

**GoldRich** PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K. 香港新界元朗安樂路129號基達中心8樓 E室  
Tel. 電話: (852) 2714 2821, 2713 2138 Fax. 傳真: (852) 2762 1783 E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/TM/592

Our Ref.: P22015/TL24429

3 October 2024

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

By Post and E-mail  
tpbpd@pland.gov.hk

Dear Sir,


**Submission of Further Information (FI)**

**Temporary Place of Recreation, Sports or Culture (Barbecue Area and Ancillary Kiddie Ride Area) and Holiday Camp (Private Tent Camping Ground) for a Period of 6 Years, Lots 788 (Part), 790 (Part), 793, 794 and 801 RP in D.D. 381 and Adjoining Government Land, Tuen Mun, New Territories**

We would like to submit further information to respond to the comments from the Drainage Services Department dated 13.8.2024 and Lands Department dated 19.8.2024.

Internal layout and height of structures are updated to reflect the actual situation. No. of structures, site coverage and total floor area remain unchanged. Please refer to updated plans and justifications for your consideration.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.

  
\_\_\_\_\_  
Francis Lau

Encl.

Comments from Drainage Services Department dated 13.8.2024

Contact Person: Mr. Anson NG; Tel: 2300 1258

|    | Comments  | Responses   |
|----|---|---|
| a. | It appears that the stormwater drainage proposal for Lots 788 (Part) & 790 (Part) were missing from the submission. Please provide.   | The applicant undertakes to construct drainage facilities along the site boundary of lots 788 (Part) and 789 (Part) in D.D. 381. A revised drainage proposal will be submitted for approval after the planning application is approved. |
| b. | The applicant shall be reminded that the existing 450mm U-channel located at the toe of a slope to the northern end of the Lot No. 794 for collecting runoff from the grassland area of the site is not DSD's facility based on our drainage record. Consent should be sought from the relevant owners or parties who are responsible for the maintenance of the drainage facilities concerned for any proposed works.  | Noted.  |
| c. | <u>Section 7.4</u> – DSD noticed that the proposed drainage connection(s) to the surrounding/downstream areas(s) will run through other private lot(s). The developer/AP shall demonstrate that the proposed drainage construction/improvement/modification works and the operation of the drainage can be practicably implemented on Site. Please note that the u-channel system and the existing stream connected by the u-channel system are not DSD's facilities. Consent should be sought from relevant departments/parties. | Noted.  |
| d. | The developer is required to ensure that no construction debris, silt and sediments, or cementitious materials will be discharged to or deposited inside the public drains or sewers from the Site and no blockage would be induced to the natural stream to increase flooding risk.  | Noted.  |
| e. | The AP is reminded that the sewerage impact should meet the full satisfaction of Environmental Protection Department, the planning authority of sewerage infrastructure.  | Noted.  |

|    | Comments   | Responses |
|----|--|-----------|
| f. | The applicant shall be reminded that he is required to maintain his drainage facilities/system properly and rectify them if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnity claims and demands arising out of any damage and /or nuisance caused by failure of his facilities /system. | Noted.    |

Comments from DLO/TM dated 19.8.2024

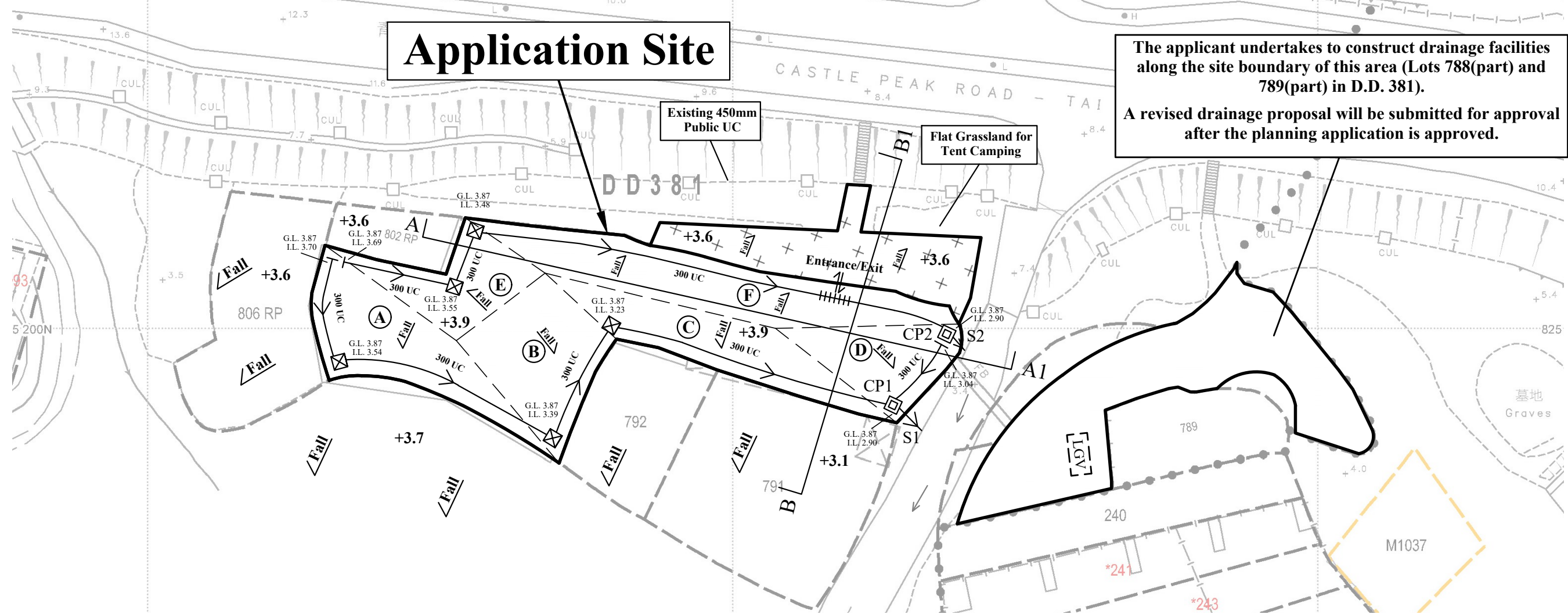
| Comments  | Responses  |                                       |  |                                       |   |         |                  |                  |                  |                  |                   |                      |  |   |                  |                           |                     |  |  |                            |  |
|---|--|---------------------------------------|--|---------------------------------------|---|---------|------------------|------------------|------------------|------------------|-------------------|----------------------|--|---|------------------|---------------------------|---------------------|--|--|----------------------------|--|
| <p>2. A site inspection conducted on 31.7.2024 revealed that all unauthorized tents and storeroom not covered by the subject application and miscellaneous items on Government land identified during the site inspections on 19.4.2024 and 27.6.2024 respectively had been removed. As regards an unauthorized porch not covered by the subject planning application and the discrepancy between the built-over area of the unauthorized structures covered by the subject application as shown on the layout plan provided by the applicant (i.e. structures nos. 2 to 9 as shown in Plan 3b (P 22015) dated July 2024) and our on-site measurement during previous site inspections vide para. 2 in our memo under ref. (84) in DLOTM 14/MAT/23 dated 6.5.2024 [note to applicant: please refer to para.2 of DLO/TM’s comments vide PlanD’s email dated 8.5.2024], the applicant is required to clarify the discrepancy and rectify the unauthorized porch not covered by the subject planning application (see attached plan).</p> <p><i>[See attachment "Plan A_TM_592 FI dd 26.7.2024.pdf"]</i></p> | <p>The layout plan is updated. Structure nos. 2 to 9 are updated to be the same as the current situation. Portion of the porch (northern side) of structures 4 to 8 has been removed The updates are as follows:</p> <table border="1" data-bbox="1167 443 2125 932"> <thead> <tr> <th>Structures no(s).</th> <th>BOA in Plan 3a (Previous plan)</th> <th>Measurement by applicant on 13.8.2024</th> <th>BOA in Plan 3b (Updated plan and current situation)</th> </tr> </thead> <tbody> <tr> <td>2 and 3</td> <td>58m<sup>2</sup></td> <td>72m<sup>2</sup></td> <td>72m<sup>2</sup></td> </tr> <tr> <td>4, 5, 6, 7 and 8</td> <td>173m<sup>2</sup></td> <td>270.91m<sup>2</sup></td> <td>223.5m<sup>2</sup><br/>(after removal of portion of porch)</td> </tr> <tr> <td>9</td> <td>60m<sup>2</sup></td> <td><u>42.09m<sup>2</sup></u></td> <td>42.09m<sup>2</sup></td> </tr> <tr> <td></td> <td></td> <td><u>313.00m<sup>2</sup></u></td> <td></td> </tr> </tbody> </table> <p>Note: BOA (Built-over area)</p> <p>Please refer to updated layout plan (<b>Plan 3b</b>) for details.</p> | Structures no(s).                     | BOA in Plan 3a (Previous plan)                             | Measurement by applicant on 13.8.2024 | BOA in Plan 3b (Updated plan and current situation) | 2 and 3 | 58m <sup>2</sup> | 72m <sup>2</sup> | 72m <sup>2</sup> | 4, 5, 6, 7 and 8 | 173m <sup>2</sup> | 270.91m <sup>2</sup> | 223.5m <sup>2</sup><br>(after removal of portion of porch) | 9 | 60m <sup>2</sup> | <u>42.09m<sup>2</sup></u> | 42.09m <sup>2</sup> |  |  | <u>313.00m<sup>2</sup></u> |  |
| Structures no(s).   | BOA in Plan 3a (Previous plan)   | Measurement by applicant on 13.8.2024 | BOA in Plan 3b (Updated plan and current situation)        |                                       |   |         |                  |                  |                  |                  |                   |                      |  |   |                  |                           |                     |  |  |                            |  |
| 2 and 3   | 58m <sup>2</sup>   | 72m <sup>2</sup>                      | 72m <sup>2</sup>   |                                       |   |         |                  |                  |                  |                  |                   |                      |  |   |                  |                           |                     |  |  |                            |  |
| 4, 5, 6, 7 and 8  | 173m <sup>2</sup>  | 270.91m <sup>2</sup>                  | 223.5m <sup>2</sup><br>(after removal of portion of porch) |                                       |   |         |                  |                  |                  |                  |                   |                      |  |   |                  |                           |                     |  |  |                            |  |
| 9   | 60m <sup>2</sup>   | <u>42.09m<sup>2</sup></u>             | 42.09m <sup>2</sup>  |                                       |   |         |                  |                  |                  |                  |                   |                      |  |   |                  |                           |                     |  |  |                            |  |
|   |  | <u>313.00m<sup>2</sup></u>            |  |                                       |   |         |                  |                  |                  |                  |                   |                      |  |   |                  |                           |                     |  |  |                            |  |
| <p>3. It is noted from the revised Form No. S16-1 attached to the FI that the proposed building height of each structure is revised to 6m from 4m while the proposed no. of storey remains at 1 storey, such proposed building height of 6m (about) for one- storey structure is considered excessive, please request the applicant to justify. You may also wish to note that from our recent on-site measurement, the building height of the existing structures covered by the subject planning application varies from 2.5m to 4.5m (approximate).</p>  | <p>The building height of the structures is updated. Please refer to updated layout plan (<b>Plan 3b</b>) for details.</p>   |                                       |  |                                       |   |         |                  |                  |                  |                  |                   |                      |  |   |                  |                           |                     |  |  |                            |  |

