附帶規劃文件

按城市規劃條例第 16 條，於新界元朗八鄉七星崗 DD110 LOT NO. 247(部份), 249, 250(部份), 251S.A RP(部份), 251S.B(部份), 262(部份), 263S.A&S.B&S.C(部份), 264(部份), 265, 266(部份), 267(部份), 269(部份), 270S.E(部份), 272, 273S.A, 273S.B, 274, 275, 276RP(部份), 277, 278, 279S.A, 279S.B, , 280, 281(部份), 285, 286, 287, 295, 299，申請作 「擬議臨時貨倉(危險品倉庫除外)及露天存放建築機械和建築材料連附屬設施(為期 3 年)及相關填土工程」用途。

地帶用途：「農業」

地盤面積： 約 30211 平方米

行政摘要：

擬在新界元朗八鄉七星崗 DD110 LOT NO. 247(部份), 249, 250(部份), 251S.A RP(部份), 251S.B(部份), 262(部份), 263S.A&S.B&S.C(部份), 264(部份), 265, 266(部份), 267(部份), 269(部份), 270S.E(部份), 272, 273S.A, 273S.B, 274, 275, 276RP(部份), 277, 278, 279S.A, 279S.B, , 280, 281(部份), 285, 286, 287, 295, 299，八鄉分區計劃大綱核准圖編號S/YL-PH/11，「農業」地帶內，申請作 「擬議臨時貨倉(危險品倉庫除外)及露天存放建築機械和建築材料連附屬設施(為期 3 年)及相關填土工程」。

由於受到元朗南發展的收地程序影響，大批原來位於唐人新村及大棠的露天存放建築材料及建築機械場地需要進行搬遷，以騰出規劃土地予作都會商業核心區發展，其中申請人「東泰工程有限公司(Eastime Engineering Limited)」亦是受收地影響的苦主之一(見附件一)。因此是次申請是為協助受元朗南房屋發展收地影響的現有露天儲物場地進行場地搬遷，以提供適合的場地作為安置地點，在符合政府規範的情況下，合理利用現有荒廢的土地。亦在不影響城市發展計劃的同時，保障香港建造業的產業鏈維持正常運作，配合特區政府的元朗南發展計劃項目。

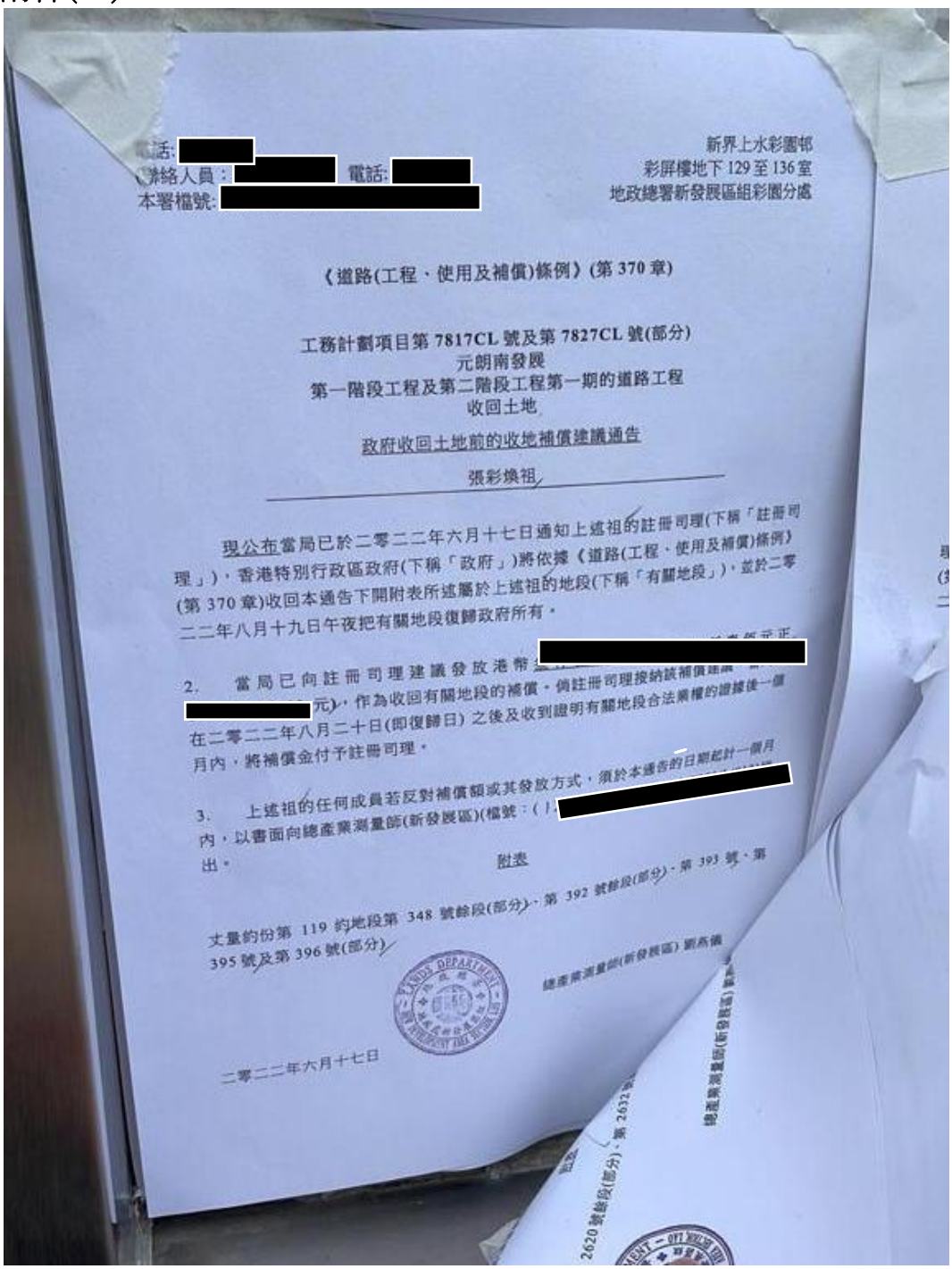
申請人選擇本次申請地點是基於八鄉七星崗同樣位於元朗區內，距離相對較近，交通運輸亦有現存的道路網絡可以直達，申請地點的場地平坦可以即時使用，附近居住人口亦不多和分散，影響程度較小，在成本、交通及附近環境的考量下，本次規劃申請的八鄉七星崗範圍屬於其首選搬遷位址。

申請地點開放時間為開放時間為星期一至星期六、上午9時至下午6時，星期日及公眾假期休息。

申請地點主要用作臨時貨倉及露天存放建築機械和建築材料用途，不會設置任何形式的工場作業，更不會有任何形式的工程進行，場地內也不會進行拆卸、保養、修理、噴漆或其他的工場作業。

是次申請是規劃許可編號A/YL-PH/960的重新申請，由於規劃許可編號A/YL-PH/960期間申請地點部份的地段業主需收回土地自用，加上獲批的附屬設施面積不足，因此無奈需要進行重新申請。倘若時次申請獲批，申請人亦會盡力在時限內完成全部的附帶條件，並在相關處方接受了相關建議後，馬上邀請相關處方的人員前來檢閱，希望貴署可以酌情處理是次申請。

附件(一)



電話: [redacted]
聯絡人員： [redacted] 電話: [redacted]
本署檔號: [redacted]

新界上水彩園邨
彩屏樓地下 129 至 136 室
地政總署新發展區組彩園分處

《道路(工程、使用及補償)條例》(第 370 章)

工務計劃項目第 7817CL 號及第 7827CL 號(部分)
元朗南發展
第一階段工程及第二階段工程第一期的道路工程
收回土地

政府收回土地前的收地補償建議通告

張彩煥祖

現公布當局已於二零二二年六月十七日通知上述祖的註冊司理(下稱「註冊司理」)，香港特別行政區政府(下稱「政府」)將依據《道路(工程、使用及補償)條例》(第 370 章)收回本通告下開附表所述屬於上述祖的地段(下稱「有關地段」)，並於二零二二年八月十九日午夜把有關地段復歸政府所有。

2. 當局已向註冊司理建議發放港幣 [redacted] 元)，作為收回有關地段的補償。倘註冊司理接納該補償建議，在二零二二年八月二十日(即復歸日)之後及收到證明有關地段合法業權的證據後一個月內，將補償金付予註冊司理。

3. 上述祖的任何成員若反對補償額或其發放方式，須於本通告的日期起計一個月內，以書面向總產業測量師(新發展區)(檔號：([redacted] 出。

附表

丈量約份第 119 約地段第 348 號餘段(部分)、第 392 號餘段(部分)、第 393 號、第 395 號及第 396 號(部分)

總產業測量師(新發展區)

二零二二年六月十七日

附件一

元朗南第二期房屋發展集中十八鄉一帶　7成屬公營屋料建1.1萬單位

撰文：林穎嫻
出版：2023-02-25 19:58　更新：2023-02-27 12:24

電　　話　Tel: [redacted]
圖文傳真　Fax: [redacted]
電郵地址　Email: [redacted]
本署檔號　Our Ref: (　) in [redacted]
來函檔號　Your Ref:

來函請註明本署檔號
Please quote our reference in your reply

地政總署
新發展區組
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界上水龍琛路 39 號上水廣場 15 樓 1501 至 1510 室
Units 1501-10, Level 15, Landmark North,
39 Lung Sum Avenue, Sheung Shui, New Territories.

網址 Website : www.landsd.gov.hk

掛號郵遞及現場派遞

[redacted]
東泰工程有限公司
(經辦人：陳卓添先生)

陳先生：

元朗南第一期發展計劃

貴公司在上址經營的部分業務，因上述工務計劃影響而須清拆。本署已於 2022 年 9 月 27 日援引《土地(雜項條文)條例》(第 28 章)，在涉及的構築物及／或相關範圍張貼告示，通知貴公司須於 2023 年 1 月 3 日前停止佔用有關土地。在告示限期屆滿日後，本署會安排展開清拆行動。

經審核後，貴公司符合領取露天／戶外業經營者的特惠津貼資格，本署將會向貴公司發放港幣 [redacted] 元的特惠津貼。惟貴公司須將該等在用地上的不合資格構築物拆卸。

本署將於稍後通知貴公司前來領取特惠津貼。在領取特惠津貼前，貴公司需已經自願搬離有關土地及向政府交出所有清理後的土地及騰空的構築物，並且需簽署一份彌償書。若貴公司希望在搬離有關土地前提早獲發特惠津貼，可聯絡本署以作安排，屆時貴公司需簽署一份承諾書承諾貴公司會於擬議及地政總署同意的「預定離場日」(不得遲於清拆日)或之前無條件自願搬離有關土地及向政府交出所有清理後的土地及騰空的構築物。在領取提早發放的特惠津貼時，貴公司亦需簽署一份彌償書。

本署在此提醒貴公司不能將上述經營範圍改作其他用途，並須於清拆日／「預定離場日」或之前無條件自願搬離有關土地，並向政府交出所有清理後的土地及騰空的構築物。否則，地政總署可根據香港法例第 28 章於任何時間採取適當的土地管制行動清理該土地及有關構築物。

日後，如貴公司能在清拆日／「預定離場日」之前提早向政府交出所有清理後的土地及騰空的構築物，請盡快聯絡本署安排，而交回的土地及構築物內有任何留下的物件，地政總署會當棄置之廢物處理。

請注意，如貴公司同意領取露天／戶外業務經營者的特惠津貼，即表示同意以此作為完全及最終解決貴公司就政府收回該土地的業務經營所提出的騷擾補償申索及同意放棄提出其他任何補償申索。

倘政府日後發現貴公司的特惠津貼申請有不誠實成分或提供失實資料，貴公司須在政府要求下立即全數償還有關特惠津貼連利息，否則政府會向貴公司提出有關法律行動。

如貴公司對此事有任何查詢，請於辦公時間內致電[redacted]與地政主任[redacted]女士聯絡。

地政總署
總產業測量師／新發展區

（吳國基 代行）

副本送：
地政總署新發展區組清拆小組（傳真：[redacted]）
高力國際物業顧問(香港)有限公司（傳真：[redacted]）

2023 年 8 月 15 日

場地設計：

申請地點地盤面積約 30211 平方米，當中不佔用任何政府土地。

申請地點會進行填土，填土範圍約 26170 平方米，填土厚度約 0.1 米，填土材料為瀝青和水泥，場地內不涉及挖土。

申請地點中作露天存放建築機械的區域面積約 10548 平方米，存放的建築機械類型為「挖泥機」、「起重機」；作露天存放建築材料的區域面積約 9938 平方米，存放的建築材料類型為「鐵器」和「石料」，場地內不會存放危險品。

申請地點中露天存放的建築機械和建築材料，堆放的高度不超過 12 米。

申請地點中露天存放的建築機械和建築材料區域，和附近地區最近的居住民居之間的距離超過 20 米。此外申請地點邊界會設置有綠色圍板，令場地保持綠化、隔絕噪音和視野觀感，使場地與四周環境融為一體，美化環境。

申請地點內擬議設置有 6 個臨時性質的構築物，分別為：

- 構築物 A，作臨時貨櫃辦公室及員工休息室用途，2 層，樓面面積不超過 1500 平方米，高度不超過 8 米。
- 構築物 B，作儲物用途，2 層，樓面面積不超過 450 平方米，高度不超過 15 米。
- 構築物 C，作儲物用途，1 層，樓面面積不超過 1050 平方米，高度不超過 15 米。
- 構築物 D，作消防泵房用途，1 層，樓面面積不超過 15 平方米，高度不超過 3 米。
- 構築物 E，作消防水箱用途，1 層，樓面面積不超過 140 平方米，高度不超過 4 米。
- 構築物 F，作臨時更亭用途，1 層，樓面面積不超過 15 平方米，高度不超過 3 米。

申請地點內的構築物只作臨時辦公室及員工休息室用途以及儲物(建築機械)用途，不提供任何住宿服務。

申請地點露天存放區距離最近的民居至少有 20 米，並且中間間隔有邊界圍板和植物，不會對鄰近居民構成太大影響。

申請地點設有私家車泊車位 8 個，每個尺寸約 5 米 x2.5 米；輕型貨車泊車位 10 個，每個尺寸約 7 米 x3.5 米，重型貨車泊車位 4 個，每個尺寸約 11 米 x3.5 米。

詳細請參閱以下圖則。

申請地點

七星崗
TSAT SING KONG

建築機械存放區
約10548平方米

建築材料存放區
約7332平方米

建築材料存放區
約2606平方米

約20米

構築物編號	用途	總樓面面積	高度	層數
A	臨時貨櫃辦公室及員工休息室	不超過1500平方米	不超過8米	2
B	儲物用途	不超過450平方米	不超過15米	2
C	儲物用途	不超過1050平方米	不超過15米	1
D	消防泵房	不超過15平方米	不超過3米	1
E	消防水箱	不超過140平方米	不超過4米	1
F	臨時更亭	不超過15平方米	不超過3米	1

場地設計圖則：	
	建築機械存放區
	建築材料存放區
P	私家車泊車位
>	輕型貨車泊車位
M	重型貨車泊車位
	出入口
	構築物
SCALE	1: 1000

GLA-TYL 1296 (SITE B)

申請地點

七星崗
TSAT SING KONG

填土範圍約26170平方米。
填土厚度約0.1米。
填土材料為瀝青和水泥。
填土作場地平整用途。

填土範圍	
SCALE	1: 1000

排水設施：

申請人提供有關申請地點的渠務報告文件(DIA)，並承諾有相關渠務報告文件獲得部門批准後，會盡快安排合資格承辦商展開排水設施建造工程。

如是次申請獲批，在進行涉及排水方面的附帶條件工程時，申請人會在工程展開前諮詢相關業主的同意。

隨件附上相關文件以供參考。

Drainage Impact Assessment

in compliance with the Planning Approval Condition (f) of the Planning Application No. A/YL-PH/960 for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Machinery and Construction Materials with Ancillary Facilities (for a period of 3 years) and associated filling of land in "Agriculture" Zone, Various Lots in D.D. 110, Tsat Sing Kong, Pat Heung, Yuen Long, N.T.

(HT23105)

Drainage Impact Assessment (DIA) Report

November 2024

Prepared & Approved by:	K. C. LEE *MICE, MHKIE*

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

CONTENT

1. Introduction

1.1 Ho Tin & Associates Consulting Engineers Limited (HTA) was appointed by the client to prepare a Drainage Impact Assessment (DIA) in compliance with the planning approval condition (f) of the Planning Application No. A/YL-PH/960 for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Machinery and Construction Materials with Ancillary Facilities (for a period of 3 years) and associated filling of land in "Agriculture" Zone at various lots in D.D. 110, Tsat Sing Kong, Pat Heung, Yuen Long, New Territories (the 'subject site').

1.2 This report presents the DIA for the proposed temporary uses at the subject site.

1.3 The objectives of this DIA are to:-

- indicate any changes/increase in drainage characteristics due to the proposed development;
- assess any potential drainage impacts of the existing/planned drainage facilities nearby due to the proposed development; and
- propose mitigation measures and drainage improvement work, if necessary, to minimize any adverse drainage impact.

1.4 The scope of this DIA includes:-

- site description and existing land use;
- identification of stormwater flow pattern before and after proposed development of the Subject site;
- assessment of impact on the existing drainage facilities due to the proposed development; and
- proposal of new drainage facilities for the proposed development if found necessary.

2. General Site Description and the Proposed Development

2.1 The subject site is currently zoned "Agriculture" and "Village Type Development" on the Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10 and Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11. It is located in front of the south toes of Kai Kung Leng and at about 380m to the north of Kam Tai Road and at about 85m to the north from the bank of an about 13m wide trapezoidal shape branch channel of the Kam Tin Main Stormwater Channel (refer to **Plate 1**). The subject site is currently occupied for

temporary open storage (refer to **Plate 2** to **4**). A Location Plan with the locations of photo taken is shown in **Figure 1**.

Plate 1 – View at the about 13m wide trapezoidal shape branch channel of the Kam Tin Main Stormwater Channel at about 85m away from the subject site

Plate 2 – View taken at the subject site (1)

Plate 3 – View taken at the subject site (2)

Plate 4 – View taken at the subject site (3)

Plate 5 – Existing village houses at relatively higher elevations on the west side of the subject site

2.2 To the west of the subject site are some village houses located at relatively higher elevations (refer to **Plate 5**). On the southeast side between the subject site and the about 13m wide trapezoidal shape branch channel of the Kam Tin Main Stormwater Channel are some vacant lands and existing temporary structures (refer to **Plate 6** and **7**).

Plate 6 – Existing vacant lands between the subject site and the existing branch channel of the Kam Tin Main Stormwater Channel

Plate 7 – Existing temporary structures on the southeast side of the subject site

Plate 8 – Existing watercourse to the south receiving stormwater discharge from the subject site and discharging into the existing branch channel of the Kam Tin Main Stormwater Channel

	
Plate 9 – Existing inlet/outfall at the downstream of the existing watercourse discharging into the existing branch channel of the Kam Tin Main Stormwater Channel	**Plate 10** – Close-up of the existing inlet/outfall shown in Plate 9

2.3 It is proposed to use the subject site for temporary warehouse and open storage of construction materials and machineries with ancillary office and staff resting room for a period of 3 years and filling of land. The subject site covers total land area of approximately 30,307m^2. The proposed use comprises of 6 nos. of structures with total covered area about 2,600m^2. The remaining area would be used for open storage (occupying most of the subject site) and open parking spaces. The Proposed Development Layout is shown in **Figure 2**.

2.4 The present vehicular ingress / egress point of the subject site is via an existing vehicular access crossing over the existing branch channel of the Kam Tin Main Stormwater Channel connecting to Kam Tai Road.

3. Existing Drainage System of the Area

3.1 The subject site is located at knoll toes with the ground levels gradually declining from about +28.0mPD at the northern corner to about +13.0mPD at the southern corner. Surface runoff of the subject site would follow the ground levels running from the north to the south in general into an existing watercourse (refer to **Plate 8**) from which the flow would be discharged into the existing branch channel of the Kam Tin Main Stormwater Channel.

3.2 At present, there is no existing engineering drainage provisions within the subject site. The existing drainage patterns and catchments of the concerned area are shown in **Figure 3**.

4. Proposed Drainage Works

4.1 Levels of the subject site will be maintained similar to those of the existing site levels. Ground surfaces of the subject site would be generally paved with 25mm thick asphalt to minimize nuisance caused by dust.

4.2 In general, the existing flow path of surface runoff of the subject site would be maintained after the proposed development, i.e. the surface runoff would be still discharged into the existing watercourse to the south of the subject site. However, in order to properly manage surface runoff flowing across the boundary of the subject site and avoid surface runoff flowing outside from the subject site directly onto the surrounding areas as present, peripheral U-channels will be constructed around the subject site to intercept all surface runoff. The flows inside the channels will be discharged into a proposed terminal manhole TM with desilting trap located near the vehicular ingress / egress of the subject site and from which the flow will be discharged via twin 900mm dia. pipe into the existing watercourse and then into the branch channel of the Kam Tin Main Stormwater Channel. A Stormwater Drainage Management Plan and Site Cross Sections is shown in **Figure 4** and **4A** respectively. Proposed Outfall Details at the existing watercourse are shown in **Figure 5**.

4.3 No solid fence wall of the subject site will be constructed. Hoarding with 100mm gap at bottom will be erected around the subject site for security reasons. The proposed development will not obstruct any flow paths of the area.

4.4 The Applicant is committed to obtain consents from owners of adjacent relevant land/lots prior to commencement of the proposed drainage works outside the subject site and to maintain the completed drainage works to the satisfaction of relevant Government departments. Besides, the Applicant will clear the vegetation at the existing watercourse to which the surface runoff of the subject site would be discharged into.

4.5 Details of proposed drainage provisions shall follow relevant details shown in Government departments' Standard Drawings as follows:

Proposed Drainage Provisions	*Standard Drawings*	*Drawing No. & Title*
Terminal manhole with trap	DSD Standard Drawings	DS 1091A - Terminal Manhole Type T2_1

Proposed Drainage Provisions	*Standard Drawings*	*Drawing No. & Title*
Manhole		DS 1082C – Standard Manhole Type G1 (without desilting opening)
Catchpit	CEDD Standard Drawings	C 2405/1 to /5 – Standard Catchpit Details
U-channel		C2409I – Details of Half-round and U-channels

5. Hydraulic Calculation

5.1 Assessment criteria is based on the recommendation set out in the Stormwater Drainage Manual (Fifth edition, Jan 2018) (SDM) and its Corrigendum No. 1/2022 issued by DSD. Design Return Period of 50 years (recommended for 'Main Rural Catchment Drainage Channels' in SDM) is being adopted.

5.2 The corresponding runoffs under rainfall intensity for various return period are worked out with reference to Rational Method. Brandy-Williams method is used in calculation of the time of concentration. A uniformly distributed rainfall with an intensity is determined by the Intensity-Duration-Frequency. With referenced to Table 3b - Storm Constants for different return periods of Tai Mo Shan Area from SDM, the rainfall profiles are derived based on the following equation:

$$i = \frac{a}{(t+b)^c}$$

where i = mean rainfall intensity (mm/hr)
t = duration time of concentration (min)
a, b and c = storm constants given in Table below

Table : Storm Constants

Return Period (years)	50
a	1740.1
b	19.78
c	0.570

A 16.0% rainfall increase is adopted in the hydraulic calculation to cater for effects due to climate change in accordance with the table 28 with projection to End of 21st Century (it is

very conservative, as the subject application is only for 3 years) as stipulated in the item (e) and (k) of the SDM - Corrigendum No. 1/2022. Besides, taking into consideration of design allowance in End of 21st Century, a further 12.1% rainfall increase is incorporated into the hydraulic assessment.

5.3 Hydraulic assessment is enclosed in the **Appendix**. 10% reduction in flow area has been incorporated to cater for potential deposition of sediment in stormwater channels and pipes as recommended in the SDM. The proposed channels and underground drainage were designed to cater for the estimated runoff under the designed rainstorms. With respect to the calculation, the proposed stormwater drainage system is capable to cater for the surface runoff without causing any adverse drainage impacts on the subject site and its surroundings.

5.4 Since all channels/pipes have sufficient spare capacity, no water backup will occur at the upstream under rainstorms of 50-year (or lower) return periods.

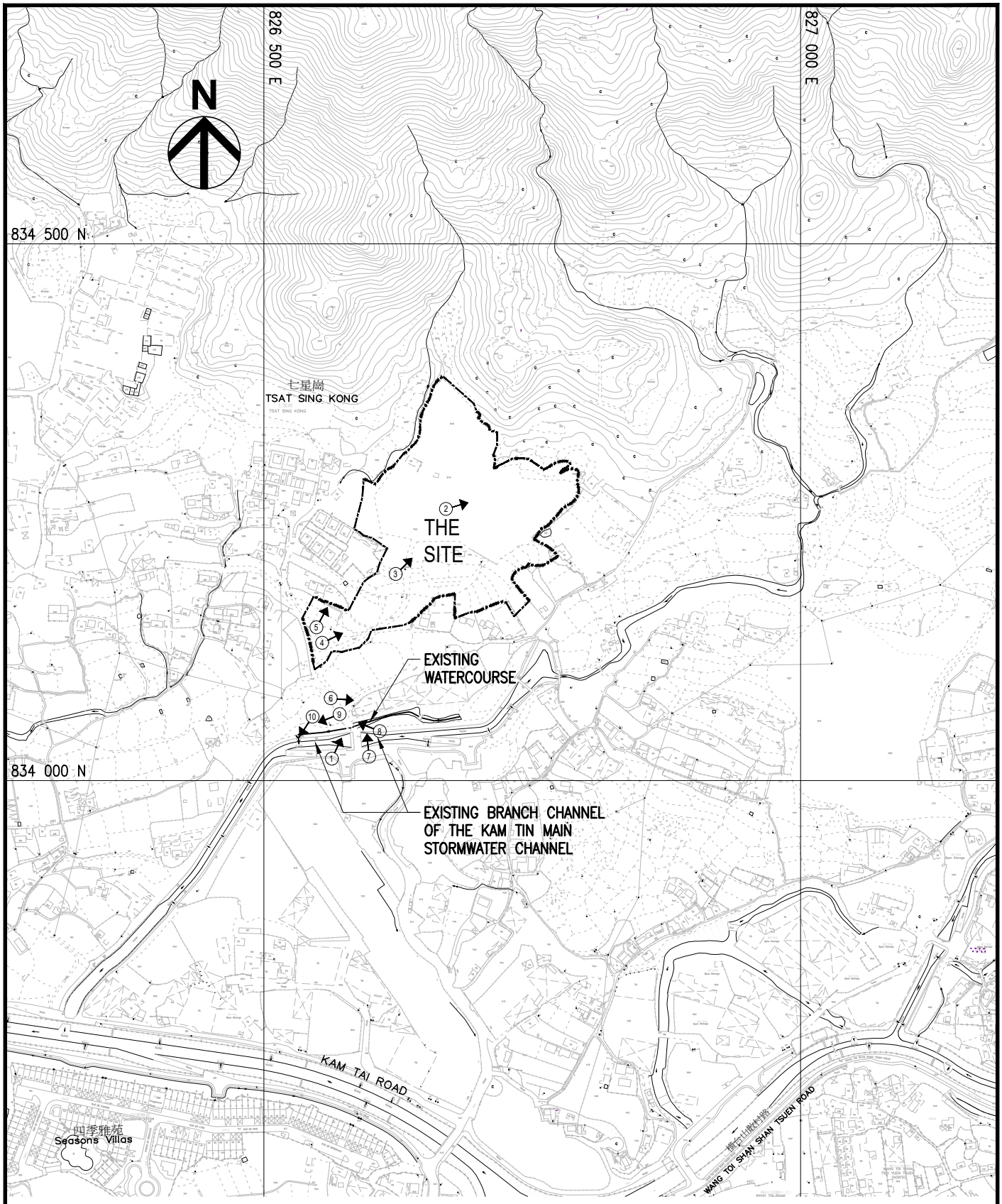
6. Conclusion

6.1 The subject site will be for temporary warehouse and open storage of construction materials and machineries with ancillary office and staff resting room for a period of 3 years and filling of land only. Only minor land filling would be carried out at the subject site.

6.2 Peripheral U-channels will be constructed around the subject site to intercept all surface runoff crossing the boundary. The flows inside the channels will be discharged into a proposed terminal manhole TM with desilting trap and from which discharges via twin 900mm dia. pipe into the existing watercourse and from which into the existing branch channel of the Kam Tin Main Stormwater Channel. There would be no change in principle nor obstruction to the existing flow paths of the area.

6.3 The Applicant is committed to obtain consents from owners of adjacent relevant land/lots prior to commencement of the proposed drainage works outside the subject site and to maintain the completed drainage works to the satisfaction of relevant Government departments, and to clear the vegetation at the existing watercourse to which the surface runoff of the subject site would be discharged into.

