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寄件日期: 2025年10月17日星期五 17:31
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Ivan Sze Yuet FUNG/PLAND
主旨: Planning Application No. A/YL-KTN/1159 - Submission of Further Information 2
附件: A_YL-KTN_1159_FI2_Attachment 1_RtoC.pdf; A_YL-KTN_1159_FI2_Attachment 2_DIA.pdf; A_YL-KTN_1159_FI2_Attachment 3 & 4_Tree Survey_Landscape Proposal.pdf; A_YL-KTN_1159_FI2_Attachments 5 & 6.pdf

類別: Internet Email

Your Ref.: TPB/A/YL-KTN/1159

Dear Sir/Madam,

**Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)
Proposed Temporary Open Storage of Vehicles and Construction Materials with Ancillary Office and
Associated Filling of Land for a Period of 3 Years at
Lots 1512, 1513 S.A, 1513 S.B, 1513 RP, 1514 S.A, 1514 S.B, 1514 RP, 1515, 1516 and 1632 in D.D. 107 and
Adjoining Government Land, Fung Kat Heung,
Yuen Long, New Territories
(Planning Application No. A/YL-KTN/1159)**

Submission of Further Information 2

Reference is made to the captioned planning application and the departmental comments received via emails from the Planning Department (PlanD) on 18.9.2025.

In response to the comments from the Drainage Services Department and the Landscape Unit of PlanD, we are pleased to submit further information including the following documents for your consideration:

- Attachment 1** - Responses-to-Comments Table
- Attachment 2** - Drainage Impact Assessment
- Attachment 3** - Tree Survey Report
- Attachment 4** - Landscape Proposal
- Attachment 5** - Replacement Pages of Application Form
- Attachment 6** - Revised Filling of Land Plan

Due to the proposed landscape treatment measures, the total land filling area is reduced from 7,627m² to 7,600m² (-27m²) to make room for the proposed planter area for new trees. Please refer to **Attachments 5 and 6** for the subject change.

Should you have any queries, please contact the undersigned at 3406 8867. Thank you.

Best regards,
Charlie TSUI
Town Planner

United Crown Holdings Limited

Attachment 1

Responses-to-Comments Table

Attachment 1 - Response-to-Comments Table

No.	Comments	Responses
1	Drainage Services Department (Contact Person: Ms. Jessica KWAN), dated 18.9.2025 (a) After reviewing the applicant's submission, there is no substantiation to show how the overland flow from adjacent areas would not be interrupted by the proposed works. I have reservation on the proposed application from drainage point of view unless the applicant can submit satisfactory drainage proposal during planning application stage to demonstrate that the proposed works will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas.	Noted. The applicant has prepared a Drainage Impact Assessment (Attachment 2) to demonstrate that with the implementation of drainage facilities, such as periphery u-channel, the proposed development will not obstruct overland flow nor cause any adverse drainage impact to the adjacent areas.
2	Landscape Unit, Planning Department (Contact Person: Mr. Samuel HUI), dated 18.9.2025 (a) According to site photos, the application site ("the Site") is partly hard paved and partly covered by vegetation. Some temporary structures and existing trees are observed within the Site. No tree information, proposed tree treatment and mitigation measure(s) has been provided in the application.	According to the Tree Survey Report (Attachment 3) prepared by the applicant, a total no. of 5 trees, including 4 <i>Ficus benjamina</i> and 1 <i>Roystonea regia</i>, were recorded within the Site. All the existing trees are proposed to be felled to facilitate the proposed development. A total of 5 new <i>Ficus benjamina</i> are to be planted to achieve a 1:1 compensatory ratio. Please refer to the landscape proposal (Attachment 4) for the details of the tree treatment measures.

Attachment 2

Drainage Impact Assessment

United Crown Holdings Limited

Proposed Temporary Open Storage of Vehicles and Construction Materials with Ancillary Office and Associated Filling of Land for A Period of 3 YEARS, Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin Yuen Long, New Territories

**Drainage Impact Assessment
(Section 16 Planning Application No. A/YL-KTN/1159)**



Document No. V1094/03

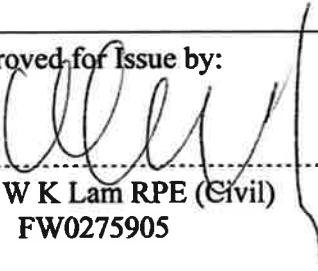
Issue 1

October 2025

V1094/03
Issue 1
October 2025

Proposed Temporary Open Storage of Vehicles and Construction Materials with Ancillary Office and Associated Filling of Land for A Period of 3 YEARS, Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin Yuen Long, New Territories

**Drainage Impact Assessment
(Section 16 Planning Application No. A/YL-KTN/1159)**

Approved for Issue by:	
	
Kenny W K Lam RPE (Civil) FW0275905	
Position:	Deputy Managing Director
Date:	17 Oct 2025

United Crown Holdings Ltd
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Tsim Sha Tsui
Kowloon

Proposed Temporary Open Storage of Vehicles and Construction Materials with Ancillary Office and Associated Filling of Land for A Period of 3 YEARS, Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin Yuen Long, New Territories

**Drainage Impact Assessment
(Section 16 Planning Application No. A/YL-KTN/1159)**

Issue	Prepared by	Reviewed by	Date
1	CC	BLE	17 Oct 2025

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Abbreviations

D.D.	Demarcation District
DSD	Drainage Services Department
SDM	Stormwater Drainage Manual



1.0 Introduction

- 1.1 This submission presents the drainage impact assessment of the Proposed Temporary Open Storage of Vehicles and Construction Materials with Ancillary Office and Associated Filling of Land for A Period of 3 Years, at various lots in D.D. 107 and the adjoining government land at Fung Kat Heung, Kam Tin, Yuen Long, New Territories (“Site”)
- 1.2 The Site has an area of about 7,627m² and it is currently 32.3% covered in grassland (about 2,687 m²) and 67.7% hard-paved with concrete (about 4,940m²). The entire site is proposed to be filled with soil with concrete and asphalt surface to a depth not exceeding 0.8m. A 1-storey ancillary site office and a 1-storey electricity meter room are proposed at the site with total GFA of about 225 m² and 6 m² respectively. And a planter with 5 Nos. new trees is proposed at the site with area of 27 m². The general layout plan and cross sections of the Site are shown on the **Drawing Nos. V1094/201 and V1094/202** enclosed in **Appendix A**.
- 1.3 Due to the concerns of possible drainage impact arising from the change of uses, Mannings (Asia) Consultants Limited (MACL) was appointed by the United Crown Holdings Limited to undertake a Drainage Impact Assessment (DIA) to demonstrate the acceptability of drainage impact upon the surrounding environment.

2.0 Design Methodology and Assumptions

Design Code

2.1 The below design codes are to be followed for this design assessment:

- Stormwater Drainage Manual (DSD) - Fifth Edition, January 2018;
- Stormwater Drainage Manual (DSD) - Corrigendum No. 1/2022;
- Stormwater Drainage Manual (DSD) - Corrigendum No. 1/2024;
- Stormwater Drainage Manual (DSD) - Corrigendum No. 2/2024;
- BS 5911 Code of Practice for Precast Concrete Pipe Design
- DSD Standard Drawings

Design Parameters

2.2 Design Parameters

a) Runoff Coefficient

Table 2-1 Runoff Coefficients

Surface Characteristic	Runoff Coefficient, C
Hard Paving, paved area	0.95
Roof area for structure	1.00
Grassland (heavy soil Flat), unpaved area	0.25

Roughness Coefficient for pipe flow $k_s = 3$

b) Minimum Pipeline Cover and Manhole Spacing Requirements

Table 2-2 Minimum Pipeline Cover and Manhole Spacing Requirements

Minimum pipeline cover	
In Roads	0.9 m
In footways and verges	0.45 m
Manhole spacing requirements	
D < 675 mm	80 m
675 < D < 1050	100 m
D > 1050	120 m

c) Bedding factors

- Granular bedding : 1.9
- Plain concrete bedding : 2.6
- Reinforced concrete bedding with allowance : 3.4
- for minimum steel area
- Concrete Surround : 4.5



d) Design Flow Velocity

- Minimum : 1 m/s
- Maximum : 3 m/s (desirable)
: 6 m/s (absolute)

Return Period

- 2.3 The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (the OZP). According to Table 10 in Stormwater Drainage Manual (DSD) - Fifth Edition, January 2018, the recommended design return periods based on flood levels of “Intensively Used Agricultural Land” is 2-5 years.
- 2.4 In order to provide a conservative drainage impact assessment, return period of 1 in 50 years is adopted under this assessment.

Analysis Method

2.5 Description of Analysis Method

- a) Rational method is to be adopted for calculation of the peak runoff. The formula is extracted from Section 7.5.2(a) of Stormwater Drainage Manual (SDM) which is to estimate the stormwater runoff as shown below:

$$Q_p = 0.278 CiA$$

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

- b) 10% reduction of the flow area is allowed taken into account of the decomposition of siltation as per DSD’s SDM 2018.
- c) The time of concentration used for determining the duration of the design storm is considered by the time of entry and the time of flow,

$$t_c = t_o + t_f \quad t_f = L/V$$

where

t_o	=inlet time (time taken for flow from the remotest point to reach the most upstream point of the urban drainage system)
t_f	= flow time
L	= Length of drain
V	= flow velocity



- e) The time of entry or time of flow in the hinterland is calculated using the Bransby William's Equation.

$$t_e = \frac{0.14465 L}{A^{0.1} H^{0.2}}$$

Where t_e = time of concentration (min)
 L = catchment length (m)
 A = catchment area (m²)
 H = average catchment slope (m/100m)

- f) The rainfall intensity is extracted from the Section 4.3.2 of SDM which is to estimate the Intensity-Duration –Frequency (IDF) Relationship.

$$i = a / (t_d + b)^c$$

Where i = extreme mean intensity in mm/hr
 t_d = duration in minutes ($t_d < 240$)
 a, b, c = storm constants given in table 3 of SDM as below

Table 2-3 Storm Constant of SDM – Corrigendum No.1/2024

Return Period T (years)	50
a	505.5
b	3.29
c	0.355

- g) Colebrook-White Equation is used in hydraulic design for pipe flow.

$$V = -\sqrt{(32gRs)} \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{(32gRs)}} \right)$$

Where:

V = mean velocity (m/s)
 g = gravitational acceleration (m/s²)
 R = hydraulic radius (m)
 D = pipe diameter (m)
 k_s = equivalent sand roughness (m)
 v = kinematic viscosity of fluid (m²/s)
 s = frictional slope (energy gradient due to frictional loss)



3.0 Current Flooding Susceptibility and Proposed Drainage

Current Site Condition and Flooding Susceptibility

- 3.1 The topography of the Site is generally flat and currently situated with levels around +4.0 mPD. In general, the direction of existing surface runoff flows from north to south. Since the proposed ground levels of the Site are generally higher than the existing surrounding area, flooding susceptibility of the Site is considered as low.
- 3.2 Catchment plan before development is shown in **Drawing No. V1094/204** in **Appendix A**.

Proposed Development

- 3.3 A 1-storey ancillary site office and 1-storey electricity meter room are proposed at the Site as stated in Para. 1.2. After completion of the project, the finished ground level of the Site will be raised to approximately +4.6 mPD to +4.8mPD. All unpaved areas within the site will be proposed to be filled concrete or asphalt surface. A layout plan of the proposed development with **Drawing No. V1094/201** is enclosed in **Appendix A**.

Proposed Drainage

- 3.4 According to the site survey and observations, there is an existing 600mm U-channel (No. **SUP1019846**) and an existing 750mm U-channel (No. **SUP1019843**) located at the southern part of the site and an existing 800mm diameter concrete pipe connecting the existing 750mm U-channel, collecting the runoff from the original site and surrounding area. And the runoff will finally flow through the two U-channels into the existing 750mm diameter outlet concrete pipe (No. **SWD1065685**), which ultimately discharges into a 7.5m wide open channel. After development, runoff from the site will be conveyed into the existing 800mm diameter concrete pipe and flow into the existing 750 mm U-channel and then into the existing 750mm diameter outlet pipe and the existing 7.5m wide open channel. The photo records of the existing drainage are presented in **Appendix C**.
- 3.5 As illustrated in **Drawing Nos. V1094/204** in **Appendix A**, a portion of the runoff from the surrounding area will flow through the site and into the existing 600 mm U-channel. The site formation level will be raised from +4.0 mPD to +4.8 mPD, exceeding the existing level of +4.2 mPD at the northern boundary of the site. As such, 375 mm U-channels will be provided at both the northern and southern perimeters of the site to collect the runoff inside and in the vicinity of the site. These channels will capture runoff from Catchment Area D, while the paved areas within the site (i.e., Catchment Areas C1 – C8) will also be directed into the U-channels. The collected runoff will be conveyed to the existing 750 mm U-channels through proposed catchpits and manholes.
- 3.6 The drainage layout plan and detailed drainage are shown in **Drawing Nos. V1094/203** and **V1094/206** in **Appendix A**. Calculation of the proposed drainage are presented in Section 4 and enclosed in **Appendix B**.



