

Appendix I
Drainage Proposal

Note:

- 1. Catchpit (CP8) with desilting facility shall follow CEDD standard drawing No. C24061.
- 2. Proposed Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
- 3. The inverted level of the connection point shall be verified on site prior the commencement of work

Proposed 525mm
dia. downpipe

Proposed 525mm
dia. underground pipe

Proposed 525mm
dia. downpipe

Legend:

- Proposed UC (Gradient) with cast iron cover
- ⇌ Existing Drain
- Proposed Catchpit

Company:

Project:

Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(AYL-KTN/1031)
(Drainage Proposal)

Title:

Drainage layout

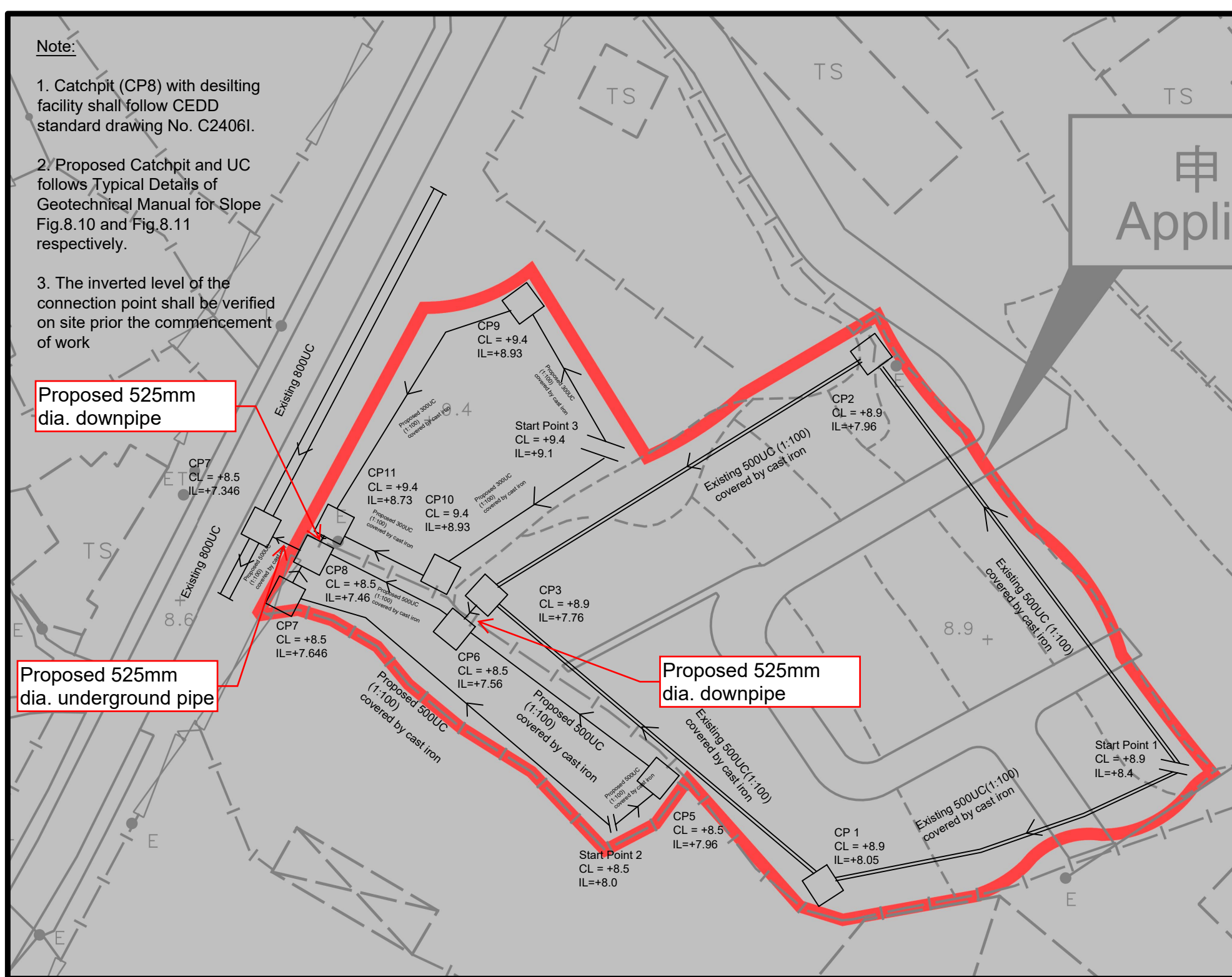
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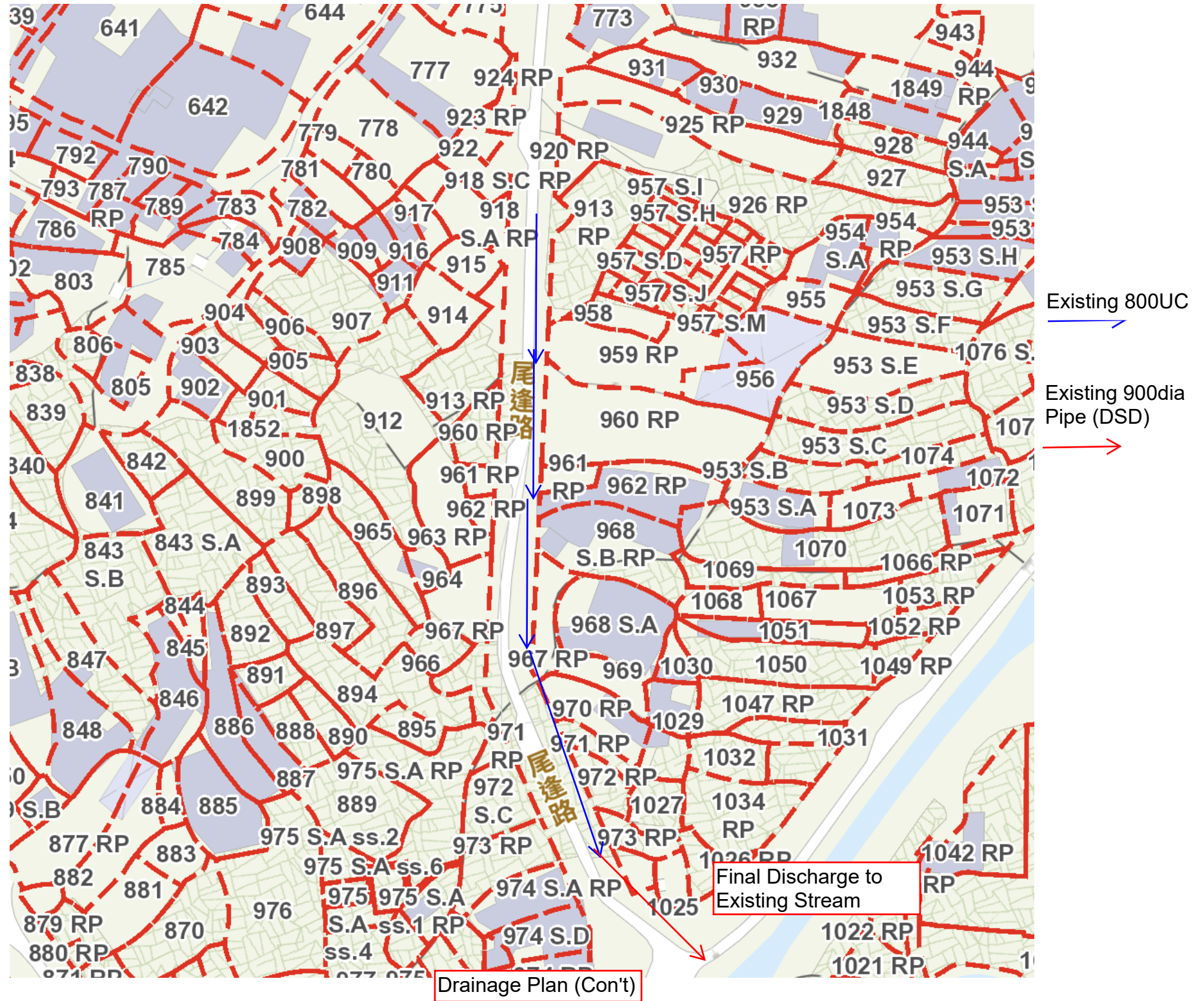
Fig.1

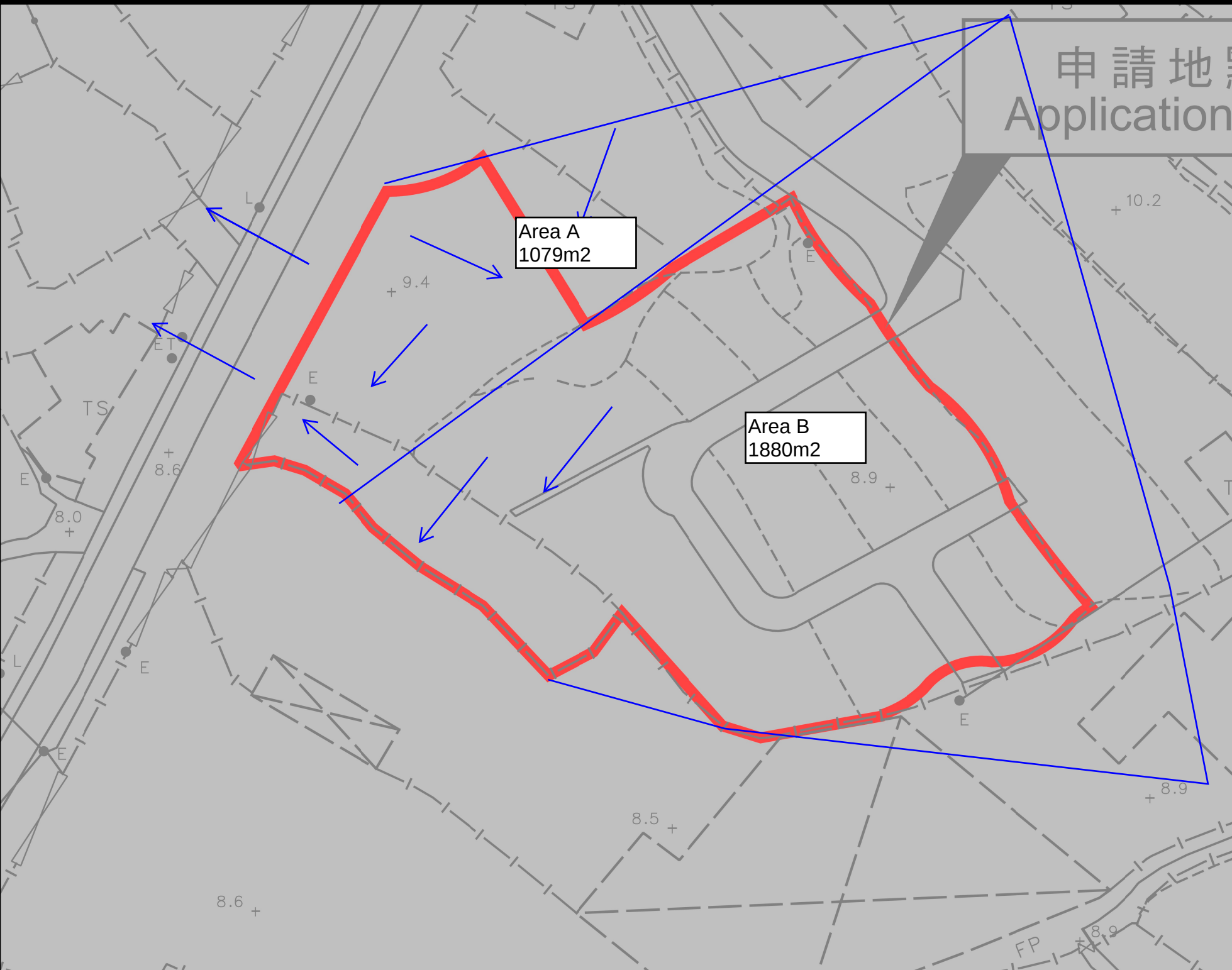
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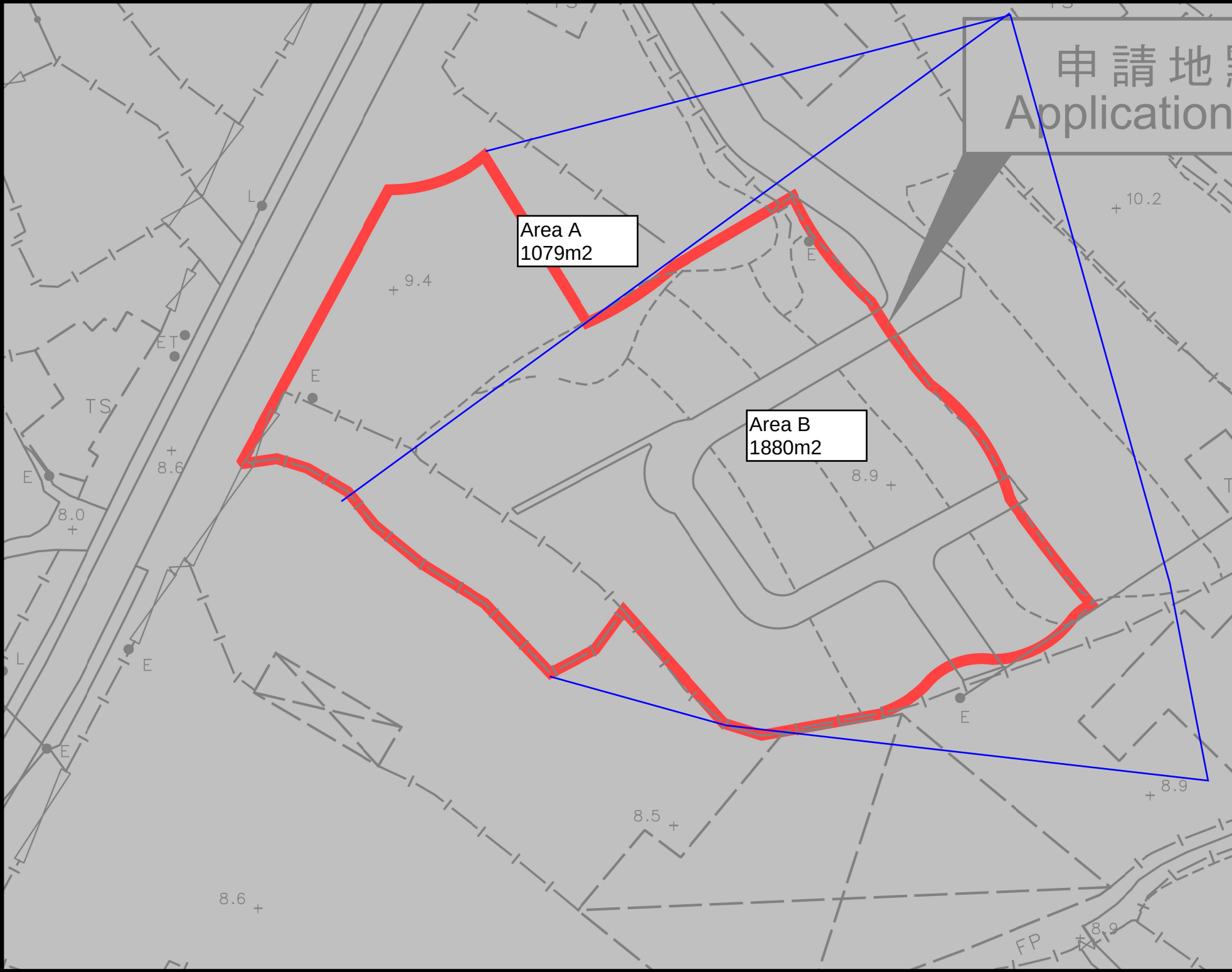
8 May 2025







