寄件者: Louis Tse [redacted]
寄件日期: 2025年10月17日星期五 16:53
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Ivan Sze Yuet FUNG/PLAND; Bon Tang; Matthew Ng; Christian Chim; Danny Ng; Grace Wong; Kevin Lam
主旨: [Supersede][FI] S.16 Application No. A/YL-KTN/1145 - FI to provide clarificaitons
附件: FI1 for A_YL-KTN_1145 (20251017).pdf

類別: Internet Email

Dear Sir,

Attached herewith the further information to **supersede** our previous submission dated **14/10/2025** (*below email*) to address departmental comments on the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[redacted]

寄件者: Louis Tse
寄件日期: 2025 年 10 月 14 日 下午 03:36
收件者: Town Planning Board <tpbpd@pland.gov.hk>
[redacted]
主旨: [FI] S.16 Application No. A/YL-KTN/1145 - FI to address departmental comments

Dear Sir,

Attached herewith the further information to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

[redacted]

R-RICHES PLANNING LIMITED

盈卓規劃有限公司

Our Ref. : DD107 Lot 824 S.A & VL
Your Ref. : TPB/A/YL-KTN/1145

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

By Email

17 October 2025

Dear Sir,

1st Further Information

Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land and Pond for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1145)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [redacted] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD (Attn.: Ms. Andrea YAN email: awyyan@pland.gov.hk)
(Attn.: Mr. Ivan FUNG email: isyfung@pland.gov.hk)

[redacted]

Response to Comment

Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land and Pond for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/1145)

(i) Replacement page of application form is provided (**Annex I**).

(ii) Majority of the application site (the Site) (i.e. about 5,748 m^2) is proposed to be filled within concrete to a depth of not more than 2.5 m for open storage area, loading/unloading and circulation spaces. The remaining area (i.e. about 22m^2) will be reserved as landscaping area for healthy tree growth (**Annex I** and **Plan 1**).

(iii) A RtoC Table:

	Departmental Comments	Applicant's Responses
1.	**Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Ms. Jessica KWAN; Tel: 2300 1444)**	
(a)	After reviewing the applicant's submission, it is noted there is no drainage proposal to demonstrate how potential drainage impact to the adjacent area could be managed under the proposed development. In addition, since the existing pond within application site function as retention areas for collecting surface runoff from the vicinity during rainfall, the applicant is required to submit Drainage Impact Assessment (DIA) to show whether there would be any significant drainage impact to existing natural streams, drainage system, village drains, ditches, the adjacent area and etc due to the proposed development and how the impact could be properly mitigated. Therefore, I have reservation on the proposed application from drainage point of view.	A drainage impact assessment (DIA) is provided by the applicant (**Annex II**). During the operation of the proposed development, surface run-off arising from the Site will be collected by the peripheral U-channels then diverted to Kam Tin River. The DIA reviews that no unacceptable drainage impact is anticipated from the proposed development.

2. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Ms. WONG Cheuk-ling; Tel: 2150 6933)		
(a)	We have no objection to filling the pond with soil or similar materials for alternative use, provided that the land can be easily restored. However, filling the pond with concrete is not recommended from fisheries perspective.	Although the proposed development involves filling of pond, the existing artificial dried ponds have been abandoned for decades, which are not fishponds, there is no active fishing culture operation and other amenity value has been found within the Site. As heavy loading of vehicles and construction materials and machinery would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operational needs and that has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.
3. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. Samuel HUI; Tel: 3565 3957)		
(a)	According to our site photos, the Site is mainly vacant with some temporary structures and vegetation observed within the site boundary. No tree information, proposed tree treatment and mitigation measures(s) has been provided in the application. The applicant is requested to supplement such information.	The tree survey and landscape proposal are provided by the applicant in support of the current application (**Annexes III** to **IV**). A total of 4 nos. of trees were recorded within the Site, within which no Old and Valuable Trees (OVT) or protected species have been identified. Due to the proposed hard paving works for open storage activities and circulation purposes, all the existing trees will be affected, and it is not proposed to retain any of the existing trees within the Site. Due to the proposed tree felling, a total of 4 new trees, with compensation ratio of 1:1, are proposed to be planted along the peripheral boundary of the Site to mitigate the landscape impact of the proposed development (**Annex IV**). All the new trees will be well maintained by the applicant during the planning approval period.

Annex I

Revised Application Form

Proposed operating hours 擬議營運時間
Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☑ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from San Tam Road via a local access ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度）
	No 否	☐

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

(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情
	No 否	☑
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☑ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☑ Filling of pond 填塘 Area of filling 填塘面積 736 sq.m 平方米 ☑About 約 Depth of filling 填塘深度 0.5 m 米 ☑About 約 ☑ Filling of land 填土 Area of filling 填土面積 5,748 sq.m 平方米 ☑About 約 Depth of filling 填土厚度 not more than 2.5m m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積…… sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 ……m 米 ☐About 約
	No 否	☐

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

Annex II

Drainage Impact Assessment

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS, VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

Drainage Impact Assessment

Oct 2025

Prepared by: YEUNG TOI TUNG RP0666920
Marvellous Construction & Design Company Limited

Table of Contents

List of Table

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1 Introduction

1.1 Background

1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 824 and various lots in D.D. 107, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land and Pond for a Period of 3 Years'

1.1.2 This report aims to support the development in drainage aspect.

1.2 Application Site

1.2.1 The application site is situated at Fung Kat Heung at the west of San Tam Road. It has an area of approx. 5,770 m^2. The site location is shown in **Figure 1**.

1.2.2 The existing site is mostly unpaved. The existing site levels are approx. + 3.5 to 4 mPD. In order to match with the nearby existing access level, the site is proposed to form to +5.6 mPD.

1.2.3 There are existing 1500mm pipes constructed by the applicant. One end of the pipes is in close proximity to the application site, the other end would eventually discharge to Kam Tin River. **Figure 2** indicates the existing drainage system of the area.

2 Development Proposal

2.1 The Proposed Development

2.1.1 The total site area is approximately 5,770 m^2. The catchment plan is shown in **Figure 4**.

Proposed Development Area (Approx.)	
Total Site Area (m^2)	5,770
Paved Area after Development (m^2)	5,748

Table 1 – Site Development Area

3 Assessment Criteria

3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this report. The recommendation is summarized in **Table 2** below.

Description	Design Return Periods
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage Including Internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

Table 2– Design Return Periods under SDM

3.1.2 The proposed drainage system intended to collect runoff from internal site and external catchment. 1 in 50 years return period is adopted for drainage design.

3.1.3 Stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.

1. Intensity-Duration-Frequency Relationship – The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

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

The site is located within the HKO Zone. Therefore, for 50 years return period, the following values are adopted.

a	=	505.5
b	=	3.29
c	=	0.355

(Corrigendum No.1/2024)

The development is proposed for temporary use for a period of 3 years. 11.1% rainfall increase due to climate change is considered.

2. The peak runoff is calculated by the Rational Method
   i.e. $Q_p = 0.278CiA$

where	Q_p	=	peak runoff in m^3/s
	C	=	runoff coefficient (dimensionless)
	i	=	rainfall intensity in mm/hr
	A	=	catchment area in km^2

3. The run-off coefficient (C) of surface runoff are taken as follows:

   1. Paved Area: C = 0.95
   2. Unpaved Area: C = 0.35

4. Manning's Equation is used for calculation of velocity of flow inside the channels:

Manning's Equation: $v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$

Where,

V = velocity of the pipe flow (m/s)
S_f = hydraulic gradient
n = manning's coefficient
R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

Colebrook-White Equation: $\underline{v} = -\sqrt{32gRS}\ log\ log\ (\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}})$

where,

V	=	velocity of the pipe flow (m/s)
S_f	=	hydraulic gradient
k_f	=	roughness value (m)
v	=	kinematics viscosity of fluid
D	=	pipe diameter (m)
R	=	hydraulic radius (m)

4 Proposed Drainage System

4.1. Proposed Channels

4.1.1 Proposed Channels are designed for collection of runoff for internal and external catchment. They are proposed to connect to existing 1500mm drains which eventually discharge to Kam Tin River. The utilization of the existing 1500mm drains is not more than 24.5% according to checking in Appendix A.

4.1.2 The design calculations of proposed UChannel are shown in **Appendix A**.

4.1.3 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.

4.1.4 There are 3 artificial dried ponds proposed to be filled by the proposed development. As the existing drains (including the dried ponds) would be replaced by proposed drainage system and the internal and external runoff would all be collected to a large size 1500mm pipe, no adverse effect is anticipated.