6.4 In conclusion, the Proposed Development would not cause any adverse drainage impact onto the area.



LEGEND:

SUBJECT SITE BOUNDARY

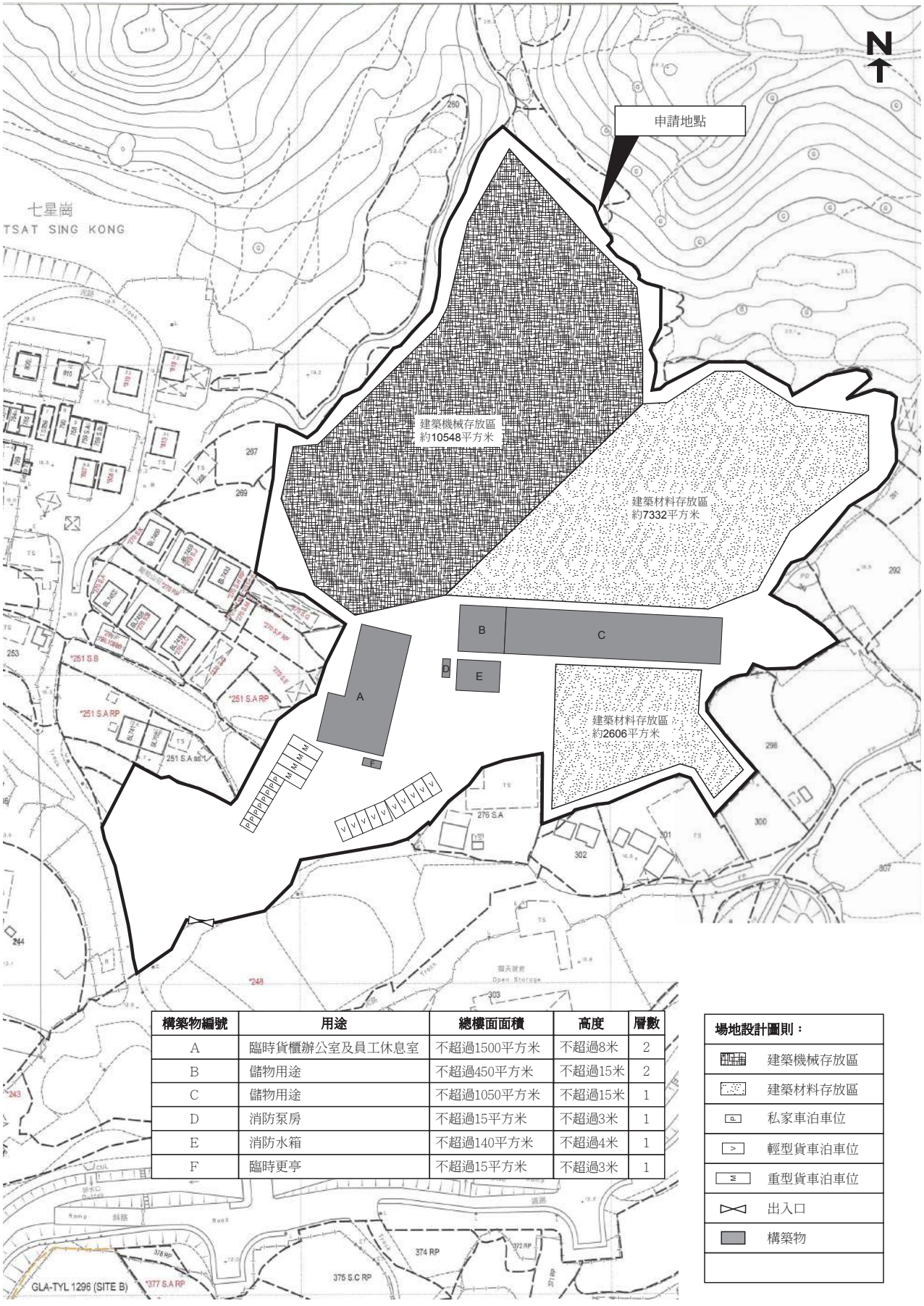
LOCATION OF PHOTO TAKEN (N–PLATE No.)

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

TITLE
LOCATION PLAN

SCALE
1 : 5000 – A4

DRAWING No.
FIGURE 1



構築物編號	用途	總樓面面積	高度	層數
A	臨時貨櫃辦公室及員工休息室	不超過1500平方米	不超過8米	2
B	儲物用途	不超過450平方米	不超過15米	2
C	儲物用途	不超過1050平方米	不超過15米	1
D	消防泵房	不超過15平方米	不超過3米	1
E	消防水箱	不超過140平方米	不超過4米	1
F	臨時更亭	不超過15平方米	不超過3米	1

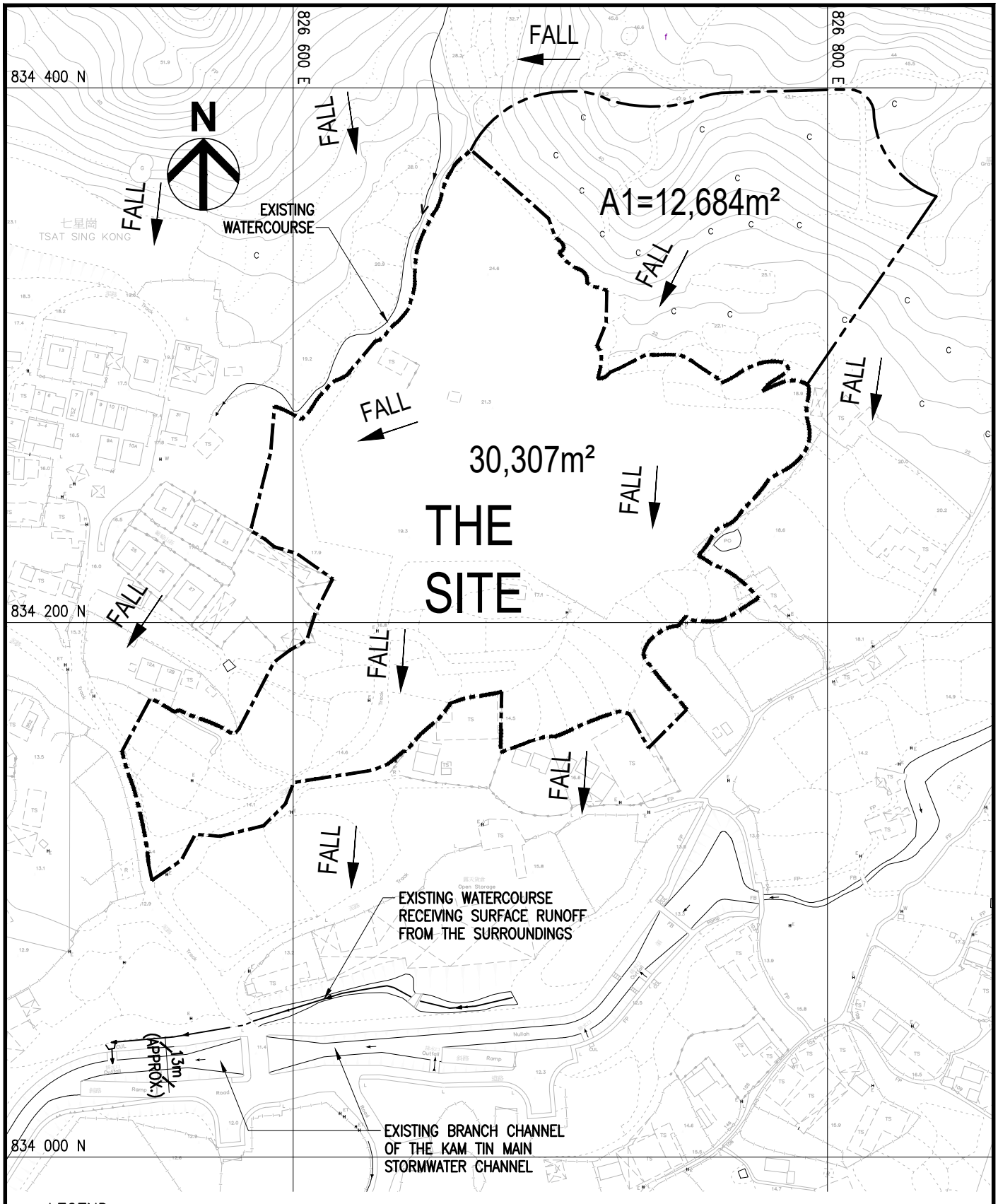
場地設計圖則：
建築機械存放區
建築材料存放區
私家車泊車位
輕型貨車泊車位
重型貨車泊車位
出入口
構築物

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

TITLE
PROPOSED DEVELOPMENT LAYOUT

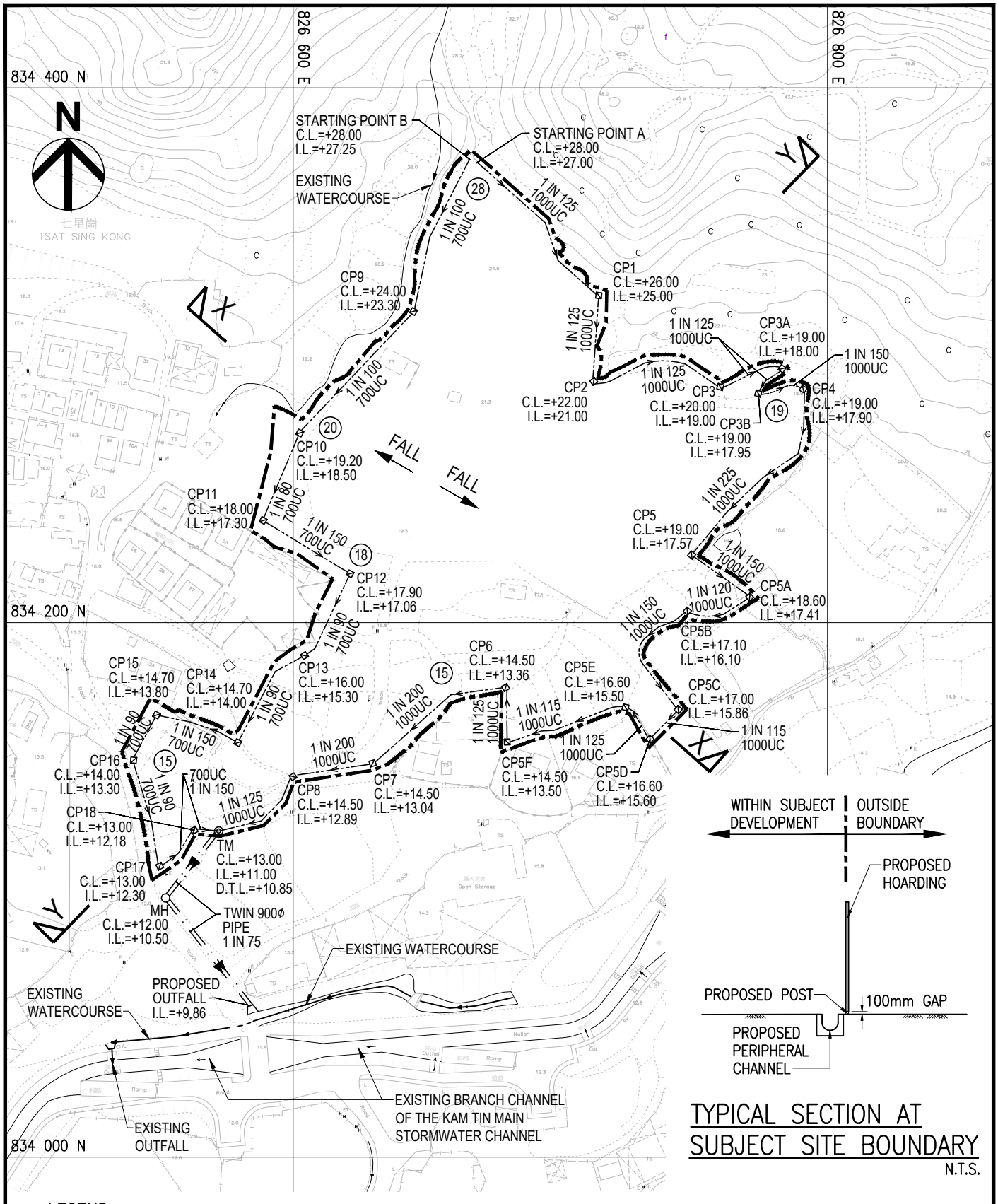
SCALE
1 : 2000 – A4

DRAWING No.
FIGURE 2



何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

TITLE	SCALE	DRAWING No.
EXISTING DRAINAGE PATTERNS AND CATCHMENT AREAS	1 : 2000 – A4	FIGURE 3



TYPICAL SECTION AT SUBJECT SITE BOUNDARY

N.T.S.

LEGEND:

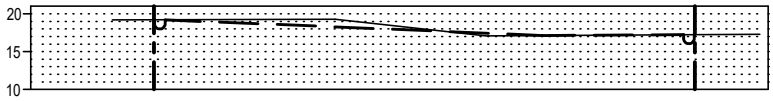
- SUBJECT SITE BOUNDARY
- (15) PROPOSED GROUND LEVEL
- PROPOSED STORMWATER TERMINAL MANHOLE
- PROPOSED STORMWATER DRAIN & MANHOLE
- PROPOSED U-CHANNEL & CATCHPIT

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

TITLE
STORMWATER DRAINAGE MANAGEMENT PLAN

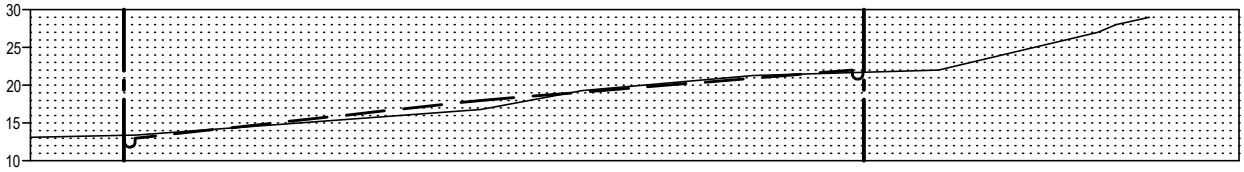
SCALE
1 : 2000 – A4

DRAWING No.
FIGURE 4



SECTION X - X

HORIZONTAL 1 : 2500
VERTICAL 1 : 1000



SECTION Y - Y

HORIZONTAL 1 : 2500
VERTICAL 1 : 1000

LEGEND

SUBJECT SITE BOUNDARY

PROPOSED GROUND LEVEL

EXISTING GROUND LEVEL

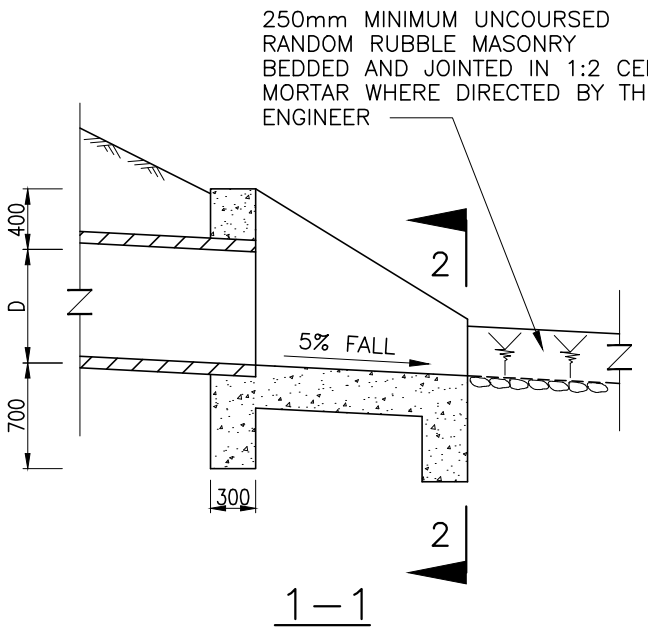
PROPOSED U-CHANNEL

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

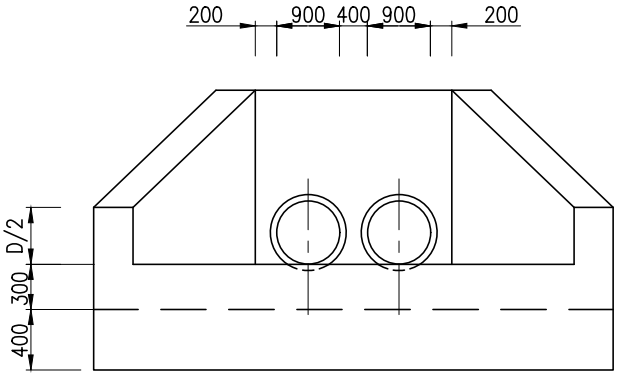
TITLE
SITE CROSS SECTIONS

SCALE
AS SHOWN - A4

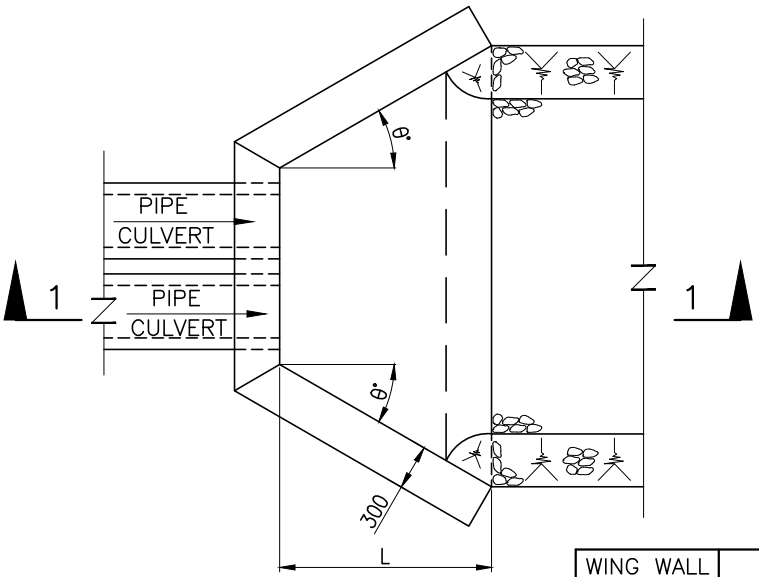
DRAWING No.
FIGURE 4A



1–1



2–2



PLAN

WING WALL FLARE θ°	DIAMETER OF PIPE CULVERT D			
	450–750	900–1200	1350–1650	1800–1950
	L			
0°	1800	2400	3000	3600
30°	1400	1800	2300	2700
45°	1200	1500	1900	2300

NOTES :

1. CONCRETE : GRADE 30D/20

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

TITLE

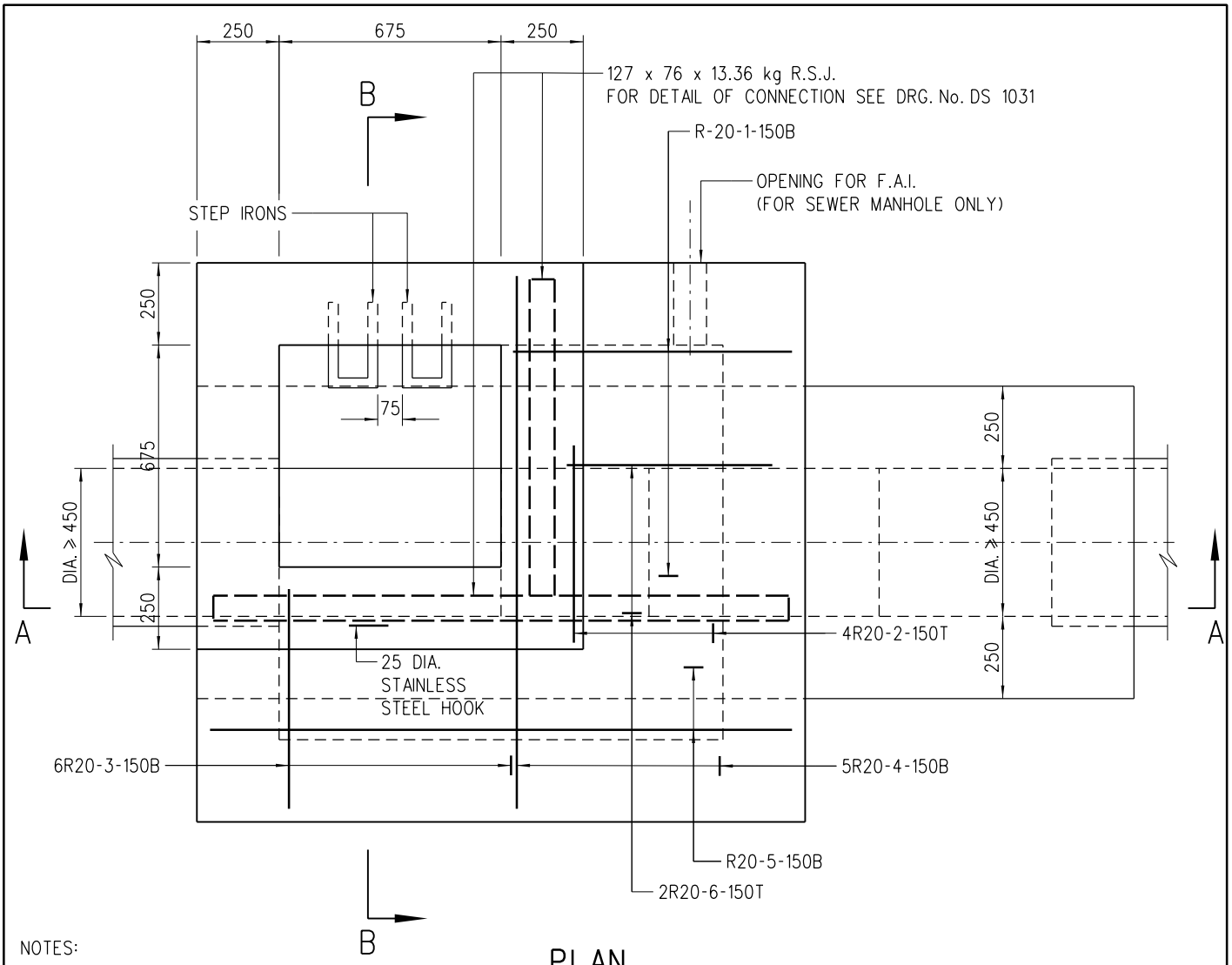
DETAILS OF OUTFALL

SCALE

N. T. S.

DRAWING No.

FIGURE 5



PLAN

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. NOTATION OF REINFORCEMENT : THE SEQUENCE OF DESCRIPTION OF IDENTIFICATION MARKS ON DRAWINGS FOR STEEL REINFORCING BARS FOR CONCRETE WORK IS AS FOLLOWS (NUMBER, TYPE, SIZE, MARK, SPACING, LOCATION OR COMMENT)
3. B DENOTES GRADE 500B RIBBED REINFORCEMENT.
4. R DENOTES GRADE 250 PLAIN REINFORCEMENT.
5. PIPE DIAMETER : EQUAL OR GREATER THAN 450 mm
6. NORMAL RANGE OF DEPTH : 1 750 TO 4 250 mm (MEASURED FROM ROAD LEVEL TO LOWEST INVERT)
7. USED IN : STORMWATER DRAIN AND SEWER
8. JUNCTION : POSITION OF JUNCTION TO BE DETERMINED IN EACH INDIVIDUAL CASE. CHANNELS IMMEDIATELY UNDER ACCESS TO MANHOLE SHOULD BE AVOIDED.
9. TOP TREATMENT : SEE DRAWING No. DS 1032
10. STEP IRON : SEE DRAWING No. DS 1043
11. FOUNDATION : FOUNDATION OF MANHOLE VARIES WITH SITE CONDITION. THEREFORE, IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.
12. CONCRETE MIX : GRADE 30/20
13. DIAMETER OF F.A.I. NORMALLY 100 mm
14. MINIMUM COVER AT END OF BARS 40 mm
15. COVER AND FRAME NOT SHOWN ON PLAN FOR CLARITY.
16. RECESS WITH SQUARE STEEL ROD SHALL BE PROVIDED AT TOP OF MANHOLE CHAMBER FOR INSTALLING MONITORING DEVICE(S). DETAILS REFER TO DSD STANDARD DRAWING NO. DS 1099.

REV.	DESCRIPTION	SIGNATURE	DATE
A	NOTE 16 ADDED	ORIGINAL SIGNED	2.8.2022
	NEW ISSUE	ORIGINAL SIGNED	13.1.2016

TERMINAL MANHOLE TYPE T2_1

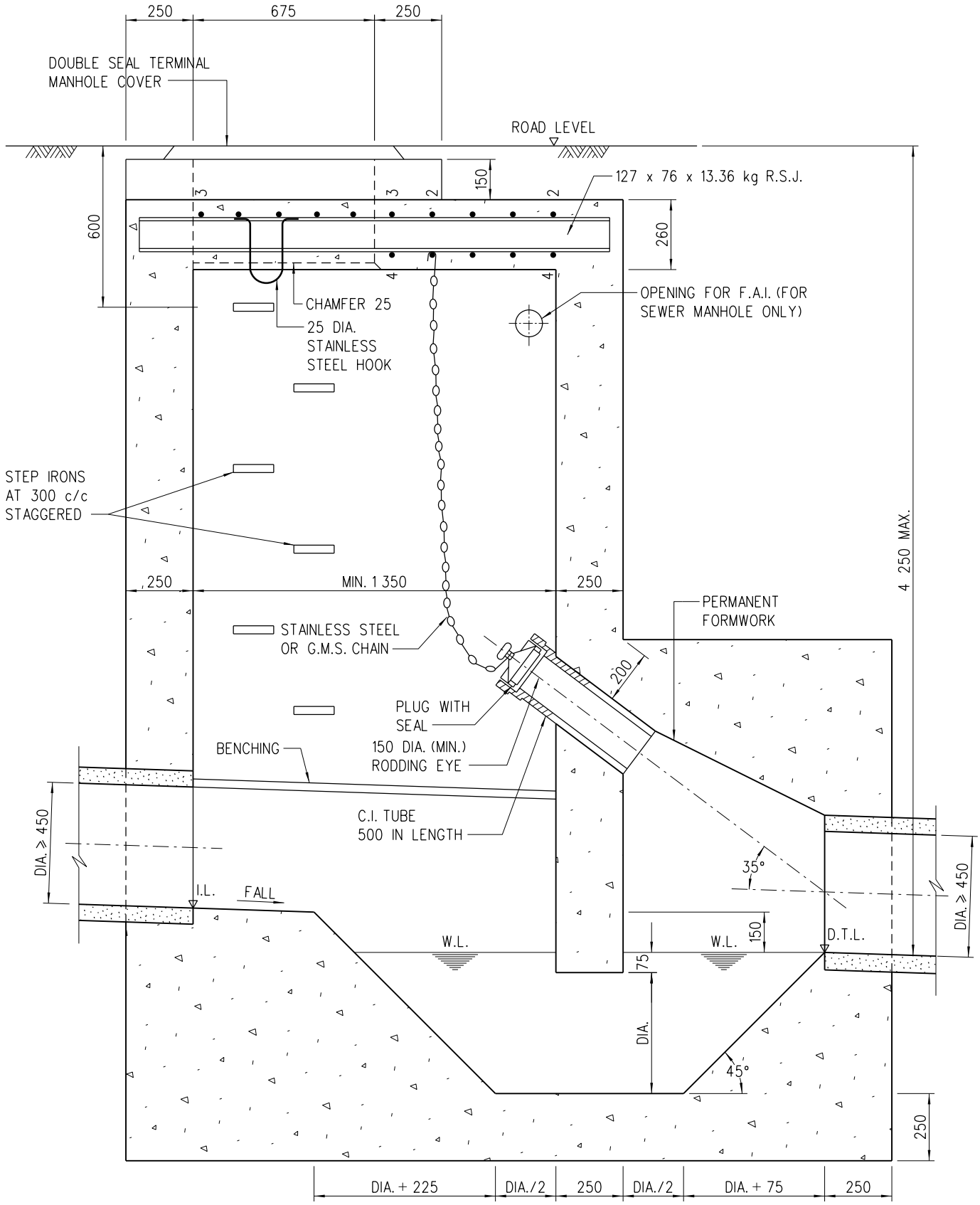
DRAINAGE SERVICES DEPARTMENT

REFERENCE

SCALE 1 : 20

DRAWING No. DS 1091A

(SHEET 1 OF 3)



SECTION A-A

REV.	DESCRIPTION	SIGNATURE	DATE
A	NOTE 16 ADDED	ORIGINAL SIGNED	2.8.2022
	NEW ISSUE	ORIGINAL SIGNED	13.1.2016

TERMINAL MANHOLE TYPE T2_1

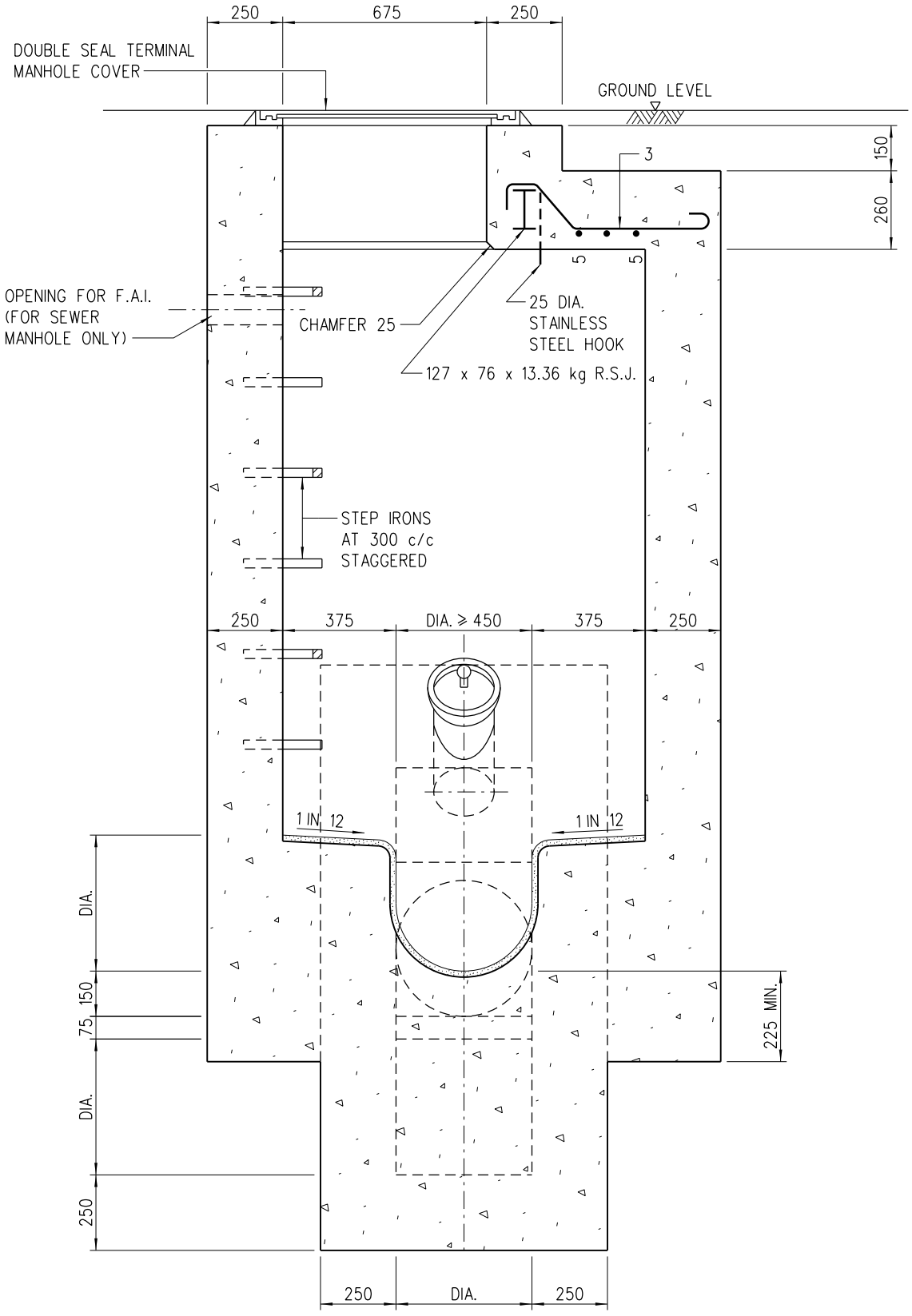
DRAINAGE SERVICES DEPARTMENT

REFERENCE

SCALE 1 : 20

DRAWING No. DS 1091A

(SHEET 2 OF 3)