Legend:  Proposed UC (Gradient) with cast iron cover  Existing Drain  Proposed Catchpit	
Company:	
Project: Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (AYL-KTN/1031) (Drainage Proposal)	
Title: Catchment Zone	
Dwg No: Fig.2	File:
Date: 8 May 2025	



Legend: → Proposed UC (Gradient) with cast iron cover ⇒ Existing Drain □ Proposed Catchpit	
Company:	
Project: Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (AYL-KTN/1031) (Drainage Proposal)	
Title: Catchment Area	
Dwg No: Fig.3	File:
Date: 8 May 2025	

Assume return Period T =50 Years

According to SDM Corrigendum No.1 /2024

a = 505.5, b = 3.29 , c = 0.355

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

Duration in minutes is taken as 6 mins

According to SDM Corrigendum No.1 /2022 , rainfall increase = 16%

$$i = \frac{(505.5)}{(6+3.29)^{0.355}} (1+16\%) = 229 \times (1+16\%) = 266 \text{ mm/hr}$$

i = 266 mm/hr is taken

Catchment Area =2959m² (Area A and B)

Surface runoff coefficient C = 0.95 (Area A and B)

Qp= 0.278CiA

$$= 0.278 (0.95) (266) (2959 \times 10^{-6})$$

$$= 0.2078 \text{ m}^3/\text{s} = 12472 \text{ litre /min}$$

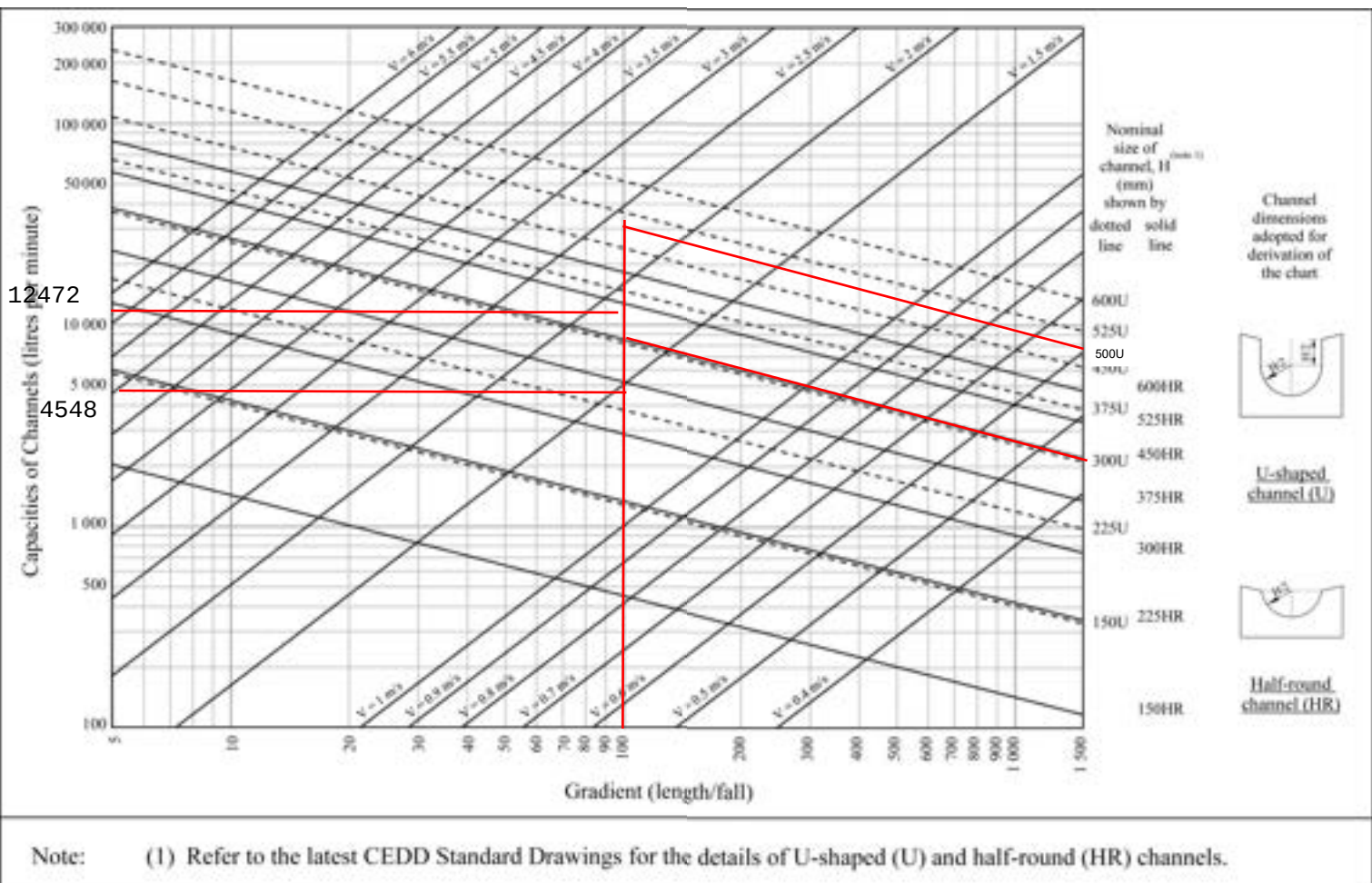
Catchment Area = 1079m² (Area A)

Surface runoff coefficient C=0.95

$$\begin{aligned} Q_p &= 0.278CiA = 0.278 (0.95) (266) (1079 \times 10^{-6}) \\ &= 0.0758 \text{ m}^3/\text{s} = 4548.04 \text{ litre /min} \end{aligned}$$

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1 | Revision: - | Date: 05.06.2014 | Page: 3 of 3



All flow velocity of proposed UC is within 0.75m/s to 3.0m/s

Check Proposed 525mm ϕ concrete pipe by Colebrook - white Equation.

$$V = -\sqrt{8gDs} \log \left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{2gDs}} \right)$$

$$g = 9.81\text{m/s}^2$$

$$D = 0.525\text{m}$$

$$Ks = 0.00015\text{m (Table 5, from DSD Sewage Manual, concrete pipe)}$$

$$v = 1.14 \times 10^{-6} \text{ m}^2/\text{s}$$

$$S = 0.015$$

$$\text{Cross-Section Area} = \frac{\pi (0.525)^2}{4} = 0.2164 \text{ m}^2$$

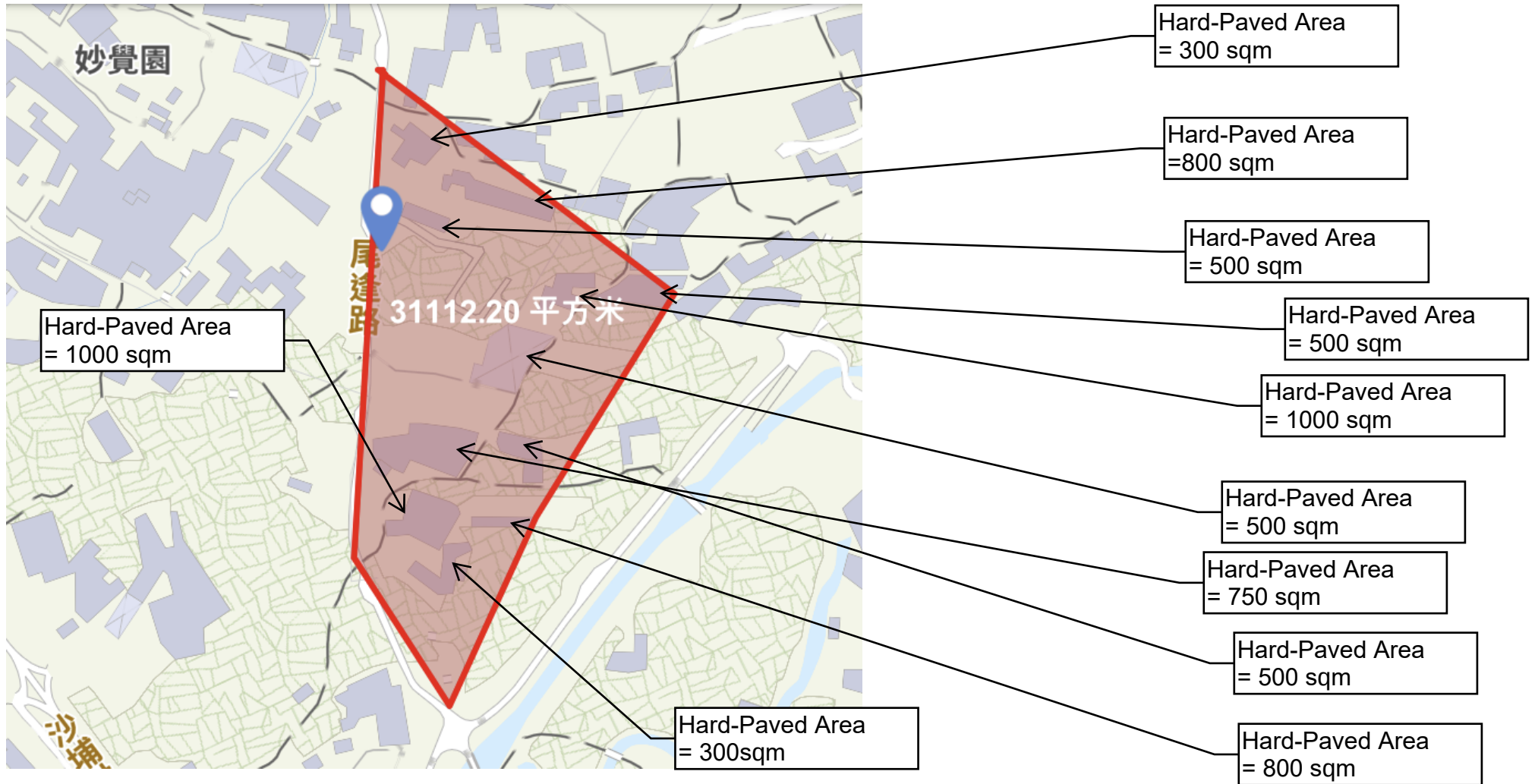
Therefore, design velocity of pipe capacity = 3.18m/s