4.1.5 Reference Drawings are shown in **Appendix C** for reference.

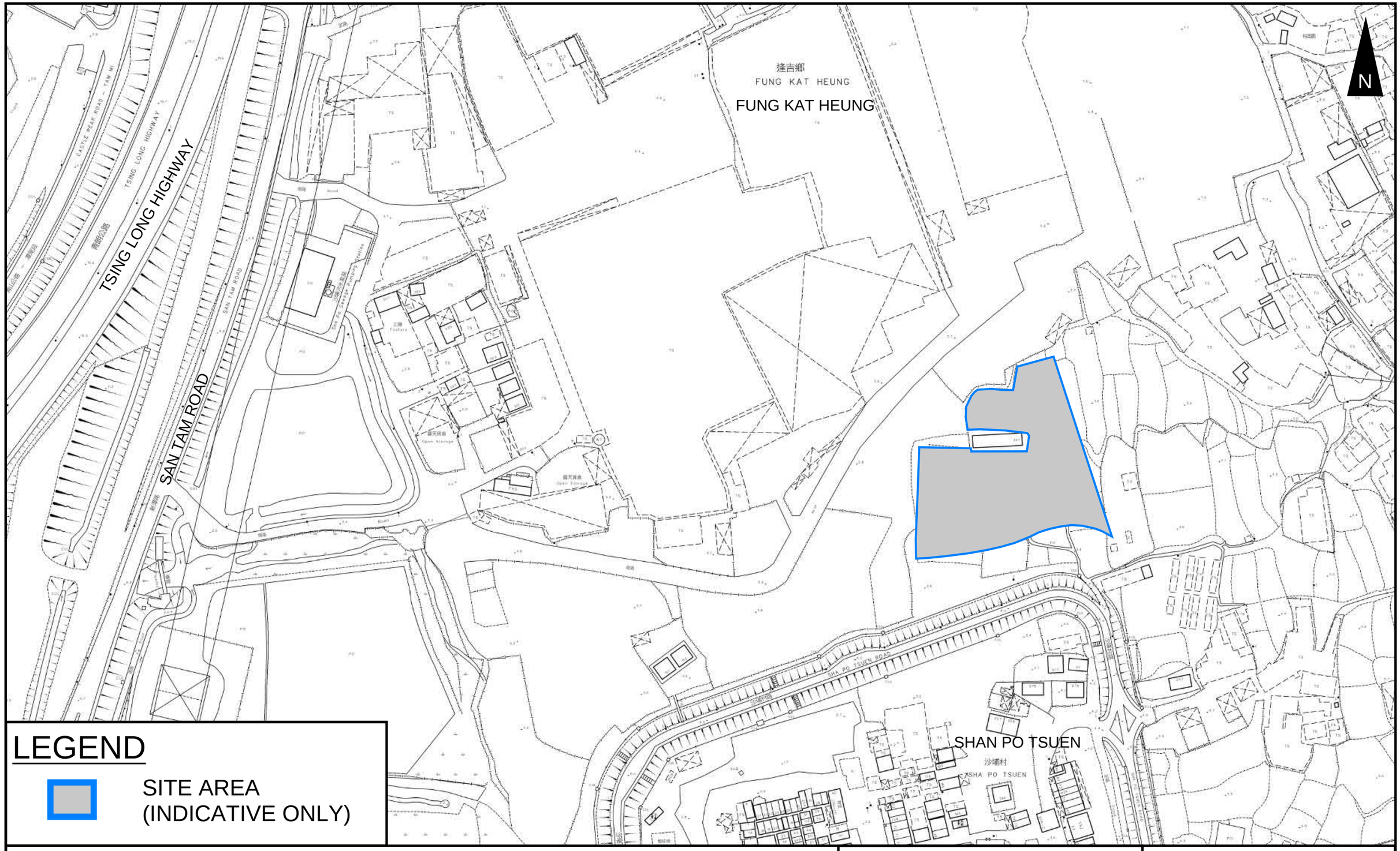
5 Conclusion

4.1.1 Drainage review has been conducted for the Proposed Development. The surface runoff will be collected by the proposed drains and discharged to existing drainage system.

4.1.2 With implementation of the above drainage system, no unacceptable drainage impact is anticipated.

- End of Text -

FIGURES



LEGEND

SITE AREA
(INDICATIVE ONLY)

PROJECT:
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

TITLE
SITE LOCATION PLAN

FIGURE NUMBER
FIGURE 1

LOCATION:
VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

VER	DESCRIPTION	DATE

LEGEND

SITE AREA
(INDICATIVE ONLY)

EXISTING 1500mm CONCRETE PIPE
(CONSTRUCTED BY APPLLICANT)

PHOTO DIRECTION

TO KAM TIN RIVER

PHOTO: DISCHARGE POINT OF EXISTING 1500mm CONCRETE PIPE

LEGEND:

Combined Manhole	Tapping Point (Sewer)	Tapping Point (Storm)
Overflow (Combined)	Sewer Terminal Manhole	Storm Water Terminal Manhole
Pipe (Combined)	Catchpit	Tunnel Protection Zone (100m / 200m)
Interface Valve Chamber	Inlet	Tunnel Protection Zone (General Range)
Sewer Manhole	Storm Water Manhole	Tunnel / Box Culvert (Sewer)
Oil / Petrol Interceptor	Outlet	Tunnel / Box Culvert (Storm)
Overflow (Sewer)	Pipe (Storm)	
Pipe (Sewer)	Sand Trap	

PROJECT:
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

TITLE
EXISTING DRAINAGE PLAN

FIGURE NUMBER
FIGURE 2

LOCATION:
VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

VER	DESCRIPTION	DATE

LEGEND

- SITE AREA (INDICATIVE ONLY)
- PROPOSED CHANNEL
- PROPOSED CHANNEL
- PROPOSED PIPE
- EXISTING 1500mm PIPE
- PROPOSED CATCHPIT
- PROPOSED CATCHPIT
- EXISTING MANHOLE
- PROPOSED CATCHPIT w/TRAP

NOTES:

1.ALL LEVELS ARE IN METRES TO HONG KONG PRINCIPAL DATUM (m.P.D.) UNLESS NOTED OTHERWISE.
2.ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3.LOCATION OF CATCHPITS ARE APPROX. ONLY.
4.CONNECTION LEVELS ARE APPROX. ONLY AND SHALL BE VERFIED ON SITE.

N

SP01
SP02
SP06
CP1.01
CP1.03
CP1.02
CP1.05
CP1.04
SP03
SP07
SP04
CP2.01
CP2.03
SP05
CP2.02
CP5.01
CP1.06
CP6.01
CP5.02
CP6.02

EXISTING 1500mm CONCRETE PIPE

EXISTING MANHOLE B

EXISTING MANHOLE A

EXISTING MANHOLE D

EXISTING MANHOLE C

EXISTING MANHOLE E

EXISTING DISCHARGE POINT

TO KAM TIN RIVER

SHA PO TSUEN ROAD

沙埔村
SHA PO TSUEN

PROJECT: PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS	TITLE PROPOSED DRAINAGE SYSTEM	FIGURE NUMBER FIGURE 3-1
LOCATION: VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES		VER / DESCRIPTION / DATE

DRINAGE SCHEDULE

US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE	Remark
SP01	CP1.01	5.6	5.6	450	200	UC	5.15	5.06	SP	#SP: Start Point
CP1.01	CP1.02	5.6	5.6	450	200	UC	5.06	5.00	CP	
CP1.02	CP1.03	5.6	5.6	450	200	UC	5.00	4.91	CP	
CP1.03	CP1.04	5.6	5.6	450	200	UC	4.91	4.82	CP	
CP1.04	CP1.05	5.6	5.6	450	200	UC	4.82	4.78	CP	
CP1.05	CP1.06	5.6	5.6	450	200	PIPE	3.05	2.78	CP	
CP1.06	MANHOLE A	5.6	5.7	600	200	PIPE	2.78	2.77	CP	
SP02	CP2.01	5.6	5.6	450	300	UC	5.15	5.00	SP	
CP2.01	CP2.02	5.6	5.6	600	200	UC	5.00	4.87	CP	
CP2.02	CP2.03	5.6	5.6	600	200	UC	4.87	4.60	CP	
CP2.03	CP1.06	5.6	5.6	600	200	UC	4.60	4.39	CP	
SP03	CP1.04	5.6	5.6	450	200	UC	5.15	4.99	SP	
SP04	CP2.02	5.6	5.6	450	200	UC	5.15	5.10	SP	
SP05	CP5.01	5.6	5.6	525	200	UC	5.08	4.86	SP	
CP5.01	CP5.02	5.6	5.6	525	200	UC	4.86	4.37	CP	
CP5.02	CP1.06	5.6	5.6	525	200	UC	4.37	4.32	CP	
SP06	CP6.01	3.6	3.5	525	550	UC	3.08	2.90	SP	
CP6.01	CP6.02	3.5	3.5	525	450	UC	2.90	2.67	CP	
CP6.02	MANHOLE A	3.5	5.7	525	550	UC	2.67	2.65	CP	
SP07	CP1.05	3.5	5.6	300	200	UC	3.20	3.05	SP	

