主旨: s16 No. A/YL-KTN/1281：申請文件
附件: 附件2：隔音物料及Line of sight plan_Revised.pdf

類別: Internet Email

城規會/規劃處 ：

大家好。

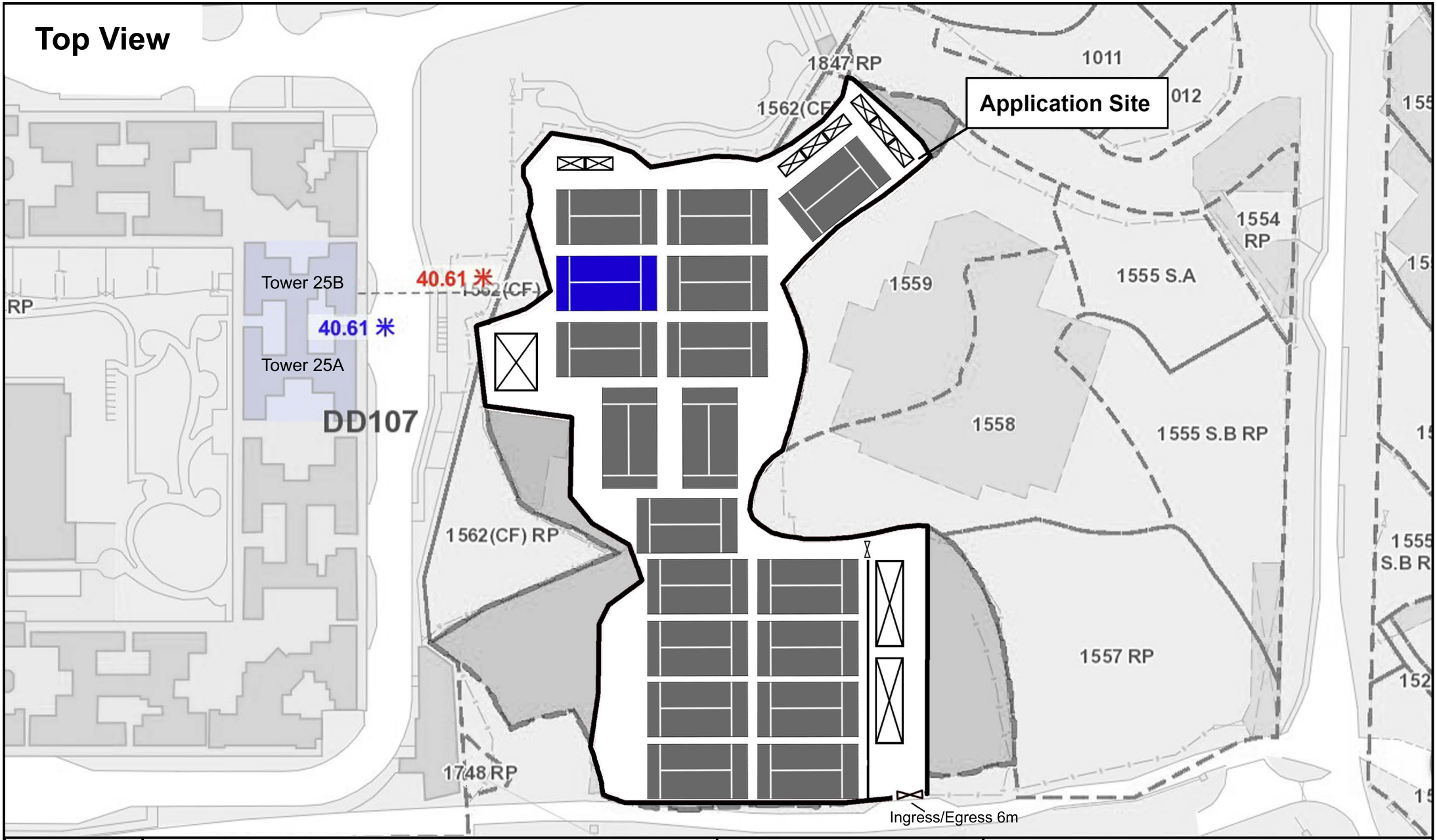
有關規劃申請：A/YL-KTN/1281，現附上申請文件（附件 2_updated），請查收。

如有什麼問題，請隨時聯絡我。

謝謝。

Ms Chong
([redacted])