> velocity from catchment area

$$= \frac{0.2078}{0.2164} = 0.9603\text{m/s} \quad \text{O K!}$$

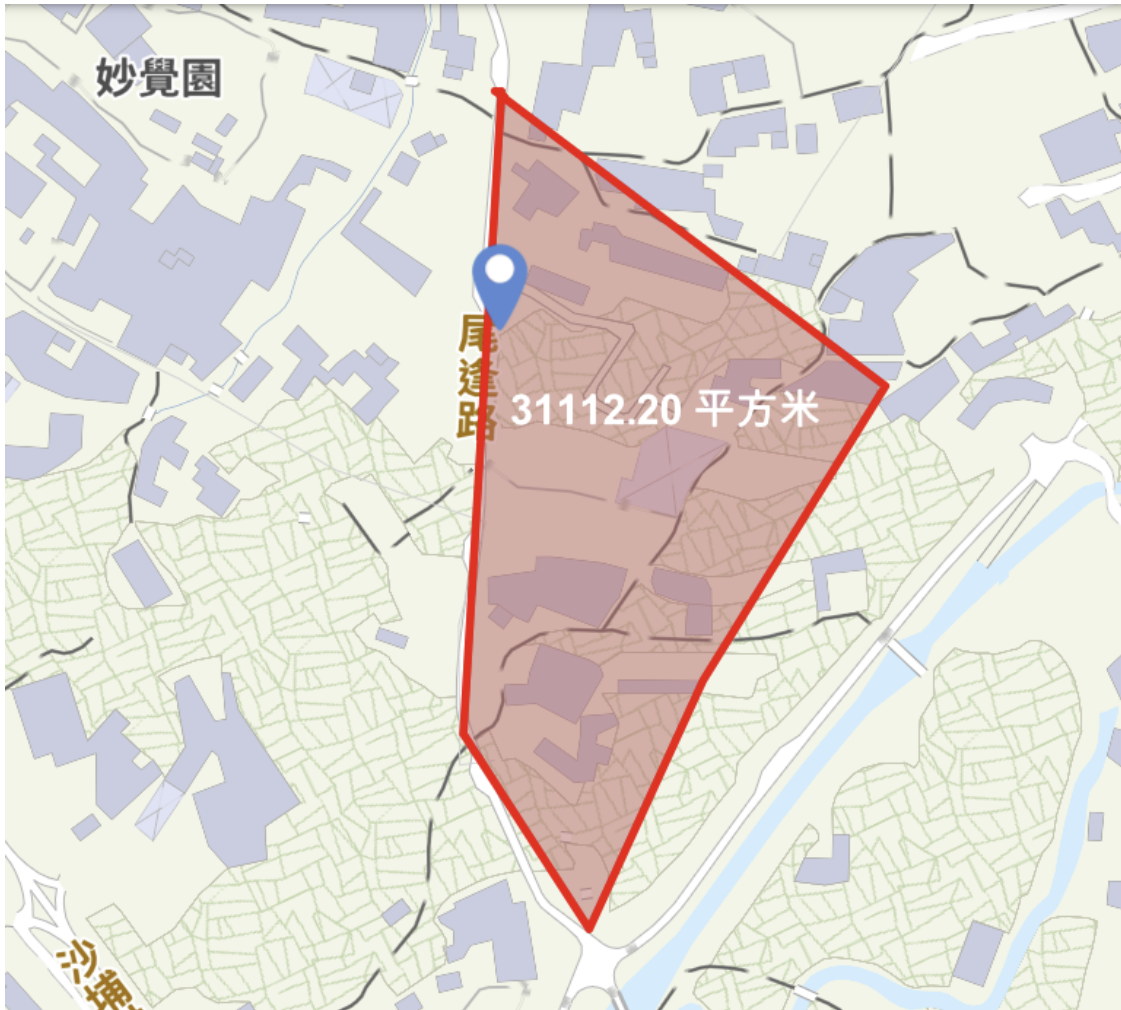
Flow velocity of proposed 525mm dia pipe is within 0.75m/s to 3.0m/s

For checking existing 800UC (Pavement R atio)



All hard-pave area is 7500 sqm which is occupied one-third of catchment area`

For checking existing 800UC



Ratio of hard-paved and soil-paved = 1:3
Catchment Area = 31113m²

Coefficient of runoff
= $[0.95(1)+0.25(3)] / (1+3)$
=0.43

$Q = 0.278 C i A$
= $0.278(0.43)(265)(31113 \times 10^{-6})$
= $0.9856 \text{ m}^3/\text{s}$
= 59136 lit/min

As a result, proposed 800UC is suitable for connection between site and existing drainage facility

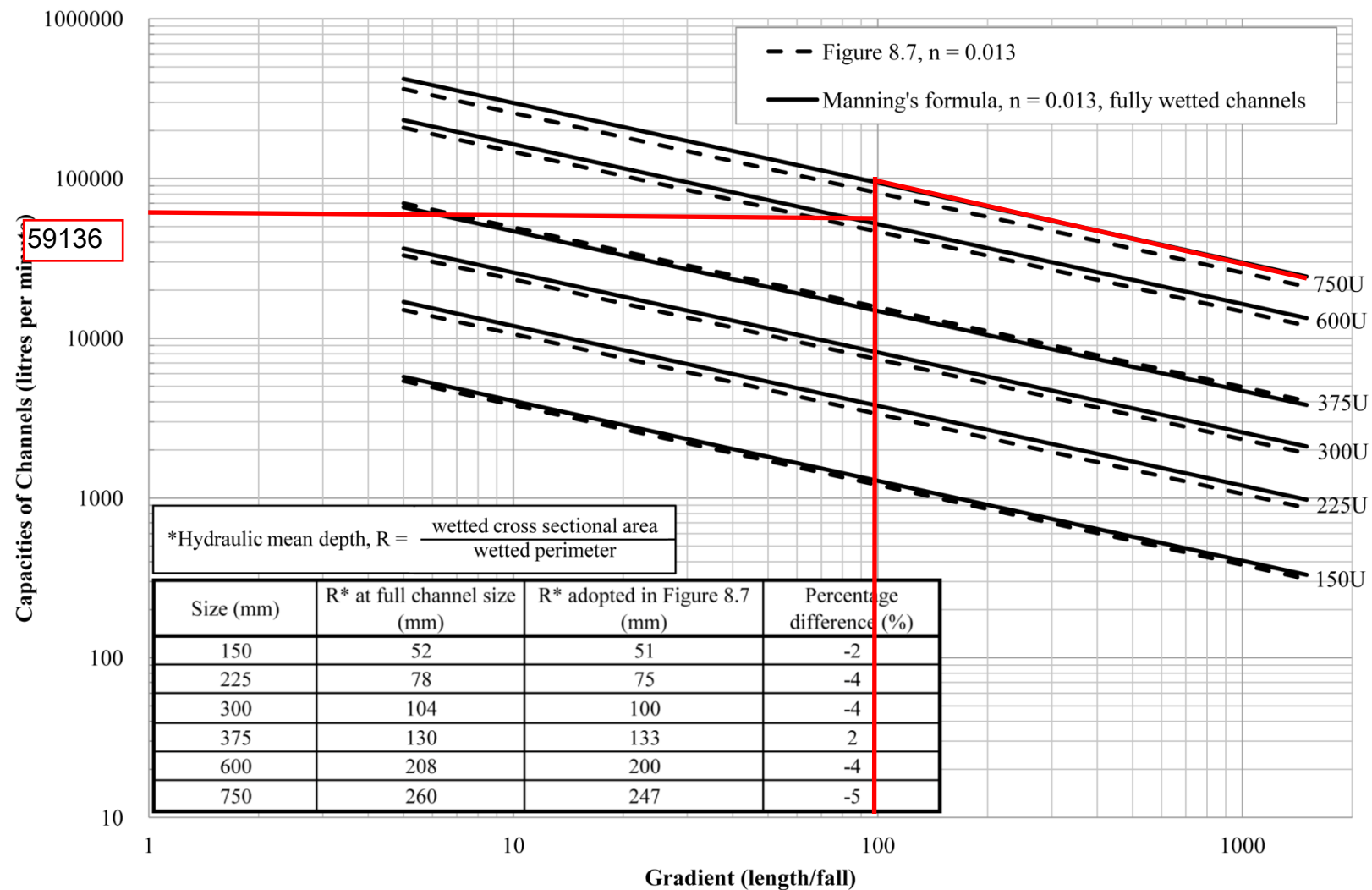
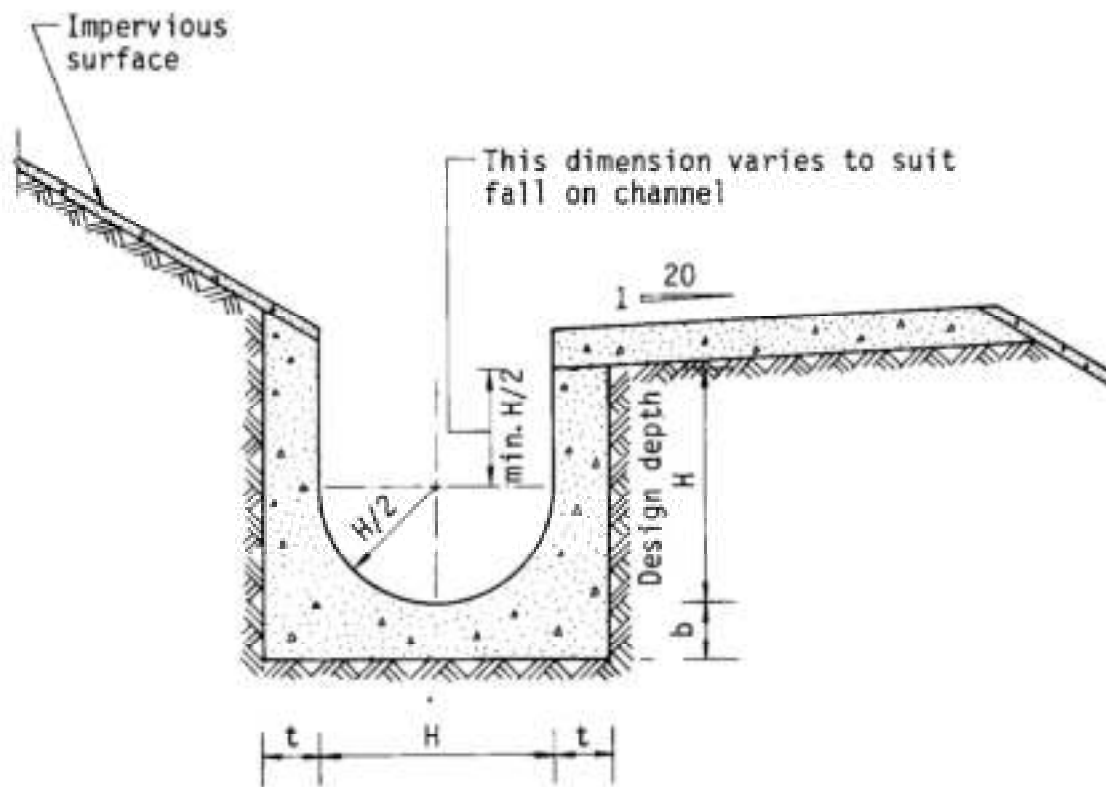


Figure 5.1 Comparison between the Re-calculated Design Curves and the Original Design Curves in Figure 8.7 of GCO (1984) for U-shaped Channels



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

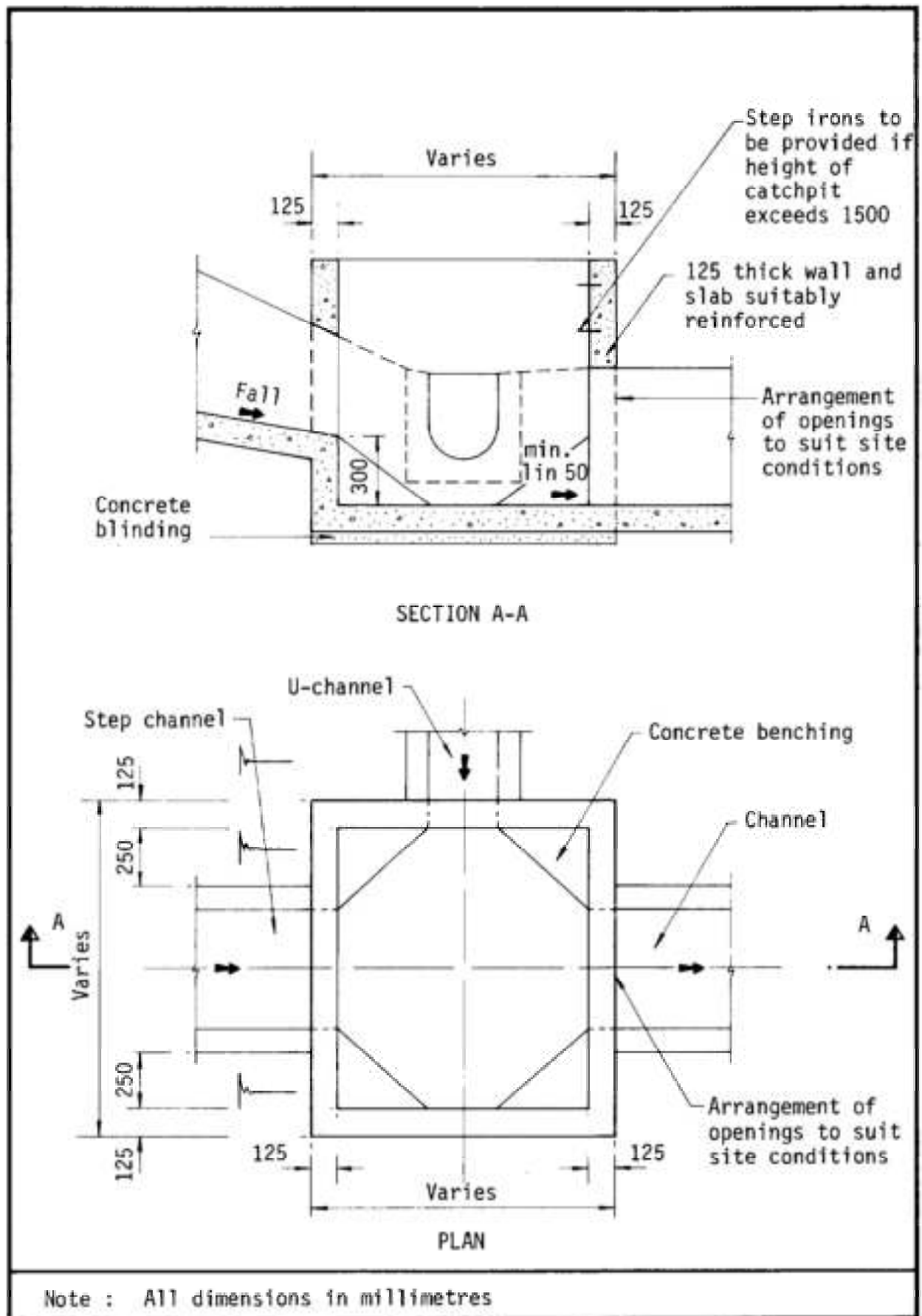
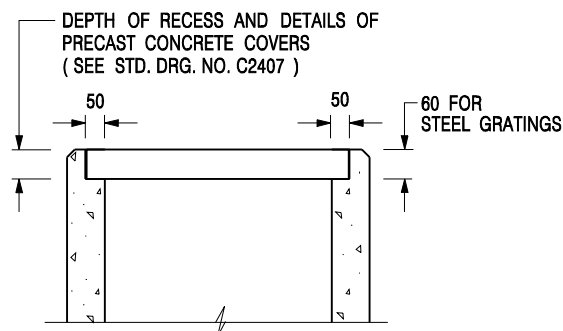