- 3.7 The proposed U-channels and drainage pipes are designed to have sufficient capacities for the estimated runoff from the paved area in the Site. Details of the calculation are enclosed in **Appendix B**.

Changes in Land Use and Planned Drainage Works in Adjacent Area

- 3.8 It is noted that changes of land use might happen at the adjacent area of south of the Site. The layout plans of the proposed works and the proposed drainage works for the adjacent area are attached in **Appendix D** for information.
- 3.9 Since the surface runoff of the adjacent area will be collected and discharged to another existing drainage system near Shui Mei Road as shown in **Drawing No. W1010/113, 114** in **Appendix D**, no drainage impact to the Site in this report is anticipated.

4.0 Changes to the Drainage Characteristics and Potential Drainage Impact

Changes in Land Use and Surface Runoff Characteristics

- 4.1 currently 32.3% covered in grassland (about 2,687 m²) and 67.7% hard-paved with concrete (about 4,940m²). After completion of the project, the Site will be filled with soil with concrete and asphalt surface. Runoff coefficients are shown in Table 2-1 under Para. 2.2.

Changes to Surface Runoff Hydrographs

- 4.2 Changes in land use from unpaved area to paved area would lead to higher and faster surface runoff. However, considering the scale of the proposed development is relatively small, the changes to surface runoff hydrographs is considered as negligible.

Changes in Flood Storage

- 4.3 According to the site survey and observation, there is no flood storage was found near the Site

Changes in Timing of Peak runoff

- 4.4 Changes of time of concentration of Outfall from catchpit **SCH1028765** to 750 mm diameter outlet pipe **SNF1009820** before and after development are summarized in below table. The calculation is attached in **Appendix B**.

Table 4-1 Changes in Time of Concentration

Outlet	Time of concentration (min)	
	Before Development	After Development
SCH1028765 to SNF1009820	39.55	26.00



Hydraulic Bankfull Capacity of the Proposed Drainage System

4.5 The proposed drainage system mentioned in Para. 3.4 to Para 3.6 are designed to have sufficient capacity to cater the flow from the Site. Detailed calculation is attached in **Appendix B**.

4.6 The design runoff, capacity and utilization of the U-channels are summarized in below table.

Table 4-2 Design Runoff, Capacity and Utilization of the Proposed U-channels

Proposed U-Channel	Design Runoff (m³/s)	Capacity (m³/s)	Utilization
UC1 (375UC)	0.099	0.432	23.0%
UC2 (375UC)	0.139	0.483	28.9%
UC3 (375UC)	0.155	0.520	29.7%
UC4 (375UC)	0.195	0.526	37.0%
UC5 (375UC)	0.049	0.100	48.7%
UC6 (375UC)	0.146	0.511	28.5%
UC7 (375UC)	0.166	0.570	29.1%
UC8 (375UC)	0.200	0.578	38.4%

4.7 The design runoff, capacity and utilization of the proposed pipes are summarized in below table.

Table 4-3 Design Runoff, Capacity and Utilization of the Proposed Pipes

Proposed Pipe	Design Runoff (m³/s)	Capacity (m³/s)	Utilization
To Existing 800 Dia. Concrete Pipe:			
CP4 to SMH01 (750 Dia.)	0.371	0.710	52.2%

Changes in Peak Runoff and Peak Velocity at existing drainage system (Existing 600 UC and 750UC, and 750 Dia. Outlet pipe)

4.8 Below table shows the comparison of the peak runoff and peak velocity of the existing drainage system before and after the development. Detailed calculation is attached in **Appendix B**.

Table 4-4 Changes in Existing Drainage Systems

	800 Dia. Pipe		750 Dia. Outlet Pipe		600 UC		750 UC	
	Peak Runoff (m³/s)	Peak Velocity (m/s)	Peak Runoff (m³/s)	Peak Velocity (m/s)	Peak Runoff (m³/s)	Peak Velocity (m/s)	Peak Runoff (m³/s)	Peak Velocity (m/s)
Before Development	0.121	1.536	0.539	2.212	0.224	1.81	0.320	2.05
After Development	0.454	1.536	0.821	2.212	0.180	1.81	0.688	2.05



Potential Drainage Impact to Existing Drainage System

- 4.9 The proposed drainage systems are proposed to discharge to existing 750mm diameter outlet pipe (No. **SWD1065685**) as mentioned in Para. 3.4. Flows to the outlet will be increased.
- 4.10 For the existing drainage system, the two existing U-channels and outlet pipe located at the south of the Site are checked. Both outfall drainage systems have sufficient capacities to cater for the additional runoff upon completion of the proposed development. The estimated runoffs and capacities after development are summarized in Table 4-5.

Table 4-5 Estimated Runoff and Capacities of Existing Drainage

Existing Drainage	Estimated runoff (m³/s)	Capacity (m³/s)	Utilization
600 U-channel	0.180	1.432	12.6%
800 Dia. Pipe	0.455	0.772	59.0%
750 U-channel	0.688	1.998	34.4%
750 Dia. Outlet Pipe	0.821	0.977	84.0%

Temporary Drainage during Construction

- 4.11 According to the site survey and observation, there is no existing drainage system in the Site. Therefore, no existing drainage system would be affected during the construction. Temporary drainage is considered not necessary.

Details of Works to Existing Drainage System

- 4.12 Proposed drainage systems are connecting to existing drainage system as shown in **Drawing No. V1094/003** in **Appendix A**.

Potential Drainage Impacts to Other Land Users

- 4.13 All runoff in the Site will be collected and drain to existing drainage system as stated in Para. 3.4, no drainage impact to other land users is anticipated.



5.0 Drainage Impact Mitigation Measures

- 5.1 As discussed in Para. 4.11 and 4.13, no existing drainage system would be affected and no drainage impact to other land users is anticipated. Therefore, Mitigation measures is considered not necessary.
- 5.2 The Contractor should monitor during the construction to ensure that there is no adverse drainage impact to the nearby drainage systems and adjacent land users.



6.0 Monitoring Requirements

Monitoring During Construction

- 6.1 Monitoring of the drainage system is required during construction to ensure that there are no adverse impacts which may result in flooding or deterioration in the water quality.
- 6.2 Monitoring shall include:
- any siltation or blockages in channels, slit traps or sediment basins;
 - checking the drainage is performing in accordance with the design;
 - checking for damage; and
 - visual inspection of any high sediment levels
- 6.3 The detailed requirements of drainage monitoring should be as shown in the following table:

Table 6.1 – Detailed Requirements for Drainage Monitoring

Type / location of monitoring	Minimum Frequency	Action by
Prepare method statements	Before the start of any works that could impact on drainage	Contractor
Inspect existing drainage systems and all construction drainage systems for blockages or breakages	Daily, Weekly, Before every rainstorm warning	Contractor
	After every rainstorm	Contractor
Inspect sedimentation basins and silt traps	Daily, Weekly, Before every rainstorm warning	Contractor
	After every rainstorm	Contractor



7.0 Conclusion

- 7.1 A Drainage Impact Assessment has been conducted for the proposed land use changes in Fung Kat Heung. The existing drainage system has been checked for the updated runoff from the catchment area and based on our assessment, the existing drainage system would provide sufficient capacity to cater for this additional stormwater. No adverse drainage impact shall be aroused due to the development.

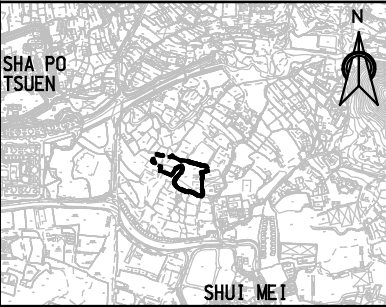
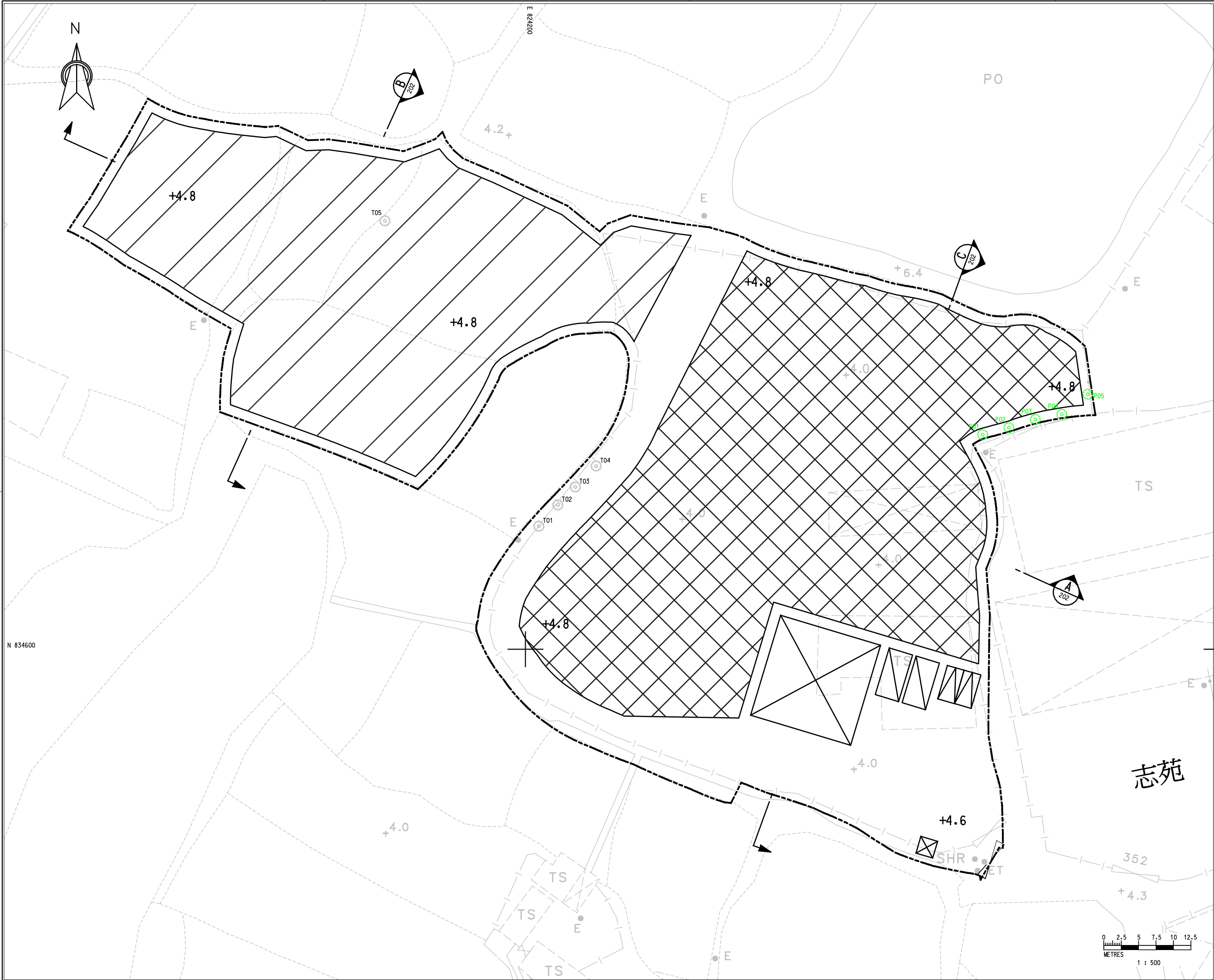


MANNINGS

Proposed Temporary Open Storage of Vehicles and Construction Materials with Ancillary Office and
Associated Filling of Land for A Period of 3 Years, Various Lots in D.D. 107 and Adjoining Government
Land, Fung Kat Heung, Kam Tin Yuen Long, New Territories

Appendix A

Drawings



KEY PLAN

SCALE 1:20000

- NOTES :**
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 2. ALL LEVELS ARE IN MPD METRE ABOVE HONG KONG PRINCIPAL DATUM.

- LEGEND :**
- APPLICATION SITE
 - INGRESS / EGRESS
 - PRIVATE CARS AND LIGHT GOODS VEHICLES
 - CONSTRUCTION MATERIALS
 - SITE OFFICE
 - PARKING SPACE (PRIVATE CAR)
 - L/UL SPACE
 - +3.7 PROPOSED SITE LEVEL
 - T04 EXISTING TREE
 - P04 PROPOSED NEW TREE

Rev.	Description of Revision	Date	Ckd.