|    | Comments  | Responses |
|----|---|-----------|
| 4. | <p>Please notify the applicant of our comments as stated above. In view of no permission has been given for erection of for the said unauthorized structures which are not covered by the planning application and discrepancy on the measurement of the total B.O.A., the comments contained in our memo under ref. (84) in DLOTM 14/MAT/23 dated 6.5.2024 in particular paras. 3 to 6 in Part A thereof are still valid [note to applicant: please refer to para.3 to 6 of DLO/TM's comments vide PlanD's email dated 8.5.2024]. For a better utilization of the GL adjoining the Application Site, I must emphasize that there is no guarantee that the STT would cover the GL within the Application Site as now shown on the Lot Index Plan (Plan 2b (P22015)) attached to the FI.</p> | Noted.    |
| 5. | <p>As regards the drainage calculation which is technical in nature, this office shall defer to relevant departments including DSD to comment.</p>  | Noted.    |



# Application Site

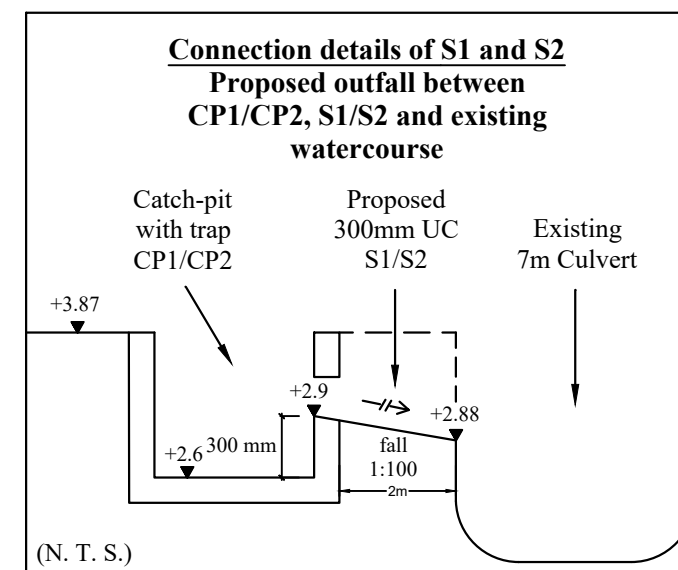
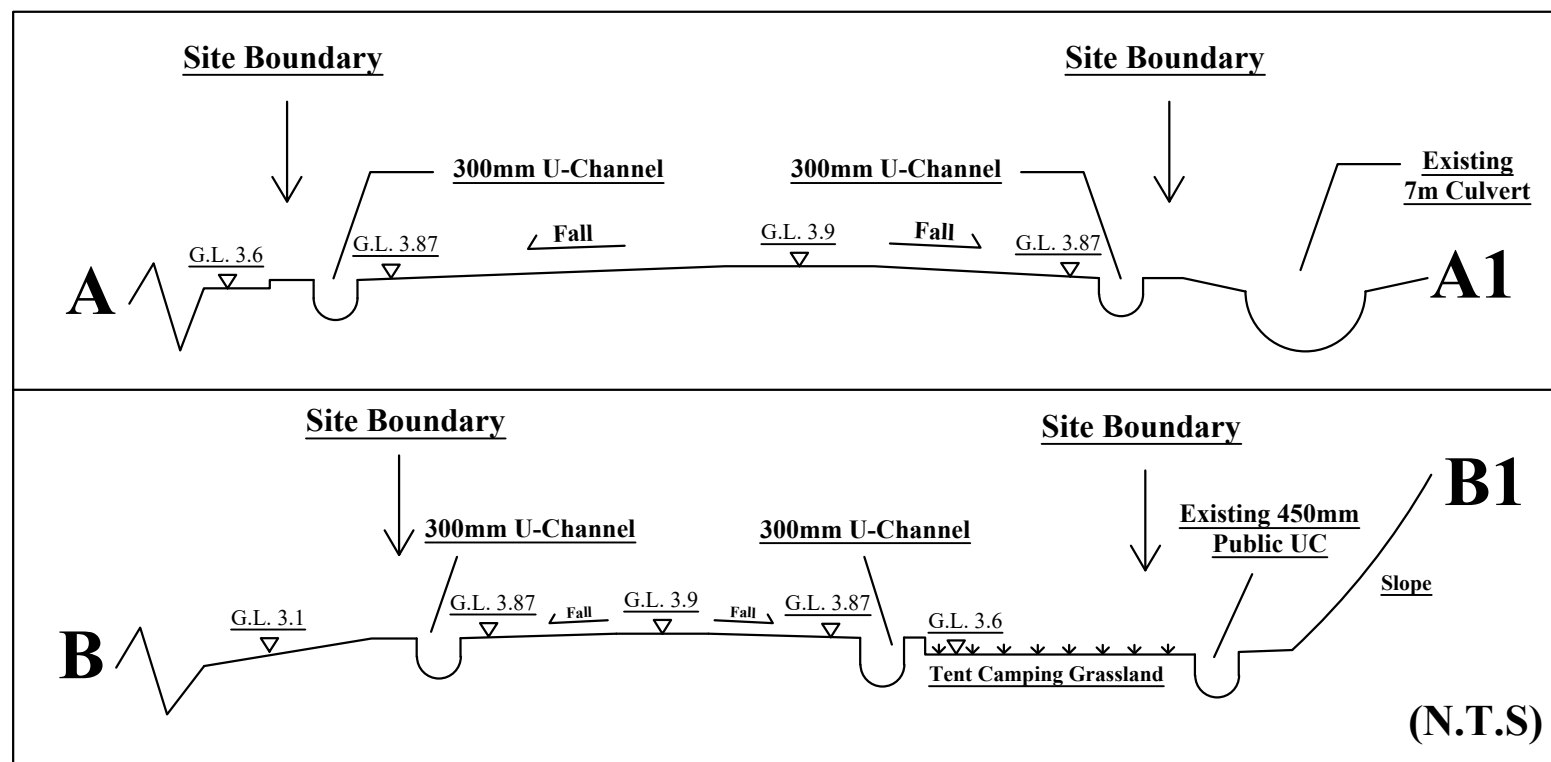
The applicant undertakes to construct drainage facilities along the site boundary of this area (Lots 788(part) and 789(part) in D.D. 381).  
A revised drainage proposal will be submitted for approval after the planning application is approved.