Figure 8.10 - Typical Details of Catchpits



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) 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 'G' ON STD. DRG. NO. C2405; 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 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

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

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



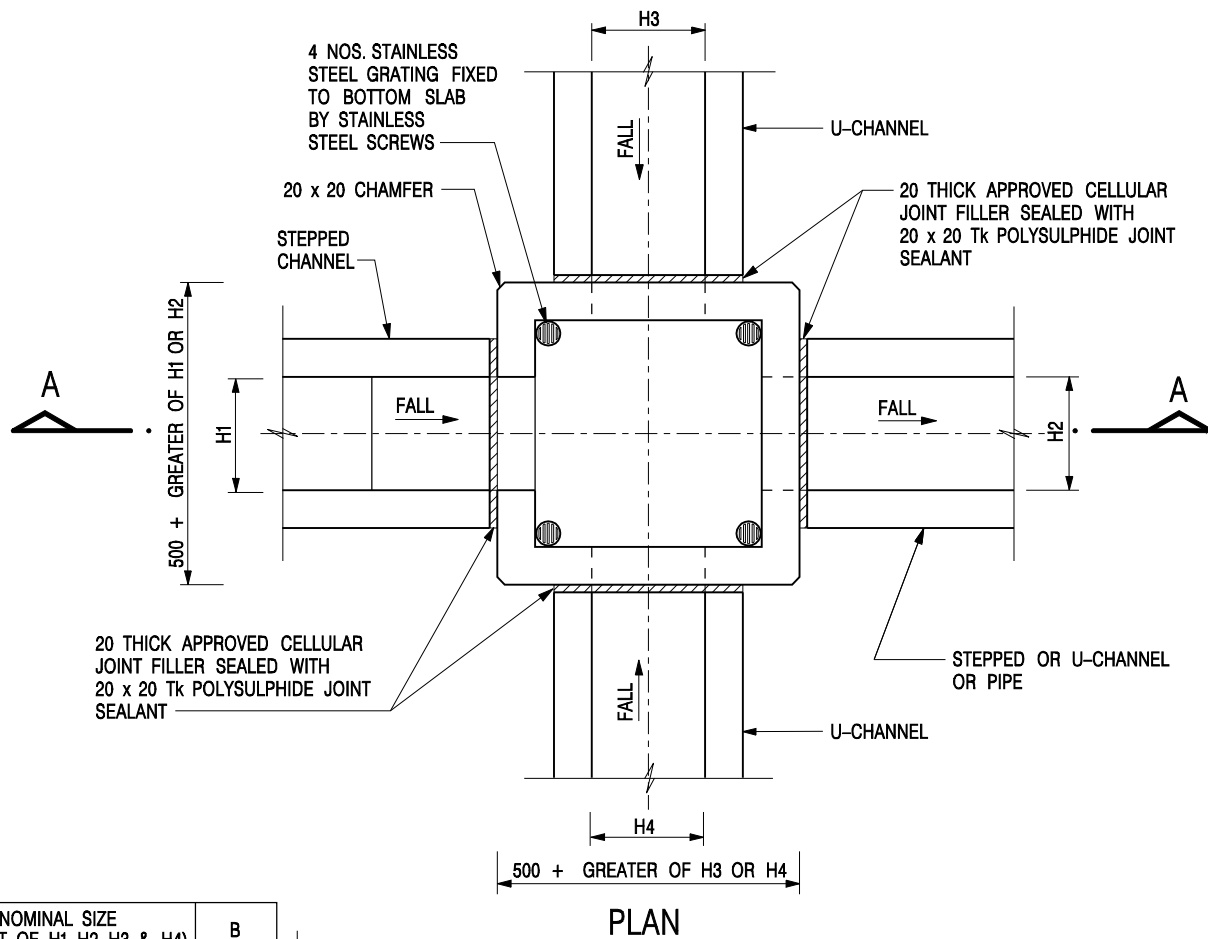
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

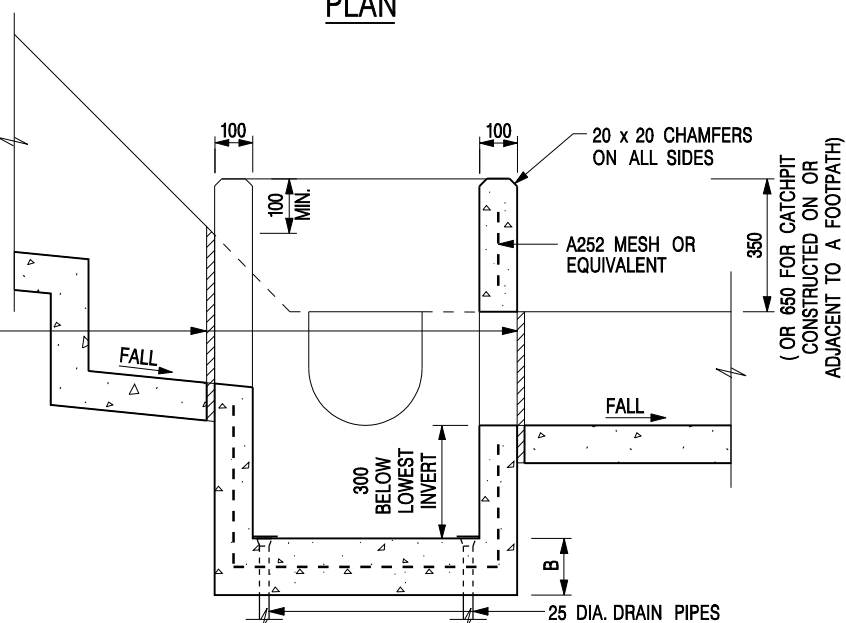
DRAWING NO.

C2406 /2



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

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

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



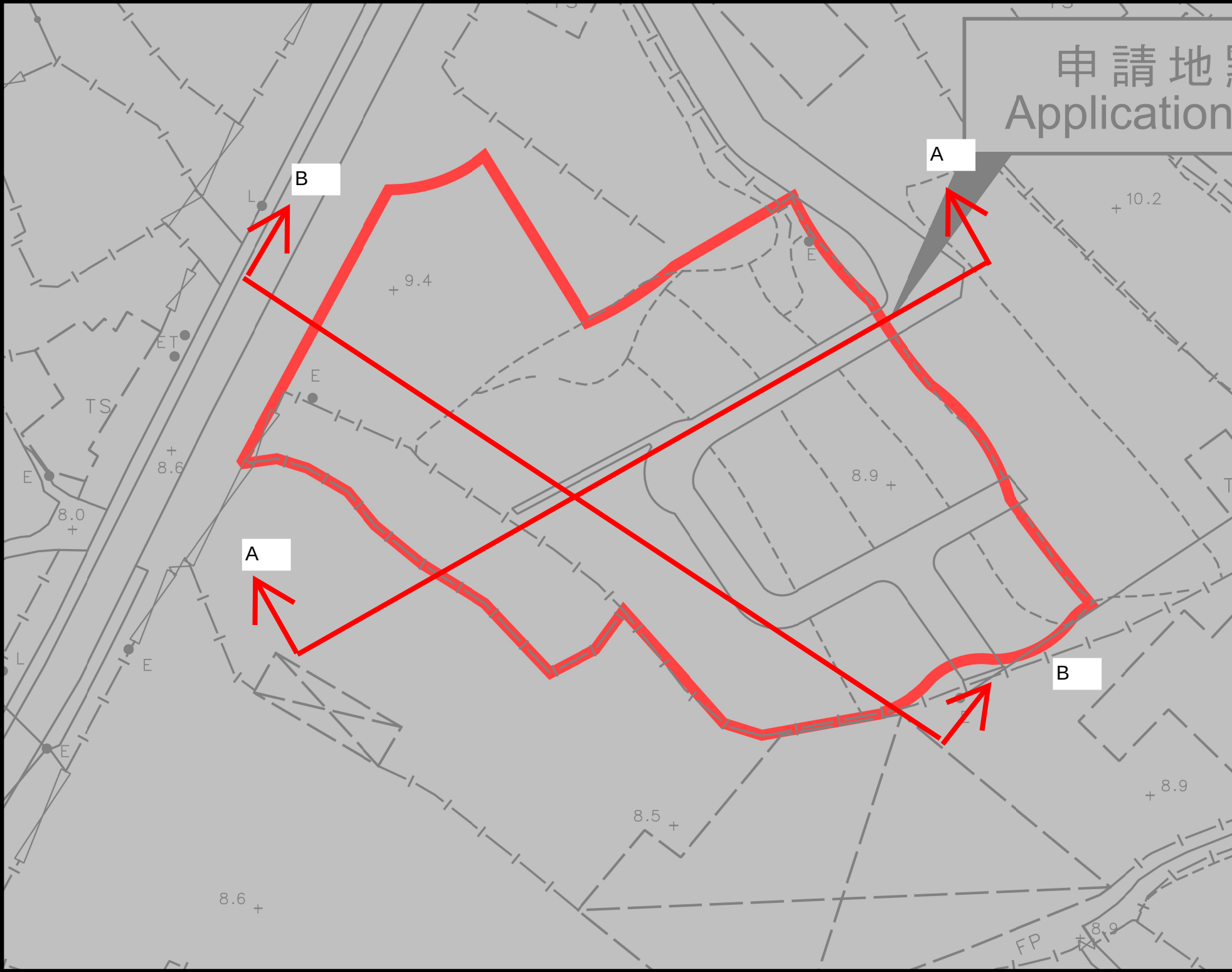
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



Legend: Proposed UC (Gradient) with cast iron cover Existing Drain Proposed Catchpit	
Company:	
Project: Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (AYL-KTN/1031) (Drainage Proposal)	
Title: Cross S section	
Dwg No:	File:
Fig.4	
Date: 8 May 2025	

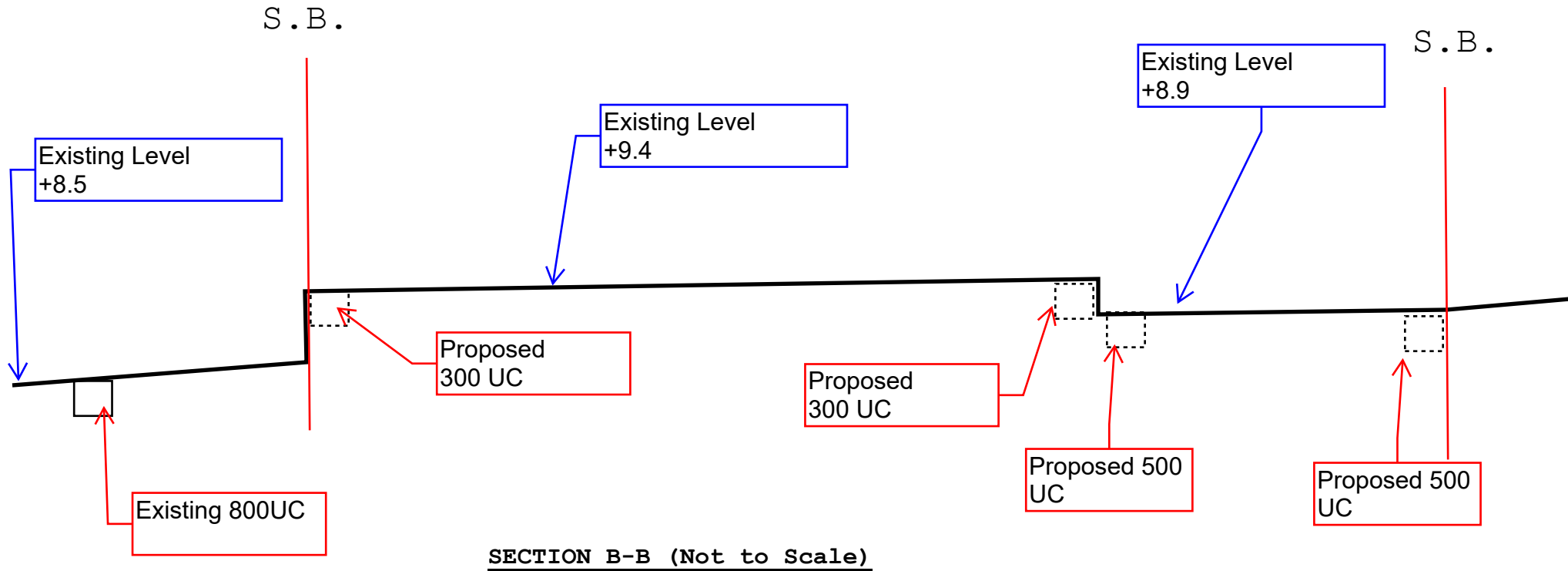
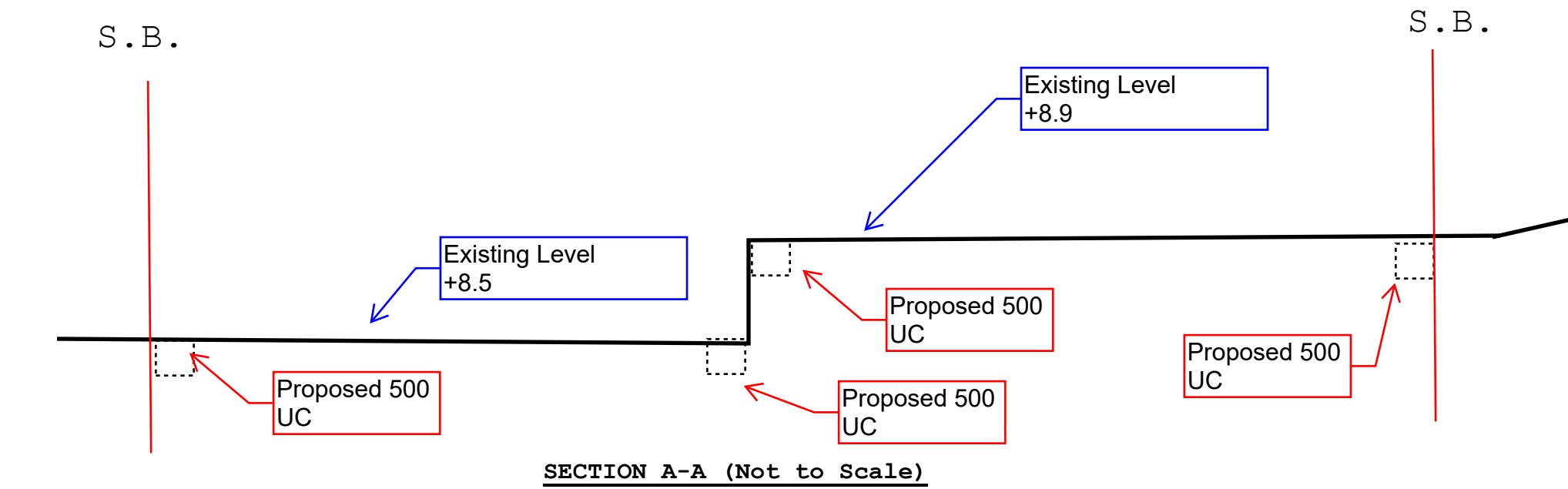