PROJECT:
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

TITLE
DRAINAGE SCHEDULE

FIGURE NUMBER
FIGURE 3-2

LOCATION:
VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

VER	DESCRIPTION	DATE

LEGEND:

FALL

EXISTING DEVELOPMENT
WITH OWN DRAINAGE SYSTEM

B1 Unpaved
308 m²

A1 Paved
1,617 m²

B4 Unpaved
2,532 m²

A2 Paved
4,153 m²

B3 Unpaved
3,240 m²

B2 Unpaved
2,517 m²

EXISTING DEVELOPMENT
WITH OWN DRAINAGE SYSTEM

EXISTING DEVELOPMENT
WITH OWN DRAINAGE SYSTEM

+3.4
+5.6
+3.4
+5.5
+5.5
+3.5
+3.6

N

SHA PO TSUEN ROAD
沙埔村路
沙埔村
SHA PO TSUEN
露天貨倉
Open Storage

PROJECT:
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

TITLE
CATCHMENT PLAN

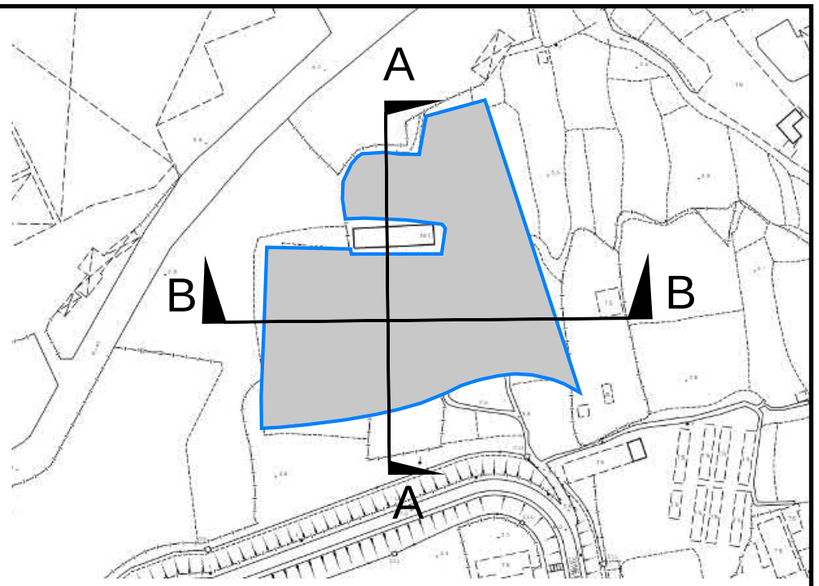
FIGURE NUMBER
FIGURE 4

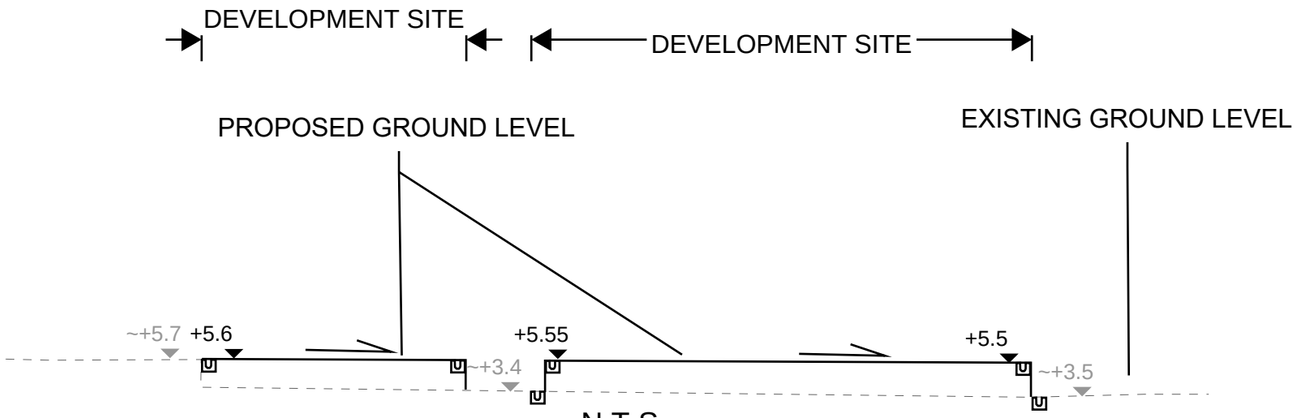
LOCATION:
VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

VER	DESCRIPTION	DATE

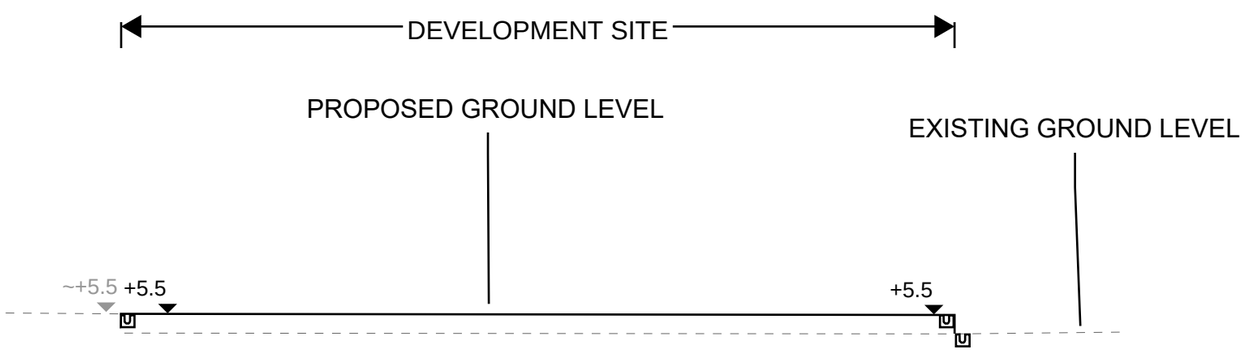
LEGEND

SITE AREA
(INDICATIVE ONLY)





N.T.S.
SECTION A-A



N.T.S.
SECTION B-B

PROJECT: PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS	TITLE SECTIONS	FIGURE NUMBER FIGURE 5
LOCATION: VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES		

VER	DESCRIPTION	DATE

APPENDIX

Appendix A: Design Calculation

Zone

HKO

Return Period	1 in	50	years

n	0.014
Ks	0.15
Viscosity	0.000001

Storm Constant		
	HKO a	505.5
	HKO b	3.29
	HKO c	0.355

Catchment Area Table (Area in m^2)

Catchment	A1	A2	B1	B2	B3	B4
Total Area	1617	4153	308	2517	3240	2532
Hard Paved Area	1617	4153	308	0	0	0
Unpaved Area	0	0	0	2517	3240	2532
Equival. Area	1536.15	3945.35	292.6	880.95	1134	886.2

Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

Calculation Table of Drainage System

US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE	Length m	V m/s##	Capacity m^3/s	Catchments	Total Equivalent Area m^2	ToC min	Intensity mm/hr ##	Total Discharge m^3/s	Utilitization	Remark
SP01	CP1.01	5.60	5.60	450	200	UC	5.15	5.06	SP	17.4	1.47	0.26	A1	1536.15	3.00	292	0.12	47.1%	
CP1.01	CP1.02	5.60	5.60	450	200	UC	5.06	5.00	CP	11.9	1.47	0.26	A1	1536.15	3.20	289	0.12	46.6%	
CP1.02	CP1.03	5.60	5.60	450	200	UC	5.00	4.91	CP	18.2	1.47	0.26	A1	1536.15	3.33	287	0.12	46.3%	
CP1.03	CP1.04	5.60	5.60	450	200	UC	4.91	4.82	CP	19.4	1.47	0.26	A1	1536.15	3.54	284	0.12	45.8%	
CP1.04	CP1.05	5.60	5.60	450	200	UC	4.82	4.78	CP	7.5	1.47	0.26	A1,B1	1828.75	3.76	281	0.14	53.9%	
CP1.05	CP1.06	5.60	5.60	450	200	PIPE	3.05	2.78	CP	53.9	1.65	0.26	A1,B1	1828.75	3.85	280	0.14	54.1%	
CP1.06	MANHOLE A	5.60	5.70	600	200	PIPE	2.78	2.77	CP	3.4	1.98	0.56	A1,A2,B1	5774.10	4.79	268	0.43	76.9%	
SP02	CP2.01	5.60	5.60	450	300	UC	5.15	5.00	SP	45.6	1.20	0.22	A1	1536.15	3.00	292	0.12	57.7%	
CP2.01	CP2.02	5.60	5.60	600	200	UC	5.00	4.87	CP	26.5	1.78	0.57	A1,A2	5481.50	3.64	283	0.43	75.5%	
CP2.02	CP2.03	5.60	5.60	600	200	UC	4.87	4.60	CP	53.9	1.78	0.57	A1,A2	5481.50	3.88	279	0.43	74.5%	
CP2.03	CP1.06	5.60	5.60	600	200	UC	4.60	4.39	CP	42.2	1.78	0.57	A1,A2	5481.50	4.39	272	0.42	72.8%	
SP03	CP1.04	5.60	5.60	450	200	UC	5.15	4.99	SP	31.9	1.47	0.26	A1	1536.15	3.00	292	0.12	47.1%	
SP04	CP2.02	5.60	5.60	450	200	UC	5.15	5.10	SP	9.5	1.47	0.26	A1	1536.15	3.00	292	0.12	47.1%	
SP05	CP5.01	5.60	5.60	525	200	UC	5.08	4.86	SP	42.2	1.62	0.40	A2	3945.35	3.00	292	0.32	80.3%	
CP5.01	CP5.02	5.60	5.60	525	200	UC	4.86	4.37	CP	99.3	1.62	0.40	A2	3945.35	3.43	286	0.31	78.4%	
CP5.02	CP1.06	5.60	5.60	525	200	UC	4.37	4.32	CP	9	1.62	0.40	A2	3945.35	4.45	272	0.30	74.5%	
SP06	CP6.01	3.60	3.50	525	550	UC	3.08	2.90	SP	95	0.98	0.24	B3,B4	2020.20	3.00	292	0.16	68.1%	
CP6.01	CP6.02	3.50	3.50	525	450	UC	2.90	2.67	CP	105.2	1.08	0.27	B2,B3,B4	2901.15	4.62	270	0.22	81.6%	
CP6.02	MANHOLE A	3.50	5.70	525	550	UC	2.67	2.65	CP	11.6	0.98	0.24	B2,B3,B4	2901.15	6.24	252	0.20	84.5%	
SP07	CP1.05	3.50	5.60	300	200	UC	3.20	3.05	SP	29.2	1.12	0.09	B1	292.60	3.00	292	0.02	26.5%	
Existing 1500mm Pipe																			
Manhole A	Manhole B	5.70	5.78	1500	1142	PIPE	2.64	2.56	Existing	91.37	1.42	2.51	A1,A2,B1,B2,B3,B4	8675.25	6.43	250	0.60	24.1%	Existing
Manhole B	Manhole C	5.78	5.53	1500	1087	PIPE	2.56	2.49	Existing	76.09	1.46	2.58	A1,A2,B1,B2,B3,B4	8675.25	7.51	241	0.58	22.6%	Existing
Manhole C	Manhole D	5.53	5.11	1500	772	PIPE	2.49	2.42	Existing	54.05	1.74	3.07	A1,A2,B1,B2,B3,B4	8675.25	8.38	235	0.57	18.4%	Existing
Manhole D	Manhole E	5.11	5.01	1500	1300	PIPE	2.42	2.37	Existing	65.02	1.33	2.35	A1,A2,B1,B2,B3,B4	8675.25	8.89	231	0.56	23.7%	Existing
Manhole E	Existing Discharge Point	5.01	5.01	1500	267	PIPE	2.37	2.34	Existing	8	2.99	5.28	A1,A2,B1,B2,B3,B4	8675.25	9.71	226	0.54	10.3%	Existing

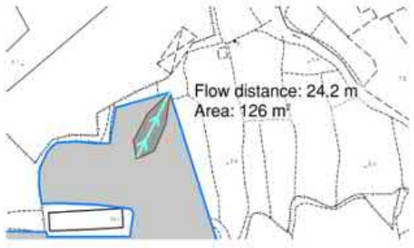
#SP: Start Point

: With 11.1% rainfall increase as per Table 28 of SDM Corrigendum No. 1/2022.

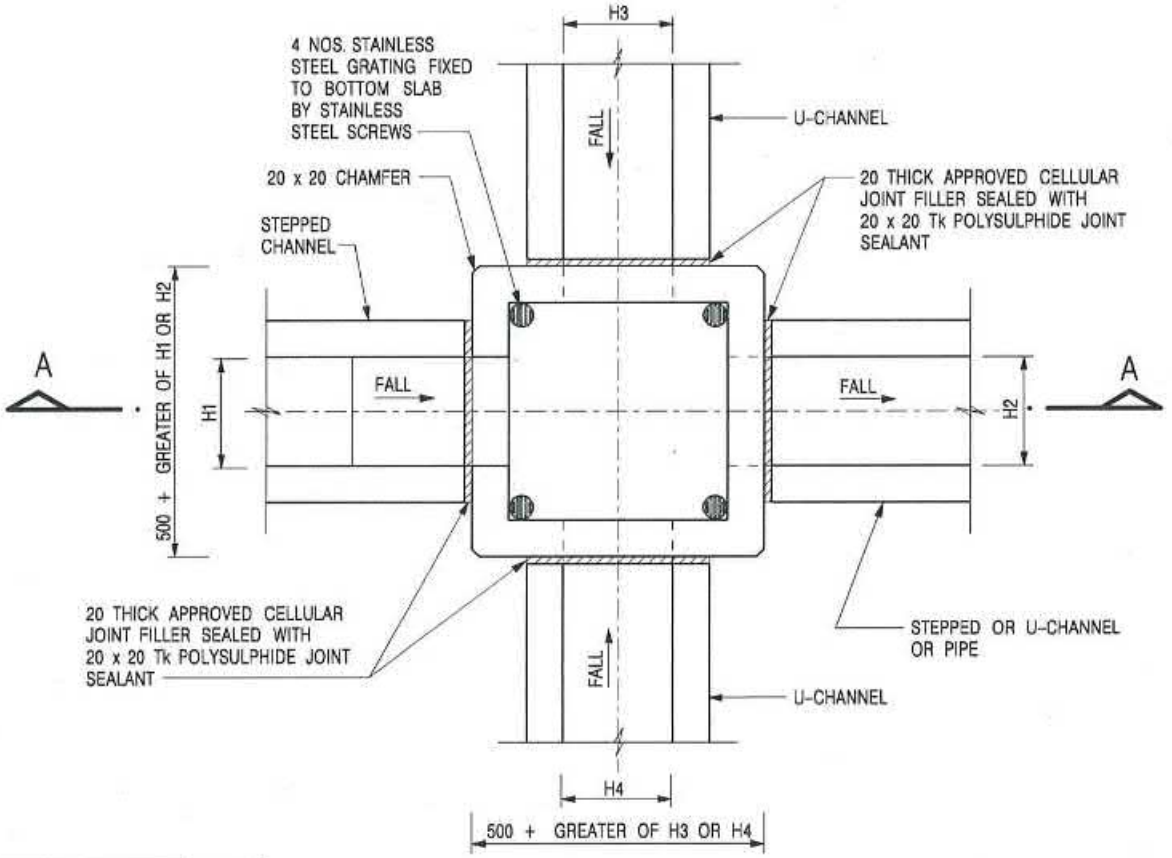
Existing 1500mm Pipes have enough capacity

Time of Concentration Checking

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = (H1-H2)/L x 100	to (min) = 0.14465L/ ($H^{0.2}A^{0.1}$)	tc = to + tf
A	L	H1	H2			
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
126	24.2	6.05	6	0.207	3.0	3.0

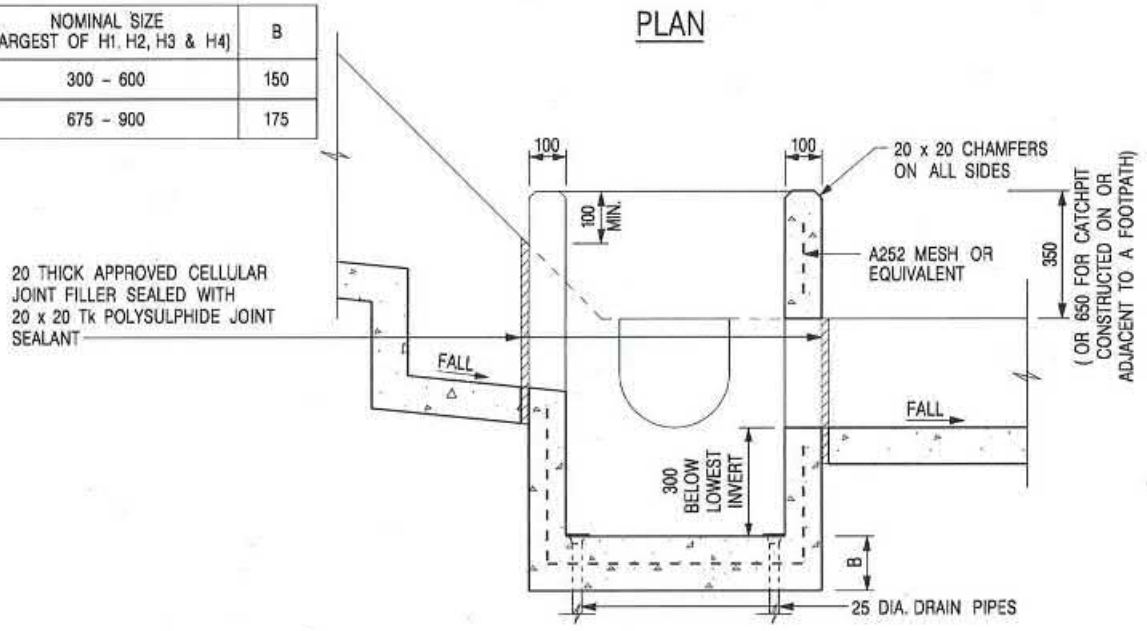


Appendix B - Reference Drawings



PLAN

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



SECTION A – A

NOTES:

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

REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2406J.	Original Signed	03.2015

CATCHPIT WITH TRAP

(SHEET 1 OF 2)

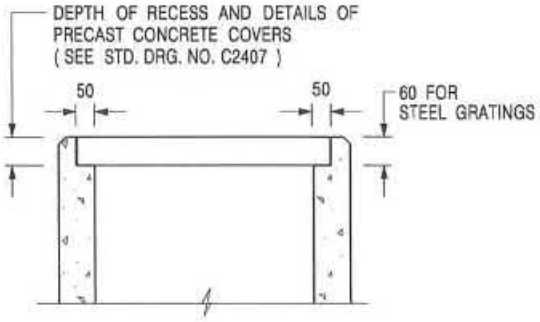
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1

卓越工程 建設香港 We Engineer Hong Kong's Development



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

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. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

REF.	REVISION	SIGNATURE	DATE
A	MINOR AMENDMENT.	Original Signed	04.2016
–	FORMER DRG. NO. C2406J.	Original Signed	03.2015

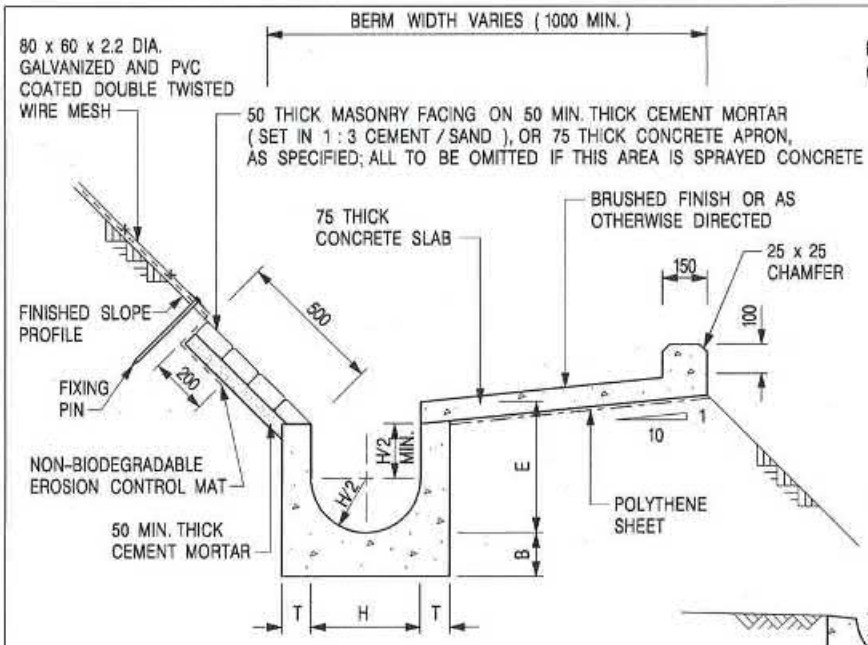
CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

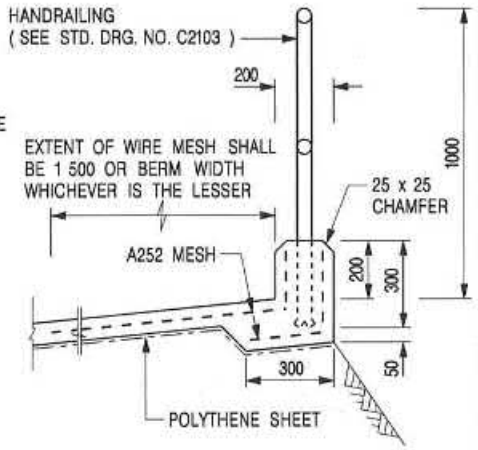
SCALE 1 : 20

DATE JAN 1991

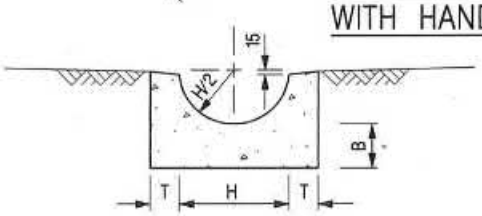
DRAWING NO. C2406 /2A



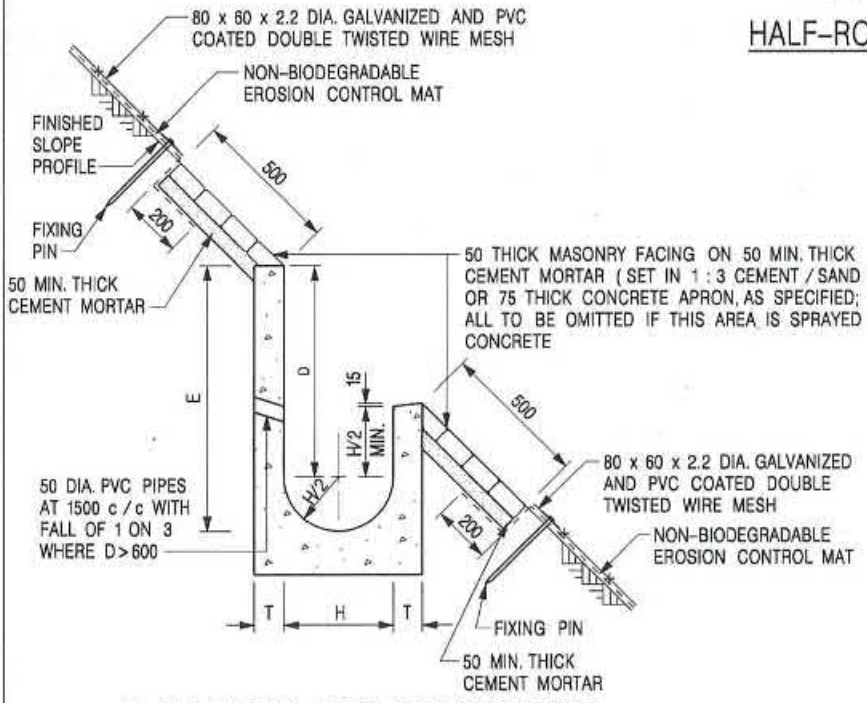
U-CHANNELS CONSTRUCTED ON BERM



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

卓越工程 建設香港

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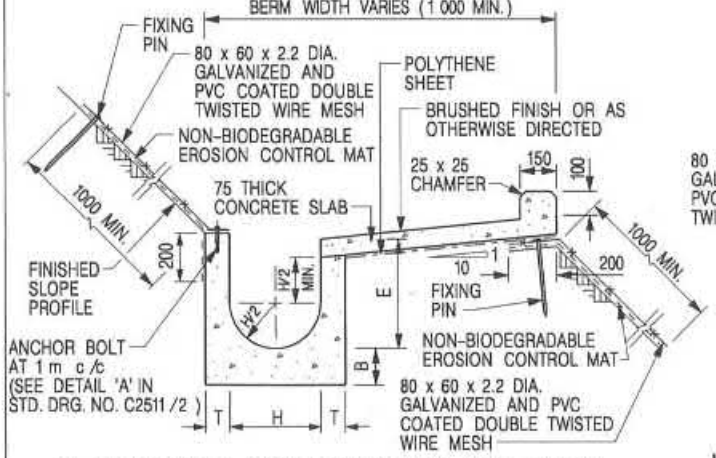
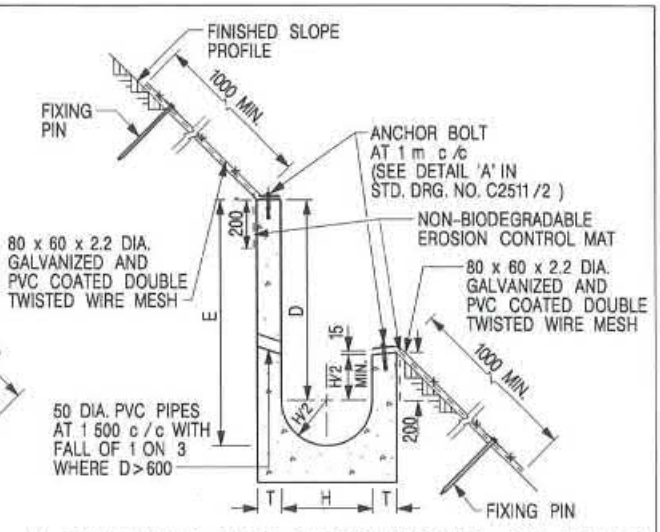
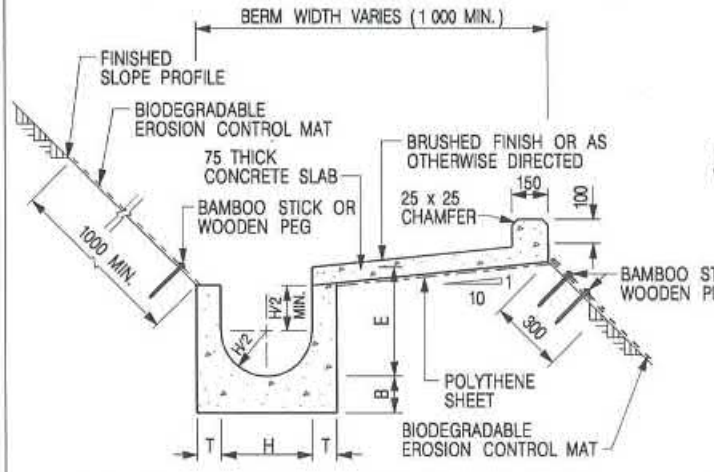