Site Area(about) : 4,009m<sup>2</sup>

## Legend:

- Proposed Catch-pit
- Proposed Catch-pit with trap
- Proposed 300mm U-Channel
- Proposed UC with C.I cover
- Boundary of Catchment Area
- Flat Grassland



1:750 (A3)

October 2024

## Drainage Proposal

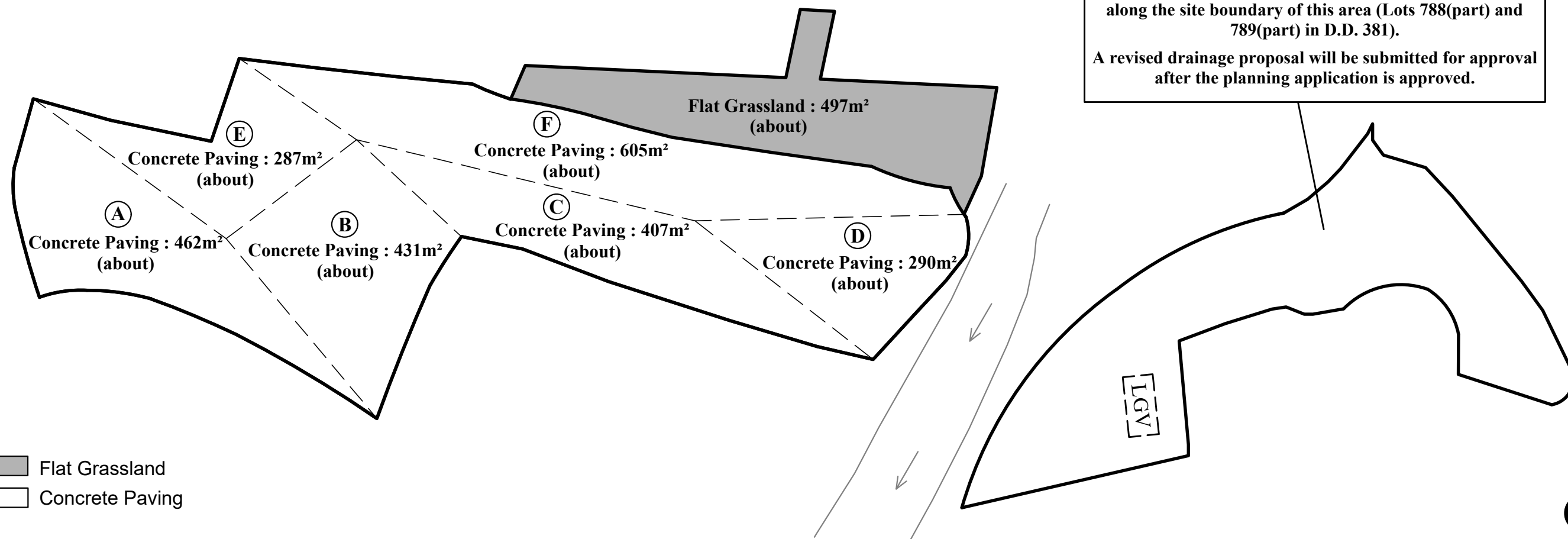
Lot 788(part), 790(part), 793, 794 & 801 RP in D.D. 381  
and Adjoining Government Land  
Tuen Mun, New Territories

Goldrich Planners & Surveyors Ltd.

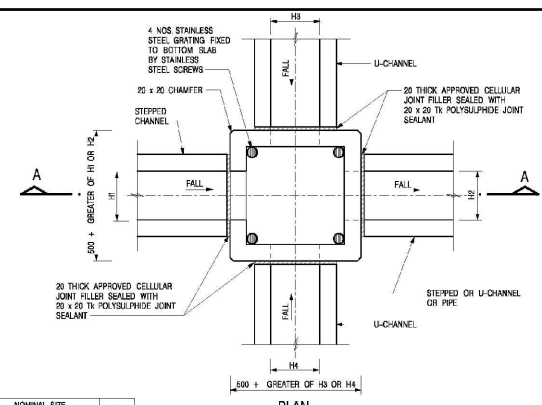
Plan 5.1  
( P 22015 )



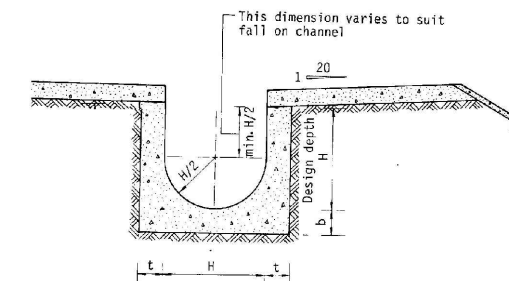
The applicant undertakes to construct drainage facilities along the site boundary of this area (Lots 788(part) and 789(part) in D.D. 381).  
A revised drainage proposal will be submitted for approval after the planning application is approved.



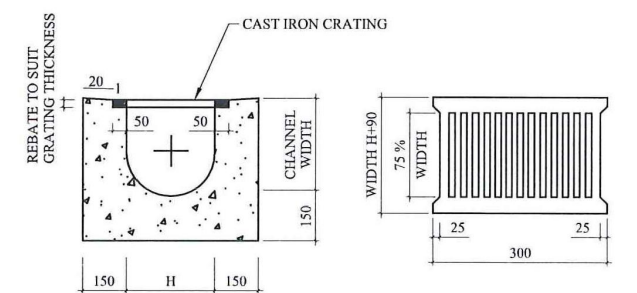
(N.T.S)



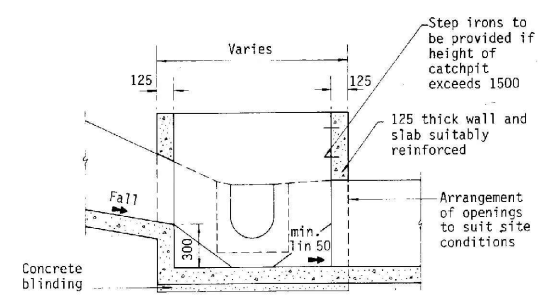
DETAILS OF CATCHPIT WITH TRAP  
(REFER TO CEDD'S STANDARD DWG. C2406/1)



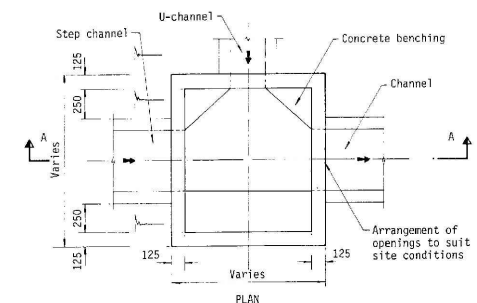
TYPICAL DETAILS OF U CHANNEL



TYPICAL SECTION OF U-CHANNEL WITH COVER  
(N.T.S.)