Fig.5. Cross -Section

Note:

- 1. Catchpit (CP8) with desilting facility shall follow CEDD standard drawing No. C24061.
- 2. Proposed Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
- 3. The inverted level of the connection point shall be verified on site prior the commencement of work

Proposed 525mm
dia. downpipe

VIEW 2

Proposed 525mm
dia. underground pipe

Proposed 525mm
dia. downpipe

VIEW 1

Legend:

- Proposed UC (Gradient) with cast iron cover
- Existing Drain
- Proposed Catchpit

Company:

Project:

Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(AYL-KTN/1031)
(Drainage Proposal)

Title:

Eye Location Plan

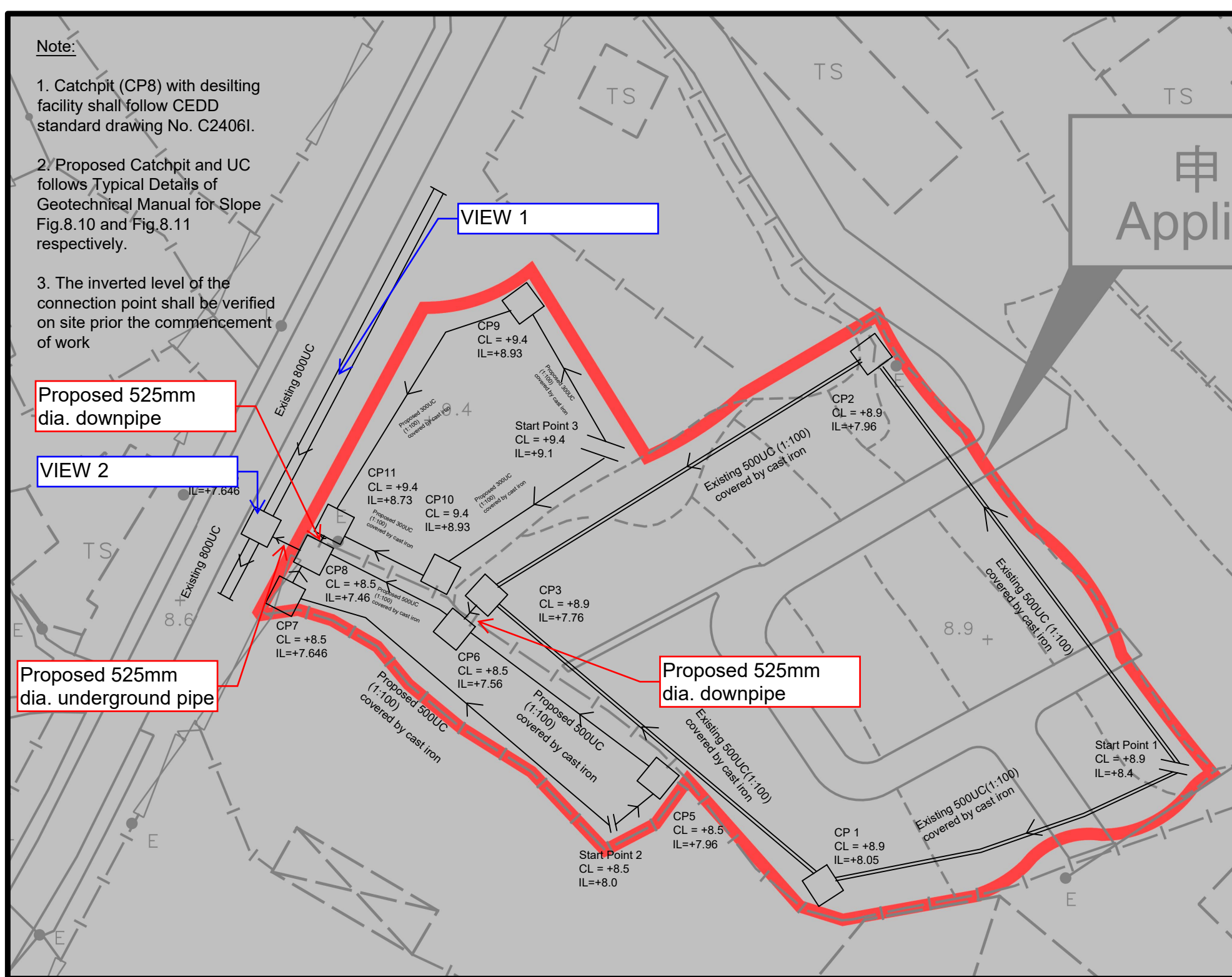
Dwg No:

Fig.6

File:

Date:

8 May 2025





VIEW1: Existing 800UC



Final Discharge Point



VIEW2: Existing 800UC (Connection)



VIEW3: Existing 900mm dia. underground pipe

Appendix II

Fire Service Installations Proposal

規劃署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路388號
中環大廈22樓2202室

**Planning Department****Appendix II**

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : DD107 Lot 957 & VL
本署檔號 Our Reference : TPB/A/YL-KTN/1031
電話號碼 Tel. No. : 3168 4049 / 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post and Fax (2323 3662)

R-riches Property Consultants Ltd.

(Attn: Mr. Louis TSE / Christian CHIM)

12 May 2025

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (d)
- the Submission of a Fire Service Installations Proposal**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
for a Period of Three Years and Associated Filling of Land in "Agriculture" Zone, Various
Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**
(Application No. A/YL-KTN/1031)

I refer to your submission dated 8.4.2025 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comment in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comment, please contact Mr. CHEUNG Wing-hei (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

(Josephine LO)

District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department



規劃署35周年
Planning Department 35th Anniversary

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Planning a Future of Boundless Opportunities

C.C.
D of FS

(Attn.: Mr. CHEUNG Wing-hei)

Internal
CTP/TPB

JL/AY/jc

Appendix

Comment from the Director of Fire Services:

Please be advised that the installation/maintenance/modification/repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.

Our Ref.: DD107 Lot 957 & VL
Your Ref.: TPB/A/YL-KTN/1031

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

By Email

8 April 2025

Dear Sir,

Compliance with Approval Condition (d)

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long**

(S.16 Planning Application No. A/YL-KTN/1031)

We are writing to submit a revised fire service installations (FSIs) proposal for compliance with approval condition (d) of the subject application, *i.e. the submission of a FSIs proposal (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 Property Consultants Limited

Kevin LAM
Planning Assistant

cc DPO/FSYLE, Pland

(Attn.: Ms. Andrea YAN
(Attn.: Mr. Jet CHEUNG

) email: awyyan@pland.gov.hk
) email: jsjcheung@pland.gov.hk



F.S.NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO Ø150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE Ø150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 SMOKE EXTRACTION SYSTEM(S) SHALL NOT BE PROVIDED AS THE AGGREGATE AREA OF OPERABLE WINDOW OF STRUCTURE EXCEEDS 6.25% OF THE FLOOR AREA OF THE COMPARTMENT.
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m³ F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY I
MAXIMUM STORAGE HIEGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY
THE MAXIMUM STORAGE AREAS SHALL BE 50m FOR SINGLE BLOCK
THE MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE CLOCK : 2.4m

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTERS NO. 6/2021.
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL³NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-1 :2016 AND BS EN 1838 :2013", AND THE FSD CIRCULAR LETTER NO. 4/2021, COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

6. EXIT SIGN

- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

LEGEND

- HR

HOSE REEL
- BREAK GLASS UNIT
- 🔔

FIRE ALARM BELL
- 🚪

EMERGENCY LIGHT
- EXIT

EXIT SIGN
- ↔

NON-RETURN VALVE
- FE

5KG C02 FIRE EXTINGUISHER
- V

VISUAL FIRE ALARM
- 🔧

SUBSIDIARY VALVE / FLOW SWITCH
- 🔧

SPRINKLER CONTROL VALVE SET
- ⋈

GATE VALVE
- 🔧

GATE TYPE (With MONITORING)
- 🔧

PUMP SET
- ⋈

Y-TYPE STRAINER
- ↔

SPRINKLER INLET
- 📏

PRESSURE GAUGE
- S—

SPRINKLER HEAD (ON PLAN)
- 5KG DRY POWDER FIRE EXTINGUISHER

Structure B1 Openable Windows Calculation

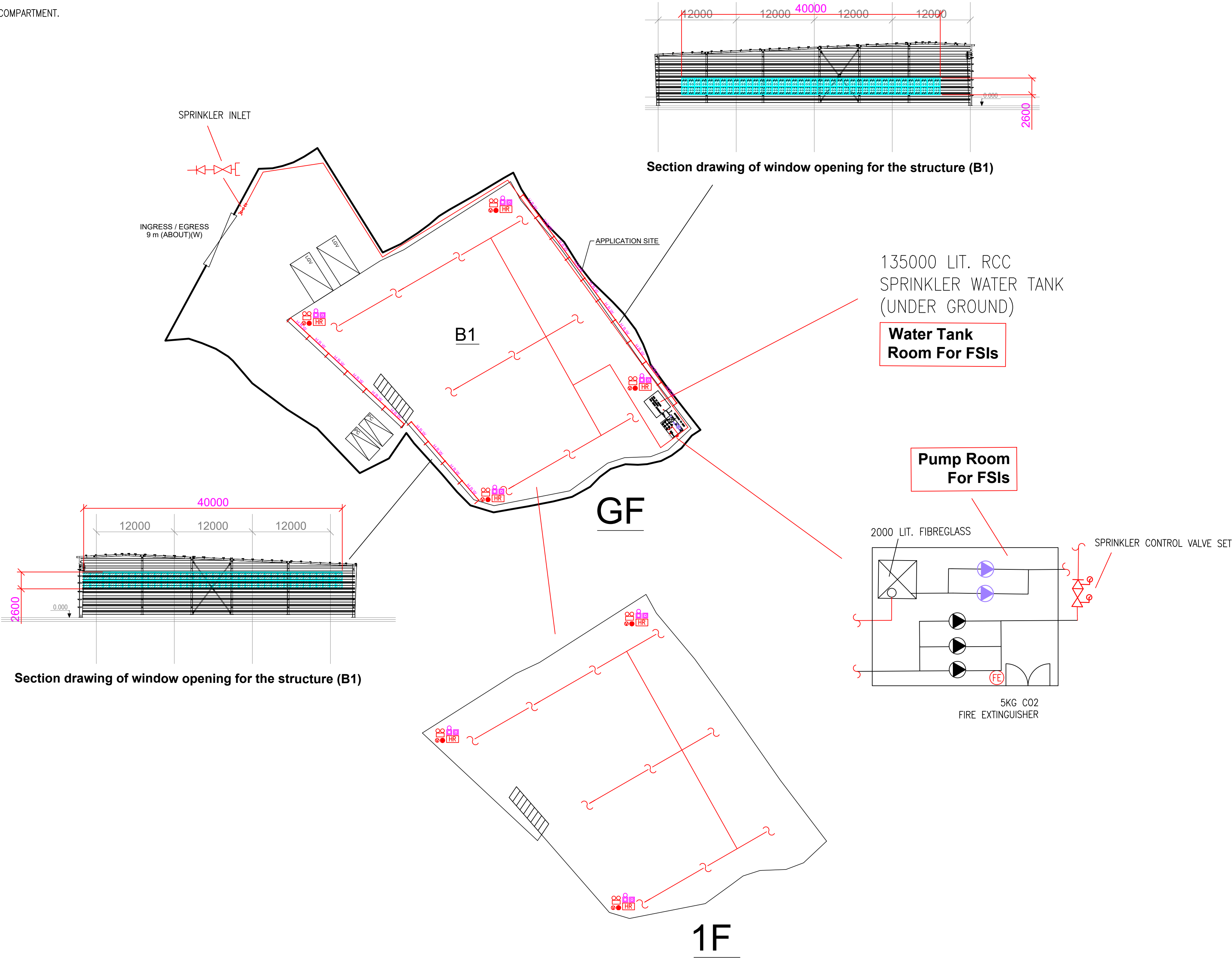
Area of Structure B1 = 3270 sq.m.