SECTION B-B

REV.	DESCRIPTION	SIGNATURE	DATE
A	NOTE 16 ADDED	ORIGINAL SIGNED	2.8.2022
	NEW ISSUE	ORIGINAL SIGNED	13.1.2016

TERMINAL MANHOLE TYPE T2_1

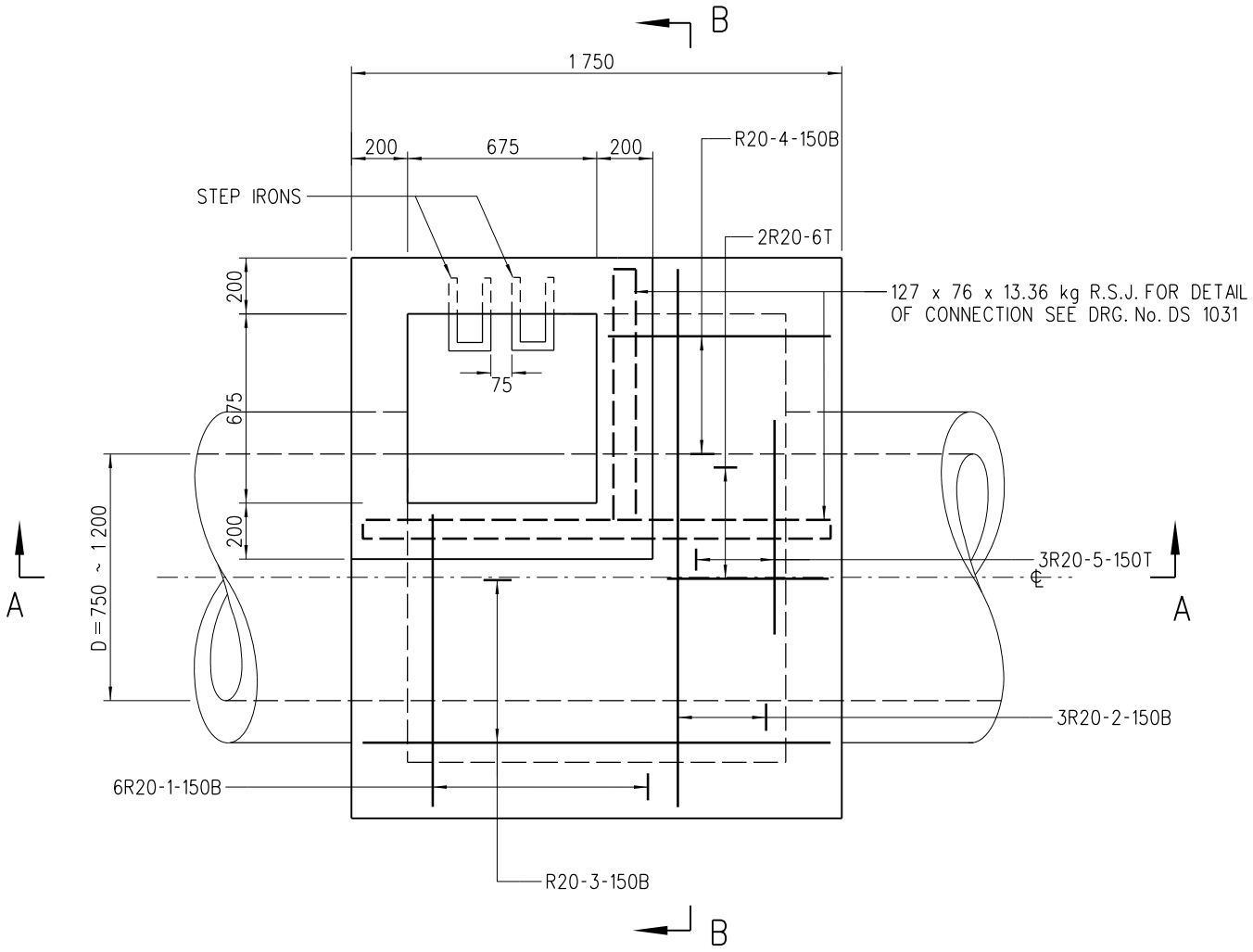
DRAINAGE SERVICES DEPARTMENT

REFERENCE

SCALE 1 : 20

DRAWING No. DS 1091A

(SHEET 3 OF 3)



PLAN

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. NOTATION OF REINFORCEMENT : THE SEQUENCE OF DESCRIPTION OF IDENTIFICATION MARKS ON DRAWINGS FOR STEEL REINFORCING BARS FOR CONCRETE WORK IS AS FOLLOWS (NUMBER, TYPE, SIZE, MARK, SPACING, LOCATION OR COMMENT)
3. B DENOTES GRADE 500B RIBBED REINFORCEMENT.
4. R DENOTES GRADE 250 PLAIN REINFORCEMENT.
5. PIPE DIAMETER : 750 TO 1 200 mm
6. NORMAL RANGE OF DEPTH : 1 750 TO 2 250 mm (MEASURED FROM ROAD LEVEL TO LOWEST INVERT)
7. USED IN : STORMWATER DRAIN AND SEWER
8. JUNCTION : POSITION OF JUNCTION TO BE DETERMINED IN EACH INDIVIDUAL CASE. CHANNELS IMMEDIATELY UNDER ACCESS TO MANHOLE SHOULD BE AVOIDED.
9. TOP TREATMENT : SEE DRG. No. DS 1032
10. FOUNDATION : FOUNDATION OF MANHOLE VARIES WITH SITE CONDITION. THEREFORE, IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.
11. CONCRETE : GRADE 30/20
12. ALL BAR MARKS APPEARED HEREON ARE USED FOR REFERENCE IN THIS DRAWING ONLY.
13. MINIMUM COVER AT END OF BARS 40 mm
14. COVER AND FRAME NOT SHOWN ON PLAN FOR CLARITY.
15. RECESS WITH SQUARE STEEL ROD SHALL BE PROVIDED AT TOP OF MANHOLE CHAMBER FOR INSTALLING MONITORING DEVICE(S). DETAILS REFER TO DSD STANDARD DRAWING NO. DS 1099.

REV.	DESCRIPTION	SIGNATURE	DATE
C	NOTE 15 ADDED	ORIGINAL SIGNED	2.8.2022
B	NOTE 11 DELETED NOTES 2, 3 & 4 ADDED	ORIGINAL SIGNED	29.4.2015
A	NOTE 11 REVISED	ORIGINAL SIGNED	24.11.2014
	NEW ISSUE	ORIGINAL SIGNED	15.8.2007

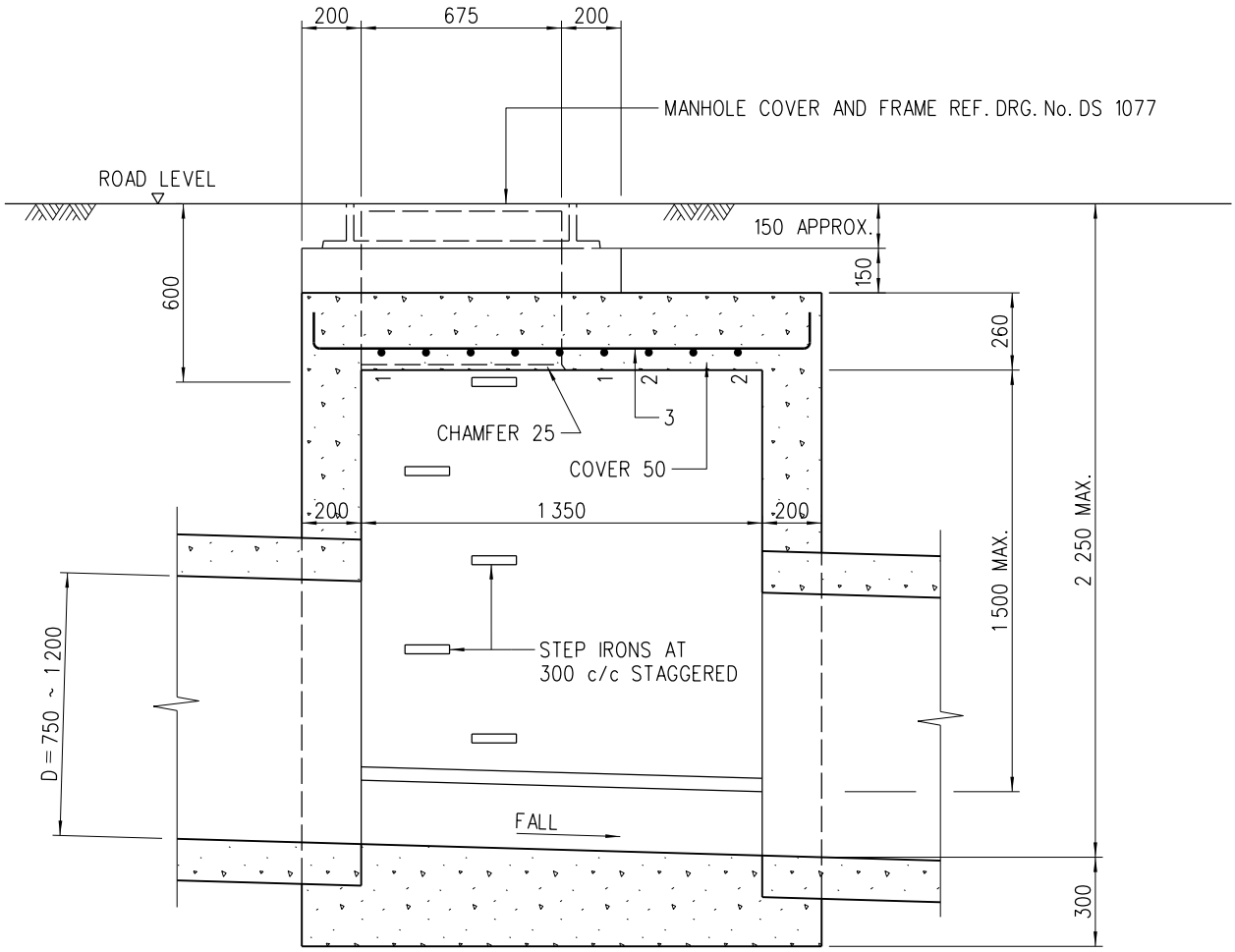
STANDARD MANHOLE TYPE G1 (WITHOUT DESILTING OPENING)

DRAINAGE SERVICES DEPARTMENT

REFERENCE

SCALE 1 : 25

DRAWING No. DS 1082C



SECTION A-A

BAR MARK	SHAPE CODE ○
5 & 6	33
2 & 3	20
1 & 4	99

REV.	DESCRIPTION	SIGNATURE	DATE
C	NOTE 15 ADDED	ORIGINAL SIGNED	2.8.2022
B	NOTE 11 DELETED NOTES 2, 3 & 4 ADDED	ORIGINAL SIGNED	29.4.2015
A	NOTE 11 REVISED	ORIGINAL SIGNED	24.11.2014
	NEW ISSUE	ORIGINAL SIGNED	15.8.2007

STANDARD MANHOLE
TYPE G1
(WITHOUT DESILTING OPENING)

DRAINAGE SERVICES DEPARTMENT

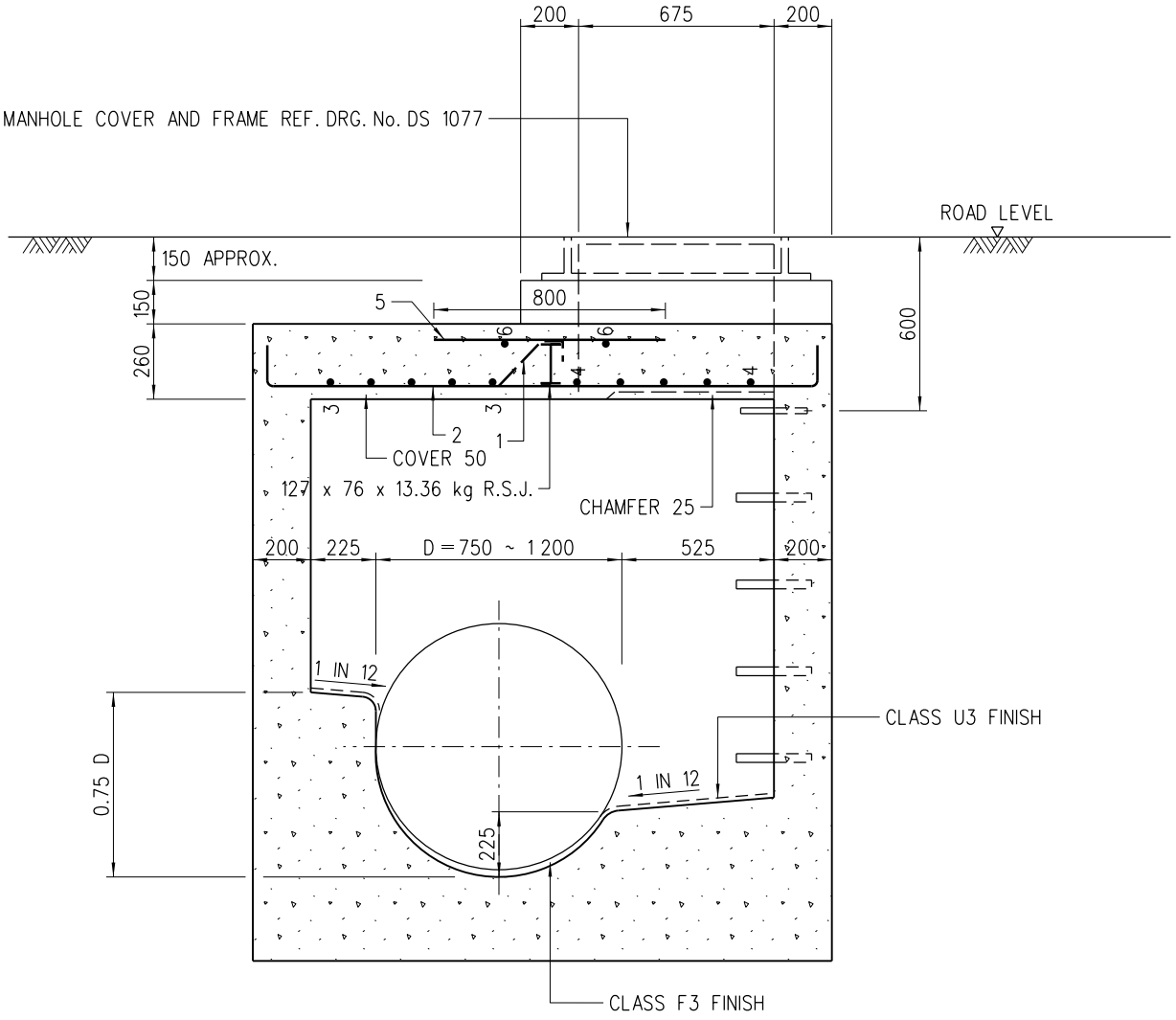
REFERENCE

SCALE 1 : 25

DRAWING No.

DS 1082C

(SHEET 2 OF 3)



SECTION B-B

REV.	DESCRIPTION	SIGNATURE	DATE
C	NOTE 15 ADDED	ORIGINAL SIGNED	2.8.2022
B	NOTE 11 DELETED NOTES 2, 3 & 4 ADDED	ORIGINAL SIGNED	29.4.2015
A	NOTE 11 REVISED	ORIGINAL SIGNED	24.11.2014
	NEW ISSUE	ORIGINAL SIGNED	15.8.2007

STANDARD MANHOLE
TYPE G1
(WITHOUT DESILTING OPENING)

DRAINAGE SERVICES DEPARTMENT

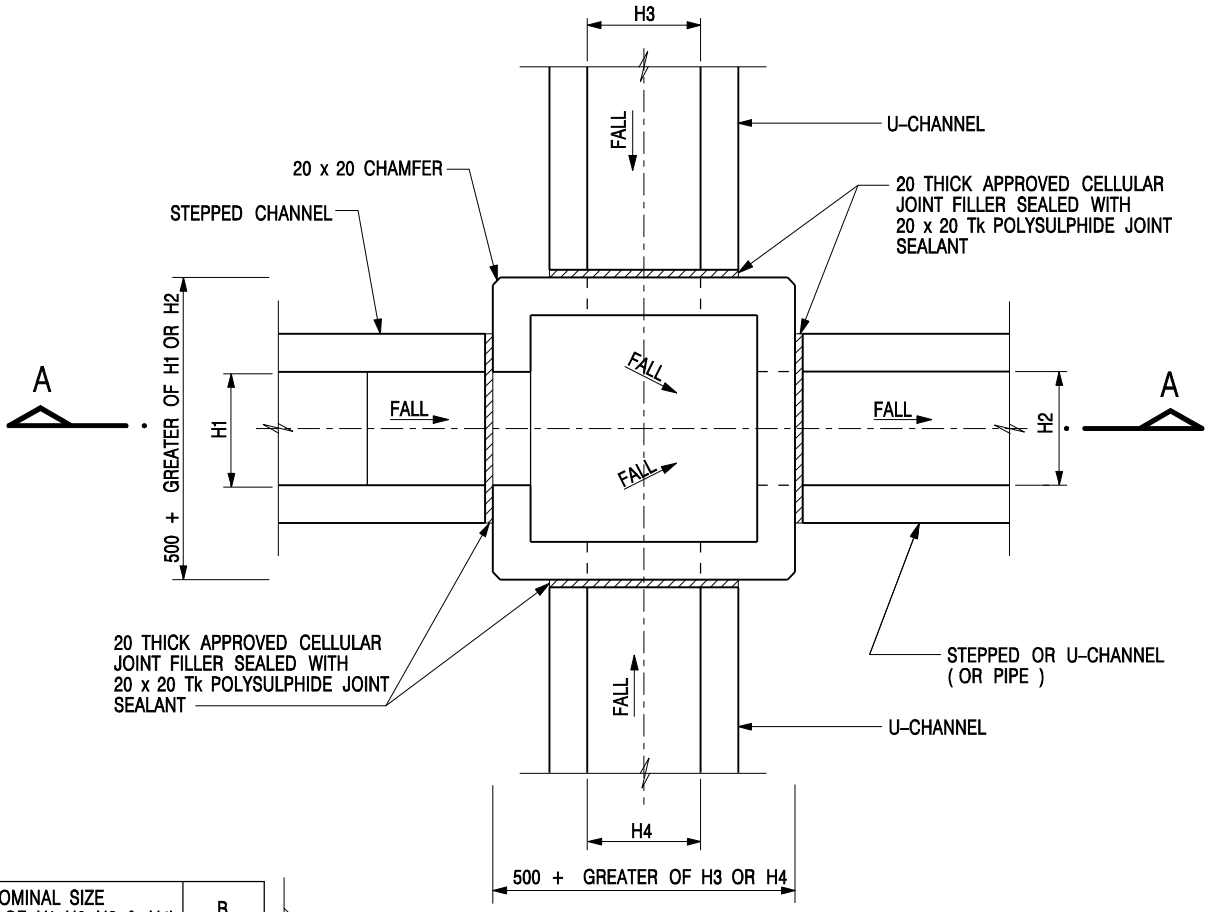
REFERENCE

SCALE 1 : 25

DRAWING No.

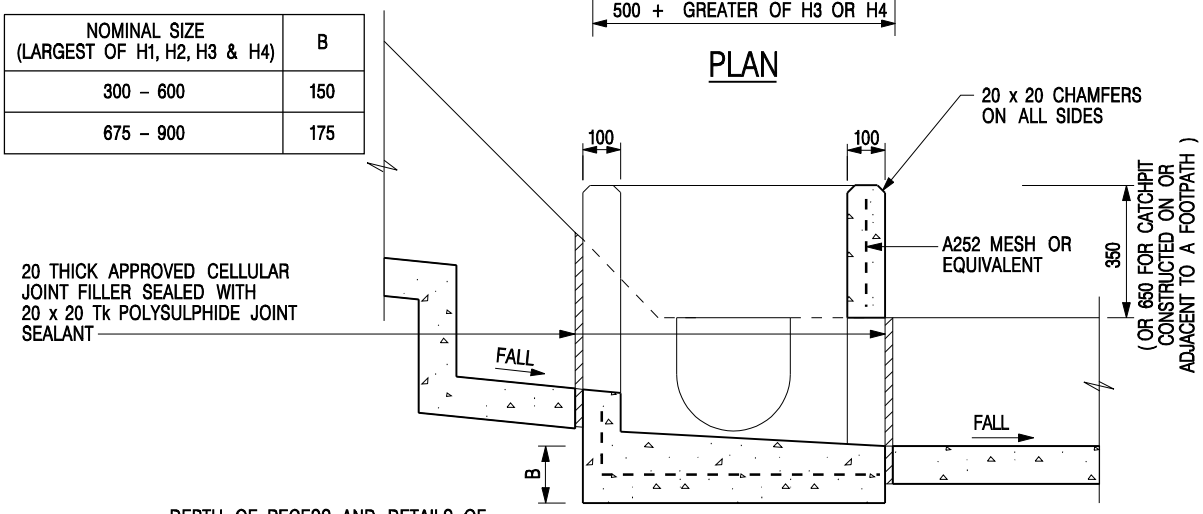
DS 1082C

(SHEET 3 OF 3)

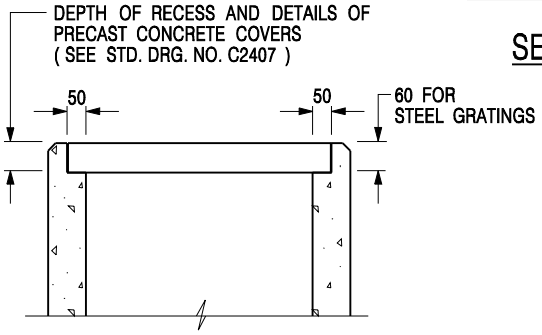


PLAN

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



SECTION A – A



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

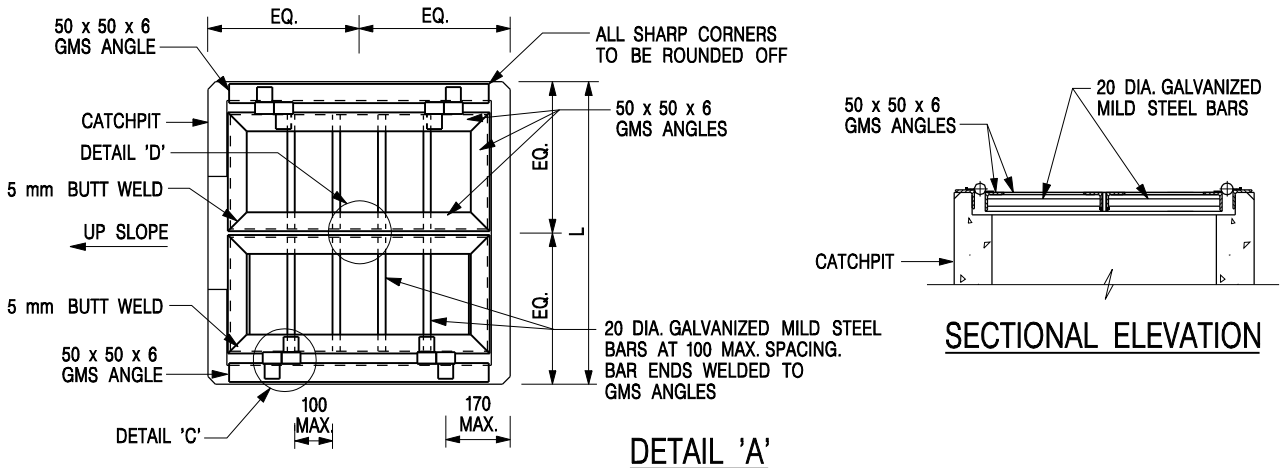
REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2405J.	Original Signed	03.2015

STANDARD CATCHPIT DETAILS

(SHEET 1 OF 5)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

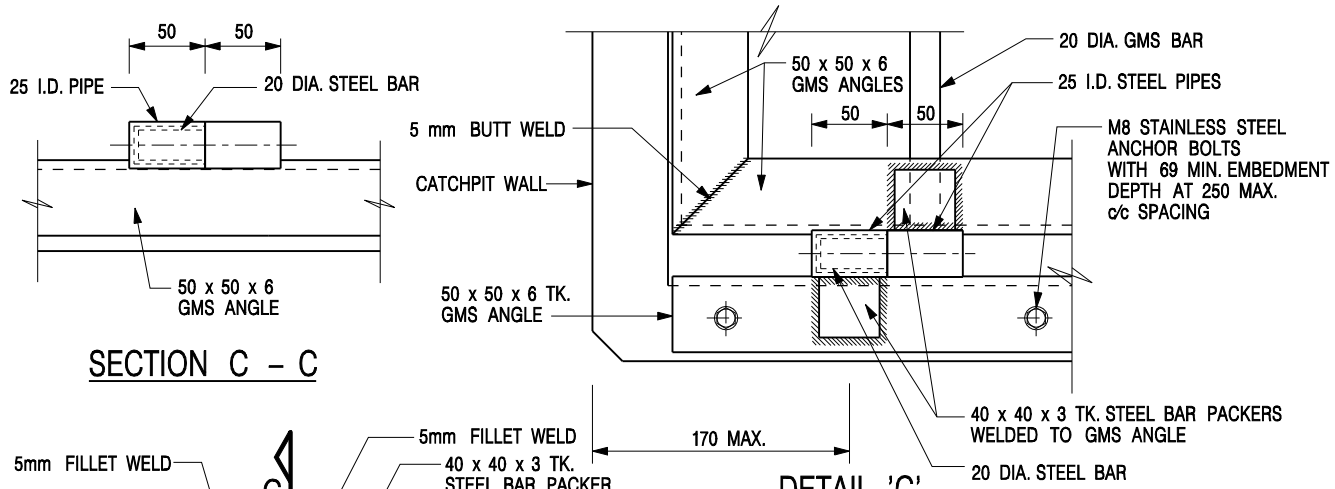
SCALE	1 : 20	DRAWING NO.
DATE	JAN 1991	C2405 /1



DETAIL 'A'

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

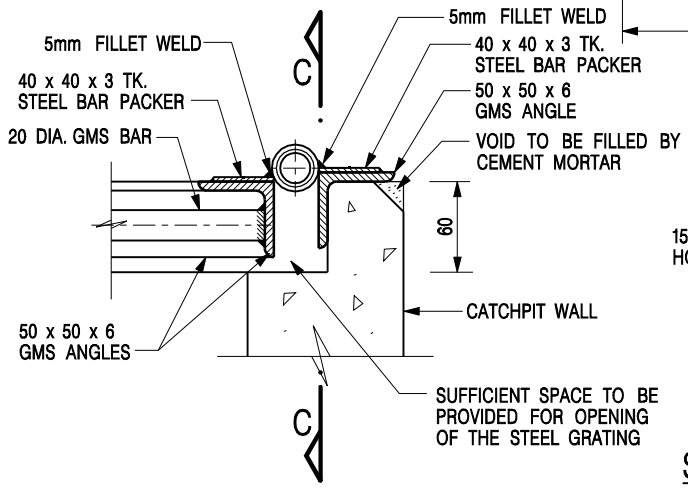
SCALE 1 : 20



DETAIL 'C'

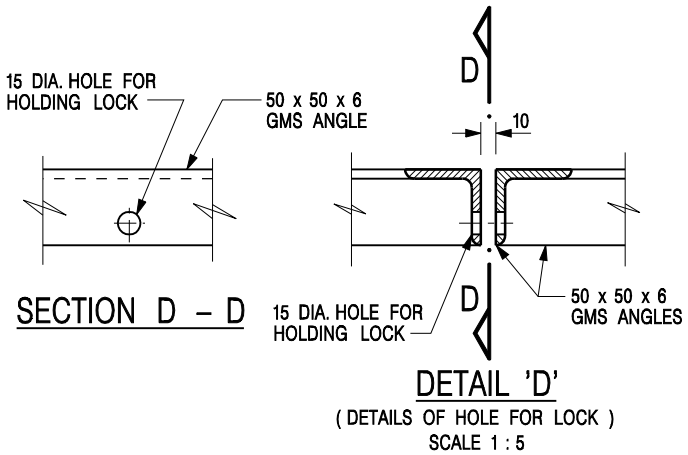
(DETAILS OF HINGE)