Client

UNITED CROWN HOLDINGS LIMITED

Consultants

MANNINGS (Asia) Consultants Limited

Scale 1n A3 AS SHOWN		Date OCT 2025
Designed CC	Drawn KAM	Checked BLE
Design Team Leader SC		Date OCT 2025
Approved KTC		Date OCT 2025

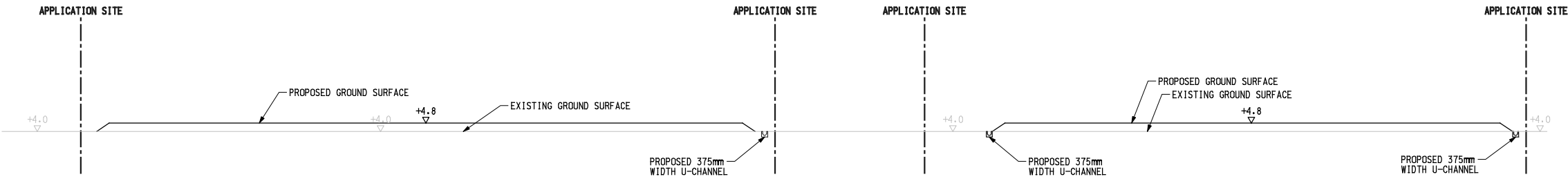
Project

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLES AND CONSTRUCTION MATERIALS WITH ANCILLARY OFFICE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

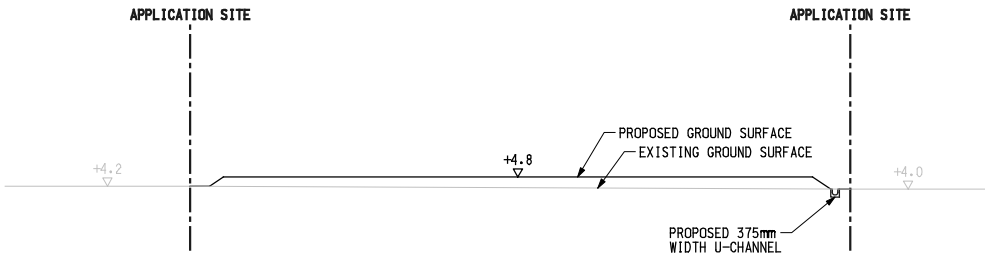
Title

LAYOUT PLAN

Drawing No. V1094/201	Stage P	Rev. -
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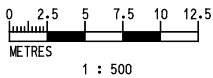
SECTION A
SCALE 1:500



SECTION B
SCALE 1:500

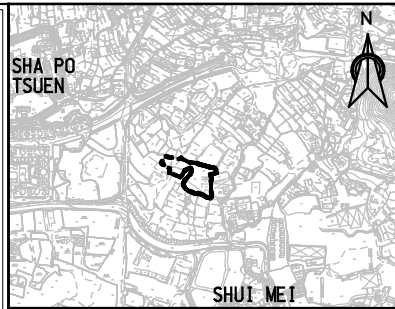
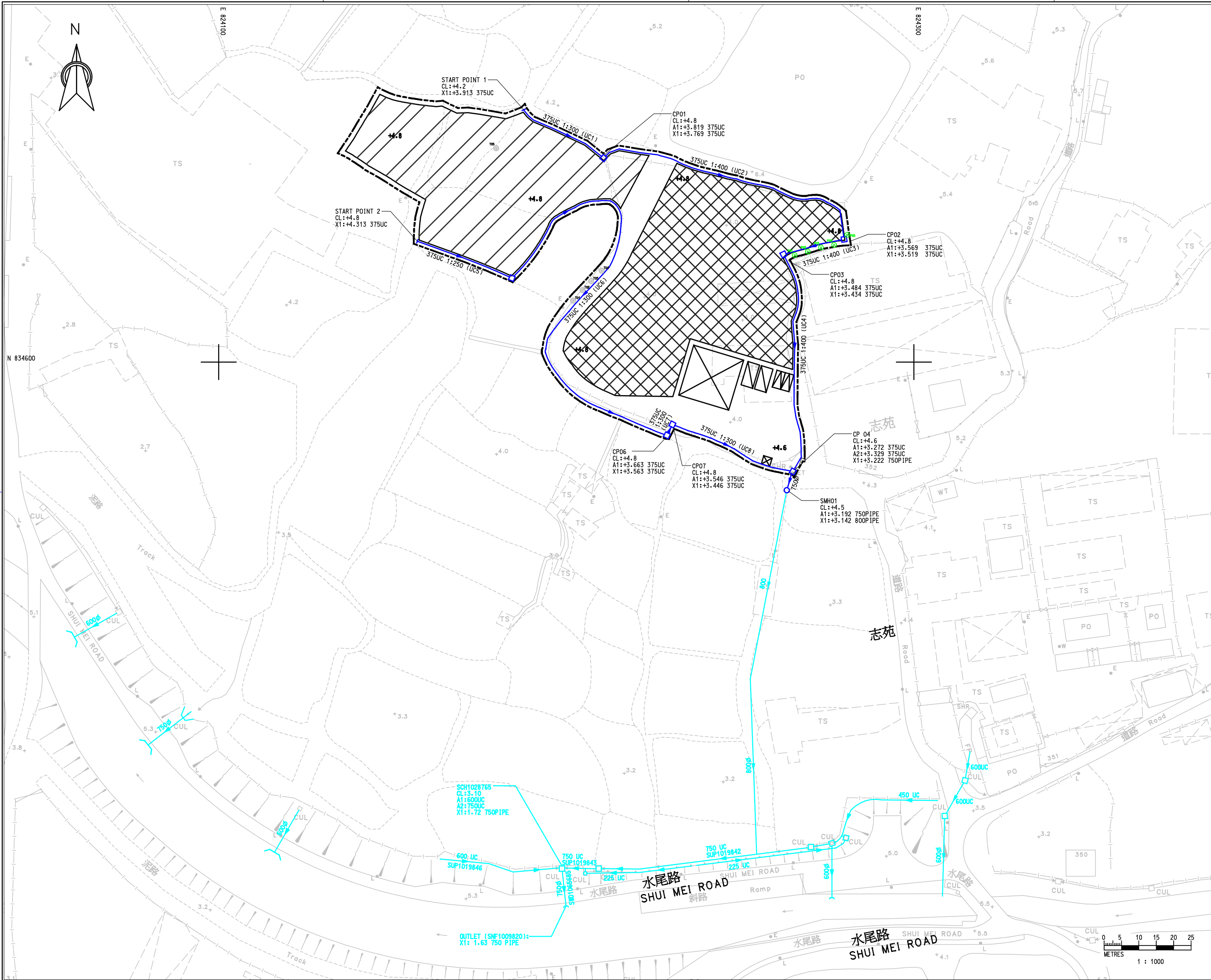


SECTION C
SCALE 1:500



- NOTES :
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 - ALL LEVELS ARE IN mPD METRE ABOVE HONG KONG PRINCIPAL DATUM.

Rev.	Description of Revision	Date	Ckd.
Client			
UNITED CROWN HOLDINGS LIMITED			
Consultants			
 MANNINGS (Asia) Consultants Limited			
Scale 1n A3 AS SHOWN		Date OCT 2025	
Designed CC	Drawn KAM	Checked BLE	Date
Design Team Leader SC		OCT 2025	
Approved KTC		Date OCT 2025	
Project			
PROPOSED TEMPORARY OPEN STORAGE OF VEHICLES AND CONSTRUCTION MATERIALS WITH ANCILLARY OFFICE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS			
Title			
CROSS SECTION			
Drawing No. V1094/202		Stage P	Rev. -



KEY PLAN

SCALE 1:20000

- NOTES :**
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 2. ALL LEVELS ARE IN mPD METRE ABOVE HONG KONG PRINCIPAL DATUM.

- LEGEND :**
- APPLICATION SITE
 - EXISTING U-CHANNEL
 - EXISTING PIPE
 - EXISTING MANHOLE
 - EXISTING CATCHPIT
 - +3.7 PROPOSED SITE LEVEL
 - ◇ INGRESS / EGRESS
 - PROPOSED U-CHANNEL
 - PROPOSED PIPE
 - PROPOSED MANHOLE
 - PROPOSED CATCHPIT
 - ▨ PRIVATE CARS AND LIGHT GOODS VEHICLES
 - ▨ CONSTRUCTION MATERIALS
 - ▨ SITE OFFICE
 - ▨ PARKING SPACE (PRIVATE CAR)
 - ▨ L/UL SPACE
 - T04 EXISTING TREE
 - P04 PROPOSED NEW TREE

Rev.	Description of Revision	Date	Ckd.
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Client
UNITED CROWN HOLDINGS LIMITED

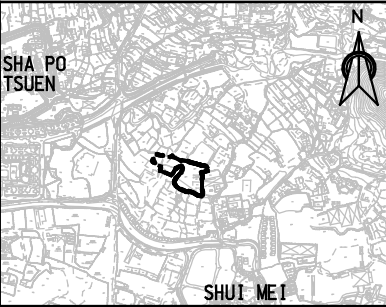
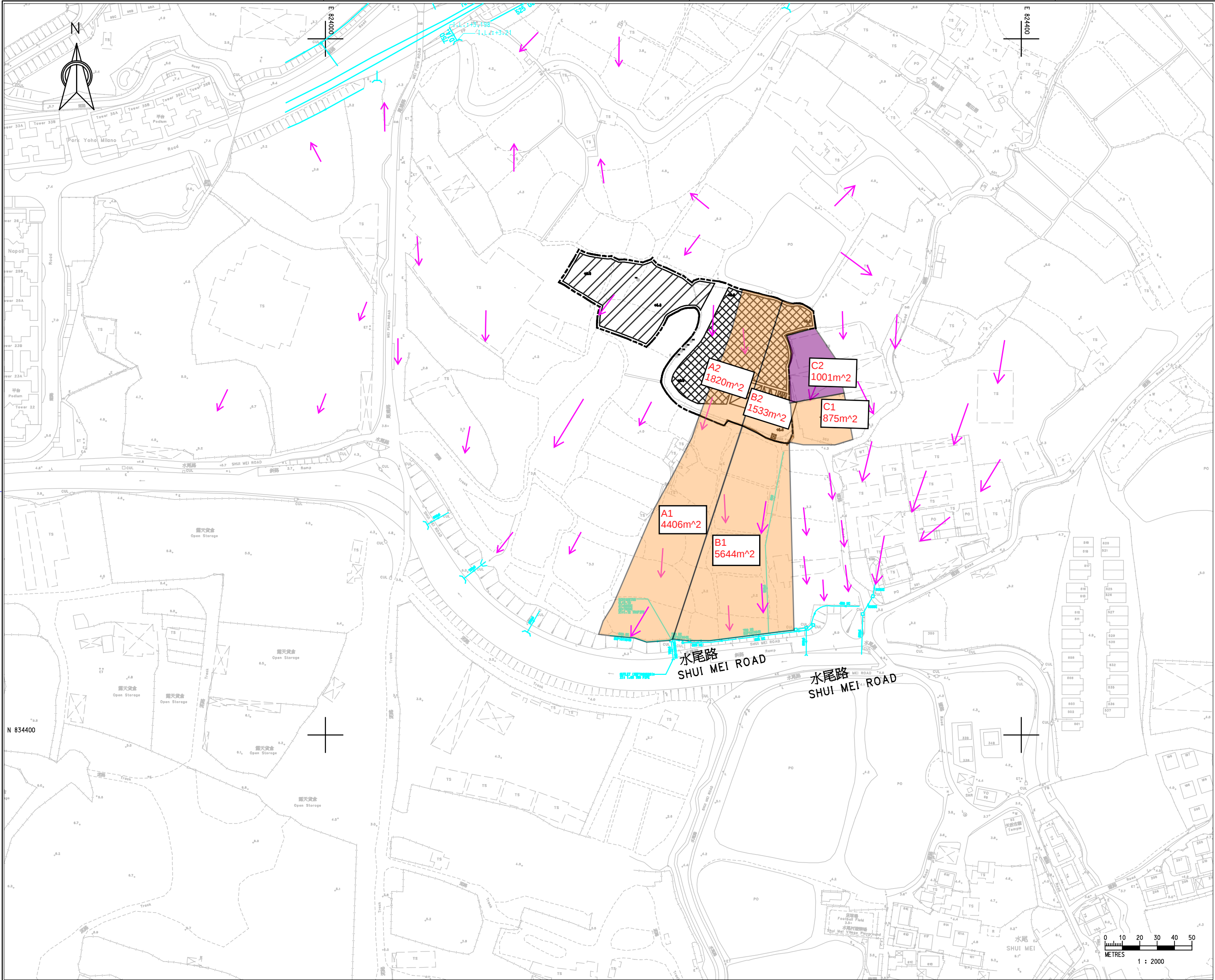
Consultants
MANNINGS (Asia) Consultants Limited

Scale In A3 AS SHOWN		Date OCT 2025
Designed CC	Drawn KAM	Checked BLE
Design Team Leader SC		Date OCT 2025
Approved KTC		Date OCT 2025

Project
PROPOSED TEMPORARY OPEN STORAGE OF VEHICLES AND CONSTRUCTION MATERIALS WITH ANCILLARY OFFICE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

Title
DRAINAGE LAYOUT PLAN

Drawing No. V1094/203	Stage P	Rev. -
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KEY PLAN
SCALE 1:20000

- NOTES :**
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 2. ALL LEVELS ARE IN mPD METRE ABOVE HONG KONG PRINCIPAL DATUM.