Area of High Bay Window (H.B.W.) = 2.6m(H) x 80m = 208sq.m.

Total openable window area = 208 sq.m.

= 6.36% of floor area

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) SITE OFFICE, WASHROOM, FS WATER TANK AND PUMP ROOM	1,635 m2 (ABOUT)	3,270 m2 (ABOUT)	11 m (ABOUT)(2-STOREY)
TOTAL		1,635 m² (ABOUT)	3,270 m² (ABOUT)	



PROJECT : PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan			ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.		NAME	DATE	DRAWING NO : FS-01	REV. 0
								DRAWN BY	C.K.NG	08 Apr 2025	SCALE : 1 : 400 (A1) SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP
								CHECKED BY			
								APPROVED BY			
		REV	DESCRIPTION	DATE							

Appendix III
Tree Survey

Tree Survey Report

Date of Survey: 30th August 2024

Location:

Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

Prepared by:



Fung Ho Tsang, Joe

Registered Arborist

Date: 31st August 2024

Table of contents

1. Introduction	3
2. Summary of Existing Trees	4

Appendix:

- I. Tree Survey Schedule
- II. Tree Survey Plan
- III. Photo Records

Disclaimer:

The tree survey conducted indicates the condition of the surveyed trees at the time of inspection only. The assessments of amenity value, form, health and structural condition of the trees surveyed are based on visual inspection from the ground only. No aerial inspection, root digging or mapping, or diagnostic testing has been conducted as part of this survey. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for future failure or defects detected after the time of inspection of the trees surveyed in this report.

1. Introduction

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, tree tagging with durable labels, the measurements of overall tree height, Diameter at Breast Height (DBH), average crown spread, the evaluation on amenity value, form, health and structural conditions.

The tree survey was conducted on 30th August 2024. Plants with DBH less than 95mm were not recorded in the survey.

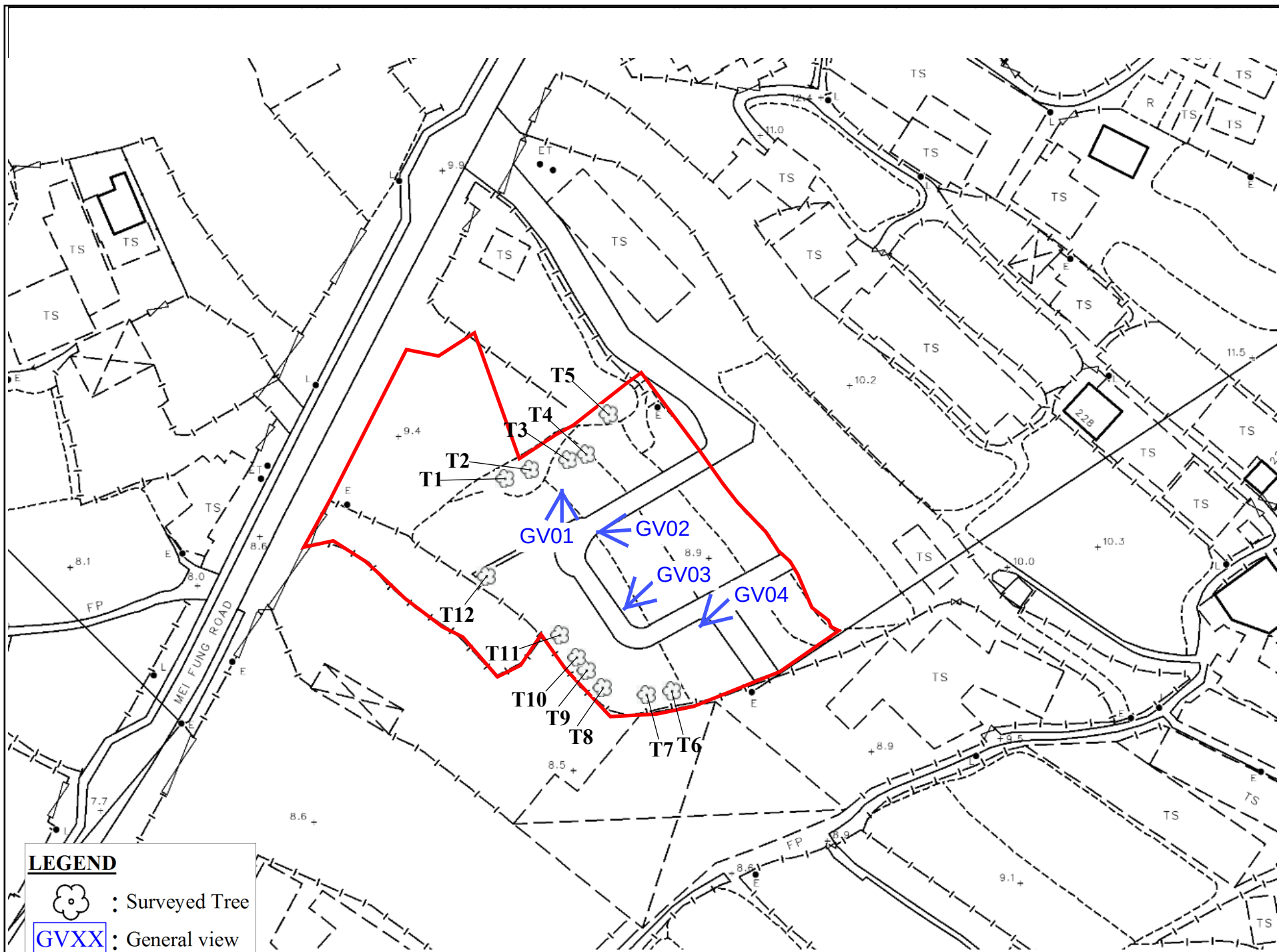
2. Summary of Existing Trees

The surveyed site is located at Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories.

At the time of inspection on 30th August 2024, **12 nos.** tree were found within the Site. No dead tree was recorded in the surveyed area. Location of individual tree refers to Appendix I.

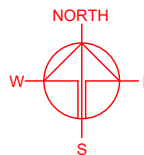
Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.

Appendix I – Tree Survey Plan



LEGEND

-  : Surveyed Tree
-  : General view
-  : Site Boundary



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1:3000 @ A4

DRAWN BY

MN

DATE

24.6.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

Appendix II –Tree Survey Schedule

Tree Survey Schedule

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

Tree surveyor(s): Fung Ho Tsang, Joe

Field Survey was conducted on: 30 August 2024



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T1	<i>Dimocarpus longan</i>	龍眼	9.0	420	5.0	Low	Poor	Fair	Poor	Low	Co-dominant trunks forked at the base, dead broken branches, pruned wound with epicormics, pruned wound with exposed decay wood, tree wound with exposed dead and decay wood
T2	<i>Dimocarpus longan</i>	龍眼	8.0	359	4.0	Low	Fair	Fair	Poor	Low	Broken stub on trunk, dead broken branches with dead and decay wood
T3	<i>Broussonetia papyrifera</i>	構樹	6.0	150	3.0	Low	Fair	Fair	Poor	Low	Broken stub and epicormics on trunk, co-dominant trunks forked at the base, tree wound on branch, tree wound with decay wood on branch
T4	<i>Broussonetia papyrifera</i>	構樹	5.0	210	3.0	Low	Fair	Fair	Poor	Low	Broken branch with decay wood and epicormics on trunk, co-dominant trunks, topped branch with epicormics
T5	<i>Bombax ceiba</i>	木棉	3.0	260	1.0	Low	Poor	Fair	Poor	Low	Topped trunk with epicormics, tree base embedded to concrete structure
T6	<i>Ficus microcarpa</i>	榕樹（細葉榕）	5.0	450	4.0	Low	Poor	Fair	Poor	Low	Broken branch with exposed dead wood, topped trunk with epicormics
T7	<i>Ficus microcarpa</i>	榕樹（細葉榕）	5.0	240	3.0	Low	Poor	Fair	Poor	Low	Topped branch with epicormics, topped branches
T8	<i>Ficus microcarpa</i>	榕樹（細葉榕）	5.0	250	2.0	Low	Fair	Fair	Poor	Low	Broken branch with epicormics, topped branches
T9	<i>Ficus lyrata</i>	大琴葉榕	6.0	200	4.0	Low	Fair	Fair	Poor	Low	Broken branch, broken stub, forked trunk, tree wound on branch
T10	<i>Ficus microcarpa</i>	榕樹（細葉榕）	4.0	210	2.0	Low	Fair	Fair	Poor	Low	Pruned wound with epicormics, topped branch with epicormics
T11	<i>Ficus microcarpa</i>	榕樹（細葉榕）	4.0	220	3.0	Low	Fair	Fair	Fair	Low	Broken branches with epicormics
T12	<i>Ficus lyrata</i>	大琴葉榕	5.0	300	6.0	Low	Poor	Fair	Poor	Low	Broken branch with expose dead and decayed wood, forked branch with tree wound

Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.

Appendix III – Photo Records

Photo Records



2024-08-30

GV01



2024-08-30

GV02

Photo Records



GV03



GV04

Photo Records



T1 (Overview)



T1 (Crown condition)



T1 (Trunk condition)

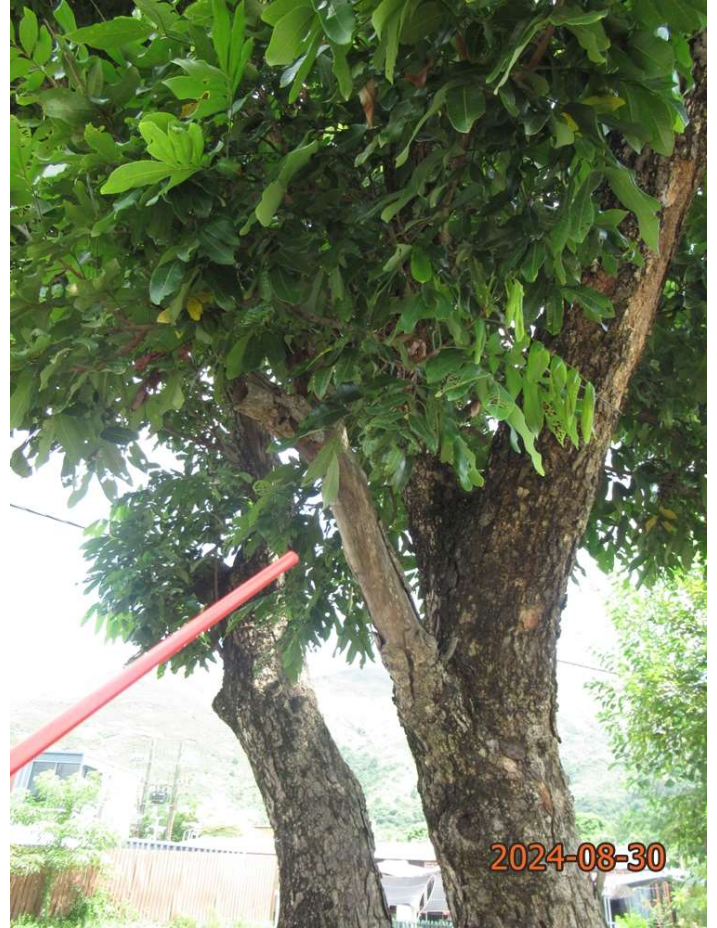


T1 (Root condition)

Photo Records



T1 Codominant trunk forked at the base



T1 Dead broken branches



T1 Pruned wound with epicormics



T1 Pruned wound with exposed decay wood

Photo Records



T1 Tree wound with exposed dead and decay wood



T2 (Overview)



T2 (Crown condition)



T2 (Trunk condition)

Photo Records



T2 (Root condition)



T2 Broken stub on trunk



T2 Dead broken branches with dead and decay wood



T3 (Overview)

Photo Records



T3 (Crown condition)



T3 (Trunk condition)



T3 (Root condition)



T3 Broken stub and epicormics on trunk

Photo Records



T3 Codominant trunk forked at the base



T3 Tree wound on branch



T3 Tree wound with decay wood on branch



T4 (Overview)

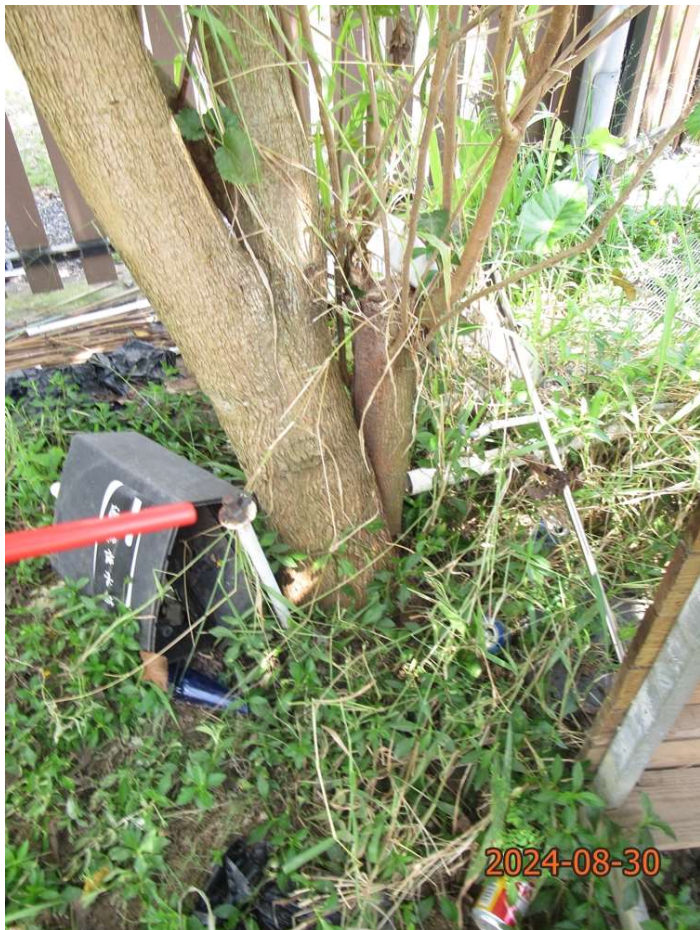
Photo Records



T4 (Crown condition)