Top View



Allgain Land Planning
全堅土地規劃

Project 項目名稱:
Proposed Temporary Place of Recreation, Sports or Culture (Padel Tennis) with Ancillary Eating Place and Shop and Services for a Period of 3 Years at Lot 1560 (Part) in D.D. 107 and Adjoining Government Land , Kam Tin, Yuen Long, New Territories

Drawing Title 圖紙標題:
Line of sight Plan
(Top View)

Drawing No. 圖號:
20260821

Remarks 備註:
- Padel tennis court
- Structure

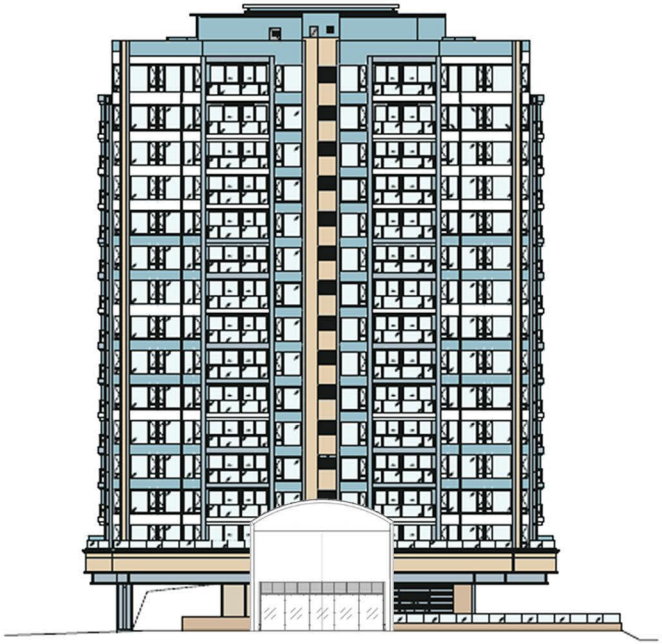


The view of the padel tennis court from the resident's perspective.

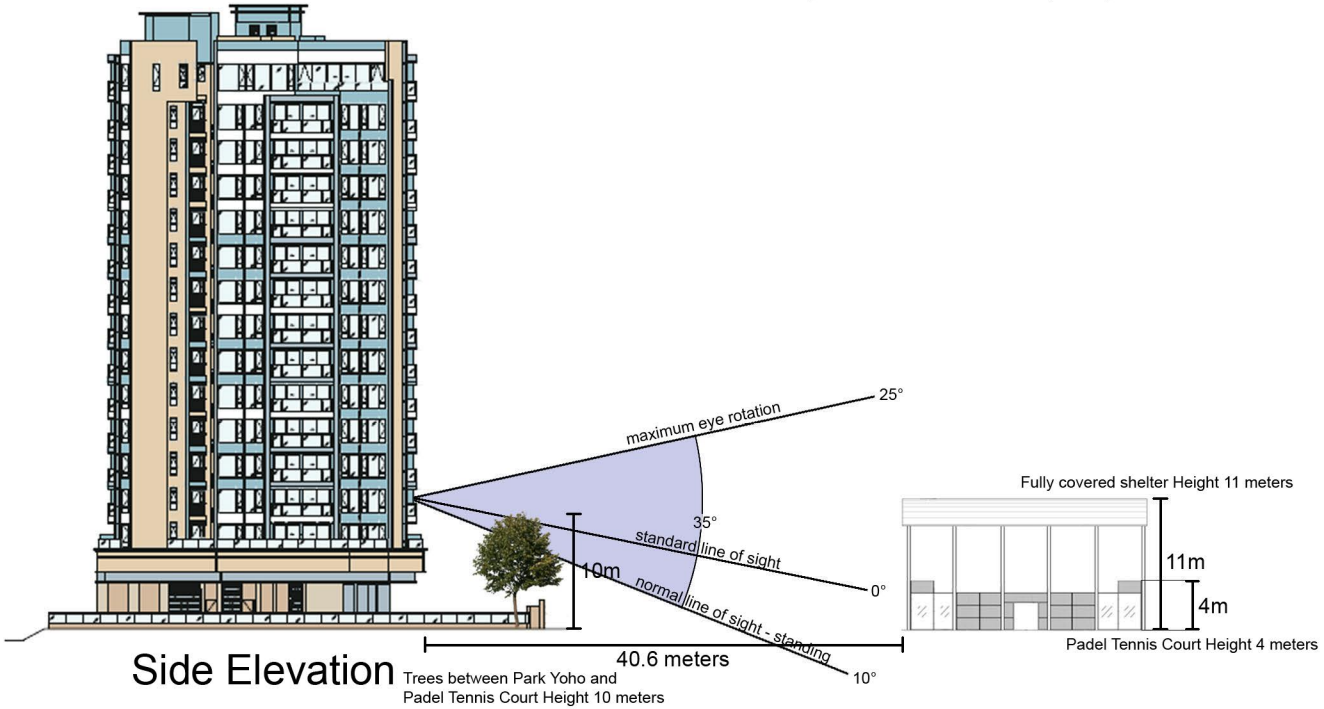


The view of the Park Yoho Tower 23,25 & 26 from the padel tennis court perspective.