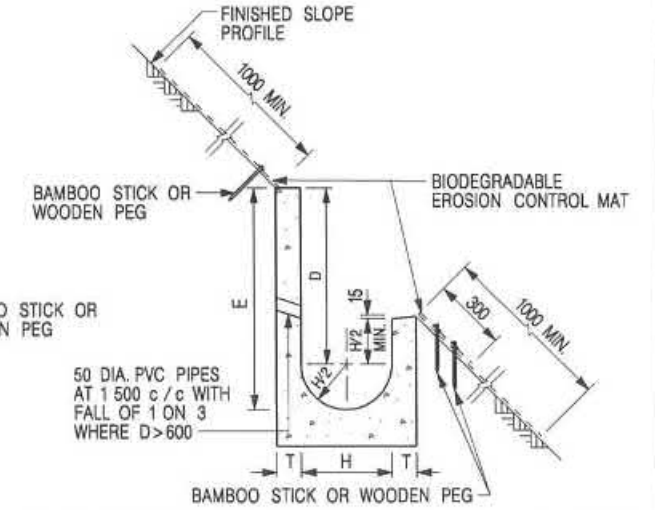
U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



U-CHANNELS NOT CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



U-CHANNELS CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT



U-CHANNELS NOT CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT

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. FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
8. MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
9. MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
10. THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

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	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92

DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE B – WITH EROSION CONTROL MAT APRON)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE DIAGRAMMATIC

DATE JAN 1991

DRAWING NO. C2410I

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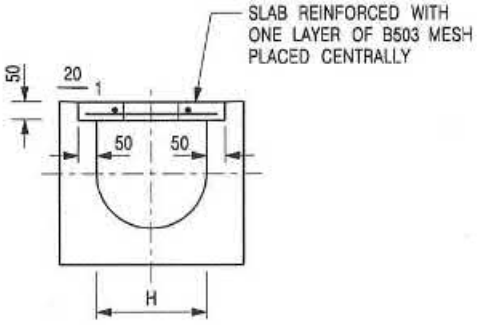
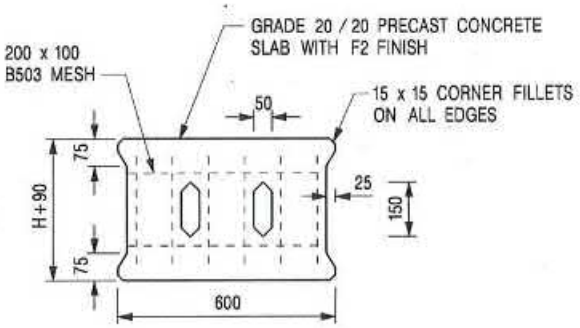


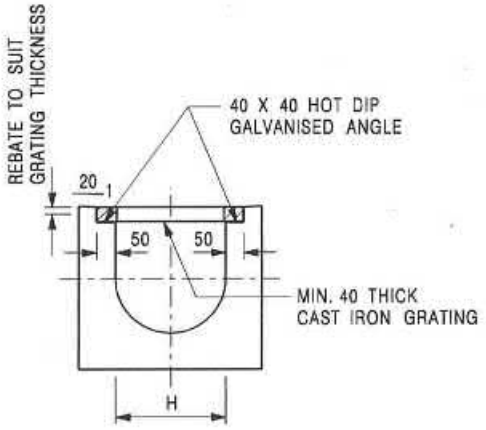
TYPICAL SECTION



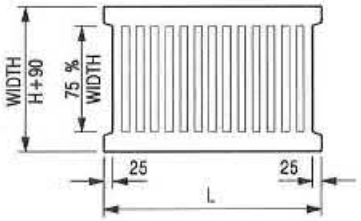
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

REF.	REVISION	SIGNATURE	DATE
E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002

COVER SLAB AND CAST IRON GRATING FOR CHANNELS

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2412E

APPENDIX C -ASBUILT SURVEY RECORD OF EXISTING 1500mm DIA. PIPE

PHOTO 2

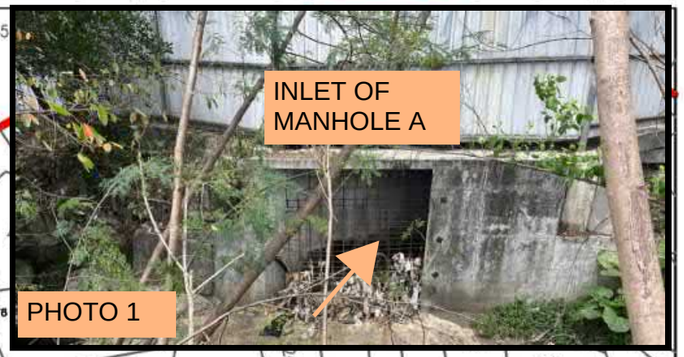


PHOTO 1

MANHOLE A
A: +2.64
X: +2.63

MANHOLE B
A: +2.57
X: +2.56

MANHOLE C
A: +2.50
X: +2.49

MANHOLE D
A: +2.42
X: +2.41

MANHOLE E
A: +2.37
X: +2.36

OUTLET
IL +2.34

1500mm DIA. PIPE

PHOTO 1

PHOTO 2

工業用地
I(D)

農地
(AGR)

鄉村式發展
(V)

農地/V-ZONE/工業用地分界線

PROJECT: DD107	BF 大輝測量工程公司 BIG FAI SURVEYING & ENGINEERING CO.		
DRAWING TITLE:	Dwg No : BF−20220323	Rev.	Drawn By : LUNG
	Design By :	Scale : 1:1250 (A3)	Date : 23−Mar−2022

Annex III

Tree Survey

Tree Survey Report
of
Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

Prepared by:

Wong Wai Chun
AA- Technician Member

Report Date: 29th August 2025

1) INTRODUCTION

We are commissioned to prepare a tree survey report to record the health condition of the existing trees at the proposed survey area at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

2) DATE OF INSPECTION

The inspections were conducted on 23th August 2025.

3) SITE ADDRESS AND LOCATIONS OF TREES

The inspected trees were located at the designated working area at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories. Please find the Tree Location Plan in Appendix C.

4) METHODOLOGY OF TREE INSPECTION

The tree inspection basically adopted the Visual Tree Assessment (VTA) techniques. All vegetation present with a trunk diameter larger than 95mm when measured at a point 1300mm above ground level was considered as a 'tree'. These have been surveyed and identified with the information recorded on the following pages. The tree assessment is undertaken in accordance with the 'Development Bureau Technical Circular (Works) No. 4/2020 Tree preservation' and 'Guidelines for Tree Risk Assessment and Management Arrangement' (4/2020 9th Edition) from the Greening, Landscape and Tree Management Section of Development Bureau.

(A) Tree ID No.: The individual trees have been tagged on site using weatherproof labels with the abbreviated number T- which correspond with those in survey plans.

(B) Species: The botanical and Chinese names of the trees have been used

for ease of reference. The botanical name takes precedence wherever there is any ambiguity.

(C) Tree Size:

(1) Overall height : Height measured in meters from ground level to the top of the tallest branch.

(2) Trunk Diameter : Diameter of the main trunk measured in millimeters at 1.3 m high above ground level.

(3) Crown Spread : Average diameter of the foliage canopy.