SECTION A-A



TYPICAL DETAILS OF CATCHPIT

(N.T.S)

1:750 (A3)

October 2024

# Drainage Proposal

Lot 788(part), 790(part), 793, 794 & 801 RP in D.D. 381  
and Adjoining Government Land  
Tuen Mun, New Territories

Goldrich Planners & Surveyors Ltd.

Plan 5.2  
( P 22015 )

1 For Catchment Area A

Area, A = 462 m<sup>2</sup>  
 Average slope, H = 0.1 m per 100m  
 Distance on the line of natural flow, L = 19.5 m

Time of concentration, t<sub>o</sub> = 0.14465L / (H<sup>0.2</sup>A<sup>0.1</sup>) = 0.14465 (19.5) / (0.1<sup>0.2</sup>\*462<sup>0.1</sup>)  
 = 2.4 min

Ref.

SDM 7.5.2 (d)

2 For Proposed U-Channel in catchment area A

|                    | From | To   |
|--------------------|------|------|
| Ground level (mPD) | 3.87 | 3.87 |
| Invert level (mPD) | 3.70 | 3.39 |

Width of u-channel, w = 300 mm  
 Length of u-channel, L<sub>c</sub> = 46.8 m  
 Depth of vertical part of u-channel, d = 330 mm  
 Gradient of u-channel, S<sub>f</sub> = (3.7-3.39)/46.8 = 0.007

Cross-Section Area, a = 0.5 π r<sup>2</sup> + w d = 0.5 x 3.14 x 150<sup>2</sup> + 300 x 330  
 = 0.134 m<sup>2</sup>

Wetted Perimeter, p = π r + 2 d = 3.14 x 150 + 2 x 330  
 = 1.131 m

Hydraulic radius, R = a / p  
 = 0.119 m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-  
 Allowable velocity, v = R<sup>1/6</sup> x (RS<sub>f</sub>)<sup>1/2</sup> / n = (0.119)<sup>1/6</sup> x (0.119 x 0.007)<sup>1/2</sup> / 0.016  
 = 1.23 m/s  
 Time of flow, t<sub>f</sub> = 0.6 min

SDM Table 13  
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = a / (t<sub>o</sub> + t<sub>f</sub> + b)<sup>c</sup>  
 = 505.5 / (2.4+0.6+3.29)<sup>0.35</sup> for return period T = 50 years  
 = 262

SDM 4.3.2  
 SDM Table 3(a)

| Type of surface            | Runoff Coefficient C | Catchment Area A (m <sup>2</sup> ) | C x A       |
|----------------------------|----------------------|------------------------------------|-------------|
| Flat Glassland(heavy soil) | 0.25                 | 0.0                                | 0.0         |
| Concrete Paving            | 0.95                 | 462.0                              | 438.9       |
|                            |                      |                                    | SUM = 438.9 |

SDM 7.5.2 (b)

Upstream flow, Q<sub>u</sub> = 0 m<sup>3</sup>/s

Design flow, Q<sub>d</sub> = 0.278i Σ C<sub>i</sub>A<sub>j</sub> + Q<sub>u</sub> where A<sub>j</sub> is in km<sup>2</sup>  
 = 0.278 x 262 x 438.9 / 1000000 + 0  
 = 0.032 m<sup>3</sup>/s

SDM 7.5.2 (a)

Allowable flow, Q<sub>a</sub> = a x v  
 = 0.134 x 1.23  
 = 0.165 m<sup>3</sup>/s

> Q<sub>d</sub> (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

**Drainage Calculation**

Goldrich Planners &  
 Surveyors Ltd.

June 2024

Lots 793, 794 and 801 RP in D.D. 381 and Adjoining Government Land,  
 Tuen Mun, New Territories

Page 1  
 (P22015)



1 For Catchment Area B

Area, A = 431 m<sup>2</sup>  
 Average slope, H = 0.1 m per 100m  
 Distance on the line of natural flow, L = 24 m

Time of concentration, t<sub>o</sub> = 0.14465L / (H<sup>0.2</sup>A<sup>0.1</sup>) = 0.14465 (24) / (0.1<sup>0.2</sup> \* 431<sup>0.1</sup>)  
 = 3.0 min

Ref.

SDM 7.5.2 (d)

2 For Proposed U-Channel in catchment area B

|                    | From | To   |
|--------------------|------|------|
| Ground level (mPD) | 3.87 | 3.87 |
| Invert level (mPD) | 3.39 | 3.23 |

Width of u-channel, w = 300 mm  
 Length of u-channel, L<sub>c</sub> = 23.4 m  
 Depth of vertical part of u-channel, d = 490 mm  
 Gradient of u-channel, S<sub>f</sub> = (3.39-3.23)/23.4 = 0.007

Cross-Section Area, a = 0.5 π r<sup>2</sup> + w d = 0.5 x 3.14 x 150<sup>2</sup> + 300 x 490  
 = 0.182 m<sup>2</sup>  
 Wetted Perimeter, p = π r + 2 d = 3.14 x 150 + 2 x 490  
 = 1.451 m  
 Hydraulic radius, R = a / p  
 = 0.126 m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-  
 Allowable velocity, v = R<sup>1/6</sup> x (RS<sub>f</sub>)<sup>1/2</sup> / n = (0.126)<sup>1/6</sup> x (0.126 x 0.007)<sup>1/2</sup> / 0.016  
 = 1.30 m/s  
 Time of flow, t<sub>f</sub> = 0.3 min

SDM Table 13  
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = a / (t<sub>o</sub> + t<sub>f</sub> + b)<sup>c</sup>  
 = 505.5 / (3+0.3+3.29)<sup>0.35</sup> for return period T = 50 years  
 = 259

SDM 4.3.2  
 SDM Table 3(a)

| Type of surface             | Runoff Coefficient C | Catchment Area A (m <sup>2</sup> ) | C x A       |
|-----------------------------|----------------------|------------------------------------|-------------|
| Flat Glassland (heavy soil) | 0.25                 | 0.0                                | 0.0         |
| Concrete Paving             | 0.95                 | 431.0                              | 409.5       |
|                             |                      |                                    | SUM = 409.5 |

SDM 7.5.2 (b)

Upstream flow, Q<sub>u</sub> = 0.032 m<sup>3</sup>/s

Design flow, Q<sub>d</sub> = 0.278i Σ C<sub>j</sub>A<sub>j</sub> + Q<sub>u</sub> where A<sub>j</sub> is in km<sup>2</sup>  
 = 0.278 x 259 x 409.45 / 1000000 + 0.032  
 = 0.061 m<sup>3</sup>/s

SDM 7.5.2 (a)

Allowable flow, Q<sub>a</sub> = a x v  
 = 0.182 x 1.3  
 = 0.236 m<sup>3</sup>/s

> Q<sub>d</sub> (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

**Drainage Calculation**

Goldrich Planners &  
 Surveyors Ltd.

June 2024

Lots 793, 794 and 801 RP in D.D. 381 and Adjoining Government Land,  
 Tuen Mun, New Territories

Page 2  
 (P22015)

1 For Catchment Area C

Area, A = 407 m<sup>2</sup>  
 Average slope, H = 0.1 m per 100m  
 Distance on the line of natural flow, L = 16.5 m

Time of concentration, t<sub>0</sub> = 0.14465L / (H<sup>0.2</sup>A<sup>0.1</sup>) = 0.14465 (16.5) / (0.1<sup>0.2</sup> \* 407<sup>0.1</sup>)  
 = 2.1 min

Ref.