T4 (Trunk condition)



T4 (Root condition)



T4 Broken branch with decay wood and epicormics

Photo Records



T4 Codominant trunk



T4 Topped branch with epicormics

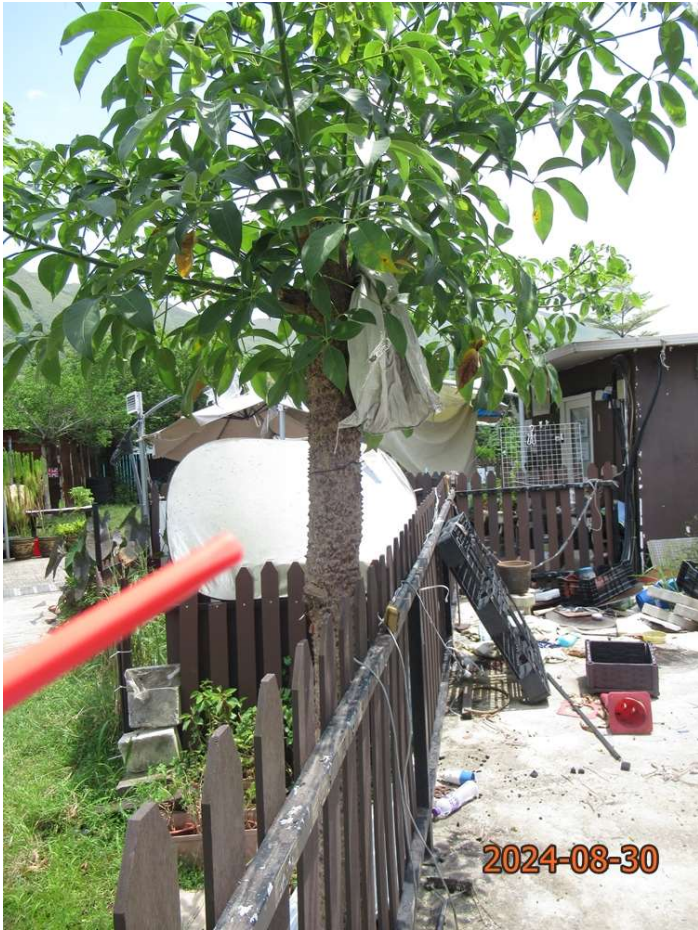


T5 (Overview)

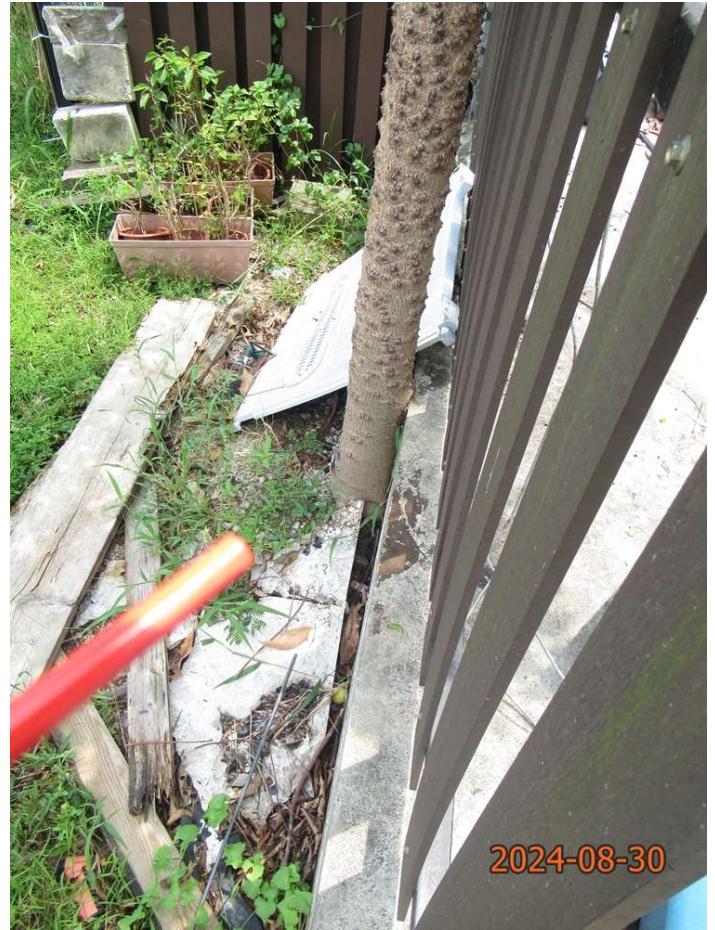


T5 (Crown condition)

Photo Records



T5 (Trunk condition)



T5 (Root condition)



T5 Topped trunk with epicormics

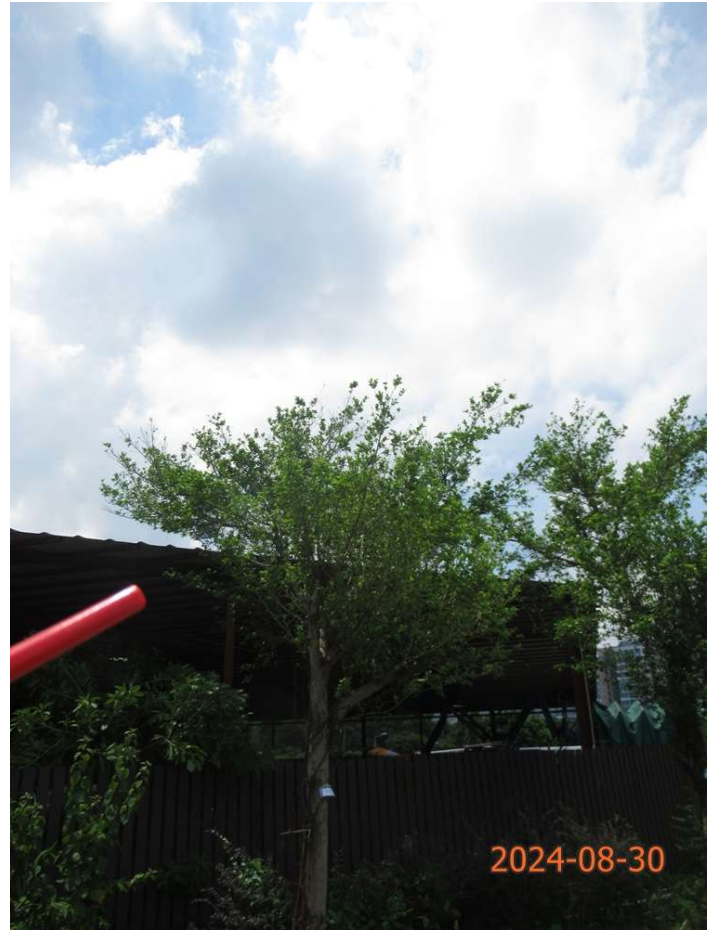


T5 Tree base embedded to concrete structure

Photo Records



T6 (Overview)



T6 (Crown condition)



T6 (Trunk condition)



T6 (Root condition)

Photo Records



T6 Broken branch with exposed dead wood



T6 Topped trunk with epicormics



T7 (Overview)



T7 (Crown condition)

Photo Records



T7 (Trunk condition)



T7 (Root condition)



T7 Topped branch with epicormics

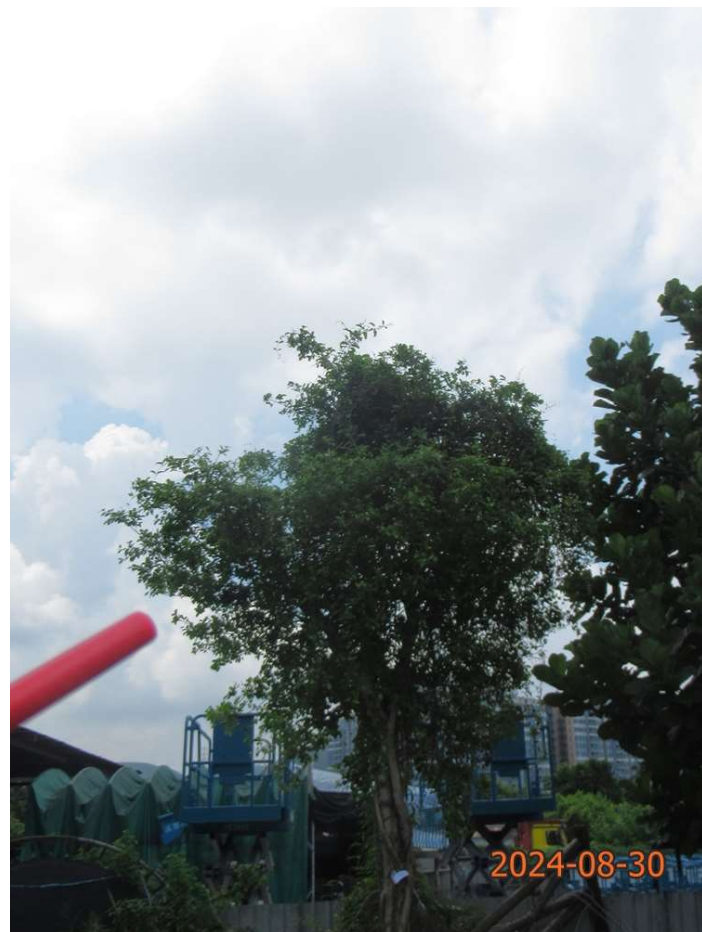


T7 Topped branches

Photo Records



T8 (Overview)



T8 (Crown condition)



T8 (Trunk condition)

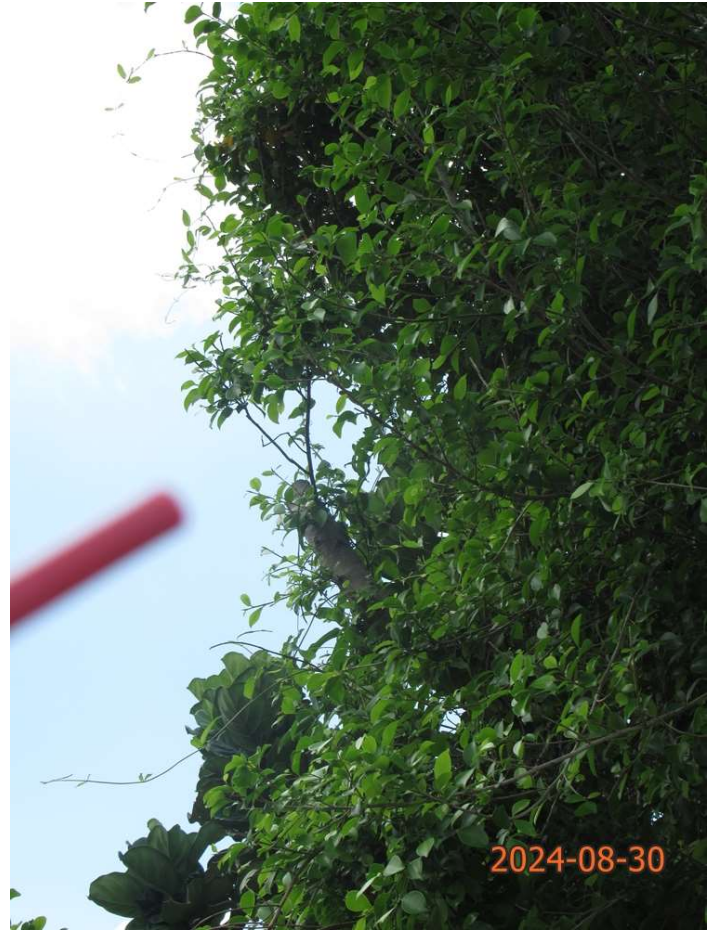


T8 (Root condition)

Photo Records



T8 Broken branch with epicormics



T8 Topped branches



T9 (Overview)

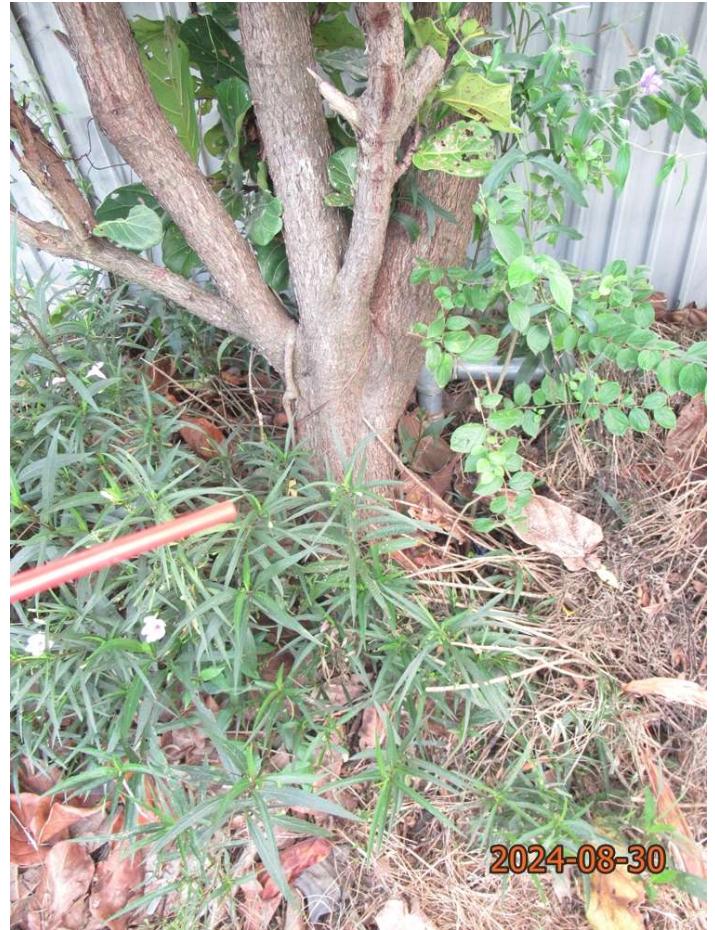


T9 (Crown condition)