- LEGEND :**
- APPLICATION SITE
 - EXISTING U-CHANNEL
 - EXISTING PIPE
 - EXISTING MANHOLE
 - EXISTING CATCHPIT
 - ▽ INGRESS / EGRESS
 - ▨ PRIVATE CARS AND LIGHT GOODS VEHICLES
 - ▩ CONSTRUCTION MATERIALS
 - ▧ SITE OFFICE
 - ▤ PARKING SPACE (PRIVATE CAR)
 - ▥ L/LUL SPACE
 - T04 EXISTING TREE
 - UNPAVED AREA
 - PAVED AREA
 - ROOF AREA
 - RUNOFF DIRECTION

Rev.	Description of Revision	Date	Ckd.

Client
UNITED CROWN HOLDINGS LIMITED

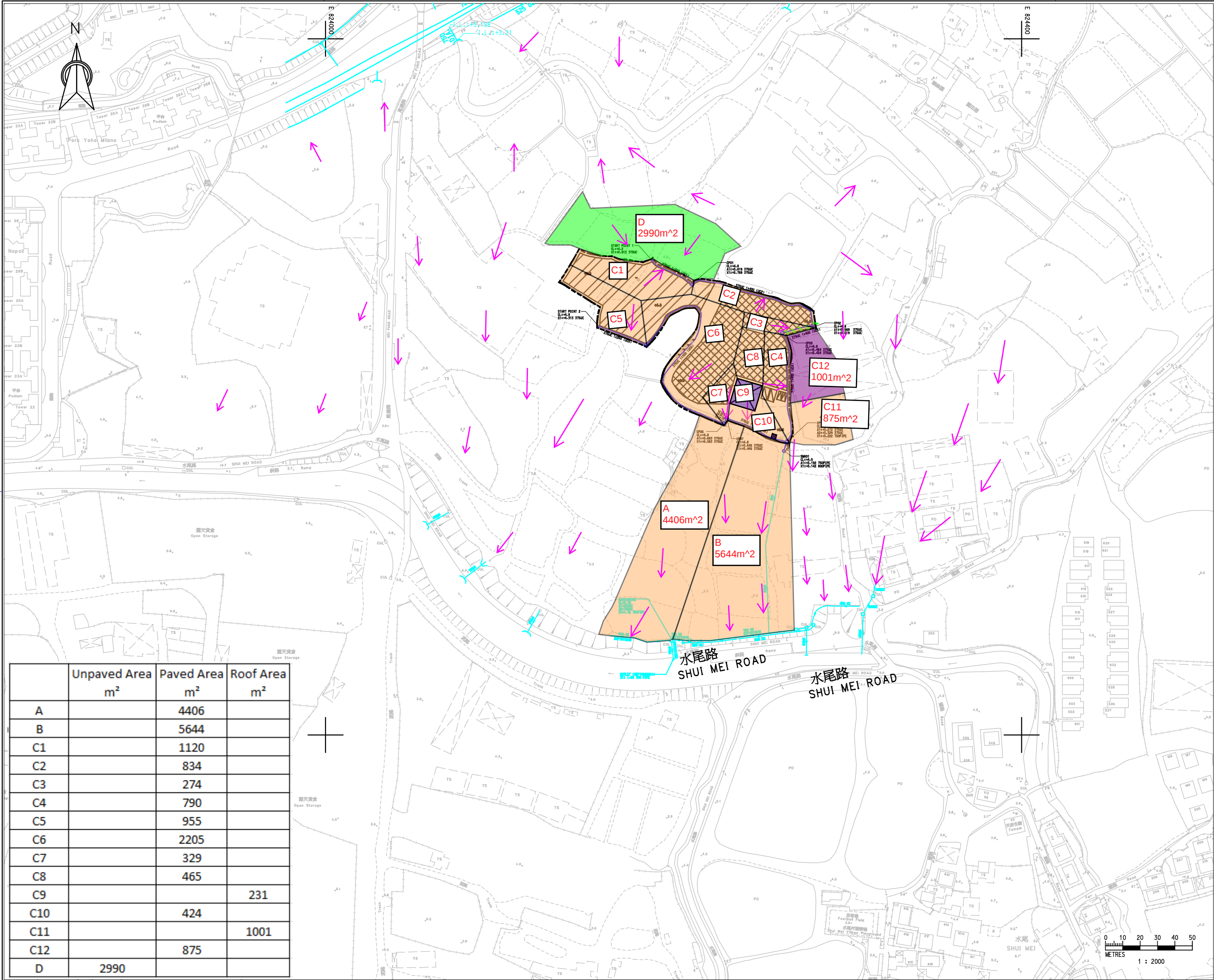
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Scale 1n A3 AS SHOWN		Date OCT 2025
Designed CC	Drawn KAM	Checked BLE
Design Team Leader SC		Date OCT 2025
Approved KTC		Date OCT 2025

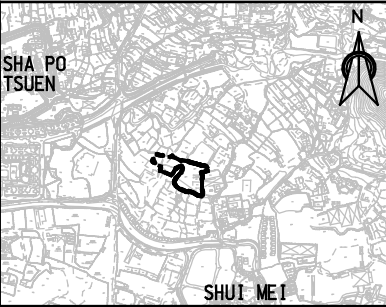
Project
PROPOSED TEMPORARY OPEN STORAGE OF VEHICLES AND CONSTRUCTION MATERIALS WITH ANCILLARY OFFICE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

Title
CATCHMENT PLAN-BEFORE DEVELOPMENT

Drawing No. V1094/204	Stage P	Rev. -
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	Unpaved Area m ²	Paved Area m ²	Roof Area m ²
A		4406	
B		5644	
C1		1120	
C2		834	
C3		274	
C4		790	
C5		955	
C6		2205	
C7		329	
C8		465	
C9			231
C10		424	
C11			1001
C12		875	
D	2990		



KEY PLAN

SCALE 1:20000

- NOTES :**
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 2. ALL LEVELS ARE IN mPD METRE ABOVE HONG KONG PRINCIPAL DATUM.

- LEGEND :**
- APPLICATION SITE
 - EXISTING U-CHANNEL
 - EXISTING PIPE
 - EXISTING MANHOLE
 - EXISTING CATCHPIT
 - ▽ INGRESS / EGRESS
 - ▨ PRIVATE CARS AND LIGHT GOODS VEHICLES
 - ▨ CONSTRUCTION MATERIALS
 - ▨ SITE OFFICE
 - ▨ PARKING SPACE (PRIVATE CAR)
 - ▨ L/UL SPACE
 - PROPOSED U-CHANNEL
 - PROPOSED PIPE
 - PROPOSED MANHOLE
 - PROPOSED CATCHPIT
 - T04 EXISTING TREE
 - P04 PROPOSED NEW TREE
 - UNPAVED AREA
 - PAVED AREA
 - ROOF AREA
 - RUNOFF DIRECTION

Rev.	Description of Revision	Date	Ckd.
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Client
UNITED CROWN HOLDINGS LIMITED

Consultants
MANNINGS
(Asia) Consultants Limited

Scale 1n A3 AS SHOWN		Date OCT 2025
Designed CC	Drawn KAM	Checked BLE
Design Team Leader SC		Date OCT 2025
Approved KTC		Date OCT 2025

Project
PROPOSED TEMPORARY OPEN STORAGE OF VEHICLES AND CONSTRUCTION MATERIALS WITH ANCILLARY OFFICE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

Title
CATCHMENT PLAN-AFTER DEVELOPMENT

Drawing No. V1094/205	Stage P	Rev. -
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MANNINGS

Proposed Temporary Open Storage of Vehicles and Construction Materials with Ancillary Office and
Associated Filling of Land for A Period of 3 Years, Various Lots in D.D. 107 and Adjoining Government
Land, Fung Kat Heung, Kam Tin Yuen Long, New Territories

Appendix B

Design Calculations

Before Development U channel Capacity Checking

Table 1 Capacity Check - U-Channel Before Development

Existing 600 U-Channel (Route left)

U/S ID	D/S ID	Catchment No.	Incre. Area (m ²)			Accum. Area (m ²)			U Channel							Rainfall							Manning's Equation					
			unpaved	Roof	paved	unpaved	Roof	paved	U/S Ground Level	D/S Ground Level	U/S I.L.	D/S I.L.	Size	Length	Gradient	Manning's n	Longest Flow Path	Flow Path Gradient	to (min) = 0.14465L / (H ^{0.2} A ^{0.1})	tf = L/v (min)	Time of Concentration	Intensity	Runoff	Wetted Area	Hydraulic Radius	Velocity	Capacity	Runoff / Capacity
			0.25	1.00	0.95	0.25	1.00	0.95	(mPD)	(mPD)	(mPD)	(mPD)	(mm)	(m)	(1 in)		(m)	(m/100m)	(min)	(min)	(min)	(mm/hr)	(l/s)	(m ²)	(m)	(m/s)	(l/s)	(%)
SUP1019846	SCH1028765	A1+A2	0	0	6226	0	0	6226	3.10	3.10	-	1.720	600	35	250	0.014	215.00	0.006	36.643	0.322	36.96	136	224	0.7894	0.2544	1.81	1432	15.6%

Existing 750 U-Channel (Route right)

U/S ID	D/S ID	Catchment No.	Incre. Area (m ²)			Accum. Area (m ²)			U Channel							Rainfall							Manning's Equation					
			unpaved	Roof	paved	unpaved	Roof	paved	U/S Ground Level	D/S Ground Level	U/S I.L.	D/S I.L.	Size	Length	Gradient	Manning's n	Longest Flow Path	Flow Path Gradient	to (min) = 0.14465L / (H ^{0.2} P ^{0.1})	tf = L/v (min)	Time of Concentration	Intensity	Runoff	Wetted Area	Hydraulic Radius	Velocity	Capacity	Runoff / Capacity
			0.25	1.00	0.95	0.25	1.00	0.95	(mPD)	(mPD)	(mPD)	(mPD)	(mm)	(m)	(1 in)		(m)	(m/100m)	(min)	(min)	(min)	(mm/hr)	(l/s)	(m ²)	(m)	(m/s)	(l/s)	(%)
SUP1019842	SCH1028766	B1+B2+C	0	1001	8052	0	1001	8052	3.50	3.15	-	1.980	750	65	250	0.014	200.00	0.003	39.009	0.541	39.55	133	320	0.8171	0.2952	2.00	1637	19.6%
SCH1028766	SCH1028765	B1+B2+C	0	1001	8052	0	1001	8052	3.15	3.10	-	1.720	750	10	250	0.014	200.00	0.003	39.009	0.541	39.55	133	320	0.9746	0.3057	2.05	1998	16.0%

	50 year
a	505.500
b	3.290
c	0.355

Before Development Pipe Capacity Checking

Table 3 Capacity Check - Pipes Before Development

Existing 800 Dia. Pipe Checking

From Catchpit/Manhole	To Catchpit/Manhole	Sub-Catchment	Paved Catchment Area (m ²)	Roof Catchment Area (m ²)	Unpaved Catchment Area (m ²)	t _c (min)	Intensity (mm/hr)	Peak Flow m ³ /s	Pipe Length (m)	Upstream Invert Level (m PD)	Downstream Invert Level (m PD)	Diameter (mm)	Gradient (1 in)	Total Catchment Area (m ²)	Velocity (m/s)	Capacity (m ³ /s)	Pipe Capcity Check (Flow / Capacity)
SMH01	SUP1019842 (750UC)	C	875	1001	0	5.00	238.6	0.121	105.00	3.142	2.700	800	237.74	875.00	1.536	0.772	15.7%