SCALE 1 : 5



SECTIONAL ELEVATION

(DETAIL 'C')



DETAIL 'D'

(DETAILS OF HOLE FOR LOCK)

SCALE 1 : 5

NOTES:

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

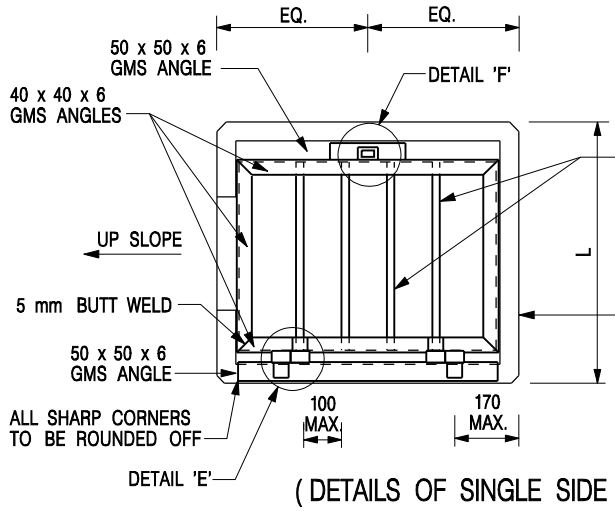
REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2405J.	Original Signed	03.2015

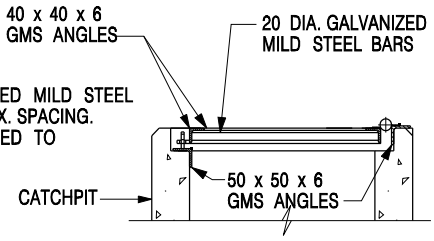
STANDARD CATCHPIT DETAILS

(SHEET 2 OF 5)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE AS SHOWN	DRAWING NO. C2405 /2
DATE JAN 1991	



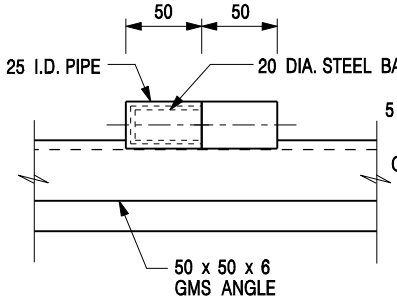


SECTIONAL ELEVATION

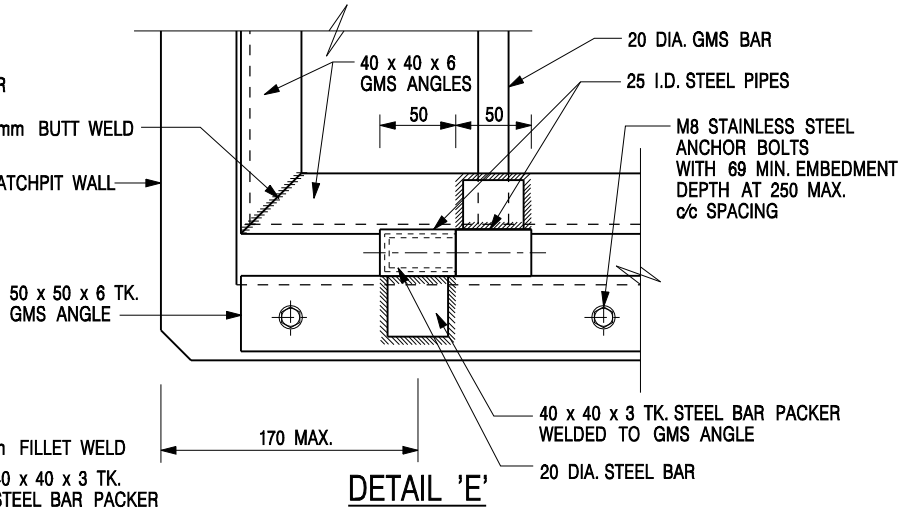
DETAIL 'B'

(DETAILS OF SINGLE SIDE OPENING STEEL GRATING FOR L≤900mm)

SCALE 1 : 20



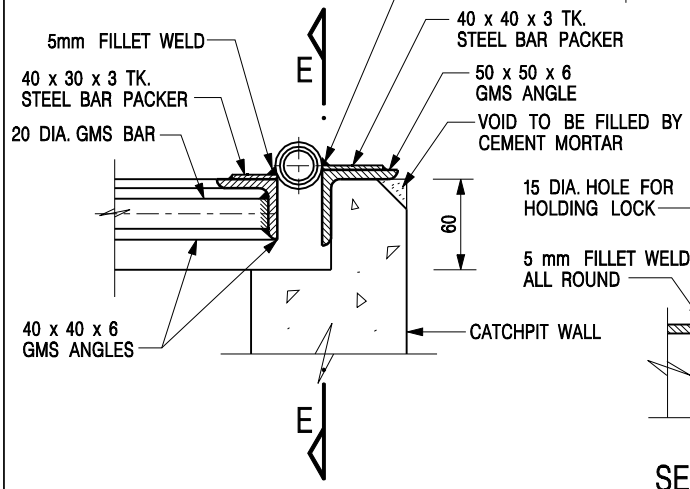
SECTION E – E



DETAIL 'E'

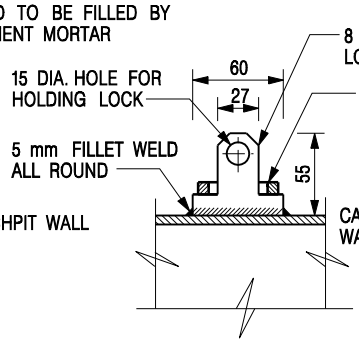
(DETAILS OF HINGE)

SCALE 1 : 5

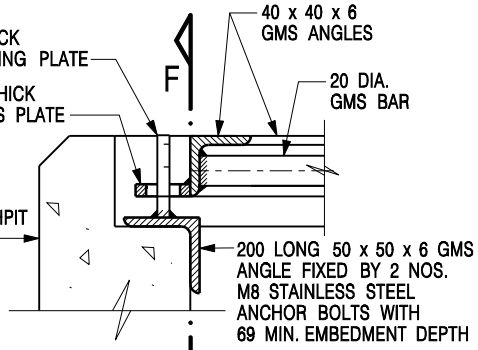


SECTIONAL ELEVATION

(DETAIL 'E')



SECTION F – F



DETAIL 'F'

(DETAILS OF LOCKING PLATE)

SCALE 1 : 5

NOTES:

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

REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2405J.	Original Signed	03.2015

STANDARD CATCHPIT DETAILS

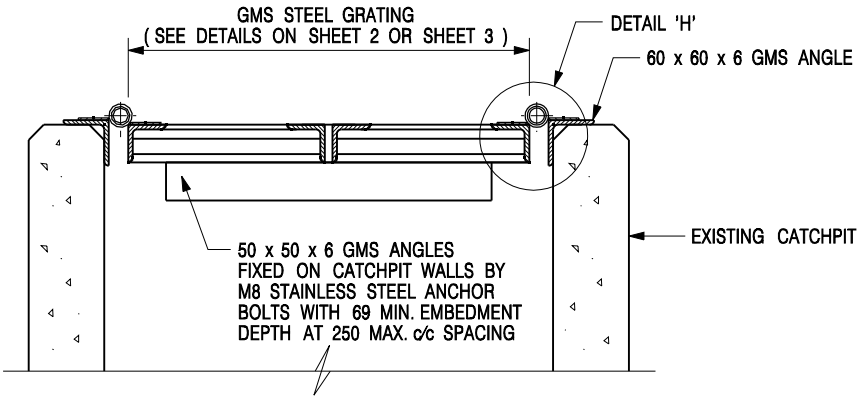
(SHEET 3 OF 5)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE AS SHOWN

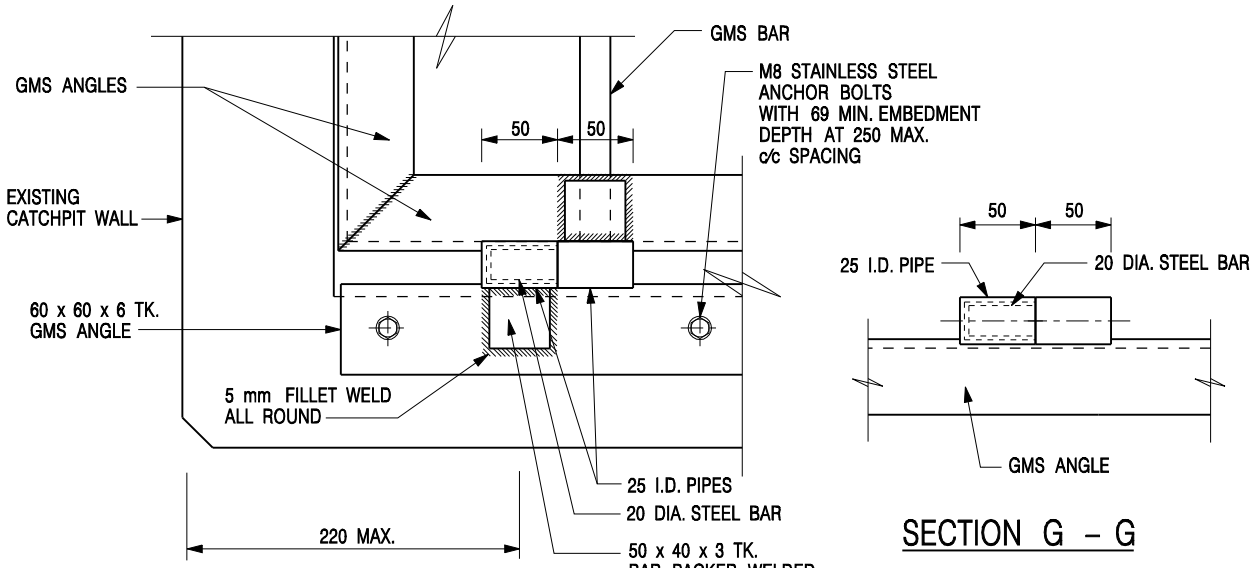
DATE JAN 1991

DRAWING NO. C2405 /3



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

SCALE 1 : 10

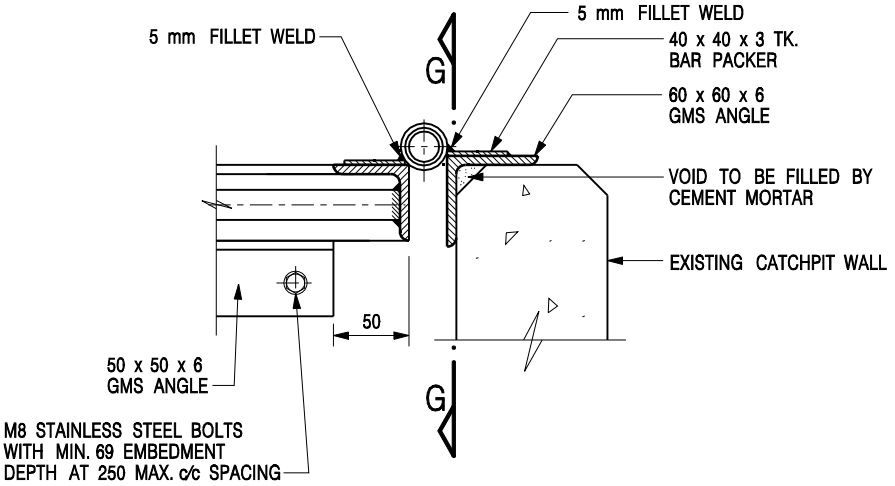


DETAIL 'H'

(DETAILS OF HINGE)

SCALE 1 : 5

SECTION G – G



SECTIONAL ELEVATION

(DETAIL 'H')

NOTES:

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

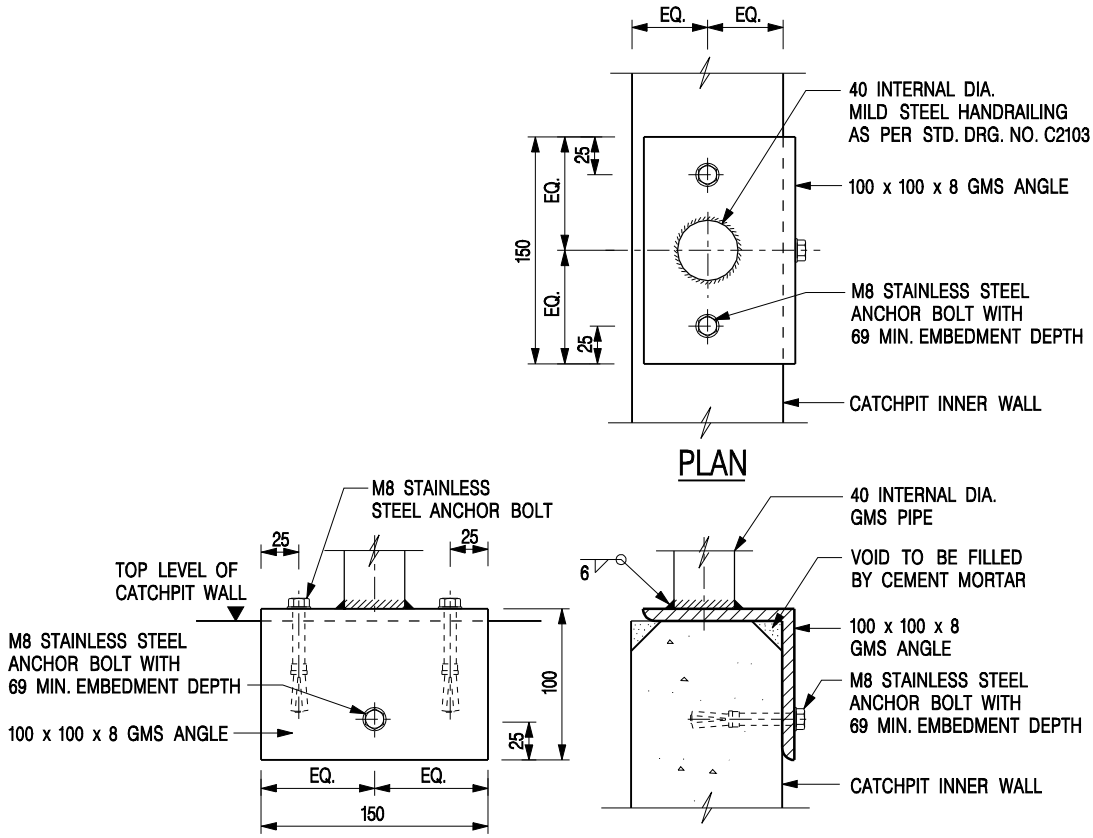
REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2405J.	Original Signed	03.2015

STANDARD CATCHPIT DETAILS

(SHEET 4 OF 5)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE AS SHOWN	DRAWING NO. C2405 /4
DATE JAN 1991	



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

SCALE 1 : 5

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAILS ON SHEET 2 OR SHEET 3) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
7. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON SHEET 5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
8. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 mm c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
9. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON SHEET 4.
10. ALL STEEL ANGLES SHALL COMPLY WITH BS EN 10025 AND BS EN 10056.
11. UNLESS OTHERWISE SPECIFIED, ALL WELDS SHALL BE 5 mm CONTINUOUS FILLET WELDS.
12. ALL WELDS SHALL BE CHIPPED, GROUND SMOOTH, BRUSHED TO REMOVE SLAG PRIOR TO HOT-DIP GALVANIZATION.
13. ALL STEELWORK SHALL BE HOT-DIP GALVANIZED TO BS EN ISO 1461. ALL EXPOSED STEELWORK SURFACES SHALL BE TREATED AND PAINTED IN ACCORDANCE WITH THE GENERAL SPECIFICATION.
14. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2405J.	Original Signed	03.2015

STANDARD CATCHPIT DETAILS

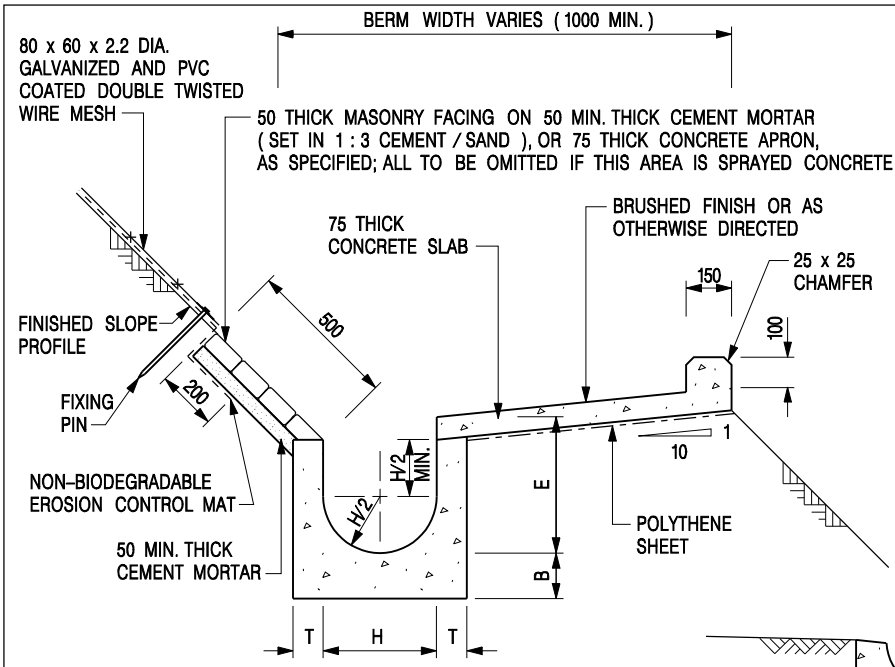
(SHEET 5 OF 5)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

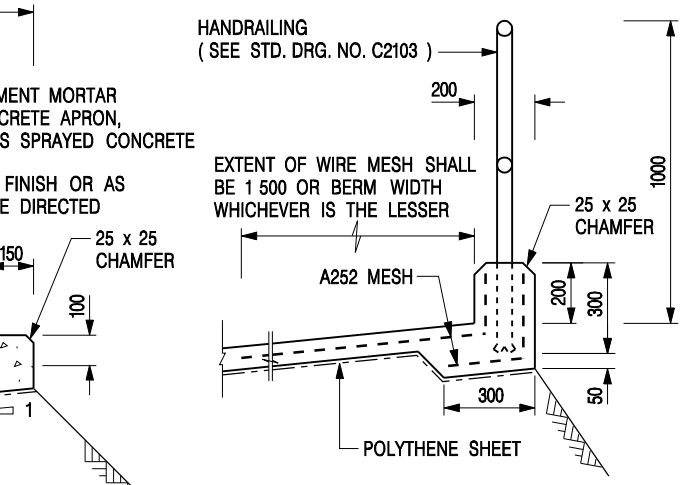
SCALE AS SHOWN

DATE JAN 1991

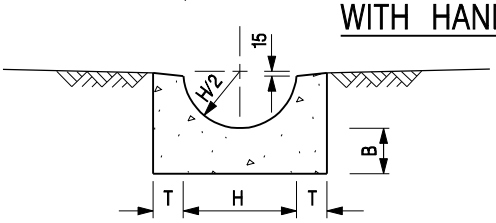
DRAWING NO. C2405 /5



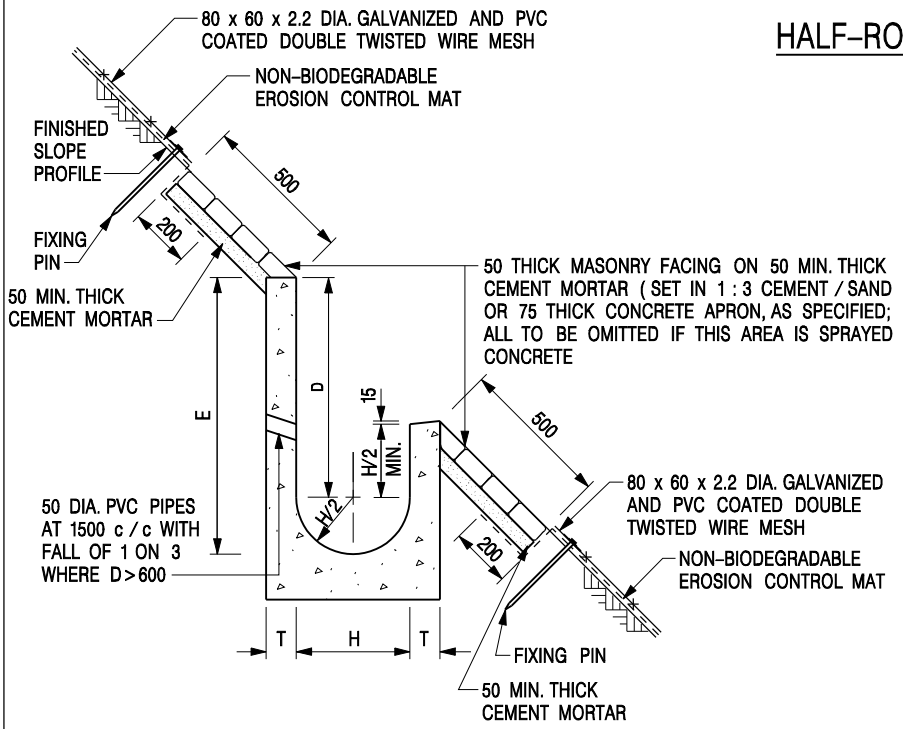
U-CHANNELS CONSTRUCTED ON BERM



DETAILS OF BERM WITH HANDRAILING



HALF-ROUND CHANNEL



U-CHANNELS NOT CONSTRUCTED ON BERM

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/1E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/1E)

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 – 600	100	150	
675 – 900	125	175	A252 MESH PLACED CENTRALLY

REF.	REVISION	SIGNATURE	DATE
I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94

DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A - WITH MASONRY APRON)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

DATE JAN 1991

DRAWING NO. C2409I

Assessment of Hydraulic Capacities of the Proposed Drainage System for 1 in 50 year design return period

Using Rational Method
Design Flow = 0.278CiA m^3/s for grassland (heavy soil) - steep, C 0.35
for concrete surface, C = 0.95

Using Manning Equation
Design Mean Velocity = $R^{1/6}/n(RS_f)^{1/2}$ where n = 0.013 for concrete-lined open channel with fair surface
0.033 for cannals with earth bottom, rubble sides with fair condition

Using Gumbel Solution in frequency analysis
Rainfall intensity = $a / (t_d+b)^c$ where a = 1740.1 , b= 19.78 and c= 0.570 in 50 year design return period
referenced from Table 3b in SDM - Storm Constants for Different Return Periods of Tai Mo Shan Area

Using Bransby William's Equation (for channel flow)
Inlet time t_0 = $0.14465L/ (H^{0.2}A^{0.1})$ or 2 when the distance is too short

Using Colebrook's White Equation (for pipe flow)
V = - Sqt (8gDs) x log [(k_s / 3.7D) + (2.51v / D x Sqt (2gDs))]
For precast concrete pipes with 'O' ring joints with poor condition,
k_s (mm) = 0.6 k_s (m) = 0.0006
v (m^2/s) = 1.00E-06
g (m^2/s) = 9.81

* - conservative, as the subject proposed development is for temporary use for 3 years only

USCP/USMH	DSCP/DSMH	Collected Runoff from Catchment (refer to Figure 3 and 4)	USGL (mPD)	DSGL (mPD)	USIL (mPD)	DSIL (mPD)	INVERT DIFF. (m)	LENGTH L (m)	SLOPE s	SLOPE 1 IN	INLET TIME t_0 (min)	TIME OF CONCENTRATION t_c (min)	RAINFALL INTENSITY i (mm/hr)	RAINFALL INTENSITY INCLUDING EFFECT OF CLIMATE CHANGE (+16.0%*) (mm/hr) [refer to item (e) and (k) in SDM Corrigendum No. 1/2022]	ADOPTED RAINFALL INTENSITY INCLUDING EFFECT OF CLIMATE CHANGE (+16.0%) & DESIGN ALLOWANCE (12.1%) (mm/hr) [refer to item (e), (k) and (n) in SDM Corrigendum No. 1/2022]	RUNOFF COEF. C	SUB-CATCHMENT AREA (m^2)	EFF. AREA (m^2)	CUM. EFF. AREA (m^2)	DESIGN FLOW (m^3/s)	SIZE (mm)	CHANNEL TYPE	VELOCITY (m/s)	FLOW CAPACITY (m^3/s)	90% FLOW CAPACITY (m^3/s) (to cater for potential deposition of sediment)	SPARE CAPACITY (m^3/s)	Occupancy of the Proposed Pipe / Channel	
Top of Area A1	Starting Point A	A1			48.20	28.00		52.00			1.41					0.35	12,684	4,439	4,439										
Starting Point A	CP1	A1 + 2/3 Site Area (conservative)	28.00	26.00	27.00	25.00	0.51	64.00	0.008	125	2.00	2.31	298.08	345.78	387.62	0.95	20,205	19,194	23,634	2.547	1000	UC	3.40	3.03	2.73	0.488	83.9%	OK!
CP1	CP2	ditto	26.00	22.00	25.00	21.00	0.24	30.00	0.008	125	2.31	2.46	296.96	344.47	386.15	0.95	0	0	23,634	2.537	1000	UC	3.40	3.03	2.73	0.497	83.6%	OK!
CP2	CP3	ditto	22.00	20.00	21.00	19.00	0.32	40.00	0.008	125	2.46	2.66	295.48	342.75	384.23	0.95	0	0	23,634	2.524	1000	UC	3.40	3.03	2.73	0.510	83.2%	OK!
CP3	CP3A	ditto	20.00	19.00	19.00	18.00	0.02	2.00	0.008	125	2.46	2.47	296.88	344.39	386.06	0.95	0	0	23,634	2.536	1000	UC	3.40	3.03	2.73	0.498	83.6%	OK!
CP3A	CP3B	ditto	19.00	19.00	18.00	17.95	0.05	6.00	0.008	125	2.46	2.49	296.74	344.22	385.87	0.95	0	0	23,634	2.535	1000	UC	3.43	3.23	2.91	0.696	78.5%	OK!
CP3B	CP4	ditto	19.00	19.00	17.95	17.90	0.05	8.00	0.007	150	2.66	2.70	295.16	342.39	383.82	0.95	0	0	23,634	2.522	1000	UC	3.17	3.15	2.84	0.628	80.1%	OK!
CP4	CP5	ditto	19.00	19.00	17.90	17.57	0.33	74.00	0.004	225	2.70	3.15	291.82	338.51	379.47	0.95	0	0	23,634	2.493	1000	UC	2.72	3.59	3.23	0.741	77.1%	OK!
CP5	CP5A	ditto	19.00	18.60	17.57	17.41	0.16	24.00	0.007	150	2.70	2.82	294.24	341.31	382.61	0.95	0	0	23,634	2.514	1000	UC	3.22	3.49	3.14	0.624	80.1%	OK!
CP5A	CP5B	ditto	18.60	17.10	17.41	16.10	0.22	26.00	0.008	120	3.15	3.28	290.91	337.46	378.29	0.95	0	0	23,634	2.485	1000	UC	3.47	3.10	2.79	0.302	89.2%	OK!
CP5B	CP5C	ditto	17.10	17.00	16.10	15.86	0.24	36.00	0.007	150	2.46	2.65	295.54	342.82	384.31	0.95	0	0	23,634	2.525	1000	UC	3.19	3.30	2.97	0.441	85.1%	OK!
CP5C	CP5D	ditto	17.00	16.60	15.86	15.60	0.11	13.00	0.009	115	2.66	2.72	295.02	342.22	383.63	0.95	0	0	23,634	2.521	1000	UC	3.54	3.16	2.85	0.327	88.5%	OK!
CP5D	CP5E	ditto	16.60	16.60	15.60	15.50	0.10	12.00	0.008	125	2.47	2.53	296.45	343.88	385.49	0.95	0	0	23,634	2.533	1000	UC	3.47	3.43	3.09	0.553	82.1%	OK!
CP5E	CP5F	ditto	16.60	14.50	15.50	13.50	0.40	46.00	0.009	115	2.49	2.71	295.11	342.32	383.75	0.95	0	0	23,634	2.521	1000	UC	3.54	3.16	2.85	0.326	88.6%	OK!
CP5F	CP6	ditto	14.50	14.50	13.50	13.36	0.14	18.00	0.008	125	2.82	2.91	293.60	340.58	381.79	0.95	0	0	23,634	2.508	1000	UC	3.50	3.63	3.26	0.756	76.8%	OK!
CP6	CP7	ditto	14.50	14.50	13.36	13.04	0.32	64.00	0.005	200	3.28	3.65	288.30	334.42	374.89	0.95	0	0	23,634	2.463	1000	UC	2.89	3.92	3.53	1.069	69.7%	OK!
CP7	CP8	ditto	14.50	14.50	13.04	12.89	0.15	30.00	0.005	200	3.65	3.82	287.11	333.04	373.34	0.95	0	0	23,634	2.453	1000	UC	2.94	4.42	3.98	1.529	61.6%	OK!
CP8	TM	ditto	14.50	13.00	12.89	12.00	0.26	32.00	0.008	125	3.82	3.97	286.03	331.79	371.94	0.95	0	0	23,634	2.444	1000	UC	3.40	3.03	2.73	0.287	89.5%	OK!
Starting Point B	CP9	1/3 Site Area (conservative)	28.00	24.00	27.25	23.30	0.58	58.00	0.010	100	2.00	2.32	298.02	345.70	387.53	0.95	10,102	9,597	9,597	1.034	700	UC	3.00	1.31	1.18	0.277	78.9%	OK!
CP9	CP10	ditto	24.00	19.20	23.30	18.50	0.62	62.00	0.010	100	2.32	2.67	295.40	342.66	384.12	0.95	0	0	9,597	1.025	700	UC	3.00	1.31	1.18	0.286	78.2%	OK!
CP10	CP11	ditto	19.20	18.00	18.50	17.30	0.40	32.00	0.013	80	2.67	2.83	294.21	341.28	382.58	0.95	0	0	9,597	1.021	700	UC	3.35	1.47	1.32	0.298	77.4%	OK!
CP11	CP12	ditto	18.00	17.90	17.30	17.06	0.24	36.00	0.007	150	2.83	3.06	292.47	339.27	380.32	0.95	0	0	9,597	1.015	700	UC	2.54	1.36	1.22	0.210	82.8%	OK!
CP12	CP13	ditto	17.90	16.00	17.06	15.30	0.36	32.00	0.011	90	3.06	3.23	291.25	337.85	378.73	0.95	0	0	9,597	1.010	700	UC	3.16	1.38	1.24	0.233	81.3%	OK!
CP13	CP14	ditto	16.00	14.70	15.30	14.00	0.47	42.00	0.011	90	3.23	3.45	289.66	336.01	376.66	0.95	0	0	9,597	1.005	700	UC	3.16	1.38	1.24	0.238	80.8%	OK!
CP14	CP15	ditto	14.70	14.70	14.00	13.80	0.20	30.00	0.007	150	3.45	3.65	288.29	334.42	374.88	0.95	0	0	9,597	1.000	700	UC	2.58	1.49	1.34	0.338	74.7%	OK!
CP15	CP16	ditto	14.70	14.00	13.80	13.30	0.20	18.00	0.011	90	3.65	3.74	287.63	333.65	374.02	0.95	0	0	9,597	0.998	700	UC	3.16	1.38	1.24	0.245	80.3%	OK!
CP16	CP17	ditto	14.00	13.00	13.30	12.30	0.40	36.00	0.011	90	3.74	3.93	286.31	332.12	372.31	0.95	0	0	9,597	0.993	700	UC	3.16	1.38	1.24	0.250	79.9%	OK!
CP17	CP18	ditto	13.00	13.00	12.30	12.18	0.12	18.00	0.007	150	3.93	4.05	285.50	331.18	371.25	0.95	0	0	9,597	0.991	700	UC	2.53	1.32	1.19	0.197	83.4%	OK!
CP18	TM	ditto	13.00	13.00	12.18	12.16	0.02	3.00	0.007	150	3.93	3.95	286.18	331.96	372.13	0.95	0	0	9,597	0.993	700	UC	2.54	1.36	1.22	0.232	81.1%	OK!
Discharge Point																												
TM	MH	A1 + Site Area	13.00	12.00	10.85	10.50	0.35	26.00	0.013	75	4.05	4.17	284.68	330.23	370.19	0.95	0	0	33,231	3.420	900	twin precast concrete pipe	3.62	4.61	4.15	0.726	82.5%	OK!
MH	Proposed outfall	ditto	12.00	12.00	10.50	9.86	0.64	48.00	0.013	75	3.97	4.19	284.52	330.04	369.98	0.95	0	0	33,231	3.418	900	twin precast concrete pipe	3.62	4.61	4.15	0.728	82.4%	OK!

subcatchment
Site Area 30,307 30,307
A1 12,684
total = 42,991 42,991

美化環境：

申請人提供有關申請地點的園景報告文件，並承諾有相關報告文件獲得部門批准後，會盡快安排合資格承辦商展開美化環境工程。

隨件附上相關文件以供參考。

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERY AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES (FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T.