Tower 25A Tower 25B



Front Elevation



Side Elevation

Allgain Land Planning 全堅土地規劃

Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Padel Tennis) with Ancillary Eating Place and Shop and Services for a Period of 3 Years at Lot 1560 (Part) in D.D. 107 and Adjoining Government Land , Kam Tin, Yuen Long, New Territories

Drawing Title 圖紙標題:

Line of sight Plan (Side View)

Drawing No. 圖號:

20260309

Remarks 備註:

附件2

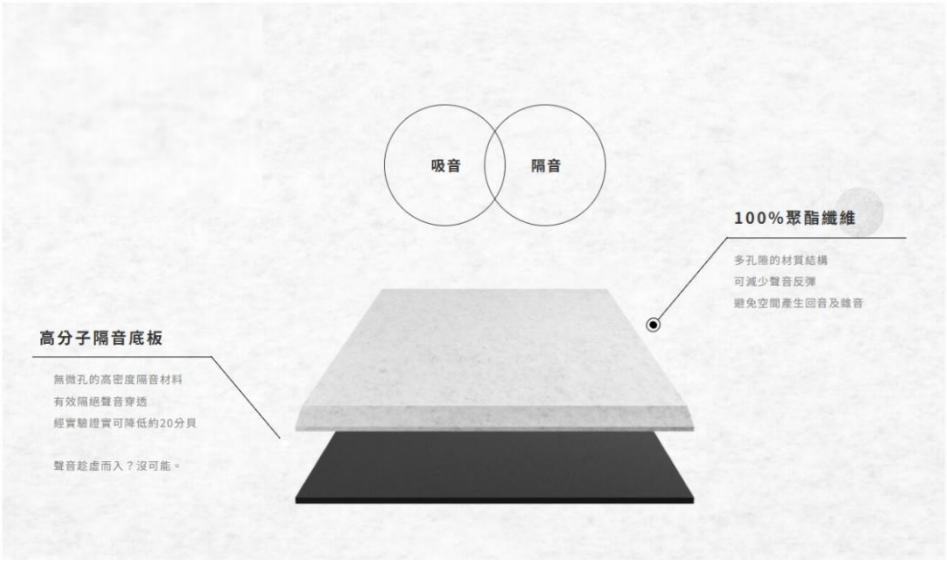
球場帳蓬的 PVC 隔音布

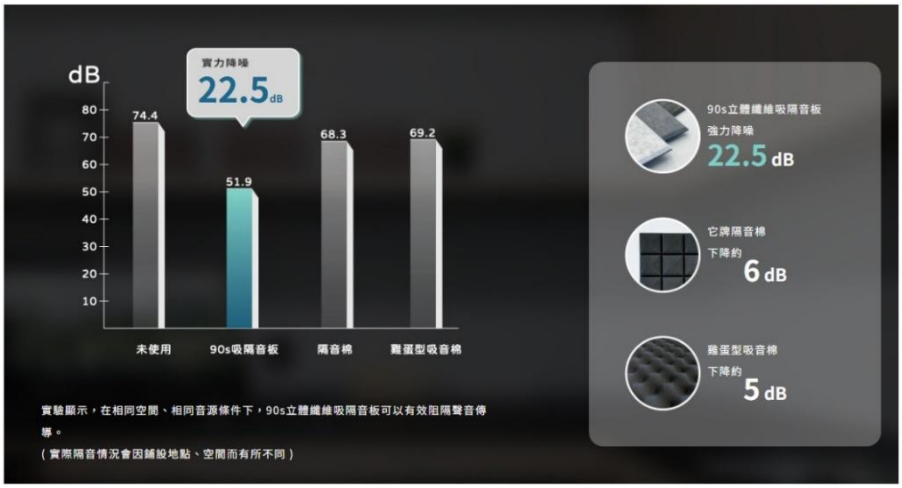




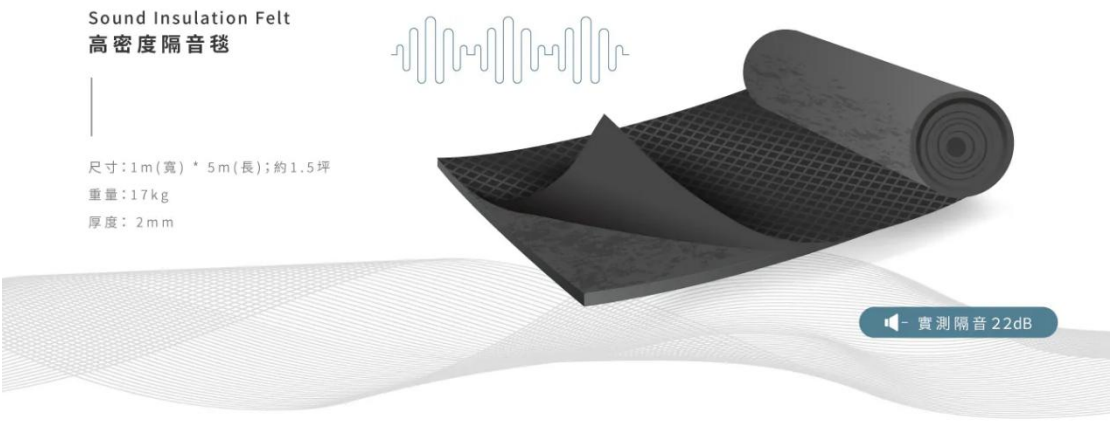
申請地點圍牆上的立體纖維吸隔音板





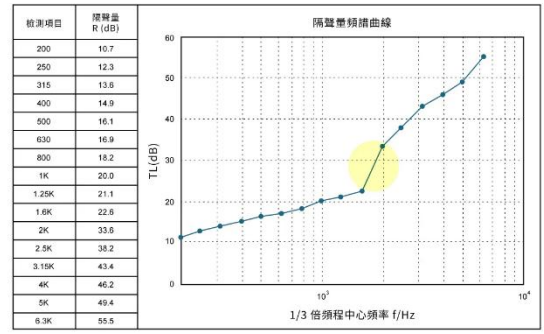


球場的吸音地毯



隔音測試報告

檢測項目	隔聲量 R (dB)
200	10.7
250	12.3
315	13.8
400	14.9
500	16.1
630	16.9
800	18.2
1K	20.0
1.25K	21.1
1.6K	22.6
2K	33.6
2.5K	38.2
3.15K	43.4
4K	46.2
5K	49.4
6.3K	55.5



Rw=27.04(dB)

隔音效果大約在1600Hz大幅的提升
1600Hz時達到22.6dB、2000Hz時達到33.6dB

TEST REPORT

[redacted]

No. : GZIN2407002635PL01_EN

Date : 2024-07-30

CUSTOMER NAME: FOSHAN LITONG FANPENG CO., LTD.

ADDRESS: [redacted]

Sample Name	:	sound barrier
Product Specification	:	1*2M
Manufacturer	:	Foshan LiTong Fanpeng Co., Ltd.
Material	:	polyester with MLV and glassfiber fabric

Above information and sample(s) was/were submitted and confirmed by the client. SGS, however, assumes no responsibility to verify the accuracy, adequacy and completeness of the sample information provided by client.

****

Date of Receipt	:	2024-07-19
Testing Period	:	2024-07-19 ~ 2024-07-30
Test result(s)	:	For further details, please refer to the following page(s) (Unless otherwise stated the results shown in this test report refer only to the sample(s) tested)

Signed for
SGS-CSTC Standards Technical Services Co., Ltd. Guangzhou Branch.

Quincey Lee
Authorized signatory

SGS-CSTC Standards Technical Services Co., Ltd. Guangzhou Branch Testing Center of Building Materials Laboratory

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[redacted]

Member of the SGS Group (SGS SA)

TEST REPORT

No. : GZIN2407002635PL01_EN

Date : 2024-07-30

Summary of Results:

No.	Test Item	Test Method	Result	Conclusion
1	Sound Absorption Coefficient	ASTM C423-23	See Result	N/A

Note: Pass : Meet the requirements;

Fail : Does not meet the requirements;

N/A : Not Apply to the judgment.