SDM 7.5.2 (d)

2 For Proposed U-Channel in catchment area C

|                    | From | To   |
|--------------------|------|------|
| Ground level (mPD) | 3.87 | 3.87 |
| Invert level (mPD) | 3.23 | 2.90 |

Width of u-channel, w = 300 mm  
 Length of u-channel, L<sub>c</sub> = 50.1 m  
 Depth of vertical part of u-channel, d = 820 mm  
 Gradient of u-channel, S<sub>f</sub> = (3.23-2.9)/50.1 = 0.007

Cross-Section Area, a = 0.5 π r<sup>2</sup> + w d = 0.5 x 3.14 x 150<sup>2</sup> + 300 x 820  
 = 0.281 m<sup>2</sup>

Wetted Perimeter, p = π r + 2 d = 3.14 x 150 + 2 x 820  
 = 2.111 m

Hydraulic radius, R = a / p  
 = 0.133 m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-  
 Allowable velocity, v = R<sup>1/6</sup> x (RS<sub>f</sub>)<sup>1/2</sup> / n = (0.133)<sup>1/6</sup> x (0.133 x 0.007)<sup>1/2</sup> / 0.016  
 = 1.32 m/s  
 Time of flow, t<sub>f</sub> = 0.6 min

SDM Table 13  
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = a / (t<sub>0</sub> + t<sub>f</sub> + b)<sup>c</sup>  
 = 505.5 / (2.1+0.6+3.29)<sup>0.35</sup> for return period T = 50 years  
 = 268

SDM 4.3.2  
 SDM Table 3(a)

| Type of surface            | Runoff Coefficient C | Catchment Area A (m <sup>2</sup> ) | C x A       |
|----------------------------|----------------------|------------------------------------|-------------|
| Flat Glassland(heavy soil) | 0.25                 | 0.0                                | 0.0         |
| Concrete Paving            | 0.95                 | 407.0                              | 386.7       |
|                            |                      |                                    | SUM = 386.7 |

SDM 7.5.2 (b)

Upstream flow, Q<sub>u</sub> = 0.061 m<sup>3</sup>/s

Design flow, Q<sub>d</sub> = 0.278i Σ C<sub>j</sub>A<sub>j</sub> + Q<sub>u</sub> where A<sub>j</sub> is in km<sup>2</sup>  
 = 0.278 x 268 x 386.65 / 1000000 + 0.061  
 = 0.090 m<sup>3</sup>/s

SDM 7.5.2 (a)

Allowable flow, Q<sub>a</sub> = a x v  
 = 0.281 x 1.32  
 = 0.372 m<sup>3</sup>/s

> Q<sub>d</sub> (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

**Drainage Calculation**

Goldrich Planners &  
 Surveyors Ltd.

June 2024

Lots 793, 794 and 801 RP in D.D. 381 and Adjoining Government Land,  
 Tuen Mun, New Territories

Page 3  
 (P22015)

1 For Catchment Area D

Area, A = 290 m<sup>2</sup>  
 Average slope, H = 0.1 m per 100m  
 Distance on the line of natural flow, L = 27.8 m

$$\text{Time of concentration, } t_c = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (27.8) / (0.1^{0.2} \times 290^{0.1}) = 3.6 \text{ min}$$

**Ref.**  
  
  
  
  
SDM 7.5.2 (d)

2 For Proposed U-Channel in catchment area D

|                    | From | To   |
|--------------------|------|------|
| Ground level (mPD) | 3.87 | 3.87 |
| Invert level (mPD) | 3.04 | 2.90 |

Width of u-channel, w = 300 mm  
 Length of u-channel, L<sub>c</sub> = 20.7 m  
 Depth of vertical part of u-channel, d = 820 mm  
 Gradient of u-channel, S<sub>f</sub> = (3.04-2.9)/20.7 = 0.007

Cross-Section Area, a = 0.5 π r<sup>2</sup> + w d = 0.5 x 3.14 x 150<sup>2</sup> + 300 x 820 = 0.281 m<sup>2</sup>  
 Wetted Perimeter, p = π r + 2 d = 3.14 x 150 + 2 x 820 = 2.111 m  
 Hydraulic radius, R = a / p = 0.133 m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-  
 Allowable velocity, v = R<sup>1/6</sup> x (RS<sub>f</sub>)<sup>1/2</sup> / n = (0.133)<sup>1/6</sup> x (0.133 x 0.007)<sup>1/2</sup> / 0.016 = 1.34 m/s  
 Time of flow, t<sub>f</sub> = 0.3 min

SDM Table 13  
SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = a / (t<sub>c</sub> + t<sub>f</sub> + b)<sup>c</sup>  
 = 505.5 / (3.6+0.3+3.29)<sup>0.355</sup> for return period T = 50 years  
 = 251

SDM 4.3.2  
SDM Table 3(a)

| Type of surface             | Runoff Coefficient C | Catchment Area A (m <sup>2</sup> ) | C x A |
|-----------------------------|----------------------|------------------------------------|-------|
| Flat Glassland (heavy soil) | 0.25                 | 0.0                                | 0.0   |
| Concrete Paving             | 0.95                 | 290.0                              | 275.5 |
| SUM =                       |                      |                                    | 275.5 |

SDM 7.5.2 (b)

Upstream flow, Q<sub>u</sub> = 0 m<sup>3</sup>/s

Design flow, Q<sub>d</sub> = 0.278i Σ C<sub>f</sub>A<sub>j</sub> + Q<sub>u</sub> where A<sub>j</sub> is in km<sup>2</sup>  
 = 0.278 x 251 x 275.5 / 1000000 + 0  
 = 0.019 m<sup>3</sup>/s

SDM 7.5.2 (a)

Allowable flow, Q<sub>a</sub> = a x v  
 = 0.281 x 1.34  
 = 0.377 m<sup>3</sup>/s

> Q<sub>d</sub> (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

1 For Channel Section S1

Area, A = 0 m<sup>2</sup>  
 Average slope, H = 0.1 m per 100m  
 Distance on the line of natural flow, L = 0 m

Time of concentration,  $t_c = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (0) / (0.1^{0.2} \times 0^{0.1})$   
 = 0.0 min

**Ref.**  
  
SDM 7.5.2 (d)

2 For Proposed U-Channel Section S1

|                    | From | To   |
|--------------------|------|------|
| Ground level (mPD) | 3.87 | 3.87 |
| Invert level (mPD) | 2.90 | 2.88 |

Width of u-channel, w = 300 mm  
 Length of u-channel,  $L_c = 2$  m  
 Depth of vertical part of u-channel, d = 840 mm  
 Gradient of u-channel,  $S_f = (2.9-2.88)/2 = 0.010$

Cross-Section Area, a =  $0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 840$   
 = 0.287 m<sup>2</sup>  
 Wetted Perimeter, p =  $\pi r + 2 d = 3.14 \times 150 + 2 \times 840$   
 = 2.151 m  
 Hydraulic radius, R = a / p  
 = 0.134 m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-  
 Allowable velocity, v =  $R^{1/6} \times (RS_f)^{1/2} / n = (0.134)^{1/6} \times (0.134 \times 0.01)^{1/2} / 0.016$   
 = 1.63 m/s  
 Time of flow,  $t_f = 0.02$  min

SDM Table 13  
SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i =  $a / (t_c + t_f + b)^c$   
 =  $505.5 / (0+0+3.29)^{0.35}$  for return period T = 50 years  
 = 330

SDM 4.3.2  
SDM Table 3(a)

| Type of surface             | Runoff Coefficient C | Catchment Area A (m <sup>2</sup> ) | C x A |
|-----------------------------|----------------------|------------------------------------|-------|
| Flat Glassland (heavy soil) | 0.25                 | 0.0                                | 0.0   |
| Concrete Paving             | 0.95                 | 0.0                                | 0.0   |
| SUM =                       |                      |                                    | 0.0   |

SDM 7.5.2 (b)

Upstream flow,  $Q_u = 0.109$  m<sup>3</sup>/s

Design flow,  $Q_d = 0.278i \sum C_j A_j + Q_u$  where  $A_j$  is in km<sup>2</sup>  
 =  $0.278 \times 330 \times 0 / 1000000 + 0.109$   
 = 0.109 m<sup>3</sup>/s

SDM 7.5.2 (a)

Allowable flow,  $Q_a = a \times v$   
 =  $0.287 \times 1.63$   
 = 0.469 m<sup>3</sup>/s

>  $Q_d$  (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

1 For Catchment Area E

Area, A = 287 m<sup>2</sup>  
 Average slope, H = 0.1 m per 100m  
 Distance on the line of natural flow, L = 15.8 m

Time of concentration, t<sub>0</sub> = 0.14465L / (H<sup>0.2</sup>A<sup>0.1</sup>) = 0.14465 (15.8) / (0.1<sup>0.2</sup> \* 287<sup>0.1</sup>)  
 = 2.1 min

Ref.