Existing 750 Dia. Outlet Pipe Checking

From Catchpit/Manhole	To Catchpit/Manhole	Sub-Catchment	Paved Catchment Area (m ²)	Roof Catchment Area (m ²)	Unpaved Catchment Area (m ²)	t _c (min)	Intensity (mm/hr)	Peak Flow m ³ /s	Pipe Length (m)	Upstream Invert Level (m PD)	Downstream Invert Level (m PD)	Diameter (mm)	Gradient (1 in)	Total Catchment Area (m ²)	Velocity (m/s)	Capacity (m ³ /s)	Pipe Capcity Check (Flow / Capacity)
SCH1028765	SNF1009820	A+B+C	14278	1001	0	39.55	133.2	0.539	9.50	1.72	1.63	750	105.56	14278.00	2.212	0.977	55.1%

Rain Storm Return Period = 50year	
a	505.500
b	3.290
c	0.355
Rainfall Intensity i=a/(t _a +b) ^c	

Parameters:
Roughness K_s (Conc. Pipe) = 3 mm
Kinematic Viscosity (ν) = 1.14E-06 m²/s
Paved Area Runoff Coefficient = 0.95
Unpaved Area Runoff Coefficient = 0.25
Roof Area Runoff Coefficient = 1.00
(Refer to Fluid Mechanics)

$$\bar{V} = -\sqrt{32gRS_f} \log \left[\frac{k_s}{14.8R} + \frac{1.255\nu}{R\sqrt{32gRS_f}} \right]$$

Where:
ν =Kinematic viscosity (kg/ms)
R =Hydraulic Diameter (m)
Ks =Surface Roughness (m)
V =Kinematic viscosity (kg/ms)
Sf =Slope of Hydraulic Gradient
g =Gravity (m/s2)

After Development U channel Capacity Checking

Table 2 Capacity Check - U-Channel After Development

Proposed U-Channel (North Side)																													
U/S ID	D/S ID	Catchment No.	Incre. Area (m ²)			Accum. Area (m ²)			U Channel								Rainfall							Manning's Equation					
			unpaved	Roof	paved	unpaved	Roof	paved	U/S Ground Level	D/S Ground Level	U/S I.L.	D/S I.L.	Channel Height	Size	Length	Gradient	Manning's n	Longest Flow Path	Flow Path Gradient	to (min) = 0.14465L / (H ^{0.2} A ^{0.1})	tf = L/v (min)	Time of Concentration - tc	Intensity	Runoff	Wetted Area	Hydraulic Radius	Velocity	Capacity	Runoff / Capacity
			0.25	1	0.95	0.25	1	0.95	(mPD)	(mPD)	(mPD)	(mPD)	(m)	(mm)	(m)	(1 in)		(m)	(m/100m)	(min)	(min)	(min)	(mm/hr)	(l/s)	(m ²)	(m)	(m/s)	(l/s)	(%)
UC 01	CP 01	D + C1	2990	0	1120	2990	0	1120	4.20	4.80	3.913	3.819	0.793	375	28	300	0.014	58.00	0.005	10.462	0.381	10.84	197	99	0.3527	0.1621	1.23	432	23.0%
UC 02	CP 02	C2	0	0	834	0	0	834	4.80	4.80	3.769	3.569	1.043	375	80	400	0.014	71.000	0.010	13.166	1.232	14.40	182	139	0.4465	0.1669	1.08	483	28.9%
UC 03	CP 03	C3	0	0	274	0	0	274	4.80	4.80	3.519	3.484	1.128	375	14	400	0.014	39.000	0.010	8.084	0.215	8.30	212	155	0.4783	0.1681	1.09	520	29.7%
UC 04	CP 04	C4	0	0	790	0	0	790	4.60	4.60	3.434	3.272	1.141	375	65	400	0.014	60.000	0.010	11.187	0.995	12.18	191	195	0.4830	0.1683	1.09	526	37.0%

UC 05	CP 05	C5	0	0	955	0	0	955	4.80	4.80	4.313	4.213	0.400	375	25	250	0.014	61.000	0.010	11.160	0.384	11.54	194	49	0.0927	0.1175	1.08	100	48.7%
UC 06	CP 06	C6	0	0	2205	0	0	2205	4.80	4.80	4.113	3.663	0.950	375	135	300	0.014	105.000	0.010	17.667	1.811	19.48	167	146	0.4115	0.1653	1.24	511	28.5%
UC 07	CP 07	C7	0	0	329	0	0	329	4.80	4.80	3.563	3.546	1.067	375	5	300	0.014	30.000	0.010	6.105	0.067	6.17	228	166	0.4552	0.1672	1.25	570	29.1%
UC 08	CP 04	C8	0	231	889	0	231	889	4.60	4.60	3.446	3.329	1.083	375	35	300	0.014	68.000	0.010	12.243	0.466	12.71	189	222	0.4615	0.1675	1.25	578	38.4%

U/S ID	D/S ID	Catchment No.	Incre. Area (m ²)			Accum. Area (m ²)			U Channel								Rainfall							Manning's Equation					
			unpaved	Roof	paved	unpaved	Roof	paved	U/S Ground Level	D/S Ground Level	U/S I.L.	D/S I.L.	Channel Height	Size	Length	Gradient	Manning's n	Longest Flow Path	Flow Path Gradient	to (min) = 0.14465L / (H ^{0.2} A ^{0.1})	t _f = L/v (min)	Time of Concentration	Intensity	Runoff	Wetted Area	Hydraulic Radius	Velocity	Capacity	Runoff / Capacity
			0.25	1	0.95	0.25	1	0.95	(mPD)	(mPD)	(mPD)	(mPD)	(m)	(mm)	(m)	(1 in)		(m)	(1 in)	(min)	(min)	(min)	(mm/hr)	(l/s)	(m ²)	(m)	(m/s)	(l/s)	(%)
SUP1019846	SCH1028765	A	0	0	4406	0	0	4406	3.10	3.10	-	1.720	1.080	600	35	250	0.014	142.000	0.006	24.424	0.322	24.75	155	180	0.7894	0.2544	1.81	1432	12.6%

Existing 750 U-Channel (Route right)																													
U/S ID	D/S ID	Catchment No.	Incre. Area (m ²)			Accum. Area (m ²)			U Channel								Rainfall							Manning's Equation					
			unpaved	Roof	paved	unpaved	Roof	paved	U/S Ground Level	D/S Ground Level	U/S I.L.	D/S I.L.	Channel Height	Size	Length	Gradient	Manning's n	Longest Flow Path	Flow Path Gradient	to (min) = 0.14465L / (H ^{0.2} A ^{0.1})	t _f = L/v (min)	Time of Concentration	Intensity	Runoff	Wetted Area	Hydraulic Radius	Velocity	Capacity	Runoff / Capacity
			0.25	1	0.95	0.25	1	0.95	(mPD)	(mPD)	(mPD)	(mPD)	(m)	(mm)	(m)	(1 in)		(m)	(1 in)	(min)	(min)	(min)	(mm/hr)	(l/s)	(m ²)	(m)	(m/s)	(l/s)	(%)
SUP1019842	SCH1028766	B+C+D	2990	1232	13915	2990	1232	13915	3.50	3.15	-	1.980	0.795	750	65	250	0.014	125.000	0.004	20.463	0.541	21.00	163	688	0.8171	0.2952	2.00	1637	42.0%
SCH1028766	SCH1028765	B+C+D	0	0	0	0	0	0	3.15	3.10	-	1.720	1.005	750	10	250	0.014	-	-	-	-	21.00	163	688	0.9746	0.3057	2.05	1998	34.4%

50 year	
a	505.500
b	3.290
c	0.355

After Development Pipe Capcity Checking

Table 4 Capacity Check - Pipes After Development

Proposed Pipe Checking

From Catchpit/Manhole	To Catchpit/Manhole	Sub-Catchment	Paved Catchment Area (m²)	Roof Catchment Area (m²)	Unpaved Catchment Area (m²)	t _c (min)	Intensity (mm/hr)	Peak Flow m³/s	Pipe Length (m)	Upstream Invert Level (m PD)	Downstream Invert Level (m PD)	Diameter (mm)	Gradient (1 in)	Total Catchment Area (m²)	Velocity (m/s)	Capacity (m³/s)	Pipe Capacity Check (Flow / Capacity)
CP 04	SMH01	C(1-10)+D	7396	231	2990	19.48	166.7	0.371	6.00	3.222	3.192	750	200.00	10386.00	1.606	0.710	52.2%

Existing 800 Dia. Pipe Checking

From Catchpit/Manhole	To Catchpit/Manhole	Sub-Catchment	Paved Catchment Area (m²)	Roof Catchment Area (m²)	Unpaved Catchment Area (m²)	t _c (min)	Intensity (mm/hr)	Peak Flow m³/s	Pipe Length (m)	Upstream Invert Level (m PD)	Downstream Invert Level (m PD)	Diameter (mm)	Gradient (1 in)	Total Catchment Area (m²)	Velocity (m/s)	Capacity (m³/s)	Pipe Capacity Check (Flow / Capacity)
SMH01	SUP1019842 (750UC)	C(1-12)+D	8271	1232	2990	19.48	166.7	0.455	105.00	3.142	2.700	800	237.74	11261.00	1.536	0.772	59.0%

Existing 750 Dia. Outlet Pipe Checking

From Catchpit/Manhole	To Catchpit/Manhole/Outlet	Sub-Catchment	Paved Catchment Area (m²)	Roof Catchment Area (m²)	Unpaved Catchment Area (m²)	t _c (min)	Intensity (mm/hr)	Peak Flow m³/s	Pipe Length (m)	Upstream Invert Level (m PD)	Downstream Invert Level (m PD)	Diameter (mm)	Gradient (1 in)	Total Catchment Area (m²)	Velocity (m/s)	Capacity (m³/s)	Pipe Capacity Check (Flow / Capacity)
SCH1028765	SNF1009820	A1+B1+C(1-9)+D	18321	1232	2990	26.00	152.4	0.821	9.50	1.720	1.63	750	105.56	21311.00	2.212	0.977	84.0%

Rain Storm Return Period = 50year	
a	505.500
b	3.290
c	0.355
Rainfall Intensity i=a/(t _g +b) ^c	

Parameters:

Roughness K _s (Conc. Pipe) =	3	mm
Kinematic Viscosity (ν) =	1.14E-06	m²/s
Paved Area Runoff Coefficient =	0.95	
Unpaved Area Runoff Coefficient =	0.25	
Roof Area Runoff Coefficient =	1.00	
(Refer to Fluid Mechanics)		

$$\bar{V} = -\sqrt{32gRS_f} \log \left[\frac{k_s}{14.8R} + \frac{1.255\nu}{R\sqrt{32gRS_f}} \right]$$

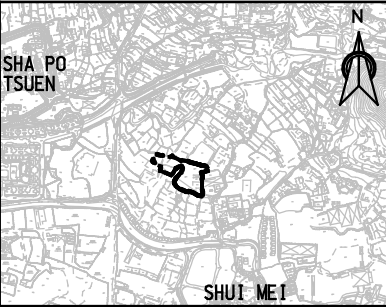
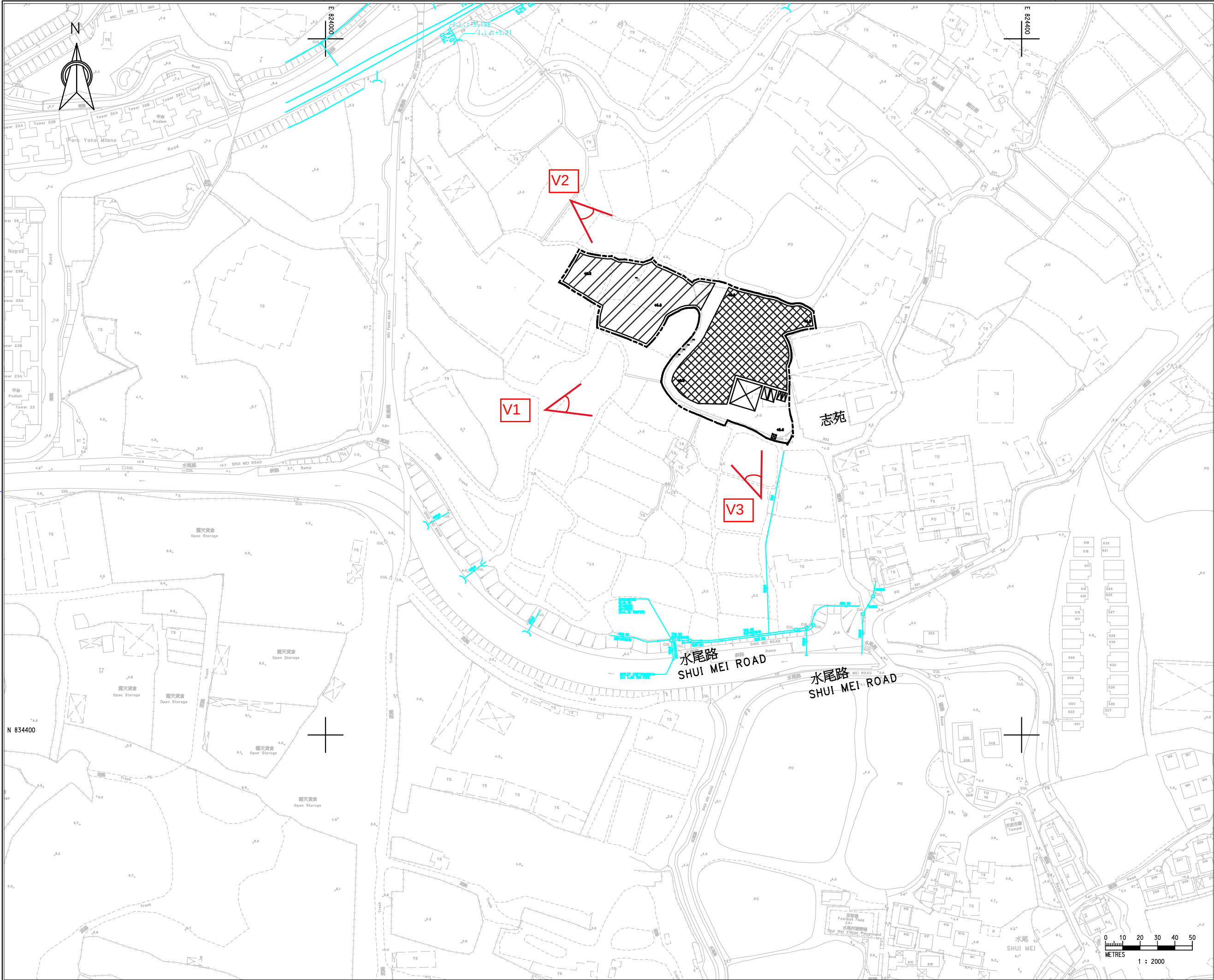
Where:

- ν =Kinematic viscosity (kg/ms)
- R =Hydraulic Diameter (m)
- Ks =Surface Roughness (m)
- V =Kinematic viscosity (kg/ms)
- Sf =Slope of Hydraulic Gradient
- g =Gravity (m/s2)



Appendix C

Site Photos



KEY PLAN

SCALE 1:20000

- NOTES :**
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 2. ALL LEVELS ARE IN MPD METRE ABOVE HONG KONG PRINCIPAL DATUM.
- LEGEND :**
- APPLICATION SITE
 - EXISTING U-CHANNEL
 - EXISTING PIPE
 - EXISTING MANHOLE
 - EXISTING CATCHPIT
 - ▽ INGRESS / EGRESS
 - ▨ PRIVATE CARS AND LIGHT GOODS VEHICLES
 - ▩ CONSTRUCTION MATERIALS
 - ▧ SITE OFFICE
 - ▤ PARKING SPACE (PRIVATE CAR)
 - ▥ L/LUL SPACE
 - ⊙ T04 EXISTING TREE

Rev.	Description of Revision	Date	Ckd.

Client

UNITED CROWN HOLDINGS LIMITED

Consultants

MANNINGS
(Asia) Consultants Limited

Scale 1n A3 AS SHOWN		Date OCT 2025
Designed CC	Drawn KAM	Checked BLE
Design Team Leader SC		Date OCT 2025
Approved KTC		Date OCT 2025

Project

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLES AND CONSTRUCTION MATERIALS WITH ANCILLARY OFFICE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

Title

SITE PHOTO PLAN

Drawing No. V1094/ 207	Stage P	Rev. -
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Proposed Temporary Open Storage of Vehicles and Construction Materials with Ancillary Office and Associated Filling of Land for A Period of 3 Years, Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin Yuen Long, New Territories

Photo Top View



Photo V1



Proposed Temporary Open Storage of Vehicles and Construction Materials with Ancillary Office and Associated Filling of Land for A Period of 3 Years, Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Kam Tin Yuen Long, New Territories

Photo V2



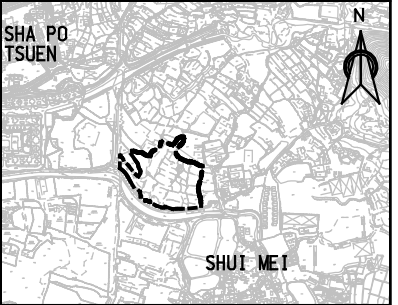
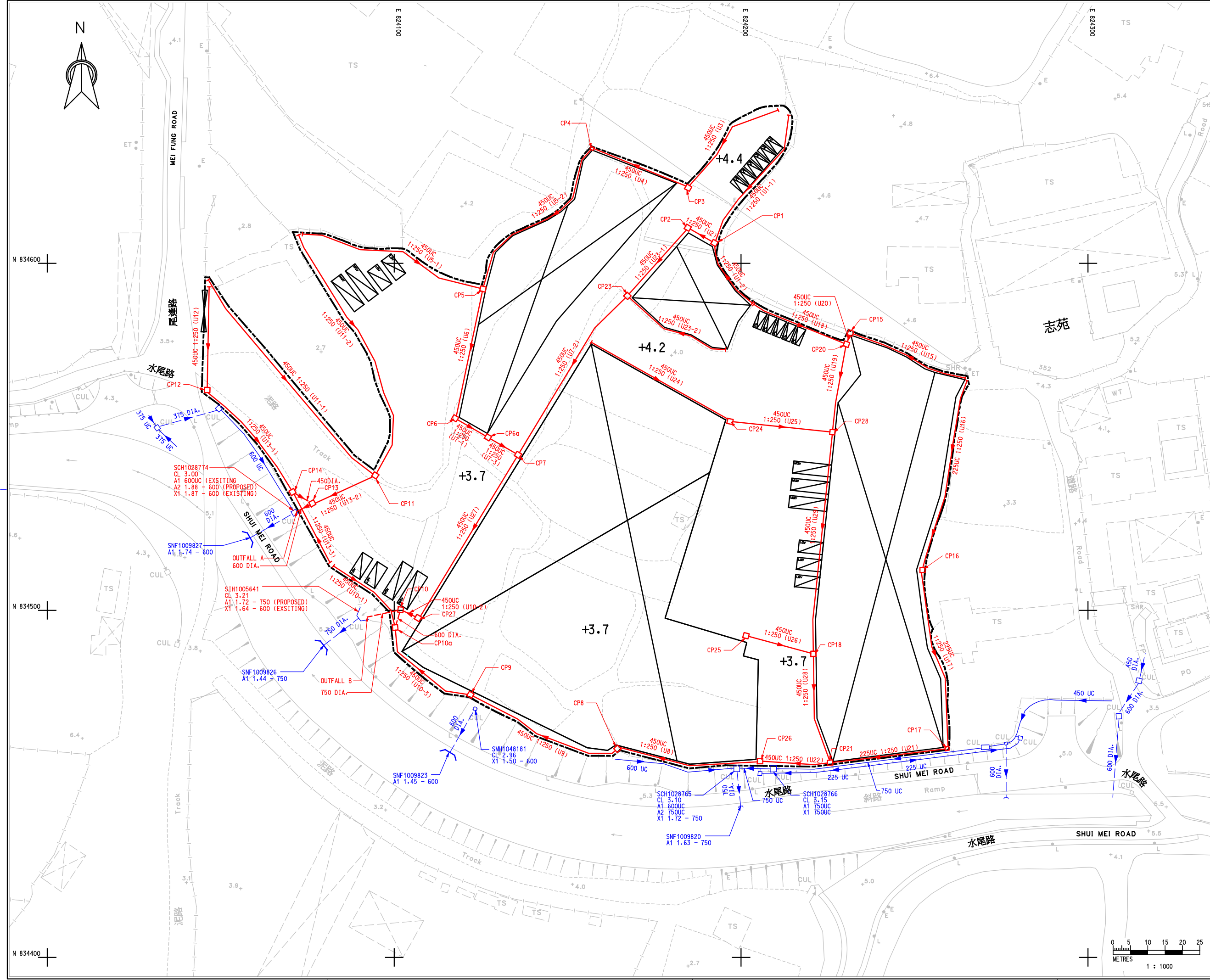
Photo V3





Appendix D

Layout Plans of Future Development for Adjacent Area



KEY PLAN
SCALE 1:20000

- NOTES :
- 1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 - 2. ALL LEVELS ARE IN mPD METRE ABOVE HONG KONG PRINCIPAL DATUM.

- LEGEND :
- APPLICATION SITE
 - STRUCTURE
 - PARKING SPACE (PC)
 - LOADING / UNLOADING SPACE (LGV)
 - LOADING / UNLOADING SPACE (MGV)
 - INGRESS / EGRESS
 - PROPOSED SITE LEVEL
 - EXISTING U-CHANNEL
 - EXISTING PIPE
 - EXISTING MANHOLE
 - EXISTING CATCHPIT
 - PROPOSED U-CHANNEL
 - PROPOSED PIPE
 - PROPOSED MANHOLE
 - PROPOSED CATCHPIT

Rev.	Description of Revision	Date	Ckd.

Client
EXCEL LINK DEVELOPMENT LIMITED

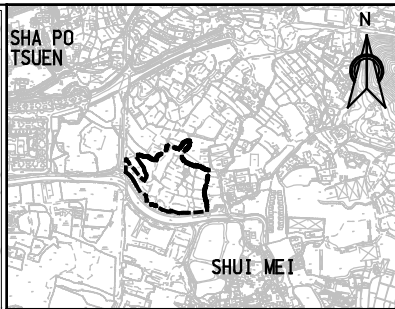
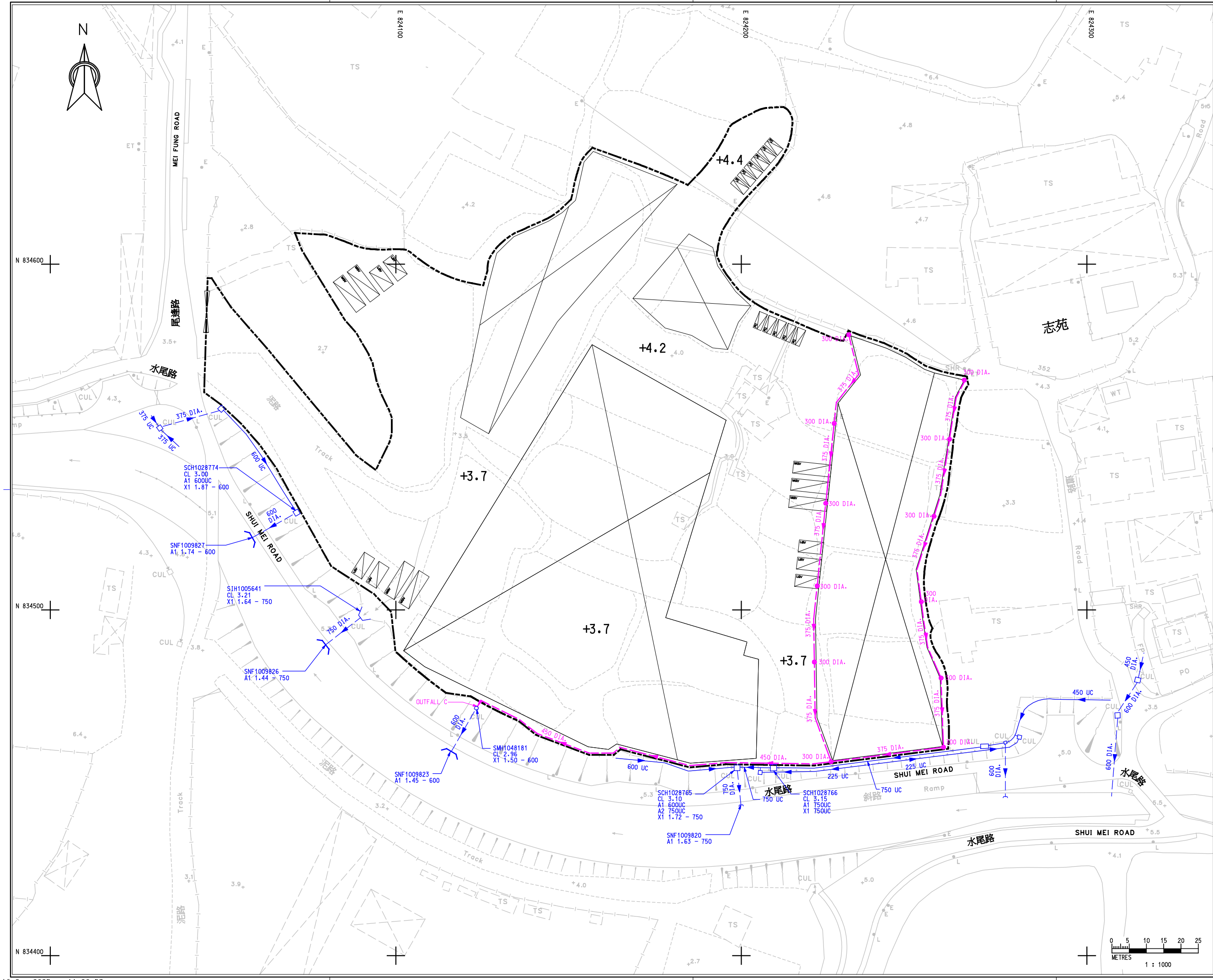
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MANNINGS (Asia) Consultants Limited

Scale In A3 AS SHOWN	Date AUG 2025
Designed EM	Drawn KAM
Design Team Leader SC	Checked BLE
Approved KTC	Date AUG 2025

Project
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS, VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

Title
DRAINAGE LAYOUT PLAN

Drawing No. W1010/113	Stage P	Rev. -
---------------------------------	-------------------	------------------



KEY PLAN

SCALE 1:20000

- NOTES :**
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 2. ALL LEVELS ARE IN mPD METRE ABOVE HONG KONG PRINCIPAL DATUM.