Tree Preservation and Landscape Proposal

1st Submission

by

LanDes

Date: 5 November 2024

CONTENTS

APPENDICES

1.0 INTRODUCTION

1.1 The proposed temporary warehouse (excluding dangerous goods godown) and open storage of construction machinery and construction materials with ancillary facilities and associated filling of land ('The Proposed Development") for a period of 3 years in "Agriculture" Zone, at various Lots in D.D.110, Tsat Sing Kong, Pat Heung, Yuen Long, New Territories. This proposal is prepared as part of the planning application for the proposed development.

1.2 There was an approved planning application for proposed temporary warehouse and open storage use for the subject Site by TPB on 22.09.2023, ref: A/YL-PH/960. The site area of the approved scheme is **26,670**m^2 while that in the current scheme is **30,007**m^2.

1.3 This proposal describes the concepts and principles underlying the Master Landscape Plan of the Proposed Development. It describes the proposed temporary warehouse and open storage and landscape design of the associated open space and tree preservation strategies. A more comprehensive package of proposals will be formulated during the detailed design stage of the project.

1.3 This landscape and tree preservation proposal present:
- The existing tree vegetation;
- The Landscape Master Plan;
- Proposal for Tree Preservation; and
- Planting Proposal of the Development.

2.0 THE SITE AND ITS' CONTEXT

2.1 The proposed temporary warehouses and open storage are located at various Lots in D.D. 110, Tsat Sing Kong, Pat Heung, Yuen Long, New Territories. To the north of the Site is Lam Tsuen Country Park while Tsat Sing Kong Tsuen is located to the west of the Site. It is accessible from Kam Tin Road via a local track.

2.2 The Site is a gentle sloping area with the highest point at +**24.6**mPD at north and the lowest point at **13.4**mPD at south, which is the vehicular entrance of the Site. It is currently occupied by a temporary open storage. The Site is mainly covered by bare concrete, sands and asphalt. Vegetation was mainly identified at periphery of the Site, particular along the northwest boundary. Trees are mainly in semi-mature size and in fair to poor health condition. It is confirmed that no Old and Valuable Trees, OVT and protected species were identified in accordance with the DEVB TWC No. 5/2020 – Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance (Cap. 96) respectively.

2.3 The landscape character of the site and its surroundings is mainly rural in nature, comprising predominantly natural hill slopes, i.e. Lam Tsuen Country Park, open storages, workshops and villages, i.e. Tsat Sing Kong Tsuen, Tai Kong Po, etc.

3.0 THE PROPOSED DEVELOPMENT

3.1 The Proposed Development involved of warehouse and open storage (construction materials and machineries) with ancillary facilities (i.e. site office and staff resting room), storages, fire services provisions, guard house, drainage works and periphery planting areas. Due to temporary nature, no permanent building structures is proposed in this project. Drawings of proposed development could be referred to indicative layout plan in planning application.

3.3 The vehicular road and footpath connect from the existing road to the south of the Proposed Development. The formation level of the site follows the local topography from the lowest point at **+13.4mPD** at south and the highest point at **+24.6mPD** at north in order to minimize the extent of site formation works. As the ground level needs to be recontoured and some of the vegetation would be affected by the site formation work. The detailed tree assessment shall refer to the Para 4.0 below.

3.4 The development layout has been overlaid on the Tree Survey Plan in **Appendix I** to illustrate the impact of the development on existing vegetation.

4.0 EXISTING VEGETATION

4.1 A tree survey has been carried out on **26.08.2024**. A total of **16** nos. of trees within the Application Site Boundary were recorded. The tree survey schedule, tree survey plan and photographic record of existing trees are shown in **Appendix I** and are outlined below:

Table 1.0 Composition of Surveyed Trees

Tree Species	Chinese Name	Qty	Tree No.
Bauhinia purpurea	紅花羊蹄甲	2	T03, T04
Broussonetia papyrifera	構樹	12	T01, T02, T05, T06, T07, T08, T09, T10, T11, T12, T13, T14
Celtis sinensis	朴樹	1	T16
Ficus hispida	對葉榕	1	T15
	Total:	**16**	

4.2 The Site is dominated by *Broussonetia papyrifera* 構樹 (**12** nos.) which is common hillside species. They are propagated naturally from the adjacent hillsides.

Retention of Trees

4.3 The subject Site was approved for the use of proposed warehouse and open storage on 22.09.2023, ref: A/YL-PH/960. According to the applicant, the trees proposed to be felled previously in the approved scheme have been removed already and they are mainly growing at the central portion of the Site. All 16 identified trees will be preserved in situ. All of them are growing at the northwest corner of the Site. They will be protected and maintained during the construction stage and operation phase, in accordance with the details in Section 25 - Landscape Work in the General Specification for Building (2017) by the Applicant.

Felling and Transplantation of Trees

4.5 All the identified trees will be retained in situ and none of them is proposed to be felled or transplanted. The proposed treatment to the existing trees is summarized as follows:

Table 2.0 Summary of Treatment to Existing Trees

Proposed Treatment to Existing Trees	**No. of Trees**
Number of Trees to be Retained	16
Number of Trees to be Felled	0
Number of Trees to be Transplanted	0
Total Number of Trees in Survey	**16**

5.0 LANDSCAPE PROPOSAL

5.0.1 The aim of the landscape proposals is to respond to site conditions, development layout and function of the proposed development and to provide a quality landscape scheme. The main factors to be taken into consideration are:

- Response to the site context, both in terms of landscape character and visual amenity;
- Creation of a green setting by maximising the opportunity for soft landscape;
- Establishment of pleasant landscape areas which meet the varying needs of users; and
- Minimization of future maintenance requirements.

5.0.2 Landscape drawings showing the proposed landscape treatment for the proposed development, and their underlying principles have been attached in **Appendix II** for ease of reference.
Hong Kong Planning Standards and Guidelines;

- Technical Guidelines on Landscape Treatment for Slopes (GEO Publication No. 1/2011);
- Design Manual: Barrier Free Access 2008 (Building Department);
- LAO Practice Note No. 6/2023 – Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects – Compliance with Tree Preservation Clause under Lease;
- PlanD's PNPP No. 1/2019 – Processing and Compliance Checking of Landscape Submissions related to Planning Applications; and
- Guidance Notes for Application for Permission under Section 12A of the Town Planning Ordinance (Cap. 131).

5.1 Landscape Design Concept

5.1.1 The landscape concept mentioned below describe considerations, which had been considered as being general to the whole landscape design.

Minimisation of Extent of Site Formation Works

5.1.2 As the Site is gentle sloping lands with levels ranging from **+13.4**mPD at south to **+24.6**mPD at north, the proposed site formation levels are carefully designed to follow the natural topography of the site, so as to minimize the extent of site formation work and the landscape impact. Consequently, this has greatly reduced the amount of the cutting/ filling required for the proposed development.

Integration of the Proposed Development with the Surrounding Landscape

5.1.3 In order to provide buffer area between the Proposed Development and the surrounding context, edge planting beds (mini. 2m wide) are proposed at various sections along the Site boundary, where possible. This will help to provide opportunities for new tree plantings. More importantly, majority of the existing trees to northwest corner of the Site, which is important landscape resources, can be preserved in situ. It is intended the soft planted edge can be created along the Site enhancing its interface with the surrounding natural context to blend in with more with the naturalistic vegetation. Please refer to the landscape section, dwg. No. **LD101** in **Appendix II** for reference.

5.1.4 As a consequence, all **16** surveyed trees will be retained. Together with a total **40** of new tree planting, the conscious green design will provide greening in better quality to further enhance the overall appearance and visual quality of the development. All the retained trees and proposed trees within Application Site Boundary will all be maintained by the Applicant.

Planting Design

5.1.5 Where practicable, heavy standard trees and grass are proposed. These soft landscape measures will ensure that the hard lines of the built form to be visually softened. The use of planting in heavy standard size would provide a more instant greening effect. Drawings showing the soft landscape treatment such as trees, shrubs, groundcovers and climbing plants shall refer to planting plan in **Appendix III**.

5.2 Soil Depth and Drainage for Planting

5.2.1 The requirement of soil depth is directly related to the planting design and its associated loading requirement upon structure. In general, the soil depth provided, with all drainage layers, water-proofing and protective screening exclusive is listed below:

Table 3.0 Planting Medium (Soil Depth)

Planting Type	**Soil Depth (Minimum)**
Tree/ Palm tree	1200mm
Shrub/ Climber	600mm
Groundcover/ Turf	300mm

5.3 Irrigation

5.3.1 The proposed irrigation system will be by tap water pipe for manual operation. Lockable water points will be provided at 40m centres covering the entire site. The proposed source of water supply is subject to final approval from the Water Services Department.

5.4 Future Maintenance

Soft Landscape Element

5.4.1 For the Proposed Development, the softworks contractor will be responsible for maintenance of the planting during the establishment period allowed for in the construction contract, usually for the first year after the beginning of the schemes operational phase. This will ensure that the soft landscape measures are in a healthy condition prior to the finished scheme being handed back to the Applicant.

5.4.2 Ultimately the management office will employ maintenance staff to take care of all landscape areas within the Site.

5.4.3 The maintenance schedule for soft landscape works has been included in **Appendix IV**. It is important to mention that tree risk assessment will be conducted at appropriate time to facilitate proper tree management and maintenance.

6.0 PLANTING PROPOSALS (Refer to Appendix III)

6.1 In order to provide quality landscape for the proposed development, soft landscape works will be the major landscape element of the landscaping proposal and satisfy the following criteria:

- To compensate the loss of affected trees;
- To enhance the ecological value of the existing plantation; and
- To screen the temporary storage area and reduce the visual impact to the nearby occupants.

6.2 The proposed planting species list is shown as follows and details shall refer to the Planting Plans in **Appendix III.**

Table 4.0 Planting Schedule of Ornamental Trees and Grass

Botanical Name	**Chinese Name**	**Size (mm)**	**Spacing (mm)**
TREES		**Height x Spread x DBH (mm)**	
Bauhinia blakeana	洋紫荊	4500x1500x75	5000
Lagerstroemia speciosa	大花紫薇	3500x1500x75	5000
GRASS			
Axonopus compressus	大葉草	-	-

6.3 In this study area, **16** trees within the Application Site Boundary were surveyed and all of them are proposed to be retained in-situ.

6.4 **40** heavy standard trees with average DBH approx. 75 are proposed to be planted within the Application Site Boundary. All the retained trees and new trees will all be maintained by the Applicant.

7.0 PROPOSAL FOR TREE PRESERVATION

7.1 In this project, total **16** nos. of trees were identified within the Application Site Boundary. All of them are preserved and protected on site. The following measures should be undertaken:

7.1.1 In order to determine the impact to the existing vegetation by the proposed development, a full Tree Felling Application in accordance with LAO Practice Note No. 6/2023 "Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects – Compliance with Tree Preservation Clause under Lease" should be undertaken and submitted to the relevant Government departments for approval.

7.1.2 Retention of all trees where possible. It is proposed that unaffected trees are to be retained on site due to their amenity and conservation value. The contractor will need to be made aware of the need to minimize the encroachment of the construction works on the trees, so as to minimize the impact on them. The area under the drip line of the tree canopy will be fenced by 1.2m high temporary protective fencing during construction stage. Besides, all provisions for tree preservation and protection measures of retained trees should follow the details in Section 25 – Landscape Work in the General Specification for Building (2017).

7.1.3 The softworks contractor will be responsible for maintenance of the planting during the establishment period allowed for in the construction contract, usually for the first year after the beginning of the schemes operational phase. This will ensure that the soft landscape measures within lot boundary and at open space are in a healthy condition prior to the finished scheme being handed back to the Applicant. The maintenance schedule for soft landscape works has been included in **Appendix IV.**

7.1.4 During the construction and operation period, the Applicant should be responsible to undertake vegetation maintenance and tree risk assessment in accordance with the Handbook on Tree Management (HTM) by DEVB. Besides, the Applicant shall maintain all the preserved trees, proposed trees, shrubs, groundcovers and lawn in healthy conditions.

Appendix I

Tree Schedule, Tree Survey Plan

And

Photographic Record of Existing Trees

LEGEND:

- APPLICATION SITE BOUNDARY
- T01 EXISTING TREE TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
- PLANTING AREA
- P PARKING LOT FOR PRIVATE CAR
- H PARKING LOT FOR LIGHT GOODS VEHICLES
- M PARKING LOT FOR HEAVY GOODS VEHICLES
- ENTRANCE
- STRUCTURE
- BUILDING MACHINERY STORAGE AREA
- BUILDING MATERIAL STORAGE AREA
- +25.00 EXISTING LEVEL
- +25.00 PROPOSED LEVEL

TS02

TS03

TS04

N

0 20 40 60 80 100m

PROJECT :
PROPOSED TEMPORARY WAREHOUSE(EXCLUDING DNAGEROUS GOOD GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERIES AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIED(FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T.

DRAWING TITLE :
TREE SURVEY PLAN
(OVERALL VIEW)

PROJECT No. C2430

DRAWING No. TS01

SCALE : 1:1200

DATE OF ISSUE : AUG 2024

CAD FILENAME : C2430-TS01

REV	DESCRIPTION	DATE

DESIGN BY : TEL

DRAWN BY : CAD

CHECKED BY : TEL

APPROVED BY : TEL

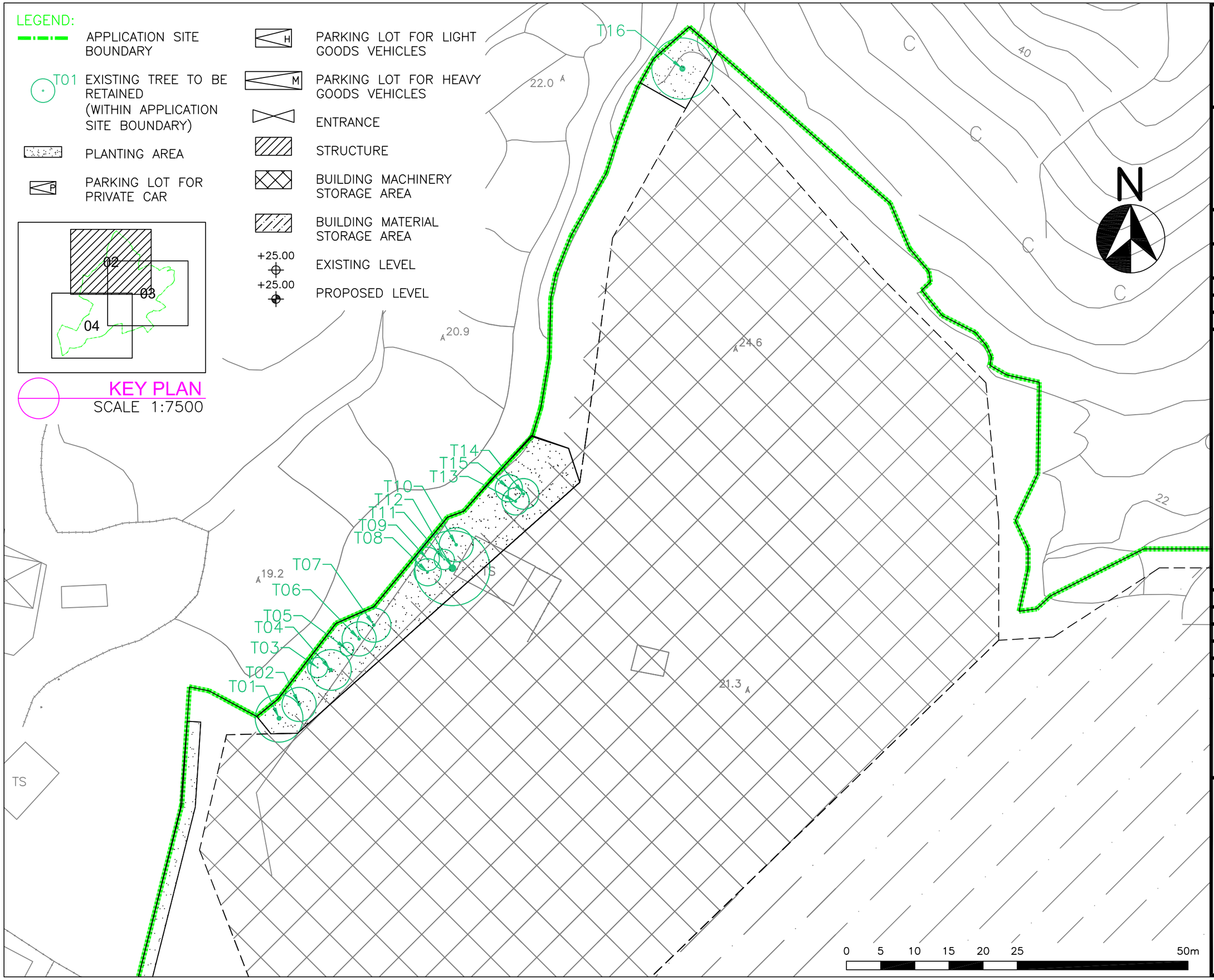
NOTES :
1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes
LANDES LIMITED
景藝設計有限公司

LEGEND:

- APPLICATION SITE BOUNDARY
- T01 EXISTING TREE TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
- PLANTING AREA
- P PARKING LOT FOR PRIVATE CAR
- H PARKING LOT FOR LIGHT GOODS VEHICLES
- M PARKING LOT FOR HEAVY GOODS VEHICLES
- ENTRANCE
- STRUCTURE
- BUILDING MACHINERY STORAGE AREA
- BUILDING MATERIAL STORAGE AREA
- +25.00 EXISTING LEVEL
- +25.00 PROPOSED LEVEL

KEY PLAN
SCALE 1:7500



PROJECT :
PROPOSED TEMPORARY WAREHOUSE(EXCLUDING) DNAGEROUS GOOD GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERIES AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIED(FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T.

DRAWING TITLE :
TREE SURVEY PLAN
(SHEET 1 OF 3)

PROJECT No. C2430

DRAWING No. TS02

SCALE : 1:500

DATE OF ISSUE : AUG 2024

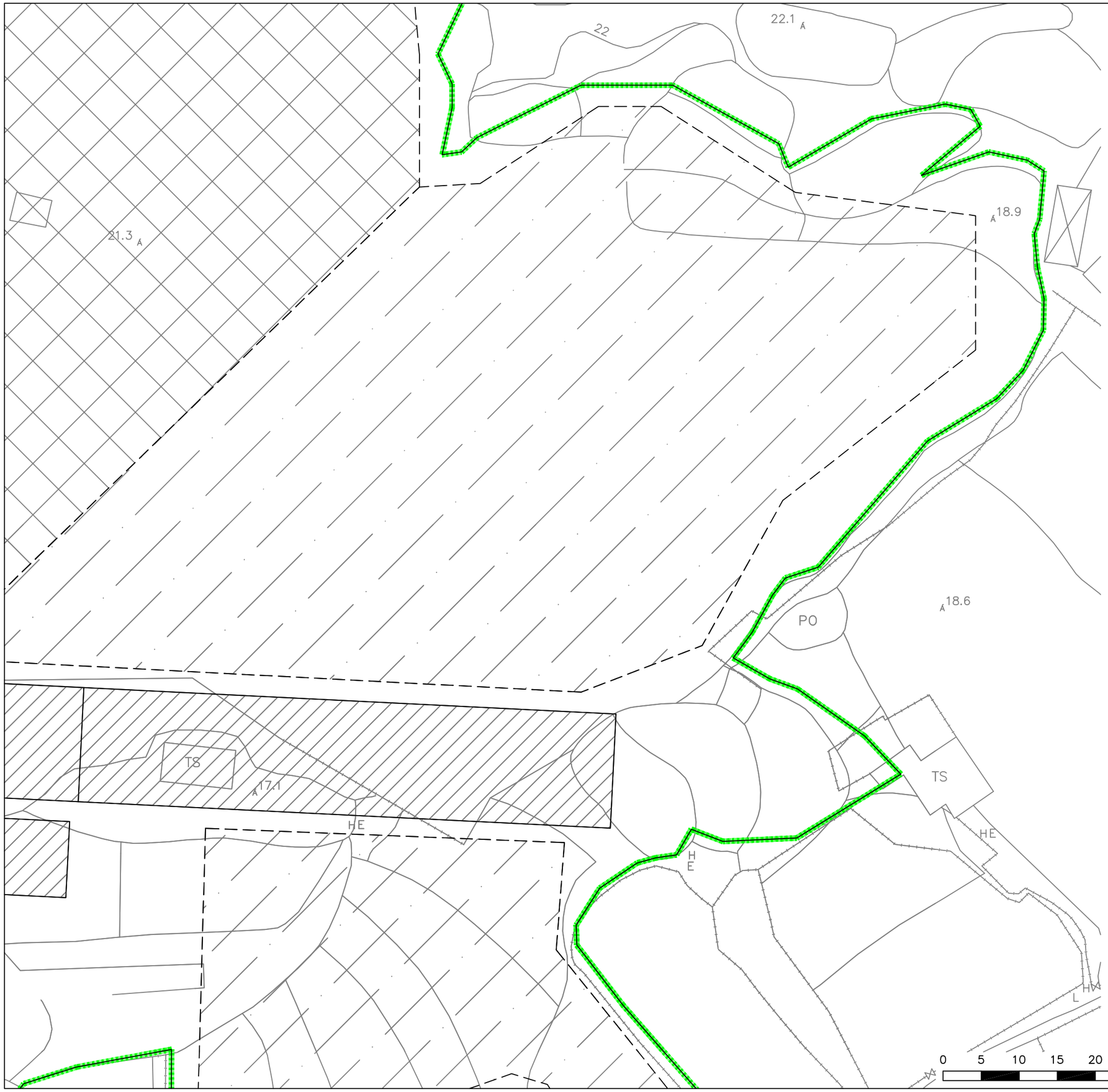
CAD FILENAME : C2430-TS02

REV	DESCRIPTION	DATE

DESIGN BY :	TEL
DRAWN BY :	CAD
CHECKED BY :	TEL
APPROVED BY :	TEL

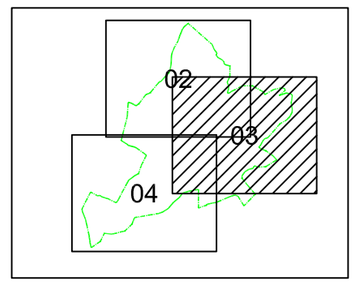
NOTES :
1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes
LANDES LIMITED
景藝設計有限公司



LEGEND:

- APPLICATION SITE BOUNDARY
- T01 EXISTING TREE TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
- PLANTING AREA
- P PARKING LOT FOR PRIVATE CAR
- H PARKING LOT FOR LIGHT GOODS VEHICLES
- M PARKING LOT FOR HEAVY GOODS VEHICLES
- ENTRANCE
- STRUCTURE
- BUILDING MACHINERY STORAGE AREA
- BUILDING MATERIAL STORAGE AREA
- +25.00 EXISTING LEVEL
- +25.00 PROPOSED LEVEL



KEY PLAN
SCALE 1:7500

PROJECT :
PROPOSED TEMPORARY WAREHOUSE(EXCLUDING DNAGEROUS GOOD GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERIES AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIED(FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T.

DRAWING TITLE :
TREE SURVEY PLAN
(SHEET 2 OF 3)

PROJECT No. C2430

DRAWING No. TS03

SCALE : 1:500

DATE OF ISSUE : AUG 2024

CAD FILENAME : C2430-TS03

REV	DESCRIPTION	DATE

DESIGN BY : TEL
DRAWN BY : CAD
CHECKED BY : TEL
APPROVED BY : TEL

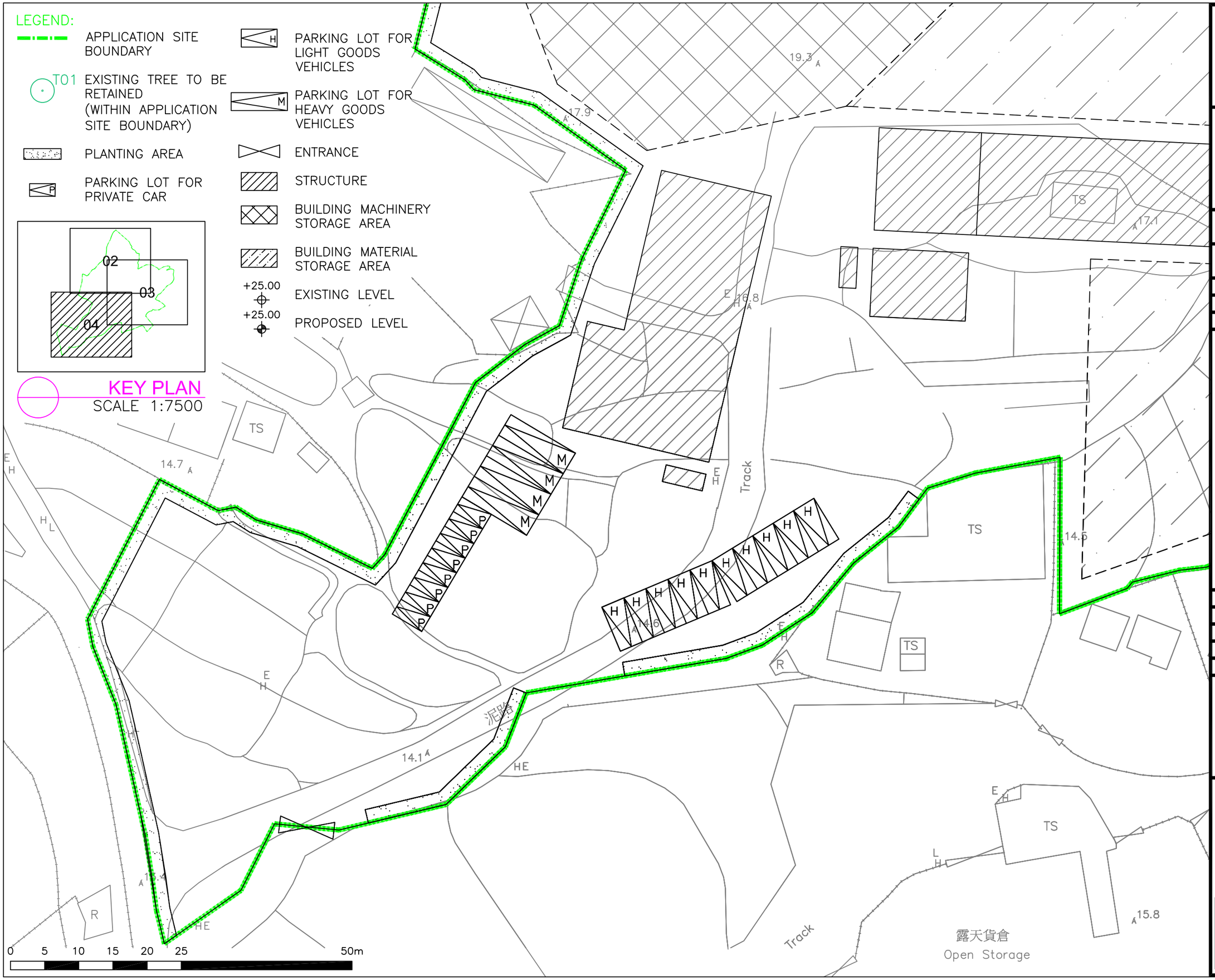
NOTES :
1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes
LANDES LIMITED
景藝設計有限公司

LEGEND:

- APPLICATION SITE BOUNDARY
- T01 EXISTING TREE TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
- PLANTING AREA
- P PARKING LOT FOR PRIVATE CAR
- H PARKING LOT FOR LIGHT GOODS VEHICLES
- M PARKING LOT FOR HEAVY GOODS VEHICLES
- ENTRANCE
- STRUCTURE
- BUILDING MACHINERY STORAGE AREA
- BUILDING MATERIAL STORAGE AREA
- +25.00 EXISTING LEVEL
- +25.00 PROPOSED LEVEL

KEY PLAN
SCALE 1:7500



PROJECT :
PROPOSED TEMPORARY WAREHOUSE(EXCLUDING) DNAGEROUS GOOD GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERIES AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIED(FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T.