(D) Form:

(1) Good – Well-balanced crown and straight strong trunk(s);

(2) Fair – Slightly unbalanced crown and non-straight trunk(s);

(3) Poor – Misshapen or awkwardly forked trunk and/or unbalanced crown.

(G) Health: The health condition of each tree shall be evaluated according to the following criteria (Webb 1991):

(1) Good - Trees of good form, moderate to large size and in good health are classified as *good***;**

(2) Fair - Trees of reasonable form, with few or no visible defects or health problems are classified as being *fair*;

(3) Poor - Trees that are of poor form, badly damaged or clearly suffering from decay, dying back or the effects of very heavy vine growth are classified as *poor*.

(H) Amenity Value: The Amenity Value rating is the intrinsic value of each tree derived from the combination of the tree's health and form, cultural significance and the economic value contributed to the property owner/community. The following ratings are developed in conjunction with 'Development Bureau Technical Circular (Works) No.4/2020 Tree preservation'.

(1) High - Trees included in the Register of Old and Valuable Trees (OVT) under the Works Branch of Development Bureau OR similar trees potentially registrable under the same criteria OR trees of particular value as specified under lease or property owner's consent

(2) Moderate - Non-invasive, healthy trees with fair health and form which contribute to the local greenery and have a fair chance of surviving and growing if optimal conditions are favored

(3) Low - Trees with poor health and form or with declining conditions OR invasive species which can potentially threaten other native species OR hazardous trees causing public safety concerns

Photographic record in JPEG format showing the overall view from the trunk base up to the canopy of each surveyed tree shall be attached at the end of the tree survey report.

All surveyed trees shall be marked on Tree Survey Plans with their tree ID.

The biographical information for the trees is as per attached Tree Assessment Schedule. Please refer to **Appendix A**.

The photographic record of individual trees are referred to **Appendix B**.

The location plan of surveyed trees is referred to **Appendix C.**

5) FINDINGS

There was total 4 trees observed at the designated working area at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories. No Old and Valuable Tree (OVT) or rare tree species could be found. No tree failure was observed.

Exposed root was found on T1. Overall condition was fair during the time of inspection.

Appendix A

Tree survey schedule

Location: Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

Date: 23-Aug-25

Tree No.	Species:		Size			Status		Amenity Value (High, Medium, Low)	Observable Defects / Damages of Trees	Remarks:
			Overall Height(m)	Diameter (mm)	Average Crown Spread (m)	Health Condition (Good, Fair, Poor, Dead)	Form (Good, Fair, Poor)			
T01	*Celtis sinensis*	朴	6	451	6	F	P	L	Co-dominant trunks, Wound, Restricted root, Exposed root	
T02	*Bridelia tomentosa*	土蜜樹	4	162	4	F	P	L	Co-dominant trubnks, Wound	
T03	*Mangifera indica*	芒果	5	247	4	F	F	M	Wound	
T04	*Dimocarpus longan*	龍眼	4	141	4	F	P	L	Co-dominant trunks	

Appendix B

Photographic record of trees

T1 (1)

T1 (2)

T1 (3)

T1 (4)

Photographic record of trees

T2 (1)

T2 (2)

T2 (3)

T2 (4)

Photographic record of trees

T3 (1)

T3 (2)

T3 (3)

T3 (4)

Photographic record of trees

T4 (1)

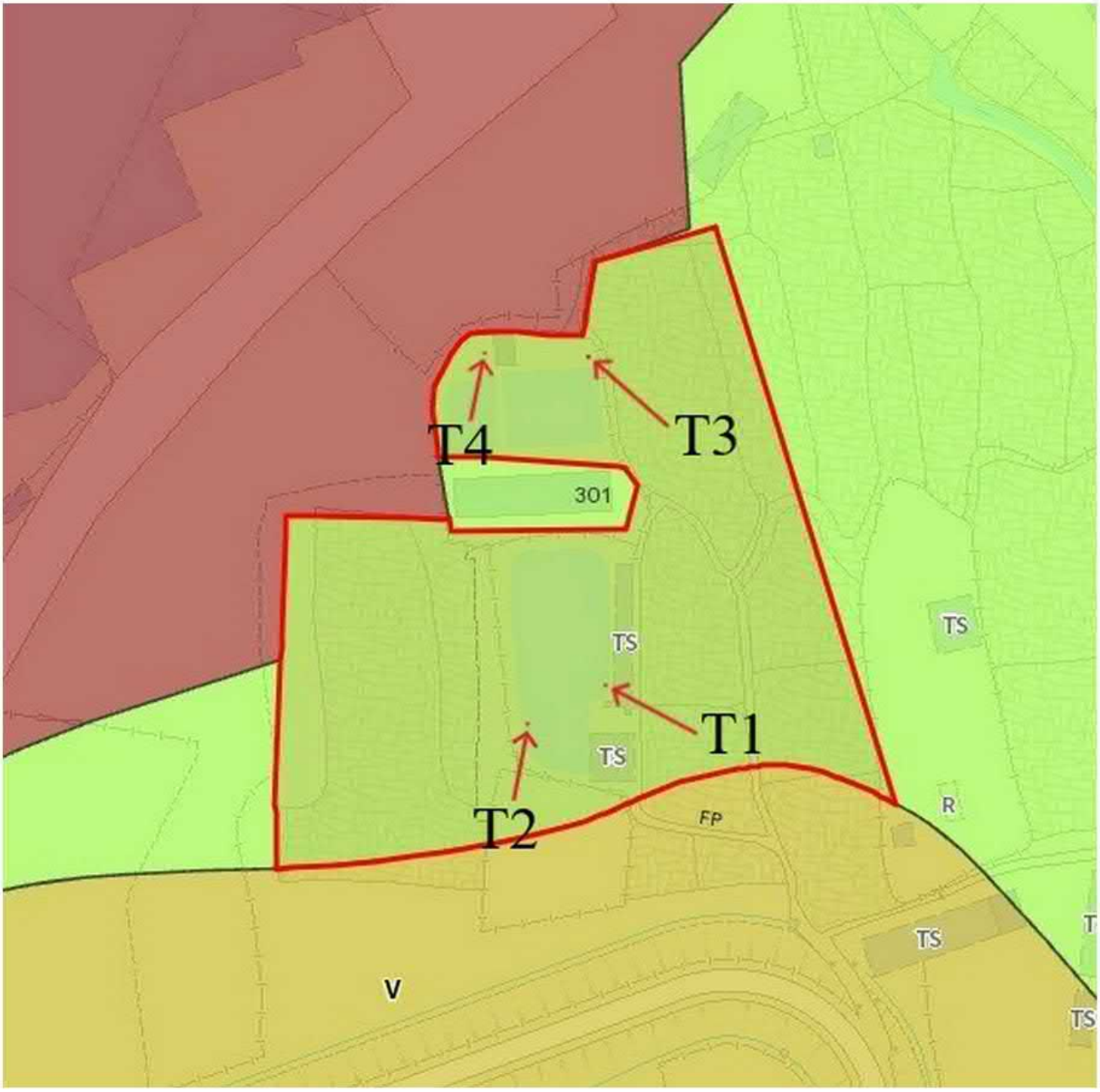
T4 (2)

T4 (3)

T4 (4)

Appendix C

Tree Location Plan



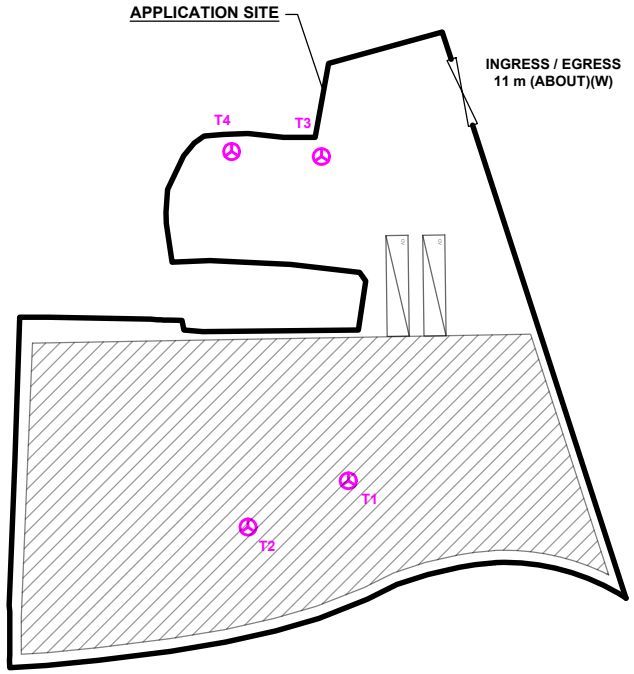
Plan

Annex IV

Landscape Proposal

LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 5,770 m^2 (ABOUT)
NO. OF EXISTING TREES	: 4 (E1 TO E4)
SPECIES OF TREE	: *CELTIS SINENSIS* (E1) : *BRIDELIA TOMENTOSA* (E2) : *MANGIFERA INDICA* (E3) : *DIMOCARPUS LONGAN* (E4)
NO. OF TREES TO BE FELLED	: 4 (E1 TO E4)