- LEGEND :**
- APPLICATION SITE
 - ▢ STRUCTURE
 - ▢ PARKING SPACE (PC)
 - ▢ LOADING / UNLOADING SPACE (LGV)
 - ▢ LOADING / UNLOADING SPACE (MGV)
 - ▢ INGRESS / EGRESS
 - +3.7 PROPOSED SITE LEVEL
 - PROPOSED DOWNPIPE
 - PROPOSED ELEVATED PIPE
 - EXISTING U-CHANNEL
 - EXISTING PIPE
 - EXISTING MANHOLE
 - EXISTING CATCHPIT

Rev.	Description of Revision	Date	Ckd.

Client
EXCEL LINK DEVELOPMENT LIMITED

Consultants
MANNINGS (Asia) Consultants Limited

Scale In A3 AS SHOWN		Date AUG 2025
Designed EM	Drawn KAM	Checked BLE
Design Team Leader SC		Date AUG 2025
Approved KTC		Date AUG 2025

Project
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS, VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

Title
DRAINAGE LAYOUT PLAN - STRUCTURE ROOFING

Drawing No. W1010/114	Stage P	Rev. -
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Attachment 3

Tree Survey Report

**Tree Survey Report
of
LOTS 1512, 1513, 1514, 1515, 1516 AND
1532 IN D.D. 107 AND ADJOINING
GOVERNMENT LAND, FUNG KAT HEUNG,
YUEN LONG, NEW TERRITORIES**

Prepared by:

**Wong Wai Chun
AA- Technician Member**

A handwritten signature in black ink, appearing to read 'Wai Chun' with a stylized flourish at the end.

Report Date: 13rd October 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 LOTS 1512, 1513, 1514, 1515, 1516 AND 1532 IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES.

2) DATE OF INSPECTION

The inspections were conducted on 13rd October 2025.

3) SITE ADDRESS AND LOCATIONS OF TREES

The inspected trees were located at the designated working area at LOTS 1512, 1513, 1514, 1515, 1516 AND 1532 IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, 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 5 trees observed at the designated working area at LOTS 1512, 1513, 1514, 1515, 1516 AND 1532 IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES. No Old and Valuable Tree (OVT) or rare tree species could be found. No tree failure was observed.

Most trees were found serve leaning. It is believed that the recent tilt was caused by a previous typhoon.

Appendix A

Tree survey schedule

Location: LOTS 1512, 1513, 1514, 1515, 1516 AND 1532 IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

Date: 13-Oct-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	<i>Ficus benjamina</i> L.	垂葉榕	3	148	2	F	P	L	Crossed with other tree	
T02	<i>Ficus benjamina</i> L.	垂葉榕	3	150	2	F	P	L	Leaning 30, Crossed with other trees	
T03	<i>Ficus benjamina</i> L.	垂葉榕	3	140	2	F	P	L	Leaning 45, Crossed with other trees	
T04	<i>Ficus benjamina</i> L.	垂葉榕	3	142	2	F	P	L	Leaning 60, Crossed with other trees	
T05	<i>Roystonea regia</i> (Kunth) O.F. Cook)	王棕	6	261	3	F	F	M	Crossed with other tree, Restricted root	

Appendix B

Photographic record of trees



T1 (1)



T1 (2)



T1 (3)



T2 (1)



T2 (2)



T2 (3)

Photographic record of trees



T3 (1)



T3 (2)



T3 (3)



T4 (1)



T4 (2)



T4 (3)

Photographic record of trees



T5 (1)



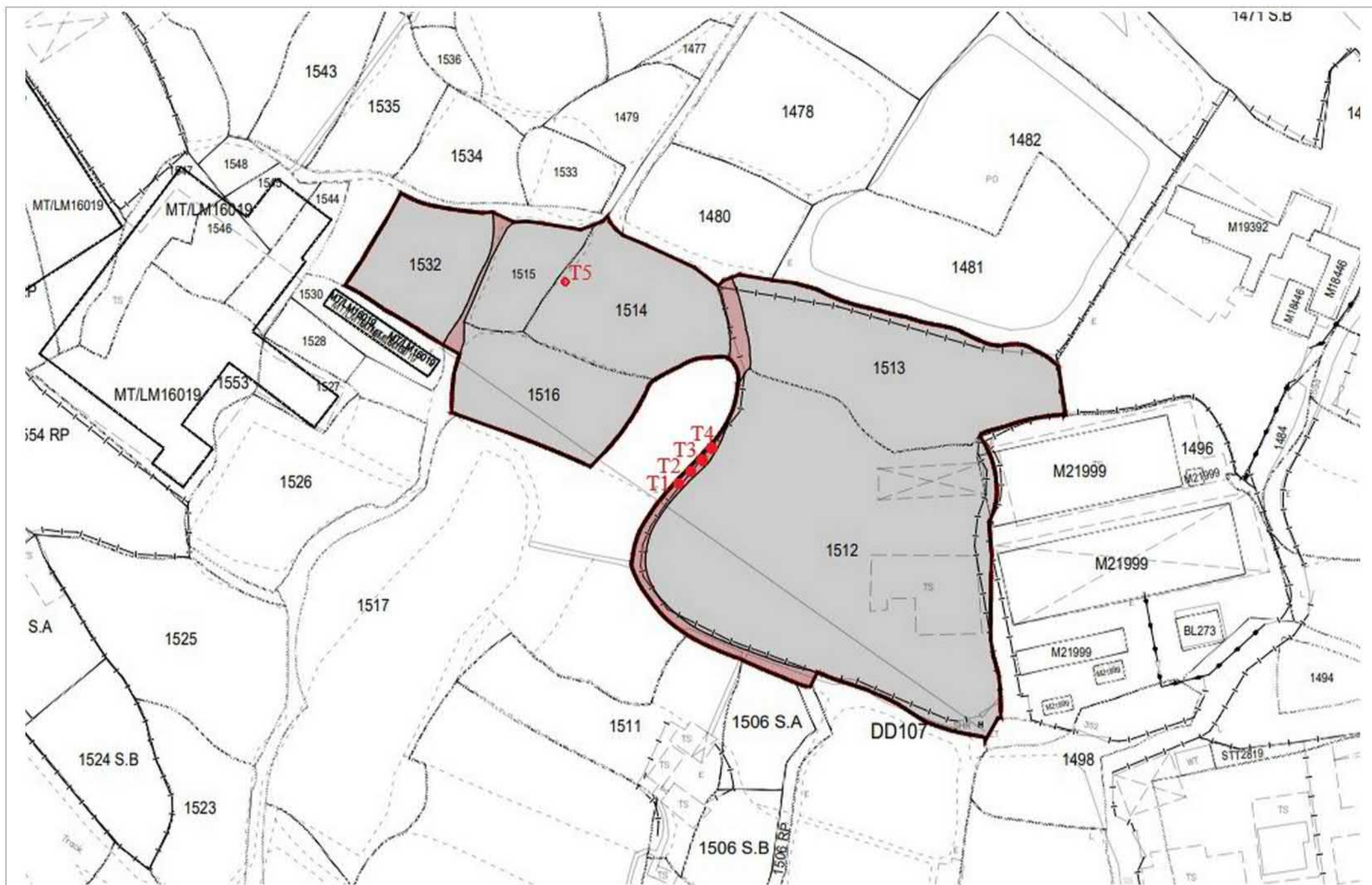
T5 (2)



T5 (3)

Appendix C

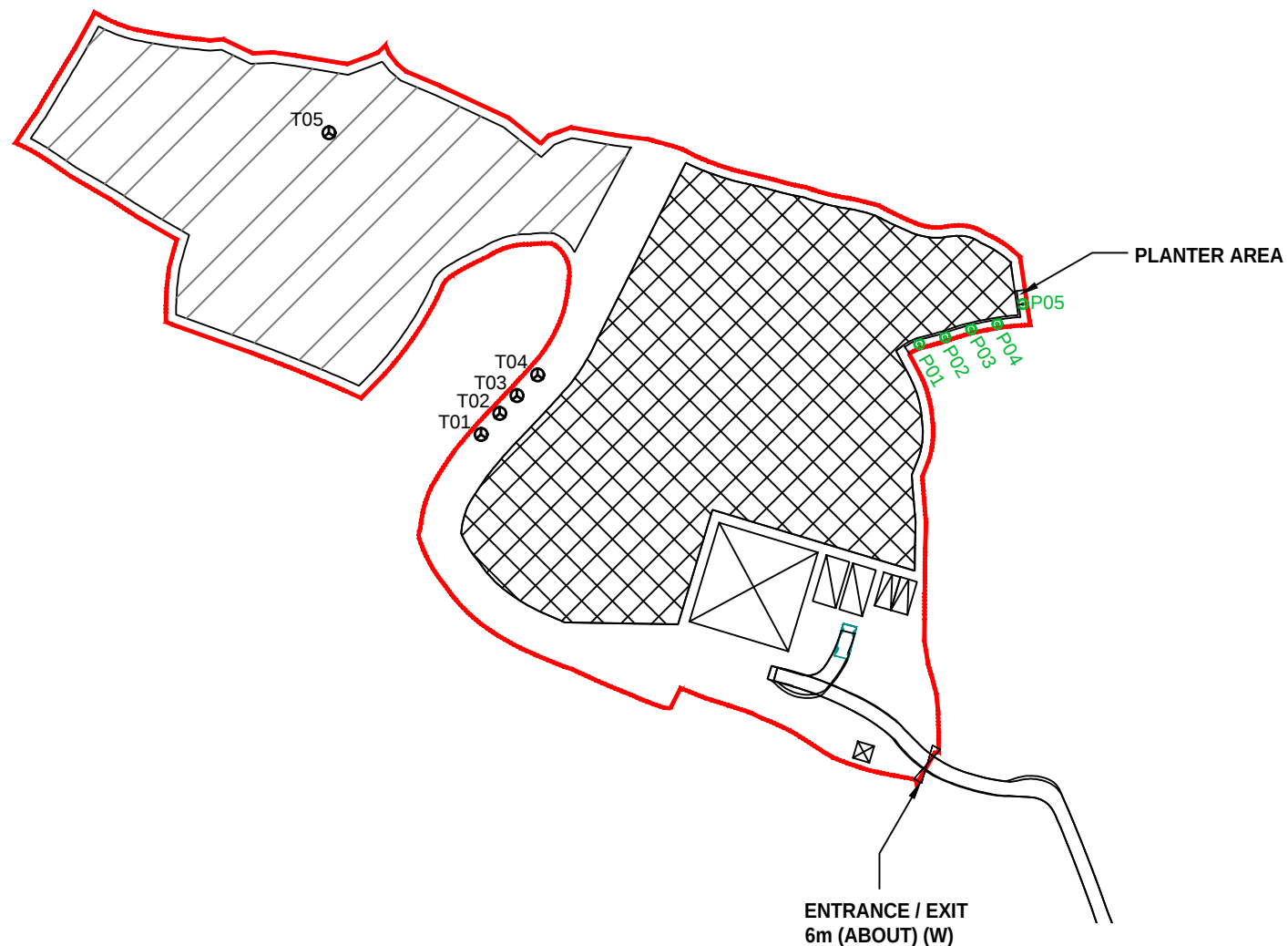
Map



Attachment 4

Landscape Proposal

APPLICATION SITE AREA	: 7,627 m ² (ABOUT)
NO. OF EXISTING TREES	: 5 (T01 TO T05)
SPECIES OF EXISTING TREES	: <i>FICUS BENJAMINA</i> (T01 TO T04)
NO. OF TREES TO BE FELLED	: 5 (T01 TO T05)
NO. OF NEW TREES TO BE PLANTED	: 5 (P01 TO P05)
SPECIES OF NEW TREES	: <i>FICUS BENJAMINA</i>
HEIGHT OF NEW TREES	: NOT LESS THAN 2.75M
SPACING OF NEW TREES	: NOT LESS THAN 4M
DIMENSION OF PLANTING AREA	: 22.3M (L) X 1.8M (W) X 1.2M (D)