Original Sample Photo:

	
Front View	Back View

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Member of the SGS Group (SGS SA)

TEST REPORT

No. : GZIN2407002635PL01_EN

Date : 2024-07-30

Test Item: Sound Absorption Coefficient

I. Test Method

ASTM C423-23 Standard Test Method for Sound Absorption and Sound Absorption Coefficients by the Reverberation Room Method

II. Sample Details

Dimensions	2000mm×1000mm×25mm
Surface Density	About 6.98kg/m^2

III. Test Condition

Ambient Temperature	29.3℃	Ambient Humidity	82.2%RH
Volume Reverberation Room	260m^3	Test Area	11.46m^2 (3.95m×2.90m)
Description of Test Arrangement	The installation of samples refers to type A mounting. After splicing, the sample is placed directly in the reverberation room, with the back facing the noise.		

IV. Test Result

Average Absorption Coefficient ᾱ (100Hz~5000Hz): 0.50

Average Absorption Coefficient SAA (200Hz~2500Hz):0.62

Noise Reduction Coefficient: NRC=0.65

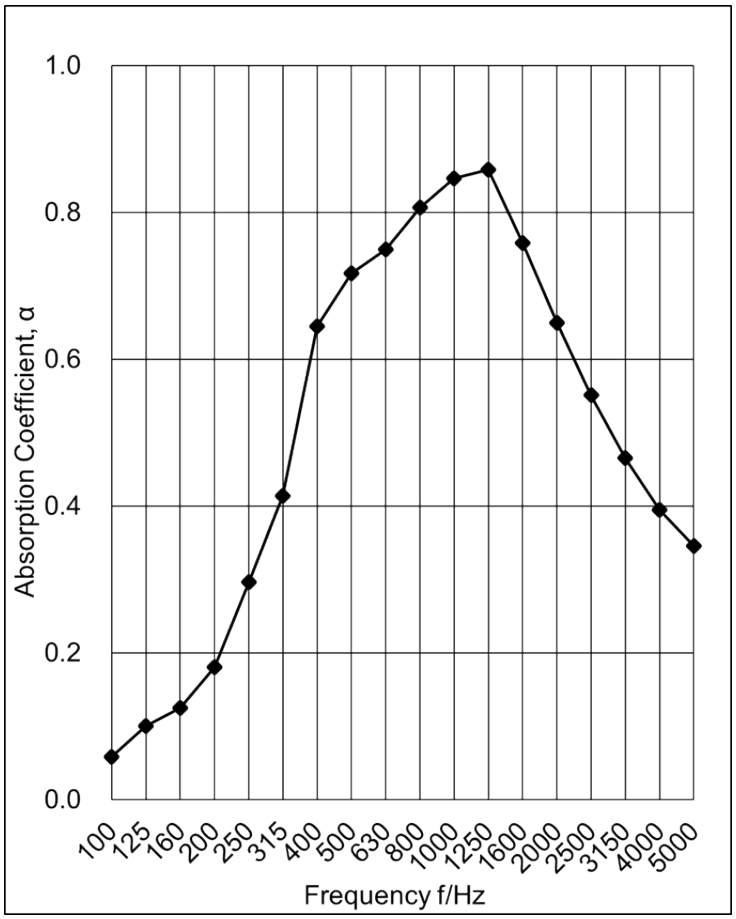
Note: NRC is the arithmetic average of absorption coefficient contained four octave frequency bands (250, 500, 1000, 2000 Hz).

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Frequency f/Hz	Absorption Coefficient, α
100	0.06
125	0.10
160	0.12
200	0.18
250	0.30
315	0.41
400	0.64
500	0.72
630	0.75
800	0.81
1000	0.85
1250	0.86
1600	0.76
2000	0.65
2500	0.55
3150	0.47
4000	0.39
5000	0.35
ᾱ	0.50
SAA	0.62
NRC	0.65



Note: This declaration of conformity is only based on the result of this laboratory activity, the impact of the uncertainty of the results was not included.

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SGS-CSTC Standards Technical Services Co., Ltd. Guangzhou Branch

Member of the SGS Group (SGS SA)

TEST REPORT

No. : GZIN2407002635PL01_EN

Date : 2024-07-30

Appendix information:

*The above test was carried out by other laboratory in SGS group.

In the territory of the People's Republic of China, the test report with CMA logo expresses that the test items are within the scope of China Metrology Accreditation(CMA); without CMA logo expresses that part/all of the test items are not within the scope of China Metrology Accreditation(CMA), and just for client internal reference.

********End of report********

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