DRAWING TITLE :
TREE SURVEY PLAN
(SHEET 3 OF 3)

PROJECT No. C2430

DRAWING No. TS04

SCALE : 1:500

DATE OF ISSUE : AUG 2024

CAD FILENAME : C2430-TS04

REV	DESCRIPTION	DATE

DESIGN BY :	TEL
DRAWN BY :	CAD
CHECKED BY :	TEL
APPROVED BY :	TEL

NOTES :
1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes
LANDES LIMITED
景藝設計有限公司

Tree Assessment Schedule at
Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Machinery and Construction Materials with Ancillary Facilities (for a period of 3 years) and associated filling of land for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Various Lots in D.D.110, Tsat Sing Kong, Pat Heung, Yuen Long, N.T.
Prepared by Ted Lam (R.L.A. No. R-073) on 26.08.2024
To be read in conjunction with Tree Survey Plan, dwg. no. C2430-TS01 to C2430-TS04

Tree	Photo No.	Species					Proposed Treatment	Remark[1]
No.		Scientific Name	Chinese Name	Height (m)	DBH[2] (mm)	Crown Spread (m)	(Retain/Transplant/Fell)	
T1	T1	*Broussonetia papyrifera*	構樹	8.0	360.0	7.0	Retain	NIL
T2	T2	*Broussonetia papyrifera*	構樹	7.5	180.0	5.0	Retain	NIL
T3	T3	*Bauhinia purpurea*	紅花羊蹄甲	7.0	100.0	3.0	Retain	NIL
T4	T4	*Bauhinia purpurea*	紅花羊蹄甲	5.0	160.0	6.0	Retain	NIL
T5	T5	*Broussonetia papyrifera*	構樹	9.0	180.0	2.0	Retain	NIL
T6	T6	*Broussonetia papyrifera*	構樹	8.0	230.0	5.0	Retain	NIL
T7	T7	*Broussonetia papyrifera*	構樹	8.0	110.0	5.0	Retain	NIL
T8	T8	*Broussonetia papyrifera*	構樹	8.0	160.0	4.0	Retain	NIL
T9	T9	*Broussonetia papyrifera*	構樹	9.0	130.0	3.5	Retain	NIL
T10	T10	*Broussonetia papyrifera*	構樹	9.0	150.0	5.0	Retain	NIL
T11	T11	*Broussonetia papyrifera*	構樹	9.0	170.0	3.0	Retain	NIL
T12	T12	*Broussonetia papyrifera*	構樹	7.0	400.0	11.0	Retain	NIL
T13	T13	*Broussonetia papyrifera*	構樹	6.5	110.0	4.0	Retain	NIL
T14	T14	*Broussonetia papyrifera*	構樹	6.5	95.0	4.5	Retain	NIL
T15	T15	*Ficus hispida*	對葉榕	3.0	110.0	4.0	Retain	NIL
T16	T16	*Celtis sinensis*	朴樹	8.0	230.0	9.0	Retain	NIL

Summary Table

Tree to be Retained	16 nos.
Tree to be Transplanted	0
Tree to be Felled	0
Total Number of Existing Trees	16 nos.

[1] Please state whether the OVT, potentially registrable OVT, trees of rare or protected species, trees with ecological and historical significance, etc. within and/or adjacent to the site is likely to be affectec
[2] DBH of a tree refers to its diameter at breast height (i.e. measured at 1.3m above ground level)

T01(R) - Label

T01(R) - Overview

T01(R) - Trunk

T01(R) - Large Cavity at Trunk Base

LEGEND :

(R) - Retain , (F) - Fell , (T) - Transplant

Photographic Record of Existing Trees

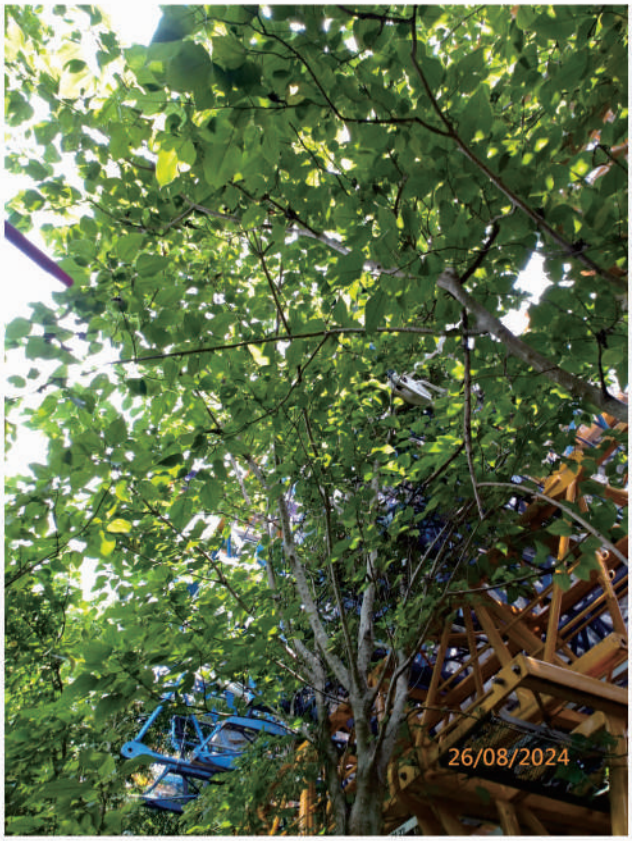
LanDes

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERY AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES (FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T.

T02(R) - Label

T02(R) - Overview

T02(R) - Trunk



T02(R) - Crown

LEGEND :

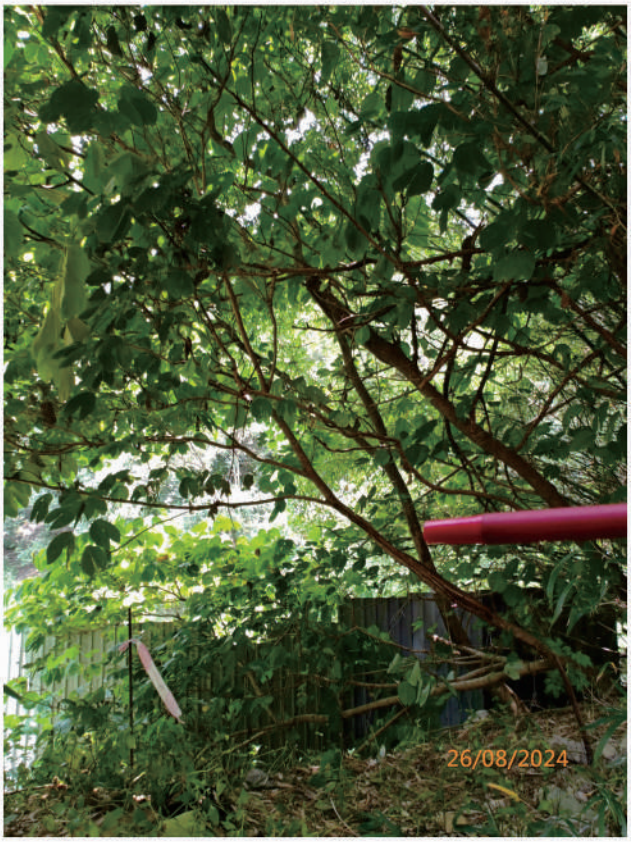
(R) - Retain , (F) - Fell , (T) - Transplant

Photographic Record of Existing Trees

LanDes

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERY AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES (FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T.

T03(R) - Label



T03(R) - Overview

T03(R) - Trunk

T03(R) - Heartwood Damage in Trunk

LEGEND :

(R) - Retain , (F) - Fell , (T) - Transplant

T04(R) - Label

T04(R) - Overview

T04(R) - Trunk

T04(R) - Broken Branches

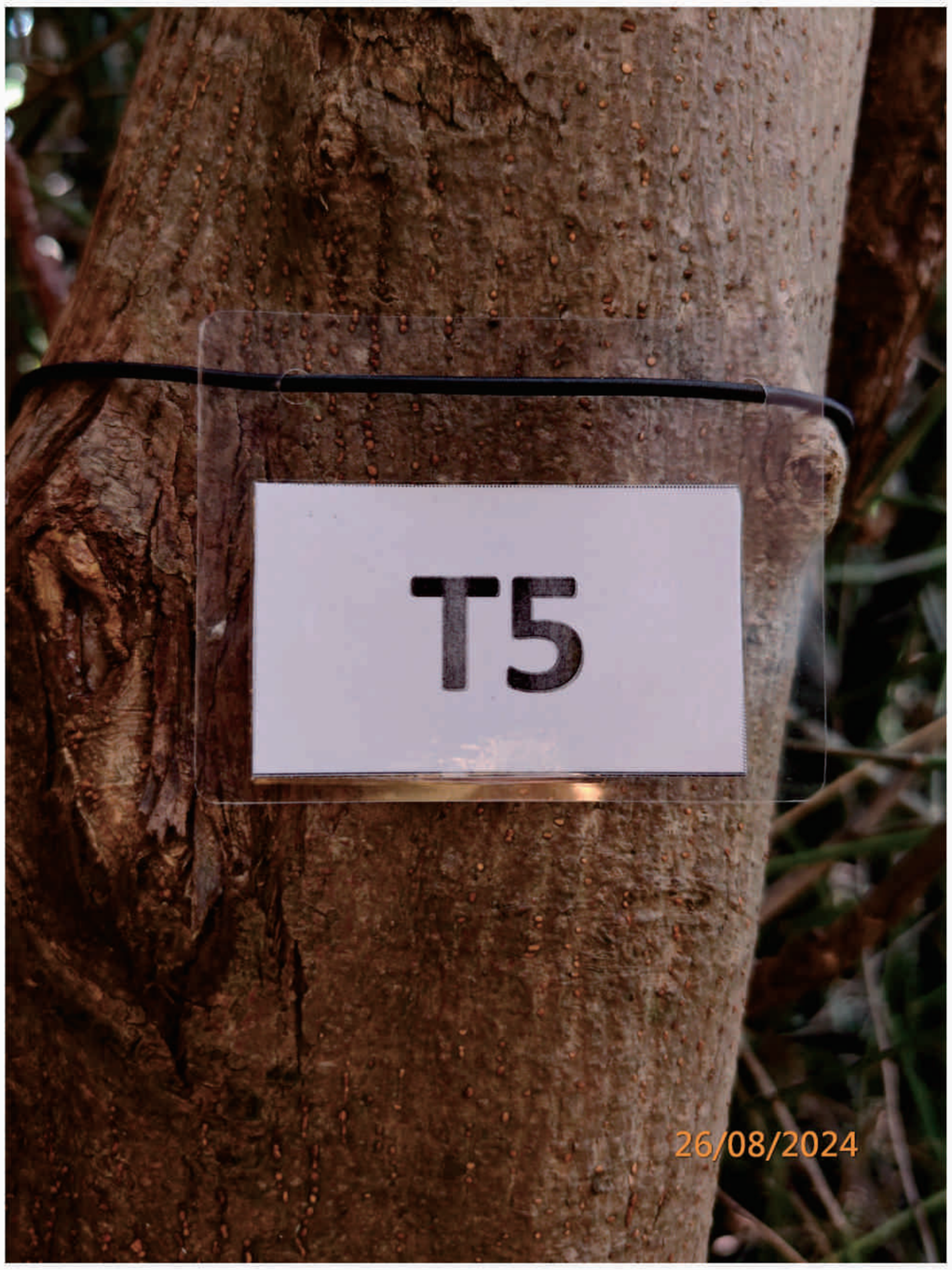
LEGEND :

(R) - Retain , (F) - Fell , (T) - Transplant

Photographic Record of Existing Trees

LanDes

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERY AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES (FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T.



T05(R) - Label

T05(R) - Overview

T05(R) - Trunk

T05(R) - Crown

LEGEND :

(R) - Retain , (F) - Fell , (T) - Transplant

Photographic Record of Existing Trees

LanDes

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERY AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES (FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T.

T06(R) - Label

T06(R) - Overview

T06(R) - Trunk

T06(R) - Decay Trunk

LEGEND :

(R) - Retain , (F) - Fell , (T) - Transplant

Photographic Record of Existing Trees

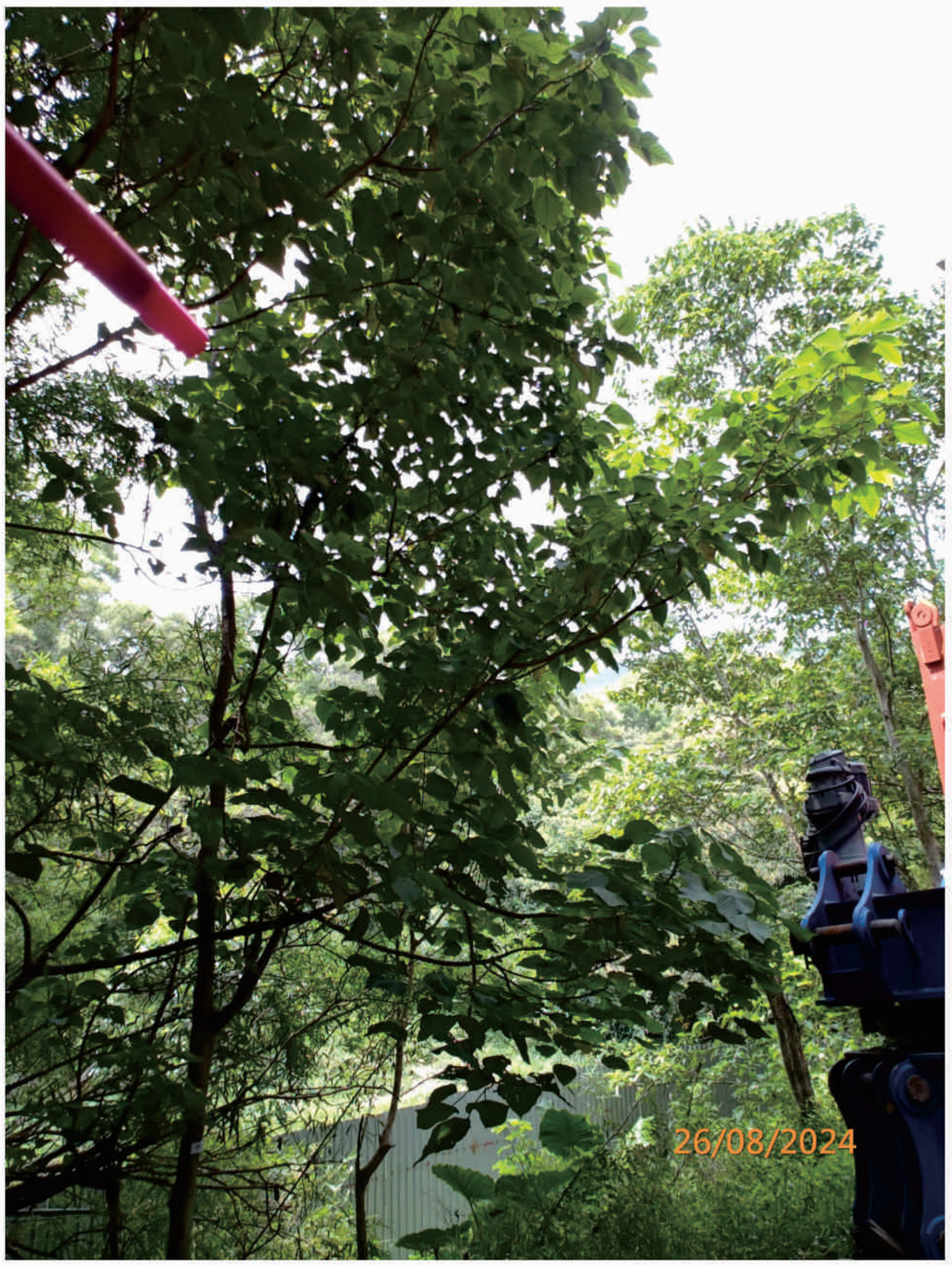
LanDes

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERY AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES (FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T.

T07(R) - Label

T07(R) - Overview

T07(R) - Trunk



T07(R) - Imbalanced Crown

LEGEND :

(R) - Retain , (F) - Fell , (T) - Transplant

Photographic Record of Existing Trees

LanDes

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERY AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES (FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T.

T08(R) - Label

T08(R) - Overview

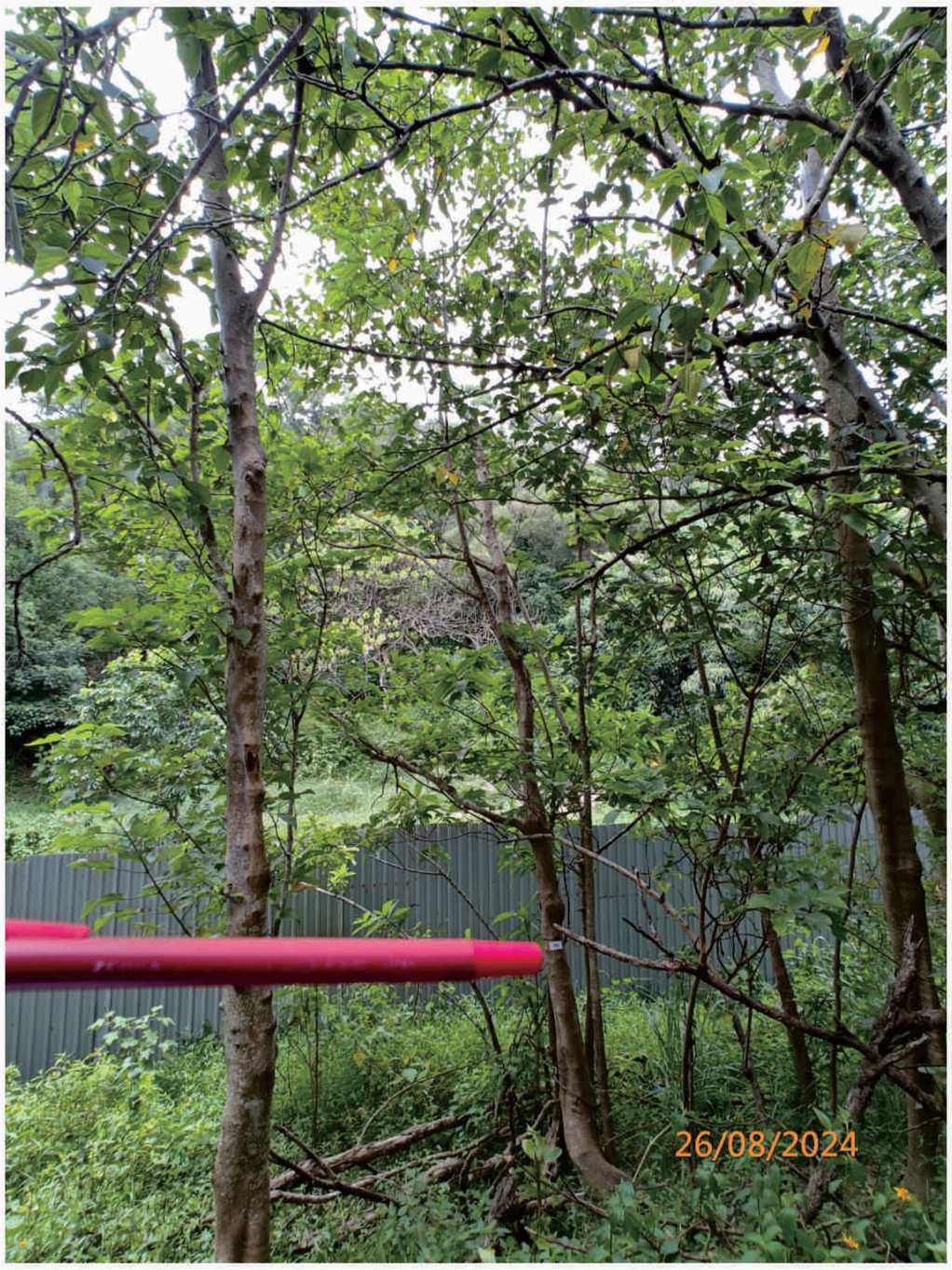
T08(R) - Trunk

T08(R) - Crown

LEGEND :

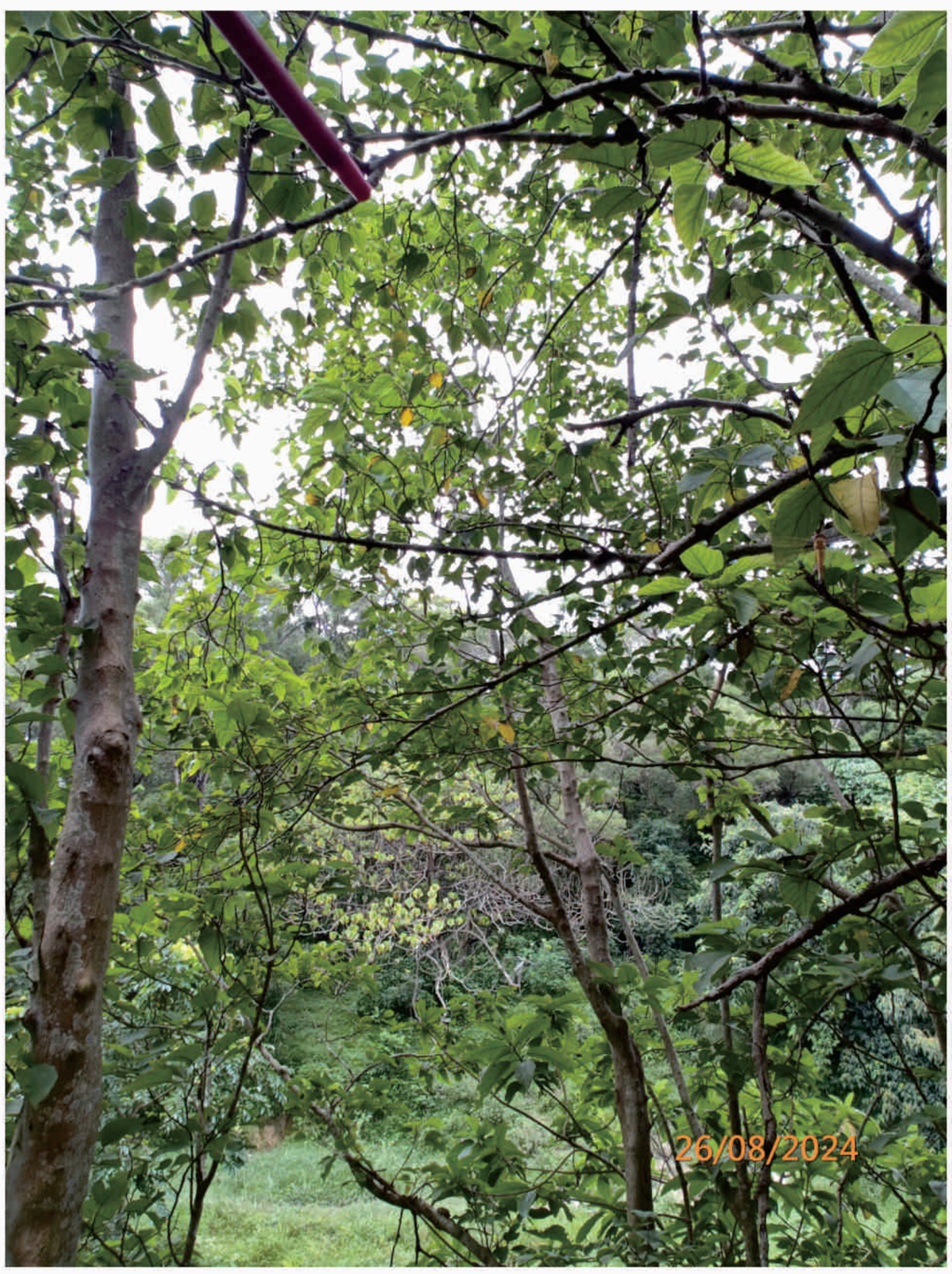
(R) - Retain , (F) - Fell , (T) - Transplant

T09(R) - Label



T09(R) - Overview

T09(R) - Trunk



T09(R) - Crown

LEGEND :

(R) - Retain , (F) - Fell , (T) - Transplant

Photographic Record of Existing Trees

LanDes

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERY AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES (FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T.

T10(R) - Label

T10(R) - Overview

T10(R) - Trunk

T10(R) - Trunk Bending

LEGEND :

(R) - Retain , (F) - Fell , (T) - Transplant

Photographic Record of Existing Trees

LanDes

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERY AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES (FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T.