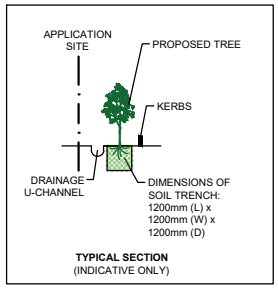
LEGEND

- APPLICATION SITE
- EXISTING TREE

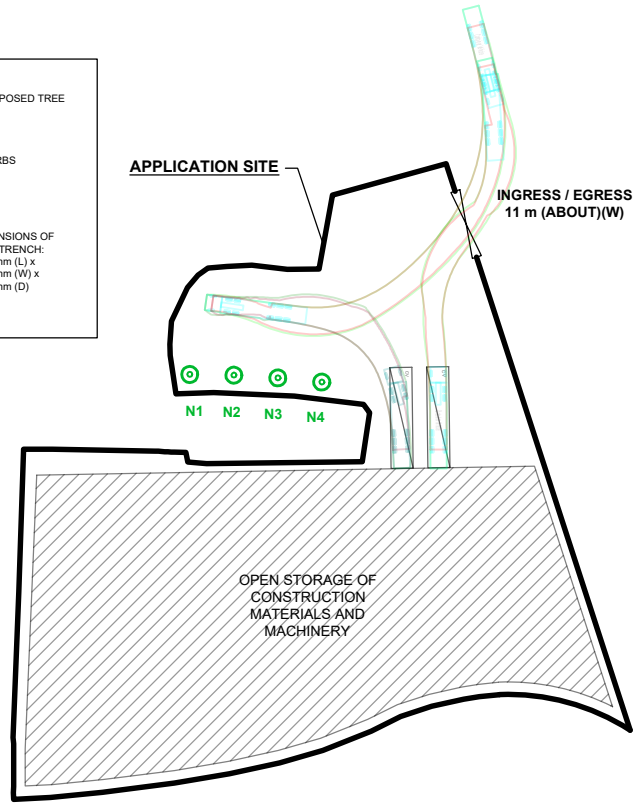
LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 5,770 m^2 (ABOUT)
COVERED AREA	: NOT APPLICABLE
UNCOVERED AREA	: 5,770 m^2 (ABOUT)

NO. OF NEW TREES WILL BE PLANTED	: 4 (N1 TO N4)
SPECIES OF NEW TREES	: *POLYSPORA AXILLARIS*
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m
SPACING OF NEW TREES	: NOT LESS THAN 6 m
DIMENSION OF SOIL TRENCH	: 1.2 m (L) X 1.2 m (W) X 1.2 m (D)



TYPICAL SECTION
(INDICATIVE ONLY)



NOTES:

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

LEGEND

- APPLICATION SITE
- L/UL SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE
- PROPOSED NEW TREES

NORTH
W E
S

PLANNING CONSULTANT
R-RICHES PLANNING LIMITED

PROJECT
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1200 @ A4

DRAWN BY	DATE
LT	9.10.2025
CHECKED BY	DATE
APPROVED BY	DATE

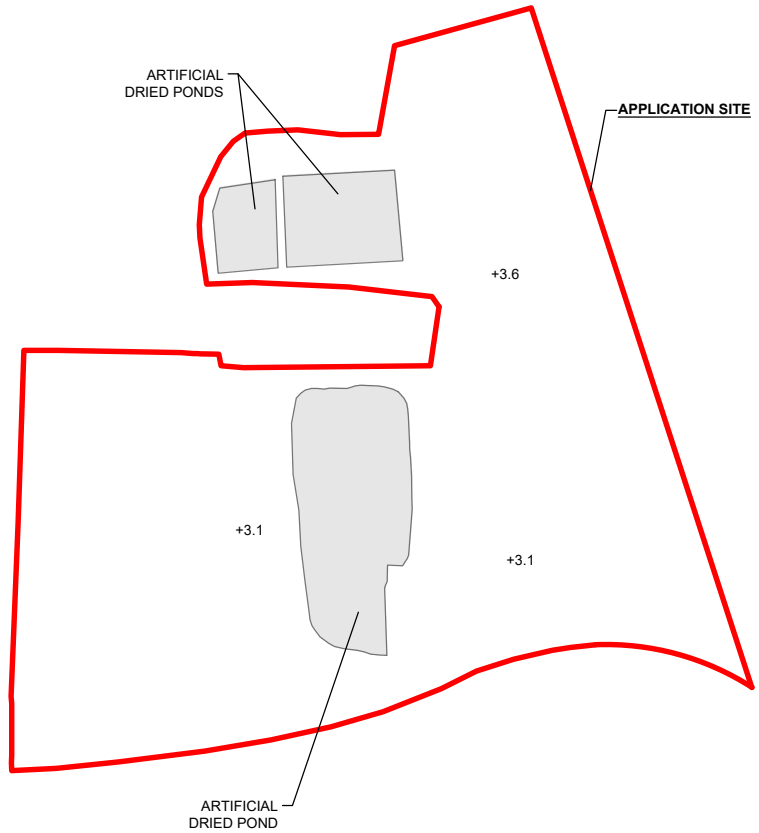
DWG. TITLE
LANDSCAPE PROPOSAL

DWG NO.	VER.
ANNEX IV	001

LIST OF PLANS

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 5,770 m^2	(ABOUT)
EXISTING DRIED ARTIFICIAL POND AREA	: 736 m^2	(ABOUT)
DEPTH OF POND	: 0.5 m	(ABOUT)
EXISTING SOILED AREA	: 5,034 m^2	(ABOUT)
EXISTING SITE LEVELS	: +3.1 mPD TO +3.6 mPD	(ABOUT)

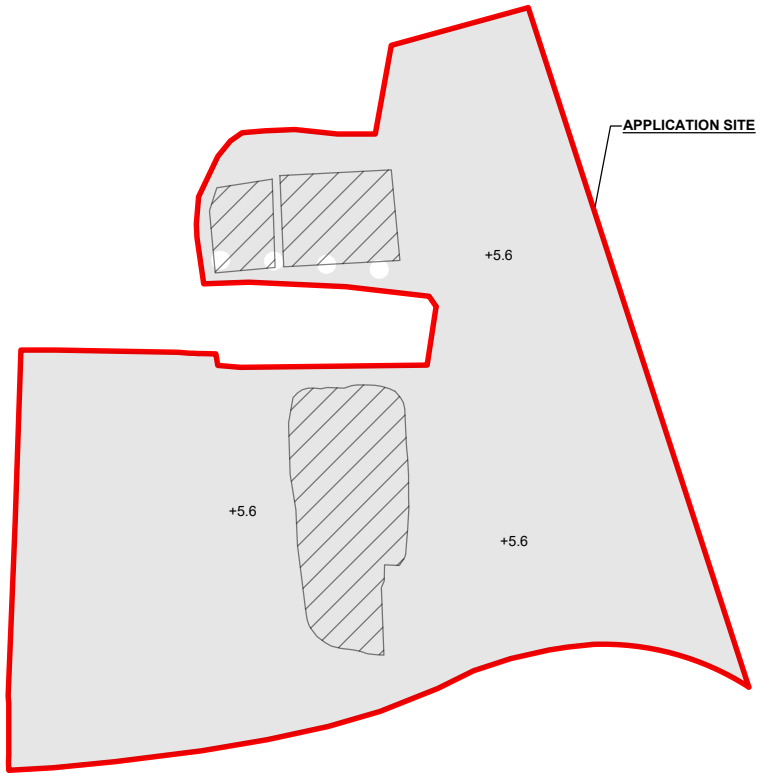


LEGEND

- APPLICATION SITE
- EXISTING ARTIFICIAL POND
- +3.1 SITE LEVEL

PROPOSED FILLING OF LAND AND POND AREA

APPLICATION SITE AREA	: 5,770 m^2	(ABOUT)
PROPOSED LAND FILLING AREA	: 5,748 m^2	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 2.5 m	
PROPOSED SITE LEVELS	: +5.6 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: OPEN STORAGE AREA AND CIRCULATION AREA	
PROPOSED POND FILLING AREA	: 736 m^2	(ABOUT)
DEPTH OF POND FILLING	: 0.5 m	(ABOUT)



LEGEND

- APPLICATION SITE
- PROPOSED LAND FILLING AREA
- PROPOSED POND FILLING AREA
- +5.6 SITE LEVEL

NORTH
W E
S

PLANNING CONSULTANT
R-RICHES PLANNING LIMITED

PROJECT
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1000 @ A4

DRAWN BY	DATE
LT	3.10.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FILLING OF LAND AREA

DWG NO.	VER.
PLAN 1	001