SDM 7.5.2 (d)

2 For Proposed U-Channel in catchment area E

|                    | From | To   |
|--------------------|------|------|
| Ground level (mPD) | 3.87 | 3.87 |
| Invert level (mPD) | 3.69 | 3.48 |

Width of u-channel, w = 300 mm  
 Length of u-channel, L<sub>c</sub> = 31.5 m  
 Depth of vertical part of u-channel, d = 240 mm  
 Gradient of u-channel, S<sub>f</sub> = (3.69-3.48)/31.5 = 0.007

Cross-Section Area, a = 0.5 π r<sup>2</sup> + w d = 0.5 x 3.14 x 150<sup>2</sup> + 300 x 240  
 = 0.107 m<sup>2</sup>

Wetted Perimeter, p = π r + 2 d = 3.14 x 150 + 2 x 240  
 = 0.951 m

Hydraulic radius, R = a / p  
 = 0.113 m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-  
 Allowable velocity, v = R<sup>1/6</sup> x (RS<sub>f</sub>)<sup>1/2</sup> / n = (0.113)<sup>1/6</sup> x (0.113 x 0.007)<sup>1/2</sup> / 0.016  
 = 1.19 m/s  
 Time of flow, t<sub>f</sub> = 0.4 min

SDM Table 13  
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = a / (t<sub>0</sub> + t<sub>f</sub> + b)<sup>c</sup>  
 = 505.5 / (2.1 + 0.4 + 3.29)<sup>0.355</sup> for return period T = 50 years  
 = 271

SDM 4.3.2  
 SDM Table 3(a)

| Type of surface             | Runoff Coefficient C | Catchment Area A (m <sup>2</sup> ) | C x A |
|-----------------------------|----------------------|------------------------------------|-------|
| Flat Grassland (heavy soil) | 0.25                 | 0.0                                | 0.0   |
| Concrete Paving             | 0.95                 | 287.0                              | 272.7 |
| SUM =                       |                      |                                    | 272.7 |

SDM 7.5.2 (b)

Upstream flow, Q<sub>u</sub> = 0 m<sup>3</sup>/s

Design flow, Q<sub>d</sub> = 0.278i Σ C<sub>j</sub>A<sub>j</sub> + Q<sub>u</sub> where A<sub>j</sub> is in km<sup>2</sup>  
 = 0.278 x 271 x 272.65 / 1000000 + 0  
 = 0.021 m<sup>3</sup>/s

SDM 7.5.2 (a)

Allowable flow, Q<sub>a</sub> = a x v  
 = 0.107 x 1.19  
 = 0.128 m<sup>3</sup>/s

> Q<sub>d</sub> (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

**Drainage Calculation**

Goldrich Planners &  
 Surveyors Ltd.

June 2024

Lots 793, 794 and 801 RP in D.D. 381 and Adjoining Government Land,  
 Tuen Mun, New Territories

Page 6  
 (P22015)

1 For Catchment Area F

Area, A = 605 m<sup>2</sup>  
 Average slope, H = 0.1 m per 100m  
 Distance on the line of natural flow, L = 9 m

Time of concentration, t<sub>0</sub> = 0.14465L / (H<sup>0.2</sup>A<sup>0.1</sup>) = 0.14465 (9) / (0.1<sup>0.2</sup> \* 605<sup>0.1</sup>)  
 = 1.1 min

Ref.

SDM 7.5.2 (d)

2 For Proposed U-Channel in catchment area F

|                    | From | To   |
|--------------------|------|------|
| Ground level (mPD) | 3.87 | 3.87 |
| Invert level (mPD) | 3.48 | 2.90 |

Width of u-channel, w = 300 mm  
 Length of u-channel, L<sub>c</sub> = 88.3 m  
 Depth of vertical part of u-channel, d = 820 mm  
 Gradient of u-channel, S<sub>f</sub> = (3.48-2.9)/88.3 = 0.007

Cross-Section Area, a = 0.5 π r<sup>2</sup> + w d = 0.5 x 3.14 x 150<sup>2</sup> + 300 x 820  
 = 0.281 m<sup>2</sup>

Wetted Perimeter, p = π r + 2 d = 3.14 x 150 + 2 x 820  
 = 2.111 m

Hydraulic radius, R = a / p  
 = 0.133 m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-  
 Allowable velocity, v = R<sup>1/6</sup> x (RS<sub>f</sub>)<sup>1/2</sup> / n = (0.133)<sup>1/6</sup> x (0.133 x 0.007)<sup>1/2</sup> / 0.016  
 = 1.32 m/s  
 Time of flow, t<sub>f</sub> = 1.1 min

SDM Table 13  
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = a / (t<sub>0</sub> + t<sub>f</sub> + b)<sup>c</sup>  
 = 505.5 / (1.1 + 1.1 + 3.29)<sup>0.355</sup> for return period T = 50 years  
 = 276

SDM 4.3.2  
 SDM Table 3(a)

| Type of surface             | Runoff Coefficient C | Catchment Area A (m <sup>2</sup> ) | C x A |
|-----------------------------|----------------------|------------------------------------|-------|
| Flat Glassland (heavy soil) | 0.25                 | 0.0                                | 0.0   |
| Concrete Paving             | 0.95                 | 605.0                              | 574.8 |
| SUM =                       |                      |                                    | 574.8 |

SDM 7.5.2 (b)

Upstream flow, Q<sub>u</sub> = 0.021 m<sup>3</sup>/s

Design flow, Q<sub>d</sub> = 0.278i Σ C<sub>j</sub>A<sub>j</sub> + Q<sub>u</sub> where A<sub>j</sub> is in km<sup>2</sup>  
 = 0.278 x 276 x 574.75 / 1000000 + 0.021  
 = 0.065 m<sup>3</sup>/s

SDM 7.5.2 (a)

Allowable flow, Q<sub>a</sub> = a x v  
 = 0.281 x 1.32  
 = 0.372 m<sup>3</sup>/s

> Q<sub>d</sub> (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

**Drainage Calculation**

Goldrich Planners &  
 Surveyors Ltd.

June 2024

Lots 793, 794 and 801 RP in D.D. 381 and Adjoining Government Land,  
 Tuen Mun, New Territories

Page 7  
 (P22015)

1 For Channel Section S2

Area, A = 0 m<sup>2</sup>  
 Average slope, H = 0.1 m per 100m  
 Distance on the line of natural flow, L = 0 m

Time of concentration,  $t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (0) / (0.1^{0.2} \times 0^{0.1})$   
 = 0.0 min

Ref.