NOTES:

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



LEGEND



APPLICATION SITE



PRIVATE CARS AND LIGHT GOODS VEHICLES



CONSTRUCTION MATERIALS



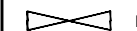
STRUCTURE



PARKING SPACE
(Private Car)
2.5 m (W) X 5 m (L)



(Light Goods Vehicles)
3.5 m (W) X 7 m (L)



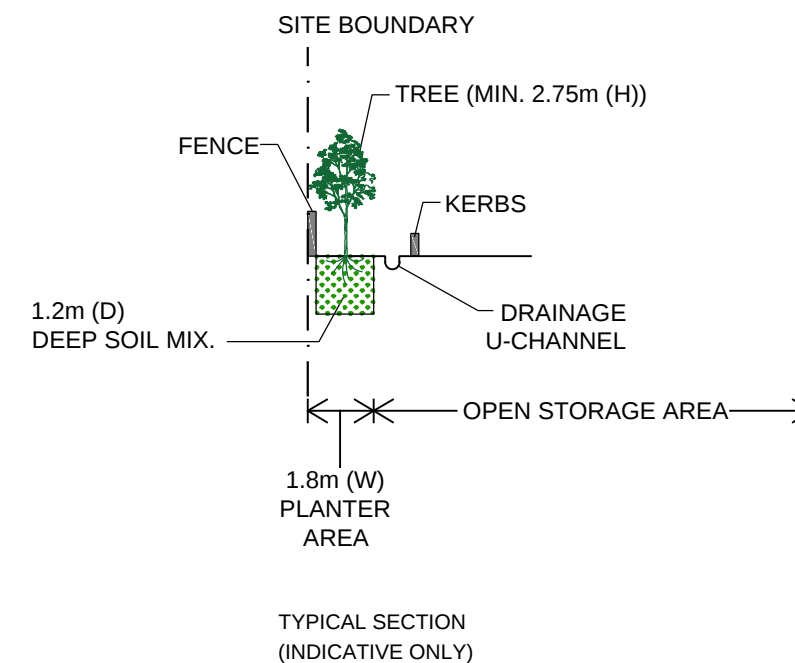
ENTRANCE / EXIT



EXISTING TREE



PROPOSED NEW TREES



-	LAYOUT PLAN	15 OCT 2025

REVISION		
	name	
drawn	CY	DATE 20 AUG 2025
checked	-	DATE
approved	-	DATE

contract no. -

project no.	DD107
-------------	-------

TITLE :
PROPOSED TEMPORARY OPEN STORAGE OF
VEHICLES AND CONSTRUCTION MATERIALS WITH
ANCILLARY OFFICE AND ASSOCIATED FILLING OF
LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION :
LOTS 1512, 1513 S.A, 1513 S.B, 1513 RP, 1514 S.A,
1514 S.B, 1514 RP, 1515, 1516 AND 1632 IN D.D.
107 AND ADJOINING GOVERNMENT LAND, FUNG
KAT HEUNG, YUEN LONG, NEW TERRITORIES

drawing title.

LANDSCAPE PROPOSAL

drawing no.	rev.	scale
	-	N.T.S.

Attachment 5

Replacement Pages of Application Form

Proposed operating hours 擬議營運時間 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays (excluding Sundays 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))Local track leading from Shui Mei Road..... ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐	
	No 否		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☐ Please provide details 請提供詳情 	
	No 否	☒	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	☒ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 7,600 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 ... Not more than 0.8 ... m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 	
	No 否	☐	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐	No 不會 ☒
	On traffic 對交通	Yes 會 ☐	No 不會 ☒
	On water supply 對供水	Yes 會 ☐	No 不會 ☒
	On drainage 對排水	Yes 會 ☐	No 不會 ☒
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒
	Tree Felling 砍伐樹木	Yes 會 ☒	No 不會 ☐
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒

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

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

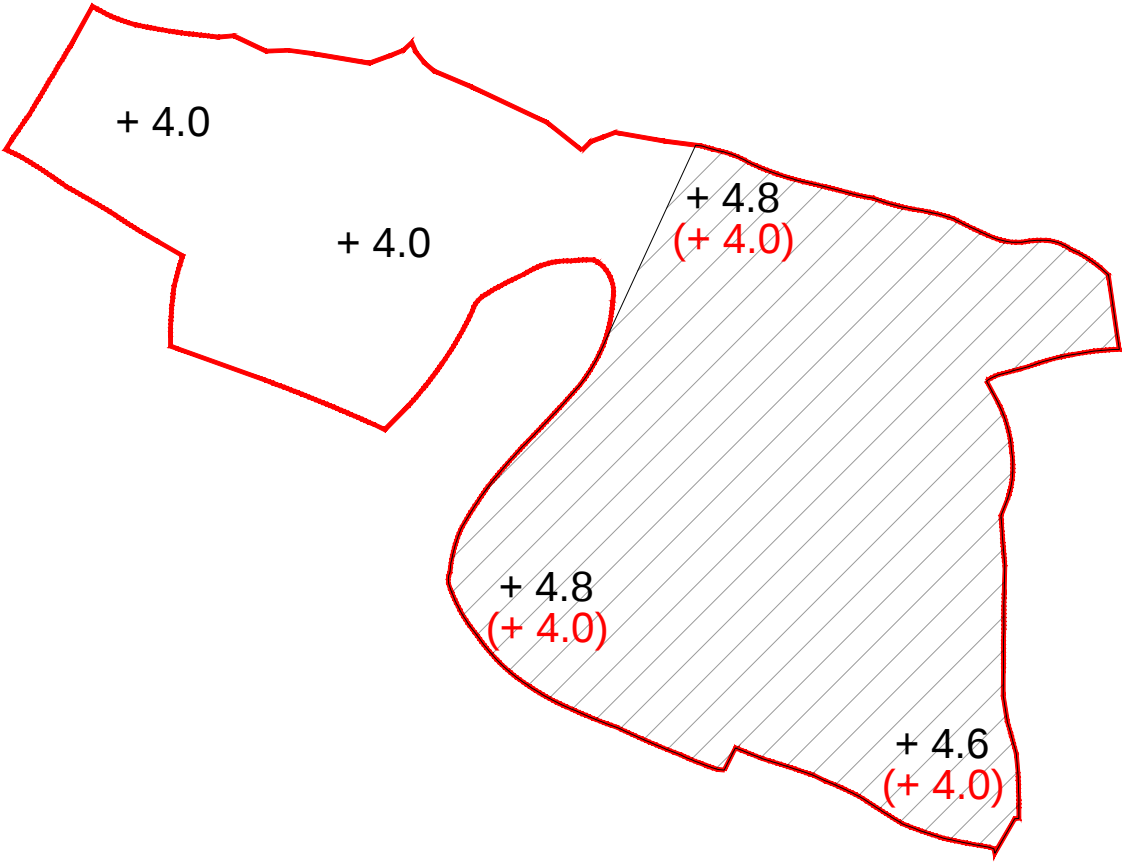
Attachment 6

Revised Filling of Land Plan

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 7,627 m² (ABOUT)
EXISTING SITE SURFACE : SOILED GROUND AND CONCRETE
EXISTING SITE LEVELS : +4.0 mPD TO +4.8 mPD
EXISTING HARD-PAVED SURFACE AREA : 4,940 m² (ABOUT)

SITE LEVELS ARE FOR INSICATIVE PURPOSE ONLY

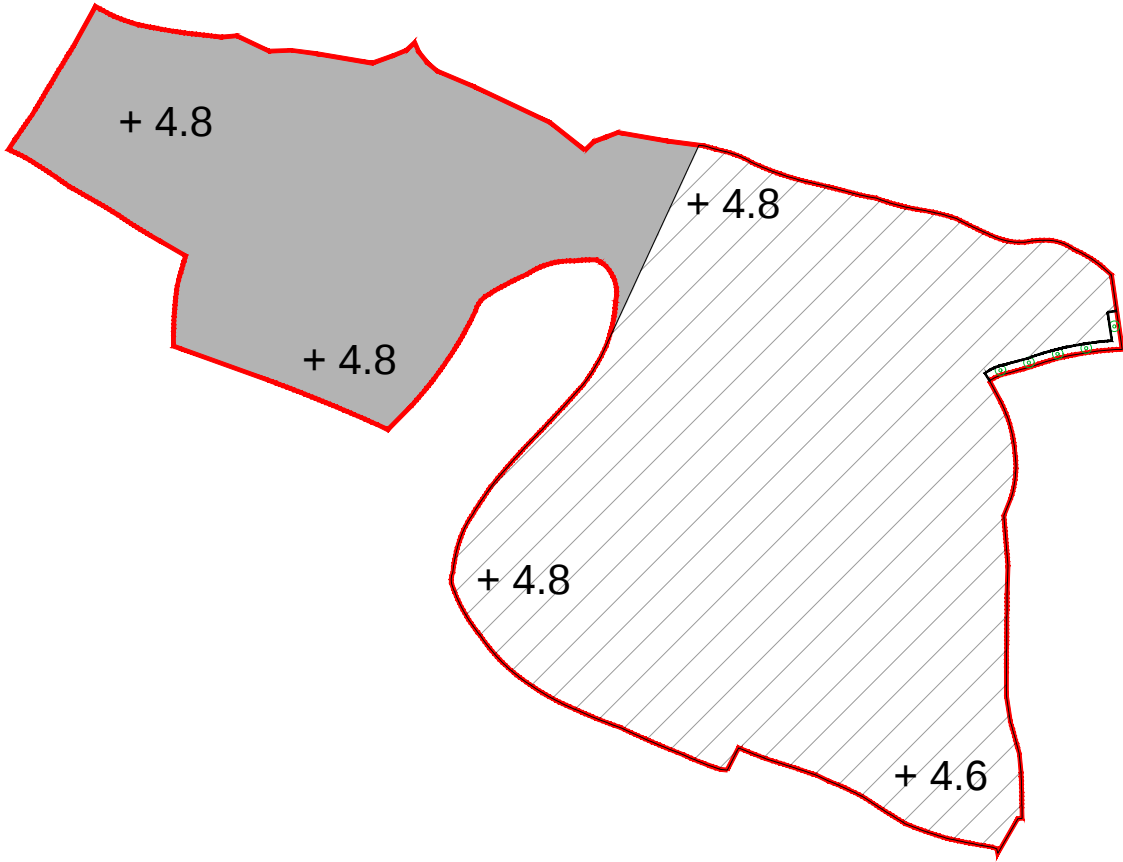


EXISTING SITE LEVEL
THE APPLICATION SITE

(INDICATION ONLY)

PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : 7,627 m² (ABOUT)
PROPOSED PLANTER AREA : 27 m² (ABOUT)
TOTAL HARD-PAVED AREA : 7,600 m² (ABOUT)
EXISTING HARD-PAVED SURFACE AREA : 4,913 m² (ABOUT)
PROPOSED FILLING OF LAND AREA : 2,687 m² (ABOUT)
PROPOSED LAND FILLING DEPTH : NOT MORE THAN 0.8 m
PROPOSED SITE LEVELS : +4.0 mPD TO +4.8 mPD
MATERIAL OF FILLING FOR SITE FORMATION : SOIL WITH CONCRETE AND ASPHALT

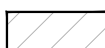
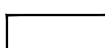


PROPOSED SITE LEVEL
THE APPLICATION SITE



- ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
- DO NOT SCALE DRAWING

LEGEND

-  APPLICATION SITE
-  PROPOSED FILLING OF LAND AREA
-  HARD PAVING
-  PROPOSED PLANTER AREA
- +00.0 PROPOSED SITE LEVEL
- +00.0 ORIGINAL SITE LEVEL
-  PROPOSED NEW TREES

A	REVISED	15 OCT 2025
-	LAYOUT PLAN	20 AUG 2025
REVISION		
drawn	CY	DATE 20 AUG 2025
checked	-	DATE -
approved	-	DATE -
contract no. -		
project no. DD107		
TITLE : PROPOSED TEMPORARY OPEN STORAGE OF VEHICLES AND CONSTRUCTION MATERIALS WITH ANCILLARY OFFICE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS		
SITE LOCATION : LOTS 1512, 1513 S.A, 1513 S.B, 1513 RP, 1514 S.A, 1514 S.B, 1514 RP, 1515, 1516 AND 1632 IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES		
drawing title. FILLING OF LAND PLAN		
drawing no. PLAN 4	rev. -	scale N.T.S.