T11(R) - Label

T11(R) - Overview

T11(R) - Trunk

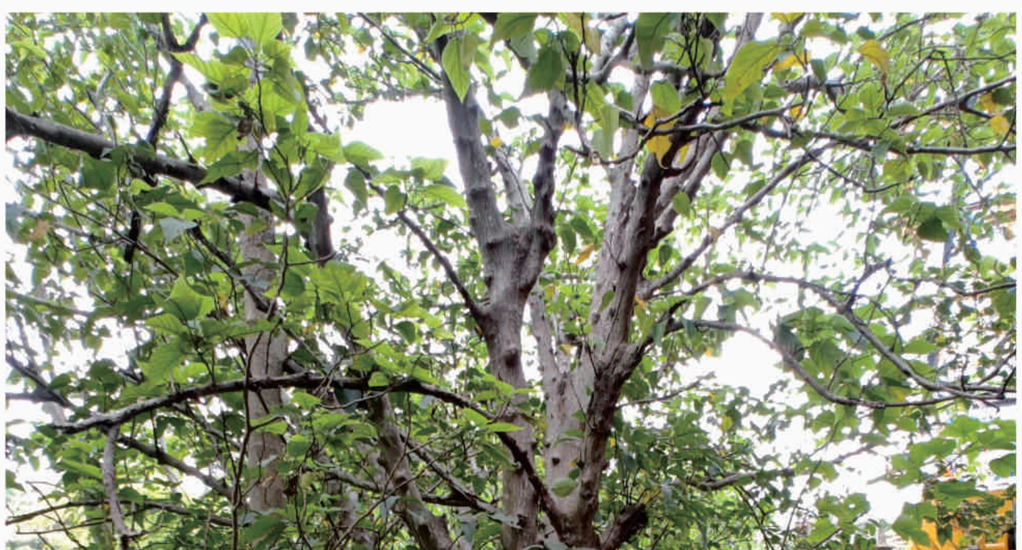
T11(R) - Girdling Root

LEGEND :

(R) - Retain , (F) - Fell , (T) - Transplant

T12(R) - Label

T12(R) - Overview



T12(R) - Trunk

T12(R) - Inrolled Crack at Trunk Base

LEGEND :

(R) - Retain , (F) - Fell , (T) - Transplant

T13(R) - Label

T13(R) - Overview

T13(R) - Trunk

T13(R) - Crown

LEGEND :

(R) - Retain , (F) - Fell , (T) - Transplant

T14(R) - Label

T14(R) - Overview

T14(R) - Trunk

T14(R) - Crown

LEGEND:

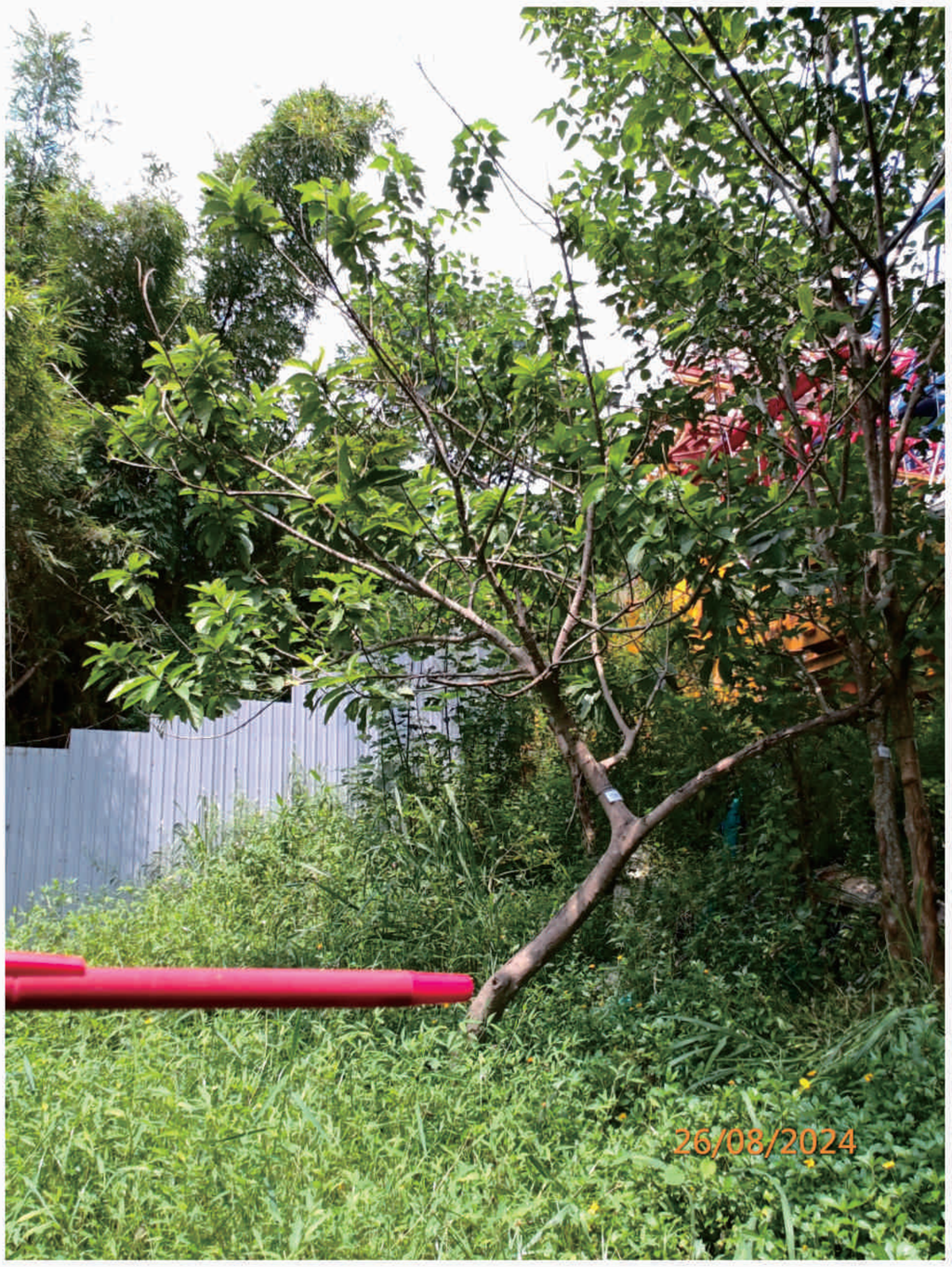
(R) - Retain , (F) - Fell , (T) - Transplant

Photographic Record of Existing Trees

LanDes

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERY AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES (FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T.

T15(R) - Label



T15(R) - Overview

T15(R) - Trunk

T15(R) - Decay Branch

LEGEND :

(R) - Retain , (F) - Fell , (T) - Transplant

T16(R) - Label

T16(R) - Overview

T16(R) - Trunk

T16(R) - Included Bark at Trunk

LEGEND :

(R) - Retain , (F) - Fell , (T) - Transplant

Appendix II

Landscape Master Plan

And

Landscape Sections

LEGEND:

- APPLICATION SITE BOUNDARY
- T01 EXISTING TREE TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
- PROPOSED HEAVY STANDARD TREE
- PROPOSED GRASS
- P PARKING LOT FOR PRIVATE CAR
- H PARKING LOT FOR LIGHT GOODS VEHICLES
- M PARKING LOT FOR HEAVY GOODS VEHICLES
- ENTRANCE
- STRUCTURE
- BUILDING MACHINERY STORAGE AREA
- BUILDING MATERIAL STORAGE AREA
- +25.00 PROPOSED LEVEL

STRUCTURE

A	**Site Office and Staff Resting Room (2-storey (H<8m), Area less than 1,500 sq.m.)**
B	**Storage (2-storey (H<15m), Area less than 450 sq.m.)**
C	**Storage (1-storey (H<15m), Area less than 1,050 sq.m.)**
D	**Fire Services Pumping Room (1-storey (H<3m), Area less than 15 sq.m.)**
E	**Fire Services Water Tank (1-storey (H<4m), Area less than 140 sq.m.)**
F	**Temporary Guard House (1-storey (H<3m), Area less than 15 sq.m.)**

Planting Buffer Area (min. 2m wide) at majority portion of the Site boundary for Retention of Existing Trees and Provision of New Trees to create a Soft-planted Edges along Site Boundary and to blend in with the adjacent Natural Context.

0 20 40 60 80 100m

PROJECT :
PROPOSED TEMPORARY WAREHOUSE(EXCLUDING DNAGEROUS GOOD GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERIES AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIED(FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T.

DRAWING TITLE :
LANDSCAPE MASTER PLAN

PROJECT No. C2430

DRAWING No. LMP01

SCALE : 1:1200

DATE OF ISSUE : AUG 2024

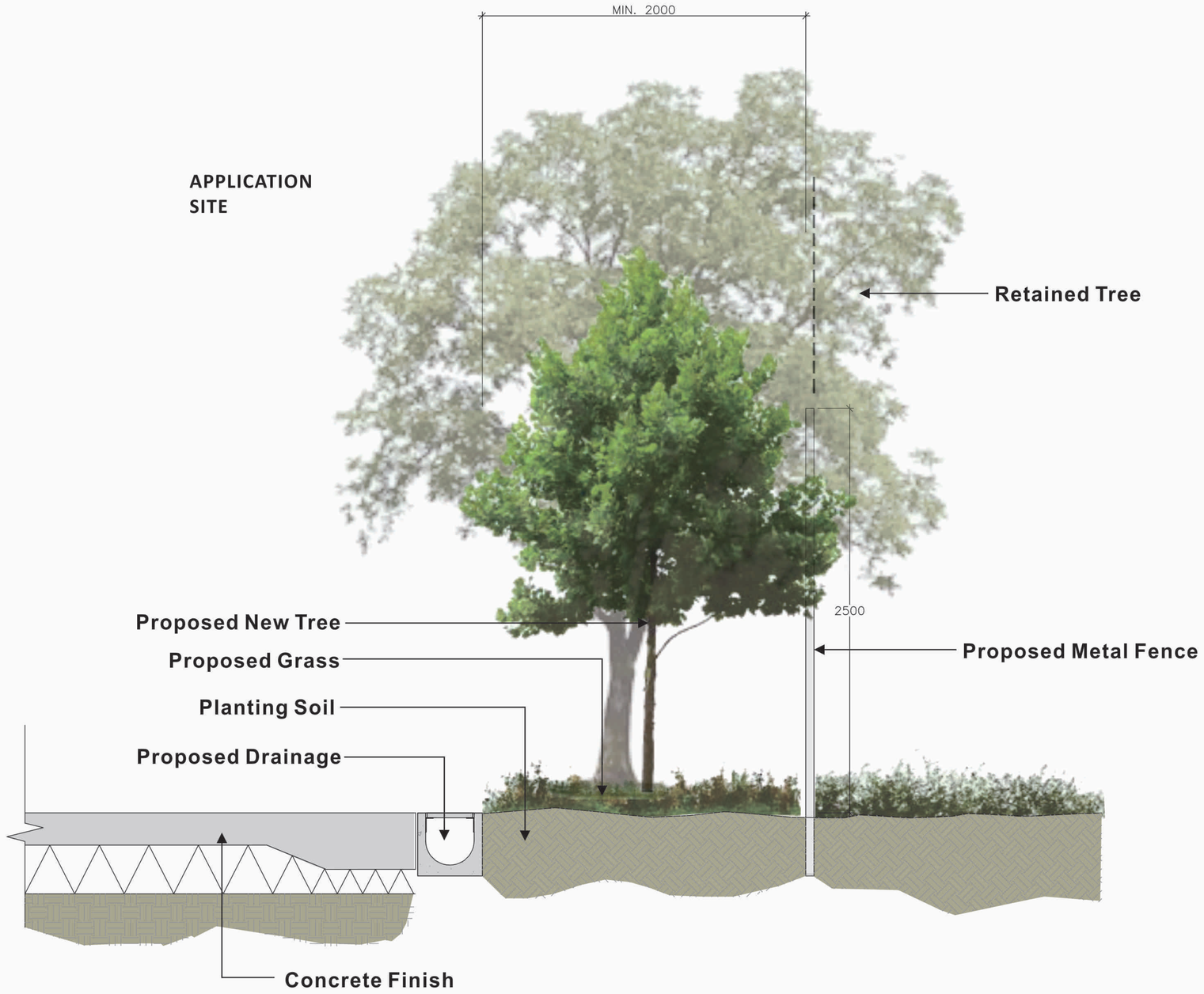
CAD FILENAME : C2430-LMP01

REV	DESCRIPTION	DATE

DESIGN BY : TEL
DRAWN BY : CAD
CHECKED BY : TEL
APPROVED BY : TEL

NOTES :
1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes
LANDES LIMITED
景藝設計有限公司
[redacted]



PROJECT :

PROPOSED TEMPORARY WAREHOUSE(EXCLUDING DNAGEROUS GOOD GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERIES AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIED(FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T.

DRAWING TITLE :

LANDSCAPE SECTION

PROJECT No. C2430

DRAWING No. LD101

SCALE : 1:20

DATE OF ISSUE : AUG 2024

CAD FILENAME : C2430-LD101

REV	DESCRIPTION	DATE

DESIGN BY : TEL

DRAWN BY : CAD

CHECKED BY : TEL

APPROVED BY : TEL

NOTES :

1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes

LANDES LIMITED
景藝設計有限公司

[redacted]

Appendix III

Planting Plans

LEGEND:

- APPLICATION SITE BOUNDARY
- T01 EXISTING TREE TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
- PROPOSED HEAVY STANDARD TREE
- PLANTING AREA
- P PARKING LOT FOR PRIVATE CAR
- H PARKING LOT FOR LIGHT GOODS VEHICLES
- M PARKING LOT FOR HEAVY GOODS VEHICLES
- ENTRANCE
- STRUCTURE
- BUILDING MACHINERY STORAGE AREA
- BUILDING MATERIAL STORAGE AREA
- +25.00 PROPOSED LEVEL

CP02

CP03

CP04

N

T16 71m² Axo

T14 T15 T13 T10 T12 T11 T09 T08 T07 T06 T05 T04 T03 T02 T01 456m² Axo

20 BB

21 LS 514m² Axo

20 BB

11 LS 103m² Axo

8 LS 63m² Axo

0 20 40 60 80 100m

Quantity	Code	Chinese Name	Botanical Name	Height (mm)	Spread (mm)	DBH (mm)	Spacing (mm)	Remark
TREES								
40	BB	洋紫荊	*Bauhinia blakeana*	4500	1500	75	5000	Straight trunk, balanced form
40	LS	大花紫薇	*Lagerstroemia speciosa*	3500	1500	75	5000	Straight trunk, balanced form
GRASS								
1207m²	Axo	大葉草	*Axonopus compressus*	-	-	-	-	Bermuda tif dwarf + overseeding

PROJECT :
PROPOSED TEMPORARY WAREHOUSE(EXCLUDING DNAGEROUS GOOD GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERIES AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIED(FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T.

DRAWING TITLE :
COMPENSATORY PLANTING PLAN (OVERALL VIEW)

PROJECT No. C2430

DRAWING No. CP01

SCALE : 1:1200

DATE OF ISSUE : AUG 2024

CAD FILENAME : C2430-CP01

REV	DESCRIPTION	DATE

DESIGN BY : TEL

DRAWN BY : CAD

CHECKED BY : TEL

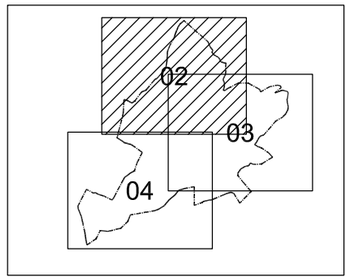
APPROVED BY : TEL

NOTES :
1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes
LANDES LIMITED
景藝設計有限公司

LEGEND:

- APPLICATION SITE BOUNDARY
- T01 EXISTING TREE TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
- PROPOSED HEAVY STANDARD TREE
- PLANTING AREA
- P PARKING LOT FOR PRIVATE CAR
- H PARKING LOT FOR LIGHT GOODS VEHICLES
- M PARKING LOT FOR HEAVY GOODS VEHICLES
- ENTRANCE
- STRUCTURE
- BUILDING MACHINERY STORAGE AREA
- BUILDING MATERIAL STORAGE AREA
- +25.00 PROPOSED LEVEL



KEY PLAN
SCALE 1:7500

T16
71m²
AXO
T14
T15
T13
T10
T12
T11
T09
T08
T07
T06
T05
T04
T03
T02
T01
456m²
AXO
22.0 A
A 20.9
A 19.2
C
40
22
N
20
BB
TS
0 5 10 15 20 25 50m

PROJECT :
PROPOSED TEMPORARY WAREHOUSE(EXCLUDING) DNAGEROUS GOOD GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERIES AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIED(FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T.

DRAWING TITLE :
COMPENSATORY PLANTING PLAN (SHEET 1 OF 3)

PROJECT No. C2430

DRAWING No. CP02

SCALE : 1:500

DATE OF ISSUE : AUG 2024

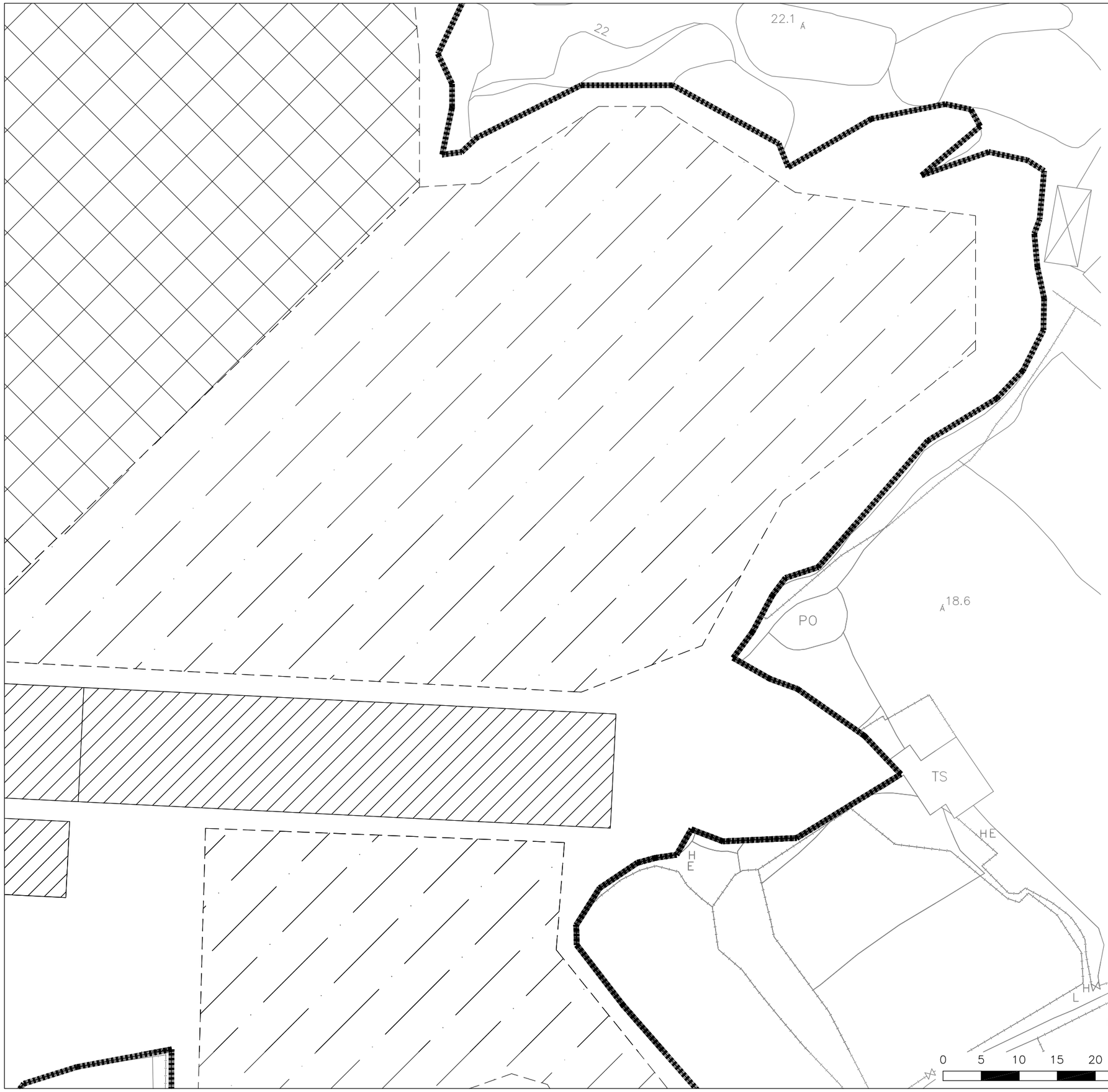
CAD FILENAME : C2430-CP02

REV	DESCRIPTION	DATE

DESIGN BY :	TEL
DRAWN BY :	CAD
CHECKED BY :	TEL
APPROVED BY :	TEL

NOTES :
1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes
LANDES LIMITED
景藝設計有限公司



LEGEND:

- APPLICATION SITE BOUNDARY
- T01 EXISTING TREE TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
- PROPOSED HEAVY STANDARD TREE
- PLANTING AREA
- P PARKING LOT FOR PRIVATE CAR
- H PARKING LOT FOR LIGHT GOODS VEHICLES
- M PARKING LOT FOR HEAVY GOODS VEHICLES
- ENTRANCE
- STRUCTURE
- BUILDING MACHINERY STORAGE AREA
- BUILDING MATERIAL STORAGE AREA
- +25.00 PROPOSED LEVEL

KEY PLAN
SCALE 1:7500

PROJECT :
PROPOSED TEMPORARY WAREHOUSE(EXCLUDING DNAGEROUS GOOD GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERIES AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIED(FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T.

DRAWING TITLE :
COMPENSATORY PLANTING PLAN (SHEET 2 OF 3)

PROJECT No. C2430

DRAWING No. CP03

SCALE : 1:500

DATE OF ISSUE : AUG 2024

CAD FILENAME : C2430-CP03

REV	DESCRIPTION	DATE

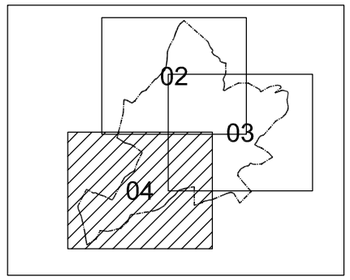
DESIGN BY :	TEL
DRAWN BY :	CAD
CHECKED BY :	TEL
APPROVED BY :	TEL

NOTES :
1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes
LANDES LIMITED
景藝設計有限公司

LEGEND:

- APPLICATION SITE BOUNDARY
- T01 EXISTING TREE TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
- PROPOSED HEAVY STANDARD TREE
- PLANTING AREA
- P PARKING LOT FOR PRIVATE CAR
- H PARKING LOT FOR LIGHT GOODS VEHICLES
- M PARKING LOT FOR HEAVY GOODS VEHICLES
- ENTRANCE
- STRUCTURE
- BUILDING MACHINERY STORAGE AREA
- BUILDING MATERIAL STORAGE AREA
- +25.00 PROPOSED LEVEL



KEY PLAN
SCALE 1:7500

21 LS
514m² Axo
20 BB
11 LS
103m² Axo
63m² Axo
8 LS

TS
R
HE
Track
露天貨倉
Open Storage

0 5 10 15 20 25 50m

PROJECT :
PROPOSED TEMPORARY WAREHOUSE(EXCLUDING DNAGEROUS GOOD GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERIES AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIED(FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T.

DRAWING TITLE :
COMPENSATORY PLANTING PLAN (SHEET 3 OF 3)

PROJECT No. C2430

DRAWING No. CP04

SCALE : 1:500

DATE OF ISSUE : AUG 2024

CAD FILENAME : C2430-CP04

REV	DESCRIPTION	DATE

DESIGN BY : TEL
DRAWN BY : CAD
CHECKED BY : TEL
APPROVED BY : TEL

NOTES :
1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes
LANDES LIMITED
景藝設計有限公司

Appendix IV

Maintenance Schedule

Of

Soft Landscape Works

OPERATIONS	SPRING			SUMMER			AUTUMN			WINTER			REMARKS
	March	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	
DISEASE CONTROL INSPECTION	O	O	O	O	O	O	O	O	O	O	O	O	Treatment immediately after detection
FERTILIZATION Applications	O						O						
GENERAL PLANT INSPECTION	O	O	O	O	O	O	O	O	O	O	O	O	Treatment immediately after detection
IRRIGATION Watering operation	D	D	D	D	D	D	D	D	D	D	D	D	Early morning / late afternoon, as appropriate
PROTECTION Inspection of fence, tree grates, guards, stakes & ties	O			O			O			O			Inspection also after heavy storms and adverse weather. Treatments immediately after detection
FIRMING UP of plants & supports	O			O			O			O			Inspection also after heavy storms and adverse weather. Firm-up operations immediately after detection
WEEDING Weeding operation & litter collection	O	O	O	O	O	O	O	O	O	O	O	O	Additional litter inspection & collection after heavy use
THINNING INSPECTION	O						O						Thinning operations in appropriate pruning season
MULCH Topping up	O						O						And following run off caused by rain / wind storm
PRUNING	O						O						As appropriate
FORKING OVER	O						O						As appropriate
TREE RISK ASSESSMENT	O												As appropriate

KEY:
D = once daily W = once weekly 2W = twice weekly
Bi-W = Bi-weekly O = once R = repeat if necessary

消防裝置：

申請人會依照消防處所提供的意見，為申請地點設置合適的消防裝置，並定期進行維護及保養。

詳情請參閱以下圖則。

LEGEND

- GATE VALVE (NORMAL OPEN)
- GATE VALVE (NORMAL CLOSE)
- CHECK VALVE
- GATE VALVE C/W MIRCO SWITCH (NORMAL OPEN)
- GATE VALVE C/W MIRCO SWITCH (NORMAL CLOSE)
- SUBSIDIARY STOP VALVE (NORMAL OPEN)
- SUBSIDIARY STOP VALVE (NORMAL CLOSE)
- BALL FLOAT VALVE
- PUMP SET
- SPI SPRINKLER INLET C/W CHECK VALVE
- SPRINKLER CONTROL VALVE SET
- 68°C SPRINKLER HEAD
- FLOW SWITCH
- PRESSURE GAUGE C/W BALL VALVE
- AAV AUTOMATIC AIR VENT
- VORTEX INHIBITOR
- PUMP HOUSED IN WEATHERPROOF & NON-COMBUSTIBLE ENCLOSURES.
- ORIFICE PLATE
- VORTEX INHIBITOR
- P PRESSURE SWITCH
- FIRE HOSE REEL SET (SCHEMATIC)
- HR FIRE HOSE REEL SET (PLAN)
- FM DIRECT FLOW METER
- FIRE ALARM BELL
- BREAKGLASS UNIT
- V VISUAL FIRE ALARM
- $4.5kg\ CO_2$ FIRE EXTINGUISHER
- SPRINKLER WATER ALARM GONG
- M WEATHERPROOF MASTER FIRE ALARM BELL
- F.S. CONTROL PANEL
- SPRINKLER PROVING PIPE ASSEMBLY
- LEVEL SWITCH
- PUMP CONTROL PANEL

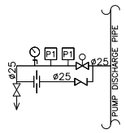
F.S. NOTES

1. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN MILLIMETERS (MM).
2. THE ERECTION OF ALL FIRE SERVICE INSTALLATIONS SHALL BE CARRIED OUT BY A REGISTERED F.S. INSTALLATION CONTRACTOR.
3. ALL PIPE SLEEVES SHALL BE OF G.I. TUBE. FIRE RESISTANT MATERIALS SHALL BE PROVIDED TO SEAL UP THE GAPS BETWEEN THE PIPEWORKS AND SLEEVES SO AS TO MAINTAIN THE SAME FRP AS THE SLAB OR WALL THROUGH WHICH THE PIPE PASSES.
4. SUFFICIENT HOSE REELS WITH 2000 LITRE CAPACITY F.S. WATER TANK TO BE PROVIDED TO ENSURE THAT EVERY PART OF THE OFFOCE CONTAINER, CARETAKER CONTAINER COUNTER & STORAGE SHEILD CAN BE REACHED BY A LENGHT OF NOT MORE THAN 30M OF FIRE SERVICES HOSE OR HOSE REEL TUBING.
5. AN AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845:2015 AND FSD CIRCULAR 5/2020. THE AUTOMATIC SPRINKLER SYSTEM PROTECT OFFICE CONTAINER, CARETAKER COUNTER CONTAINER & STORAGE SHEILD. THE CLASSIFICATION OF THE OCCUPANCIES IS ORDINARY GROUP 3 (OH3) FOR THE PREMISES.
6. 1 NO. 90,000 LITRES SPRINKLER WATER TANK AND 1 NO. 2,000 LITRES F.S. WATER TANK TO BE PROVIDED AS SHOWN ON PLANS.
7. FIRE CONTROL PANEL WITH INDEPENDENT DIRECT LINE IS PROVIDED AT THE CARETAKER COUNTER CONTAINER. FIRE ALARM SIGNAL INCLUDING ALARM FROM MANUAL FIRE ALARM SYSTEM AND SPRINKLER SYSTEM WILL BE TRANSMITTED TO THE FIRE SERVICES COMMUNICATION CENTRE VIA A DIRECT TELEPHONE LINK.
8. NO EMERGENCY GENERATOR WILL BE PROVIDED FOR THE ENTIRE DEVELOPMENT THE SECONDARY ELECTRICITY SUPPLY TO BE TEE-OFF BEFORE MAIN SWITCH FOR THE ESSENTIAL FSI SERVICES.
9. FIRE EXTINGUISHERS TO BE PROVIDED OF THE TYPE AND CAPACITY AT POSITIONS INDICATED ON PLANS.
10. NEW VISUAL FIRE ALARM UNIT WILL BE PROVIDED IN ACCORDANCE TO THE REQUIREMENT OF DESIGN MANUAL : BARRIER FREE ACCESS VERSION 2008 FSD CIRCULAR LETTER NO. 2/2012.

PUMP SCHEDULE:

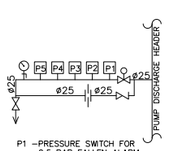
PUMP NO.	SERVICES	PUMP HEAD (Kpa)	FLOW RATE (Litre/min)	MOTOR RATING (KW)
SPP-1, SPP-2	SPRINKLER PUMP (ONE DUTY, ONE STANDBY)	320	1100	11
		290	1350	
		140 (N.R.)	2250 (N.R.)	
SJP	SPRINKLER JOCKEY PUMP	450	30	1.1
FSP-1, FSP-2	FIXED FIRE PUMP (ONE DUTY, ONE STANDBY)	600 / 550	0 / 30	2.2
FJP	F.S. JOCKEY PUMP	650	10	1.1

PIPE SCHEDULE	
NOMINAL PIPE SIZE	SPECIFICATION
ø200mm & ABOVE (ABOVE-GROUND)	DUCTILE IRON PIPE TO BS 4772 K12
ø150mm & BELOW (ABOVE-GROUND)	GALVANIZED STEEL PIPE TO BS 1387, MEDIUM GRADE
ø150mm & BELOW (UNDERGROUND)	GALVANIZED STEEL PIPE TO BS 1387, HEAVY GRADE
REMARK : ALL UNDERGROUND PIPEWORK SHALL BE WRAPPED WITH "DENSO" SELF-AMALGAMATING TAP FOR PROTECTION & APPROVED BEFORE BEING BACKFILLED OR COVERED.	