SDM 7.5.2 (d)

2 For Proposed U-Channel Section S2

|                    | From | To   |
|--------------------|------|------|
| Ground level (mPD) | 3.87 | 3.87 |
| Invert level (mPD) | 2.90 | 2.88 |

Width of u-channel, w = 300 mm  
 Length of u-channel, L<sub>c</sub> = 2 m  
 Depth of vertical part of u-channel, d = 840 mm  
 Gradient of u-channel, S<sub>f</sub> = (2.9-2.88)/2 = 0.010

Cross-Section Area, a =  $0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 840$   
 = 0.287 m<sup>2</sup>  
 Wetted Perimeter, p =  $\pi r + 2 d = 3.14 \times 150 + 2 \times 840$   
 = 2.151 m  
 Hydraulic radius, R = a / p  
 = 0.134 m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-  
 Allowable velocity, v =  $R^{1/6} \times (RS_f)^{1/2} / n = (0.134)^{1/6} \times (0.134 \times 0.01)^{1/2} / 0.016$   
 = 1.63 m/s  
 Time of flow, t<sub>f</sub> = 0.02 min

SDM Table 13  
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i =  $a / (t_o + t_f + b)^c$   
 =  $505.5 / (0+0+3.29)^{0.355}$  for return period T = 50 years  
 = 330

SDM 4.3.2  
 SDM Table 3(a)

| Type of surface             | Runoff Coefficient C | Catchment Area A (m <sup>2</sup> ) | C x A |
|-----------------------------|----------------------|------------------------------------|-------|
| Flat Grassland (heavy soil) | 0.25                 | 0.0                                | 0.0   |
| Concrete Paving             | 0.95                 | 0.0                                | 0.0   |
| SUM =                       |                      |                                    | 0.0   |

SDM 7.5.2 (b)

Upstream flow, Q<sub>u</sub> = 0.065 m<sup>3</sup>/s

Design flow, Q<sub>d</sub> =  $0.278i \sum C_f A_j + Q_u$  where A<sub>j</sub> is in km<sup>2</sup>  
 =  $0.278 \times 330 \times 0 / 1000000 + 0.065$   
 = 0.065 m<sup>3</sup>/s

SDM 7.5.2 (a)

Allowable flow, Q<sub>a</sub> = a x v  
 = 0.287 x 1.63  
 = 0.469 m<sup>3</sup>/s

> Q<sub>d</sub> (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

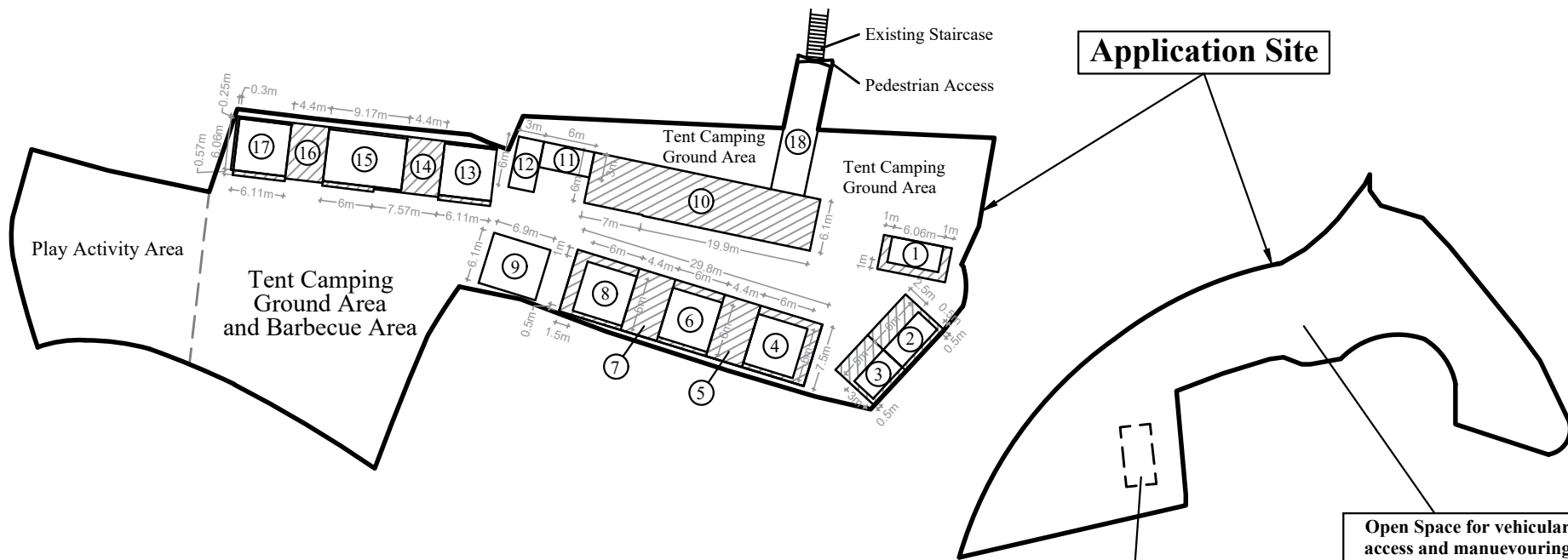
**Drainage Calculation**

Goldrich Planners &  
 Surveyors Ltd.

June 2024

Lots 793, 794 and 801 RP in D.D. 381 and Adjoining Government  
 Land, Tuen Mun, New Territories

Page 8  
 (P22015)



Open Space for vehicular access and manoeuvring

Loading / Unloading Space for LGV (7m(L) x 3.5m(W))

**LEGEND**

Open shed / Canopy

| No. | Structure / Use | Covered Area (about) | Floor Area (about)  | Height  | No. of storey | No.                | Structure / Use     | Covered Area (about) | Floor Area (about)   | Height | No. of storey |
|-----|-----------------|----------------------|---------------------|---------|---------------|--------------------|---------------------|----------------------|----------------------|--------|---------------|
| 1   | Office          | 33m <sup>2</sup>     | 33m <sup>2</sup>    | 6m      | 1             | 10                 | Open Shed           | 199.39m <sup>2</sup> | 163.39m <sup>2</sup> | 4m     | 1             |
| 2   | Service Counter | 39m <sup>2</sup>     | 39m <sup>2</sup>    | 4.5m    |               | 11                 | Toilets             |                      | 18m <sup>2</sup>     | 3.5m   |               |
| 3   | Service Counter | 33m <sup>2</sup>     | 33m <sup>2</sup>    |         |               | 12                 |                     |                      | 18m <sup>2</sup>     |        |               |
| 4   | Staff Pantry    | 223.5m <sup>2</sup>  | 56.25m <sup>2</sup> |         |               | 13                 | Function Room       | 206.02m <sup>2</sup> | 42.1m <sup>2</sup>   | 4m     |               |
| 5   |                 |                      | 33m <sup>2</sup>    |         |               | 14                 | Storage             |                      | 29.6m <sup>2</sup>   |        |               |
| 6   |                 |                      | 45m <sup>2</sup>    |         |               | 15                 | Function Room       |                      | 61.41m <sup>2</sup>  |        |               |
| 7   | Storage         | 33m <sup>2</sup>     | 16                  | Storage |               | 28.9m <sup>2</sup> |                     |                      |                      |        |               |
| 8   | Storage         |                      | 56.25m <sup>2</sup> | 17      |               | Function Room      | 44.01m <sup>2</sup> |                      |                      |        |               |
| 9   | Function Room   | 42.09m <sup>2</sup>  | 42.09m <sup>2</sup> | 4m      |               | Total:             |                     | 776m <sup>2</sup>    | 776m <sup>2</sup>    |        |               |

| No. | Structure / Use               | Area (about)     | Height | Storey |
|-----|-------------------------------|------------------|--------|--------|
| 18  | Paved Walkway with Hand Rails | 70m <sup>2</sup> | —      | —      |

|                    |  |   |
|--------------------|--|---|
| <b>1:750 (A4)</b>  | <b>Layout Plan</b>   | <b>Goldrich Planners &amp; Surveyors Ltd.</b> |
| <b>August 2024</b> | Lot No. 788(part), 790(part), 793, 794 & 801 RP in D. D. 381<br>and Adjoining Government Land<br>Tuen Mun, New Territories | <b>Plan 3b<br/>(P 22015)</b>                  |



## Justifications

### **1. Applied Use**

- 1.1. The applied use is “Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area) and Temporary Holiday Camp (Private Tent Camping Ground)” for a Period of 6 Years.

### **2. Location**

- 2.1. The application site is on Lots 788 (Part), 790 (Part), 793, 794 and 801R.P. in D.D. 381 and Adjoining Government Land (not yet occupied), Tuen Mun, New Territories.

### **3. Site Area**

- 3.1. The site area is about 4,009 m<sup>2</sup> which includes 497 m<sup>2</sup> of Government Land.

### **4. Town Planning Zoning**

- 4.1. The application site falls within the area zoned “Open Space” (“O”) and “Government, Institution or Community” (“G/IC”) on the Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/38.
- 4.2. The planning intention of this “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 4.3. This planning intention of this “G/IC” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 4.4. Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area) and Temporary Holiday Camp (Private Tent Camping Ground) are in line with the planning intention of this zone.