Photo Records



T9 (Trunk condition)



T9 (Root condition)



T9 Broken branch

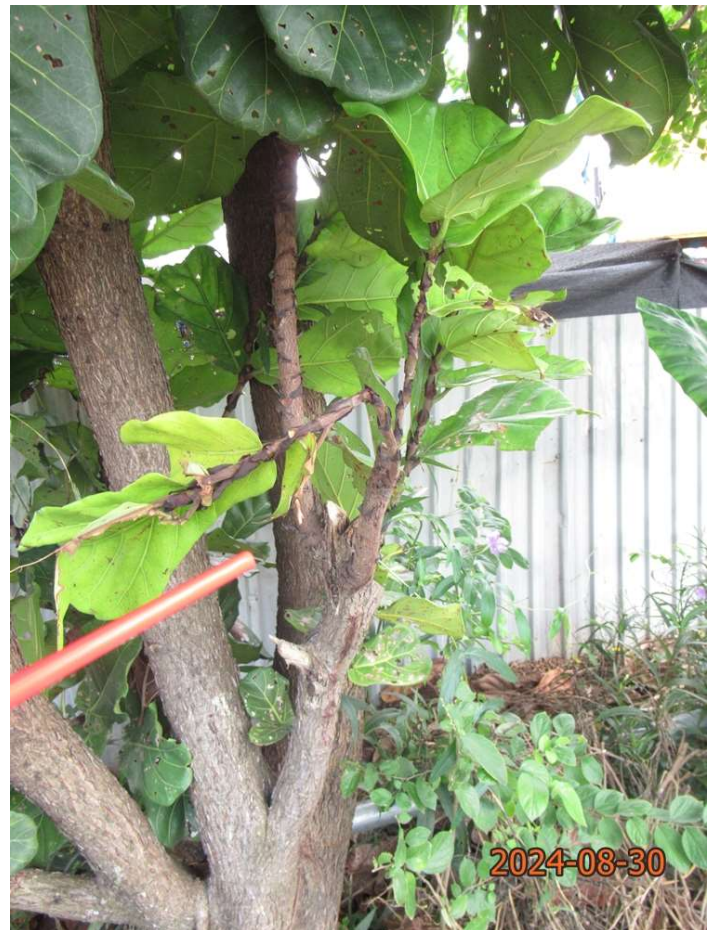


T9 Broken stub

Photo Records



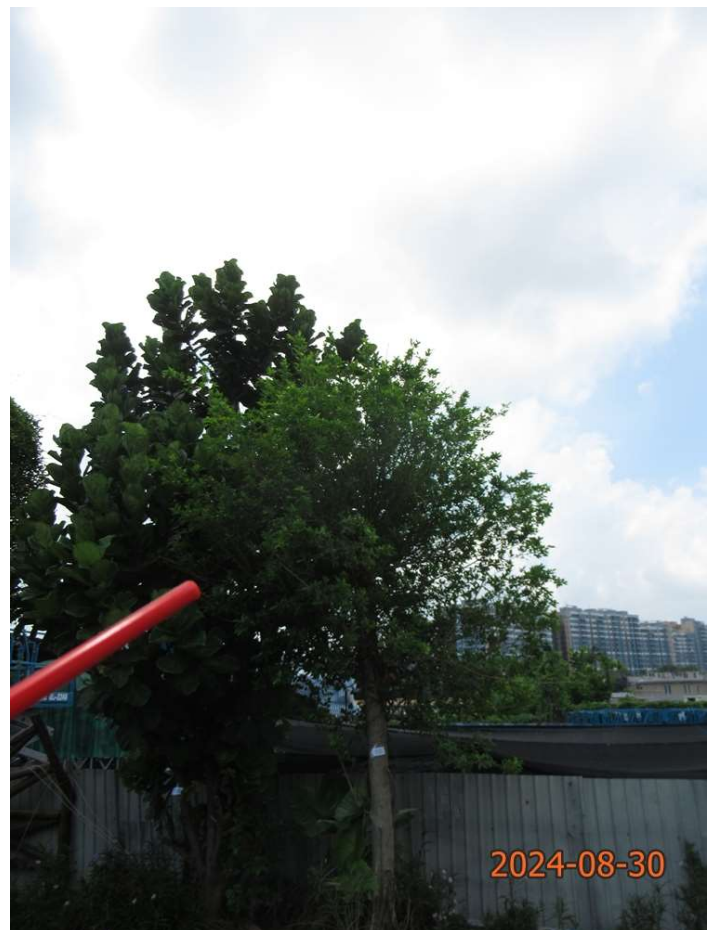
T9 Forked trunk



T9 Tree wound on branch



T10 (Overview)



T10 (Crown condition)

Photo Records



T10 (Trunk condition)



T10 (Root condition)



T10 Pruned wound with epicormics



T10 Topped branch with epicormics

Photo Records



T11 (Overview)



T11 (Crown condition)



T11 (Trunk condition)



T11 (Root condition)

Photo Records



T11 Broken branches with epicormics



T12 (Overview)



T12 (Crown condition)

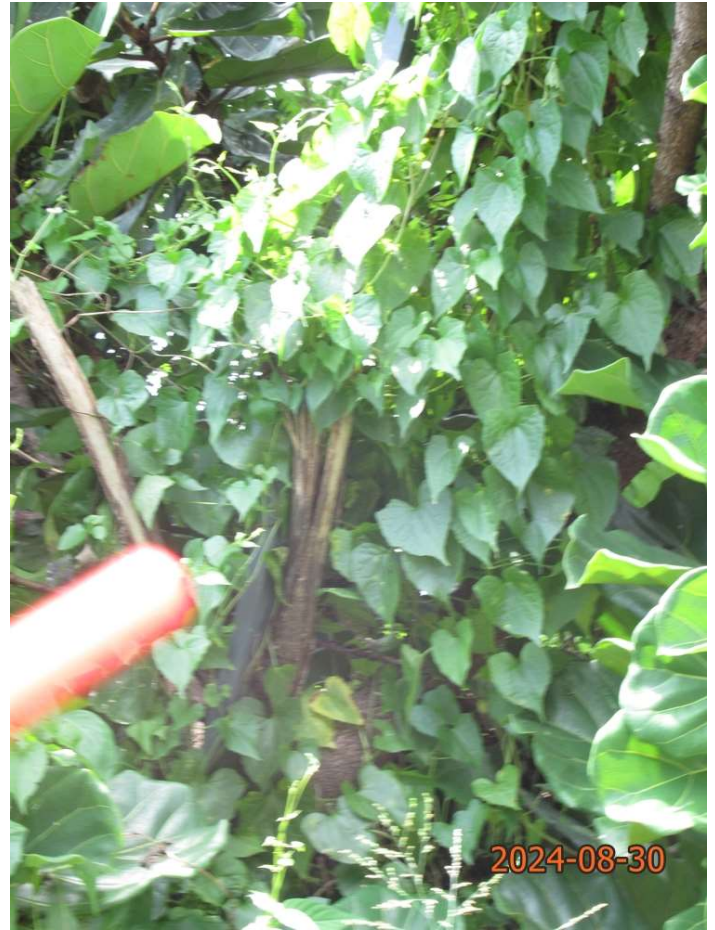


T12 (Trunk condition)

Photo Records



T12 (Root condition)



T12 Broken branch with expose dead and decayed

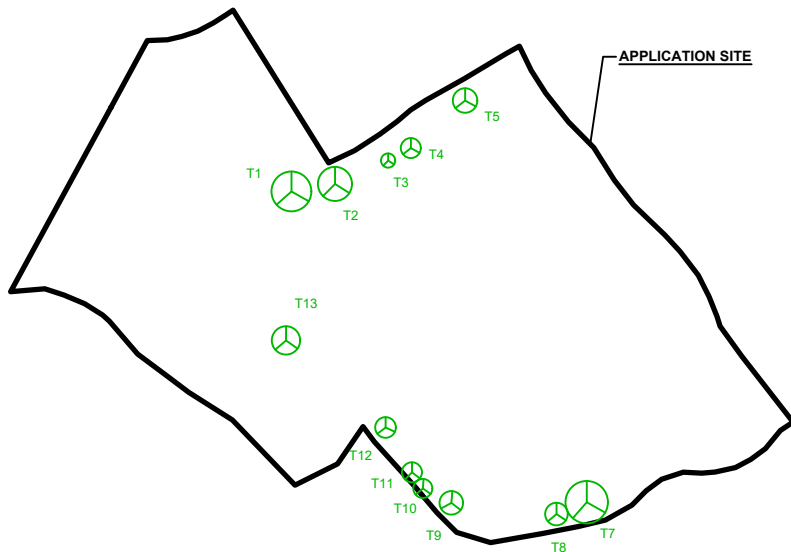


T12 Forked branch with tree wound

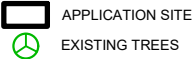
Appendix IV
Landscape Proposal

LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 2,588 m ²	(ABOUT)
NO. OF EXISTING TREES	: 12	(T1 TO T5, T7 TO T13)
TREE SPECIES	: <i>DIMOCARPUS LONGAN</i> LOUR. (T1 TO T2) : <i>BROUSSONETIA PAPYRIFERA</i> (T3 TO T4) : <i>BOMBAX CEIBA</i> L. (T5) : <i>FICUS MICROCARPA</i> L. F. (T7 TO T9, T11, T12) : <i>FICUS LYRATA</i> (T10, T13)	
NO. OF TREES TO BE FELLED	: 12	(T1 TO T5, T7 TO T13)

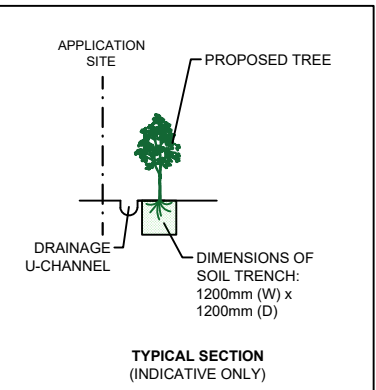
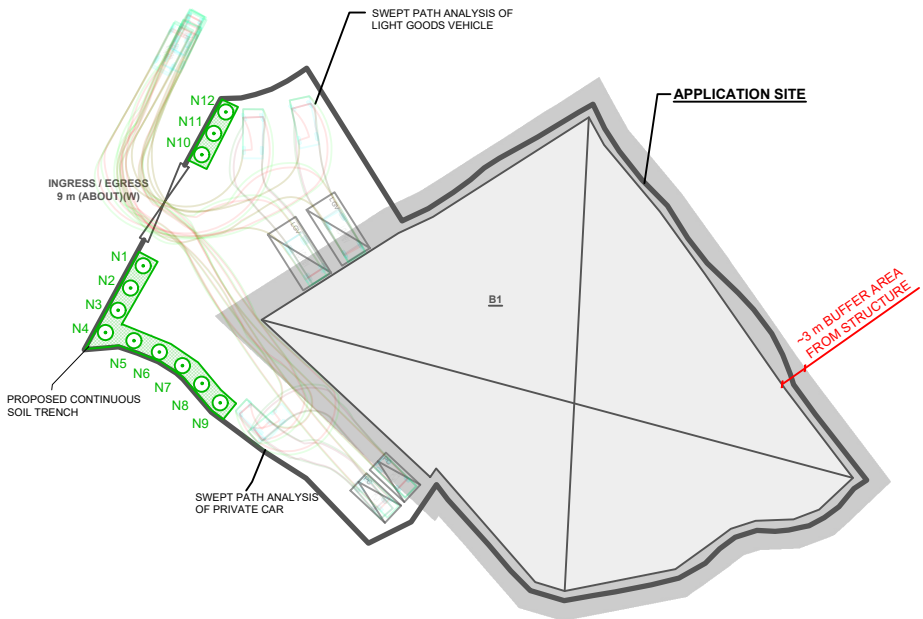


LEGEND



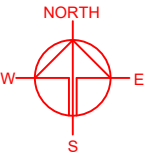
LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 2,588 m ²	(ABOUT)
COVERED AREA	: 1,635 m ²	(ABOUT)
UNCOVERED AREA	: 953 m ²	(ABOUT)
NO. OF NEW TREES WILL BE PLANTED	: 12	(N1 TO N12)
SPECIES OF NEW TREES	: <i>SENNA SURATTENSIS</i>	
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m	
SPACING OF NEW TREES	: NOT LESS THAN 4 m	
DIMENSION OF SOIL TRENCH	: 1.2 m (W) X 1.2 m (D)	



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.



PLANNING CONSULTANT



PROJECT

TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

LT

DATE

12.8.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LANDSCAPE PROPOSAL

DWG NO.

APPENDIX IV

VER.

001