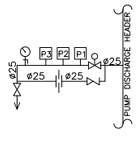
P1 –PRESSURE SWITCH FOR PUMP STARTING

DETAIL "X"



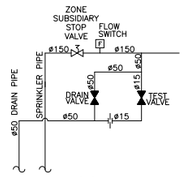
P1 –PRESSURE SWITCH FOR 0.5 BAR FALLEN ALARM
P2 –PRESSURE SWITCH FOR JOCKEY PUMP CUT IN/OUT
P3 –PRESSURE SWITCH FOR CHANGEOVER
P4 –PRESSURE SWITCH FOR 80% SYSTEM PRESSURE ALARM
P5 –PRESSURE SWITCH FOR STAND-BY PUMP FAULT

DETAIL "Y"



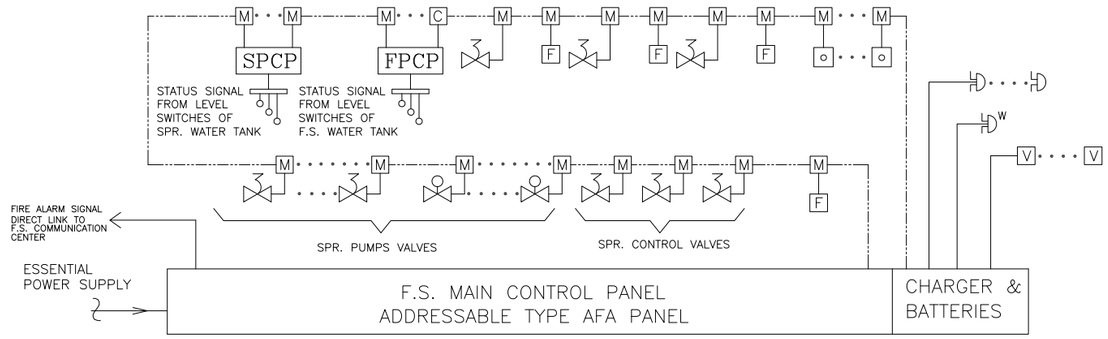
P1 –PRESSURE SWITCH FOR JOCKEY PUMP CUT IN/OUT
P2 –PRESSURE SWITCH FOR CHANGEOVER
P3 –PRESSURE SWITCH FOR STAND-BY PUMP FAULT

DETAIL "Z"



DETAIL 'W'

SCHEMATIC PIPING DIAGRAM OF ZONE TEST AND DRAINAGE CONTROL VALVES SET



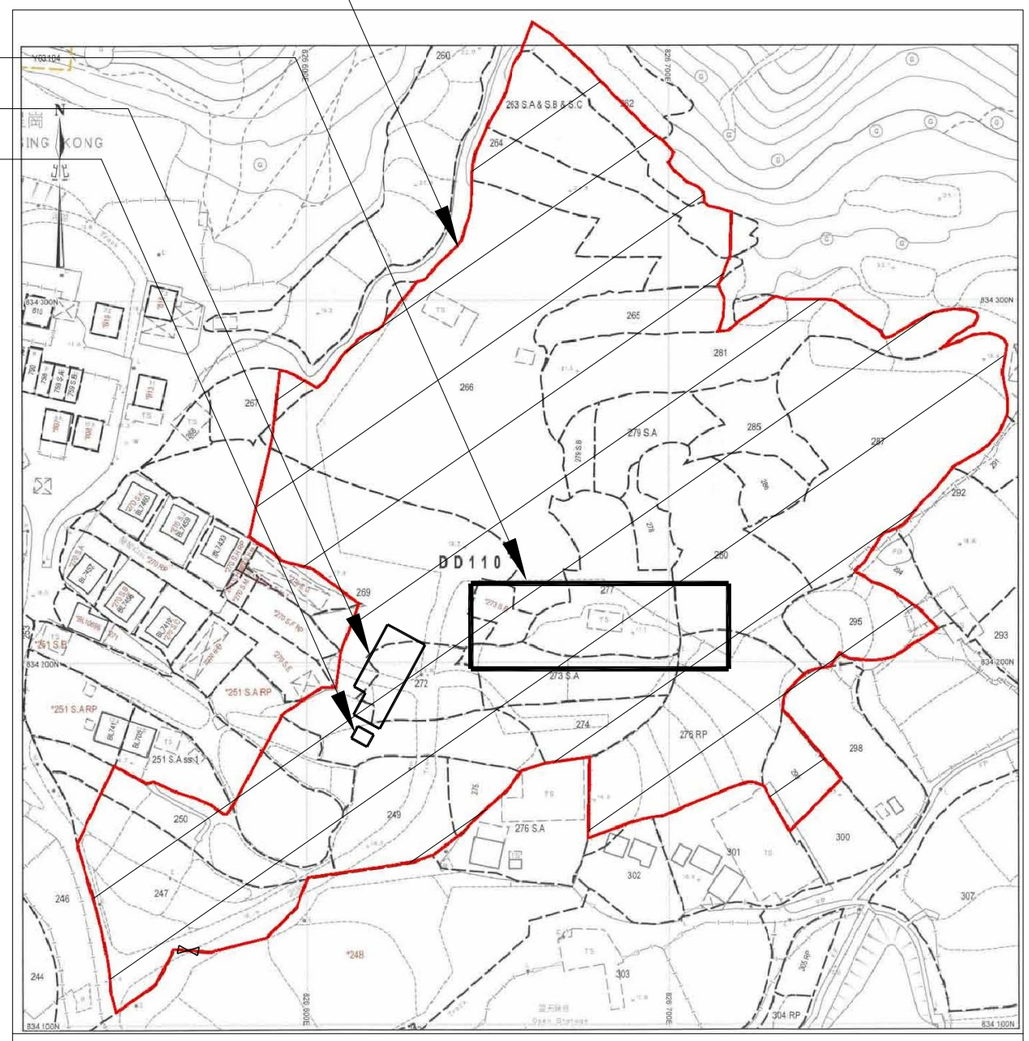
SCHEMATIC WIRING DIAGRAM FOR FIRE ALARM SYSTEM

THE SITE, LOT INDEX PLAN NO.: LIP15982811P

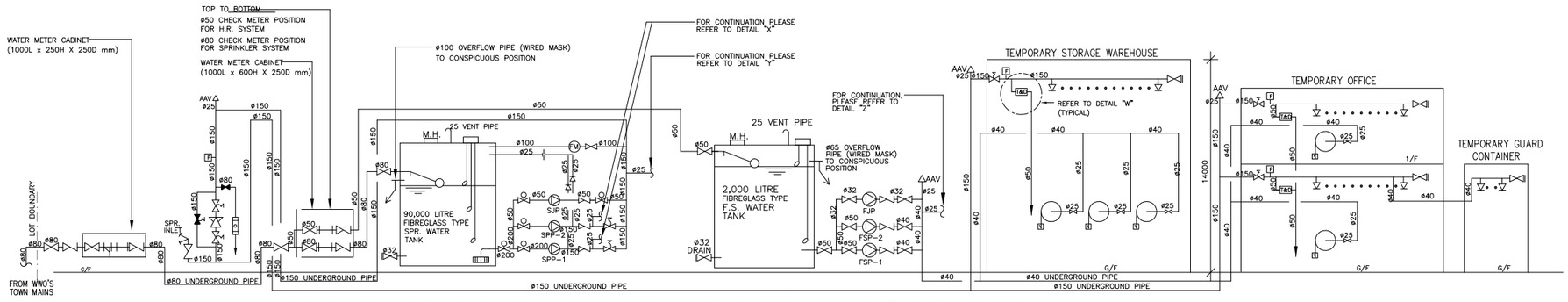
TEMPORARY STORAGE WAREHOUSE

TEMPORARY OFFICE

TEMPORARY GUARD CONTAINER



BLOCK PLAN N.T.S.



SCHEMATIC PIPING DIAGRAM FOR SPRINKLER SYSTEM & HOSE REEL SYSTEM

REVISION	DESCRIPTION	DATE

FSI CONSULTANT

Wai King Fire Engineering Company
惠景消防工程公司

[redacted]

PROJECT : 擬議臨時貨倉及露天存放建築機械和建築材料連附屬貨櫃辦公室及員工休息室(為期3 年)及填土工程」用途
新界元朗八鄉七星崗DD110 LOT NO. 247, 248(部份), 249, 250, 251S.A RP(部份), 251S.B(部份), 262(部份), 263S.A&S.B&S.C(部份), 264(部份), 265, 266(部份), 267(部份), 269(部份), 270S.E(部份), 272, 273S.A, 273S.B, 274, 275, 276RP(部份), 277, 278, 279S.A, 279S.B, , 280(部份), 281(部份), 285, 286, 287, 295(部份), 299

TITLE: LEGEND, ABBREVIATIONS, BLOCK PLAN, F.S. NOTES, SCHEMATIC PIPING DIAGRAM OF SPRINKLER & HOSE REEL SYSTEMS AND SCHEMATIC WIRING DIAGRAM OF FIRE ALARM SYSTEM

CAD BY: AA

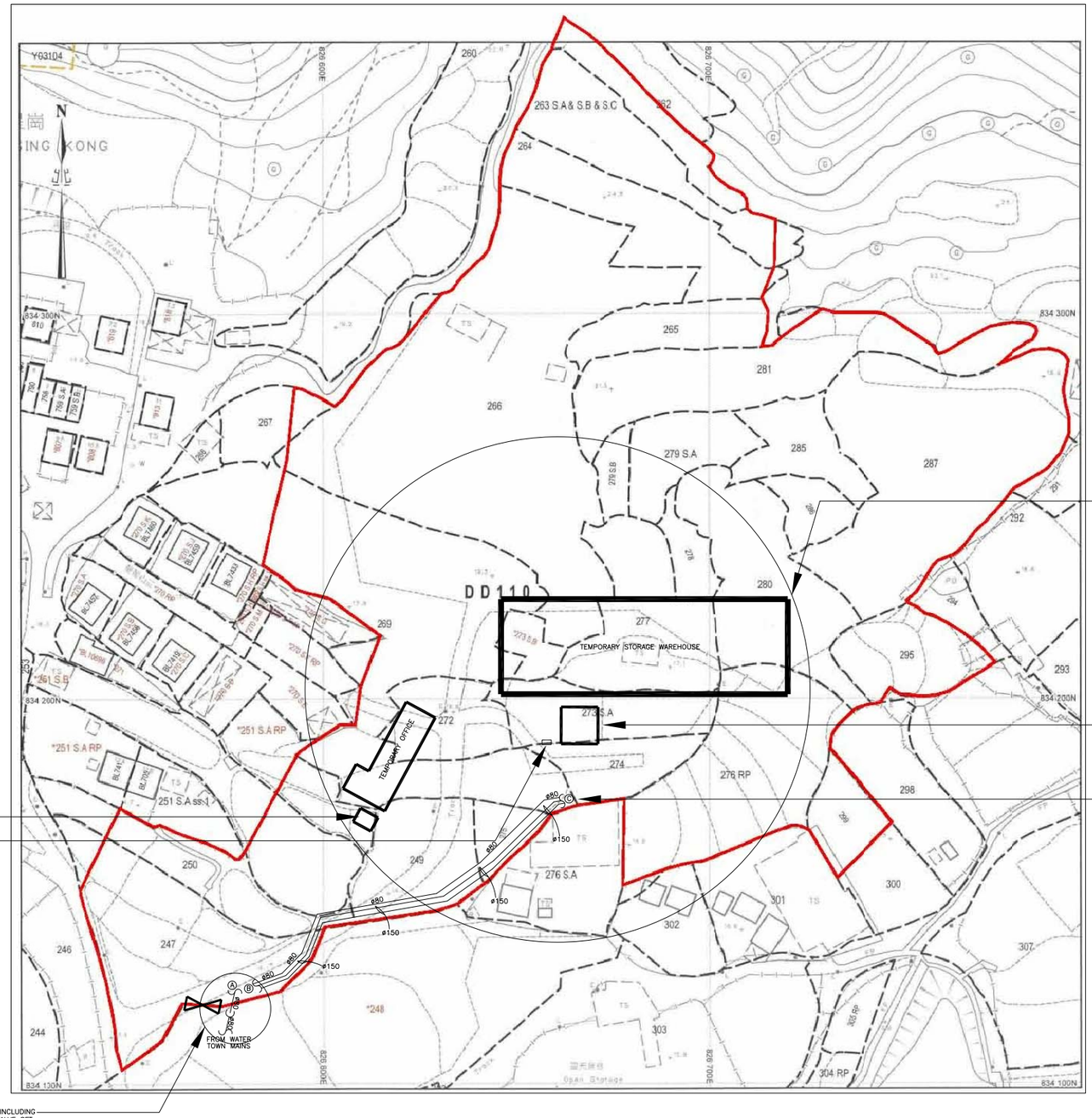
CHECKED BY: RF/KC

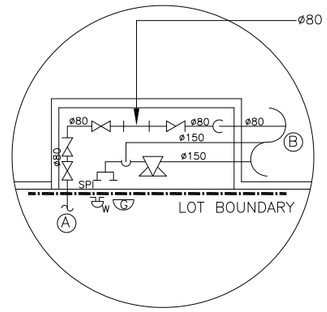
DWG NO: TYK/FS-101

SCALE : 1:100

REV.: 0

DATE: 08/24

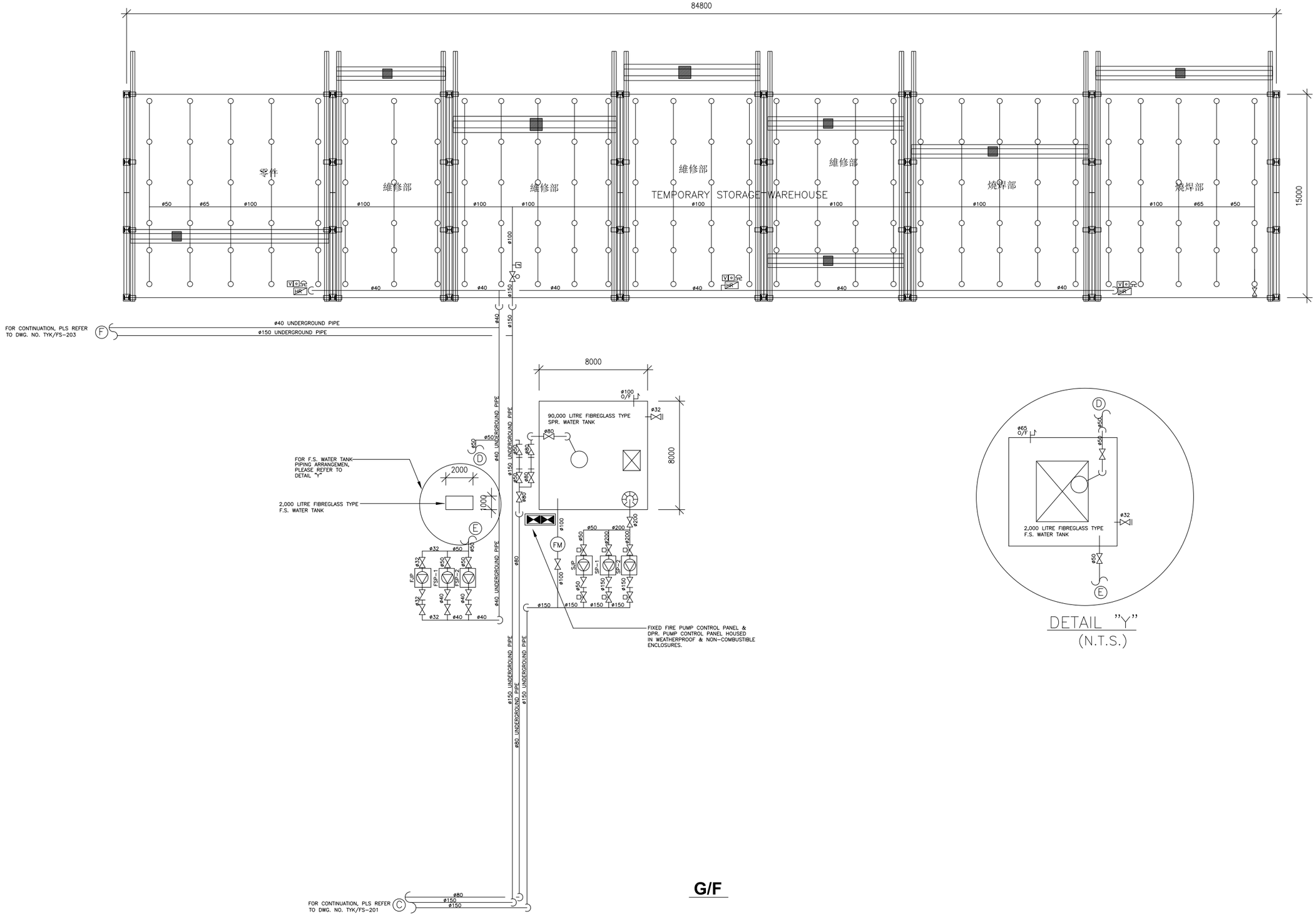




DETAIL "X"
(N.T.S.)

			FSI CONSULTANT	PROJECT : 擬議臨時貨倉及露天存放建築機械和建築材料連附屬貨櫃辦公室及員工休息室(為期3 年)及填土工程」用途 新界元朗八鄉七星崗DD110 LOT NO. 247, 248(部份), 249, 250, 251S.A RP(部份), 251S.B(部份), 262(部份), 263S.A&S.B&S.C(部份), 264(部份), 265, 266(部份), 267(部份), 269(部份), 270S.E(部份), 272, 273S.A, 273S.B, 274, 275, 276RP(部份), 277, 278, 279S.A, 279S.B, , 280(部份), 281(部份), 285, 286, 287, 295(部份), 299	CAD BY: AA	SCALE : 1:400
			Wai King Fire Engineering Company 惠景消防工程公司 [redacted]		CHECKED BY: RF/KC	REV.: 0
REVISION	DESCRIPTION	DATE		TITLE: F.S. LAYOUT PLAN FOR MASTER G/F	DWG NO: TYK/FS-201	DATE: 08/24

NOTES :-
1. ALL SPRINKLER PIPE SHALL BE 32mm DIAMETER UNLESS OTHERWISE STATED.



G/F

REVISION	DESCRIPTION	DATE

FSI CONSULTANT

Wai King Fire Engineering Company
惠景消防工程公司

[redacted]

PROJECT : 擬議臨時貨倉及露天存放建築機械和建築材料連附屬貨櫃辦公室及員工休息室(為期3 年)及填土工程」用途
新界元朗八鄉七星崗DD110 LOT NO. 247, 248(部份), 249, 250, 251S.A RP(部份), 251S.B(部份), 262(部份), 263S.A&S.B&S.C(部份), 264(部份), 265, 266(部份), 267(部份), 269(部份), 270S.E(部份), 272, 273S.A, 273S.B, 274, 275, 276RP(部份), 277, 278, 279S.A, 279S.B, , 280(部份), 281(部份), 285, 286, 287, 295(部份), 299

TITLE: F.S. LAYOUT PLAN FOR G/F (TEMPORARY STORAGE WAREHOUS)

CAD BY: AA

CHECKED BY: RF/KC

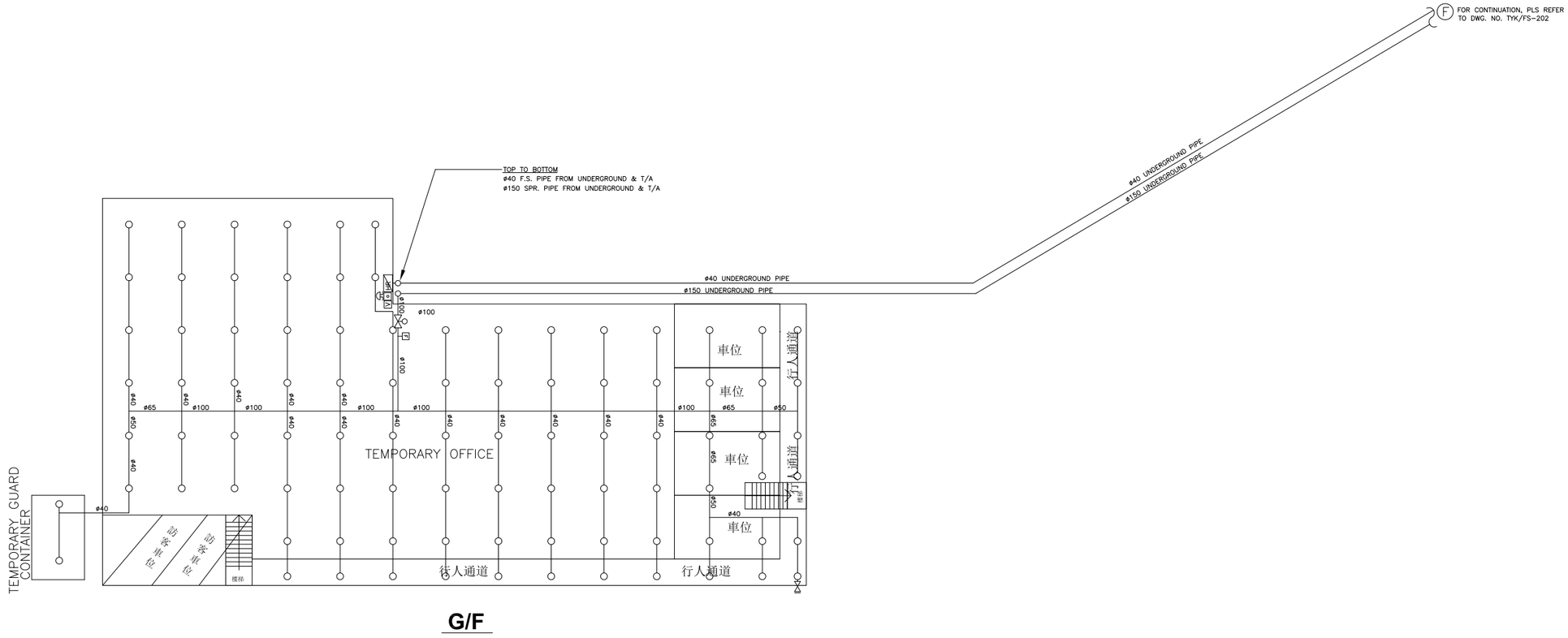
DWG NO: TYK/FS-202

SCALE : 1:100

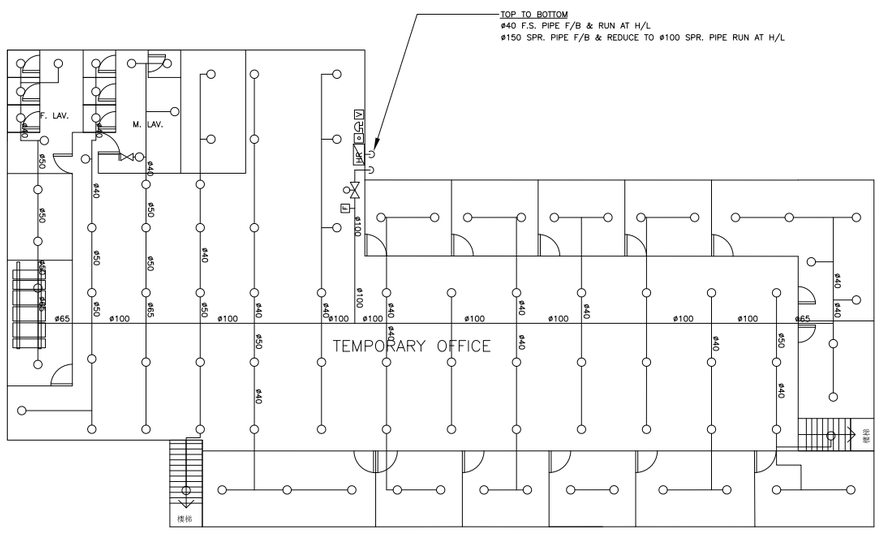
REV.: 0

DATE: 08/24

NOTES :-
1. ALL SPRINKLER PIPE SHALL BE 32mm DIAMETER UNLESS OTHERWISE STATED.



G/F



1/F

REVISION	DESCRIPTION	DATE

FSI CONSULTANT

Wai King Fire Engineering Company
惠景消防工程公司

[redacted]

PROJECT : 擬議臨時貨倉及露天存放建築機械和建築材料連附屬貨櫃辦公室及員工休息室(為期3 年)及填土工程」用途
新界元朗八鄉七星崗DD110 LOT NO. 247, 248(部份), 249, 250, 251S.A RP(部份), 251S.B(部份), 262(部份), 263S.A&S.B&S.C(部份), 264(部份), 265, 266(部份), 267(部份), 269(部份), 270S.E(部份), 272, 273S.A, 273S.B, 274, 275, 276RP(部份), 277, 278, 279S.A, 279S.B, , 280(部份), 281(部份), 285, 286, 287, 295(部份), 299

TITLE: F.S. LAYOUT PLAN FOR G/F & 1/F (TEMPORARY OFFICE & TEMPORARY GUARD CONTAINER)

CAD BY: AA

CHECKED BY: RF/KC

DWG NO: TYK/FS-203

SCALE : 1:100

REV.: 0

DATE: 08/24

交通運輸：

申請地點南面有一個明確的出入口，可以經鄉村道路直通錦田公路，出入口寬度約9米。

申請地點內有足夠的空間，讓車輛進行機動迴旋調頭。

申請地點設有私家車泊車位8個，每個尺寸約5米x2.5米；輕型貨車泊車位10個，每個尺寸約7米x3.5米，重型貨車泊車位4個，每個尺寸約11米x3.5米。

申請地點預計平均每天進出約10輛輕型貨車和8輛私家車，每星期進出約4輛重型貨車，不會提高申請地點附近的汽車流量。就整體而言，不會對錦田公路或附近交通造成影響。

預計申請地點內每天車流量時間表																								
時間	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	2400
車輛數	0	0	0	0	0	0	0	0	8	4	4	0	0	0	0	4	4	8	0	0	0	0	0	0

詳情請參閱以下圖則。

構築物編號	用途	總樓面面積	高度	層數
A	臨時貨櫃辦公室及員工休息室	不超過1500平方米	不超過8米	2
B	儲物用途	不超過450平方米	不超過15米	2
C	儲物用途	不超過1050平方米	不超過15米	1
D	消防泵房	不超過15平方米	不超過3米	1
E	消防水箱	不超過140平方米	不超過4米	1
F	臨時更亭	不超過15平方米	不超過3米	1

N

申請地點

七星崗
TSAT SING KONG

約15米

約12米

A

B

C

D

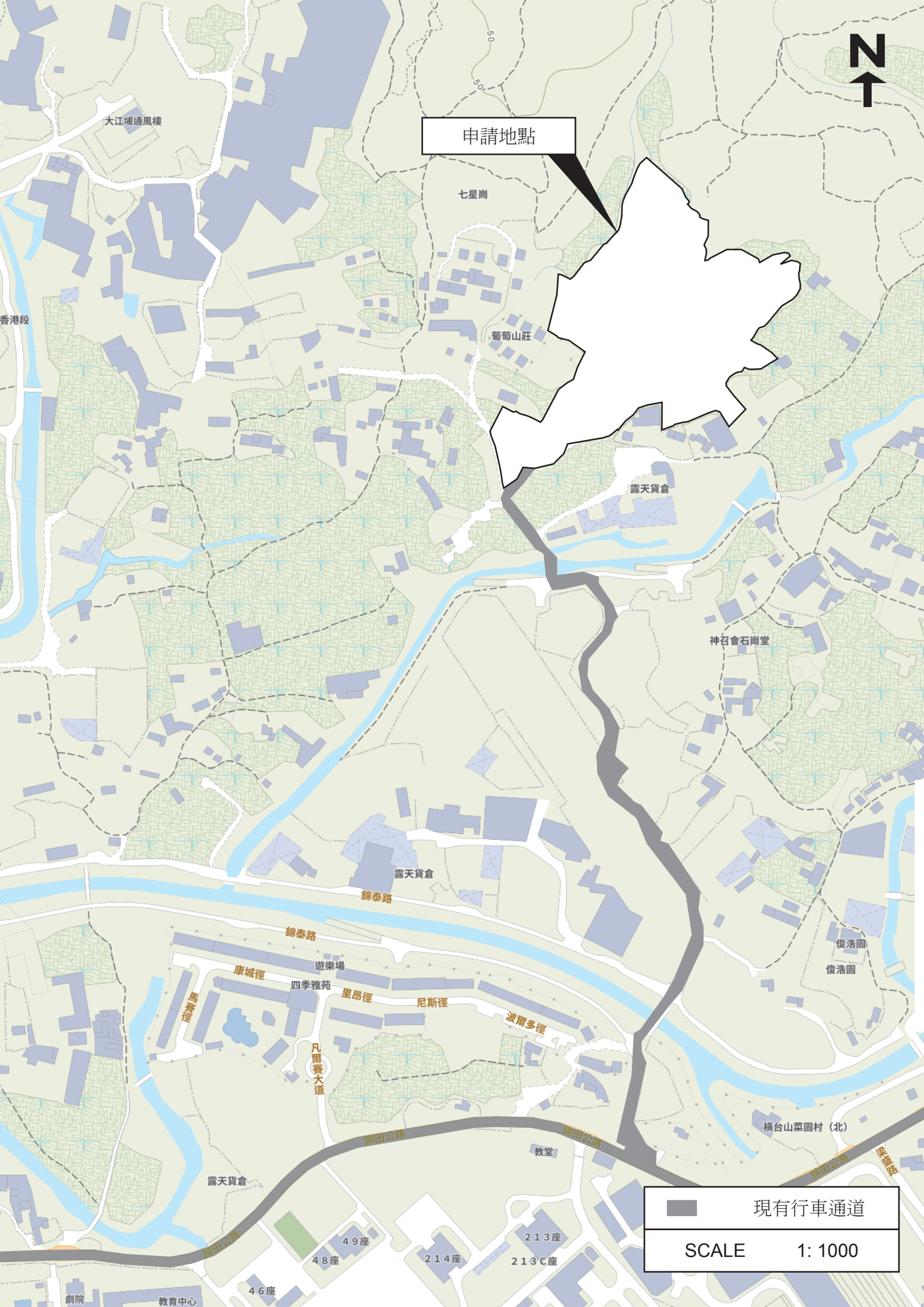
E

F

車輛機動空間
直徑約20米

交通運輸圖則：	
	構築物
	車輛機動空間
	現有行車通道
P	私家車泊車位
>	輕型貨車泊車位
M	重型貨車泊車位
	出入口
SCALE	1: 1000

GLA-TYL 1296 (SITE B)


N
申請地點
七星崗
大江埔通風樓
香港段
葡萄山莊
露天貨倉
神召會石崗堂
露天貨倉
錦泰路
錦泰路
遊樂場
康城徑
四季雅苑
里昂徑
尼斯徑
波爾多徑
馬賽徑
凡爾賽大道
俊浩園
俊浩園
錦田公路
錦田公路
錦田公路
深磡路
橫台山菜園村（北）
教堂
露天貨倉
49座
48座
214座
213座
213C座
46座
劇院
教育中心
現有行車通道
SCALE 1: 1000