### **5. Development parameters**

#### Operation Hours

- 5.1. The operation hours for barbecue activities are from 10 a.m. to 11 p.m., including Sundays and public holidays. The operation hours for tent camping activities are 24 hours every day, including Sundays and public holidays.

#### Estimated number of visitors

- 5.2. About 40 visitors is anticipated during weekends and holidays and about 20 visitors during weekdays. The maximum number of visitors will be about 40 persons per day.

Proposed Structures

- 5.3. There are 17 temporary 1-storey structures with a total floor area of about 776 m<sup>2</sup> at a height of about 4m to 6m. All structures are built of temporary material, including metal sheets and container-converted structures. Please refer to the Layout Plan (Plan 3b) for details.

**Proposed Structures**

| No.          | Structure       | Floor Area (about)       | Covered Area (about)     | Height (about)        | No. of storey |     |
|--------------|-----------------|--------------------------|--------------------------|-----------------------|---------------|-----|
| 1.           | Office          | 33 m <sup>2</sup>        | 33 m <sup>2</sup>        | 6 m                   | 1             |     |
| 2.           | Service Counter | 39 m <sup>2</sup>        | 39 m <sup>2</sup>        | 4.5 m                 |               |     |
| 3.           | Service Counter | 33 m <sup>2</sup>        | 33 m <sup>2</sup>        |                       |               |     |
| 4.           | Staff Pantry    | 56.25 m <sup>2</sup>     | 223.5 m <sup>2</sup>     |                       |               |     |
| 5.           |                 | 33 m <sup>2</sup>        |                          |                       |               |     |
| 6.           |                 | 45 m <sup>2</sup>        |                          |                       |               |     |
| 7.           | Storage         | 33 m <sup>2</sup>        |                          |                       |               |     |
| 8.           | Storage         | 56.25 m <sup>2</sup>     |                          |                       |               |     |
| 9.           | Function Room   | 42.09 m <sup>2</sup>     |                          | 42.09 m <sup>2</sup>  |               | 4 m |
| 10.          | Open Shed       | 163.39 m <sup>2</sup>    |                          | 199.39 m <sup>2</sup> |               | 4 m |
| 11.          | Toilets         | 18 m <sup>2</sup>        | 3.5 m                    |                       |               |     |
| 12.          |                 | 18 m <sup>2</sup>        |                          |                       |               |     |
| 13.          | Function Room   | 42.1 m <sup>2</sup>      | 206.02 m <sup>2</sup>    | 4 m                   |               |     |
| 14.          | Storage         | 29.6 m <sup>2</sup>      |                          |                       |               |     |
| 15.          | Function Room   | 61.41 m <sup>2</sup>     |                          |                       |               |     |
| 16.          | Storage         | 28.9 m <sup>2</sup>      |                          |                       |               |     |
| 17.          | Function Room   | 44.01 m <sup>2</sup>     |                          |                       |               |     |
| <b>Total</b> |                 | <u>776 m<sup>2</sup></u> | <u>776 m<sup>2</sup></u> |                       |               |     |

**Proposed paved walkway with hand rails**

|    |                               |                   |                   |   |   |
|----|-------------------------------|-------------------|-------------------|---|---|
| 18 | Paved walkway with hand rails | 70 m <sup>2</sup> | 70 m <sup>2</sup> | - | - |
|----|-------------------------------|-------------------|-------------------|---|---|

Site Management

- 5.4. The waste will be collected by covered rubbish bins. Rubbish bags will be dumped to the refuse collection point at Ching Lai Road by hand twice a week depending on the amount of rubbish found.
- 5.5. No public announcement system or any form of audio amplification system will be used at the site.
- 5.6. No shower facilities will be provided at the site.
- 5.7. There will be no barbecue activity after 11:00 p.m.

- 5.8. At 11:00 p.m., the main lights will be turned off. Some street lights of a lower illumination will remain turned on along the footpath to provide light for walking within the site.
- 5.9. After 11:00 p.m., staff will remind customers to lower their voice and manage the order in the site.

**6. Similar Applications in Vicinity**

- 6.1. There are a few similar approved cases in the vicinity in Siu Lam area (under a different OZP no. S/TM-SKW/14).

| <b>Application No.</b> | <b>Applied Use</b>   | <b>Decision</b>        |
|------------------------|--|------------------------|
| A/TM-SKW/42            | Temporary Barbecue Area with Structures for a Period of 3 Years                  | Approved on 28.5.2004  |
| A/TM-SKW/47            | Temporary Barbecue Area with Structures for a Period of 3 Years                  | Approved on 10.3.2006  |
| A/TM-SKW/48            | Temporary Barbecue Area for a period of 3 years                                  | Approved on 23.6.2006  |
| A/TM-SKW/54            | Temporary Barbecue Area for a Period of 3 Years                                  | Approved on 28.9.2007  |
| A/TM-SKW/57            | Temporary Barbecue Area for a Period of 3 Years                                  | Approved on 9.5.2008   |
| A/TM-SKW/63            | Temporary Barbecue Area with Structures for a Period of 3 Years                  | Approved on 24.7.2009  |
| A/TM-SKW/67            | Temporary Barbecue Area For a Period of 3 Years                                  | Approved on 17.6.2011  |
| A/TM-SKW/78            | Temporary Barbecue Area For a Period of 3 Years                                  | Approved on 1.3.2013   |
| A/TM-SKW/93            | Temporary Barbecue Area for a Period of 3 Years                                  | Approved on 18.12.2015 |
| A/TM-SKW/94            | Temporary Barbecue Area for a Period of 3 Years                                  | Approved on 4.3.2016   |
| A/TM-SKW/101           | Temporary Barbecue Area for a Period of 3 Years                                  | Approved on 31.5.2019  |
| A/TM-SKW/114           | Renewal of Planning Approval for Temporary Barbecue Area for a Period of 3 Years | Approved on 20.5.2022  |

**7. Justifications**

Planning Intention of the “O” and “G/IC” zone

- 7.1. The planning intention of this “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area) and Temporary Holiday Camp (Private Tent Camping Ground) are in line with the planning intention of this zone.
- 7.2. This planning intention of this “G/IC” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and

other institutional establishments. Open space for vehicular access and manoeuvring does not jeopardize the planning intention of this zone.

Compatibility with surrounding environment

- 7.3. The proposed use is compatible with the surrounding uses that are comprised of mainly open areas. Residential uses of 3-storey houses are further away to the east and west. In view of the restricted operation hours for the barbecue activities and existing landscaping. No significant impact to the surrounding area is anticipated.

No adverse environmental impact

**Drainage**

- 7.4. The site is at the highest point of the piece of land between Castle Peak Road – Tai Lam and the sea. Surface water from the north is intercepted by a public u-channel system. Surface water will flow downwards to the river at the east and the sea via the woodland to the south.

**Sewerage**

- 7.5. Replaceable waste tank portable toilet will be used on site. When the waste tank is full, the waste tank will be taken out and sealed by a cover. The waste tank will be taken by hand to the loading/unloading space on Lot 790 in D.D. 381 and collected by professional contractor. An empty waste tank will be placed to the replaceable waste tank portable toilet. It does not involve any construction work for the operation.
- 7.6. No construction debris, silt and sewage will be discharged to or deposited inside the public drains from the site and no blockage will be induced to the natural stream to increase flooding risk.

**Traffic**

- 7.7. The site is accessible via a staircase connecting to Castle Peak Road – Tai Lam. No parking space is provided. Visitors come to the site by public transport.
- 7.8. A loading/unloading space for light goods vehicles is proposed on Lot 790 in D.D. 381. Goods for operation will be unloaded on this lot and delivered to the site by hand. It is estimated that a total of 2 trips (1 in and 1 out) will be generated per week.

**8. Planning Gain**

- 8.1. The site is desirable for family and friends to spend quality time together with barbecue and tent camping activities.
- 8.2. The proposed use provides valuable employment opportunities in the local area.

- END -