LIST OF APPENDICES

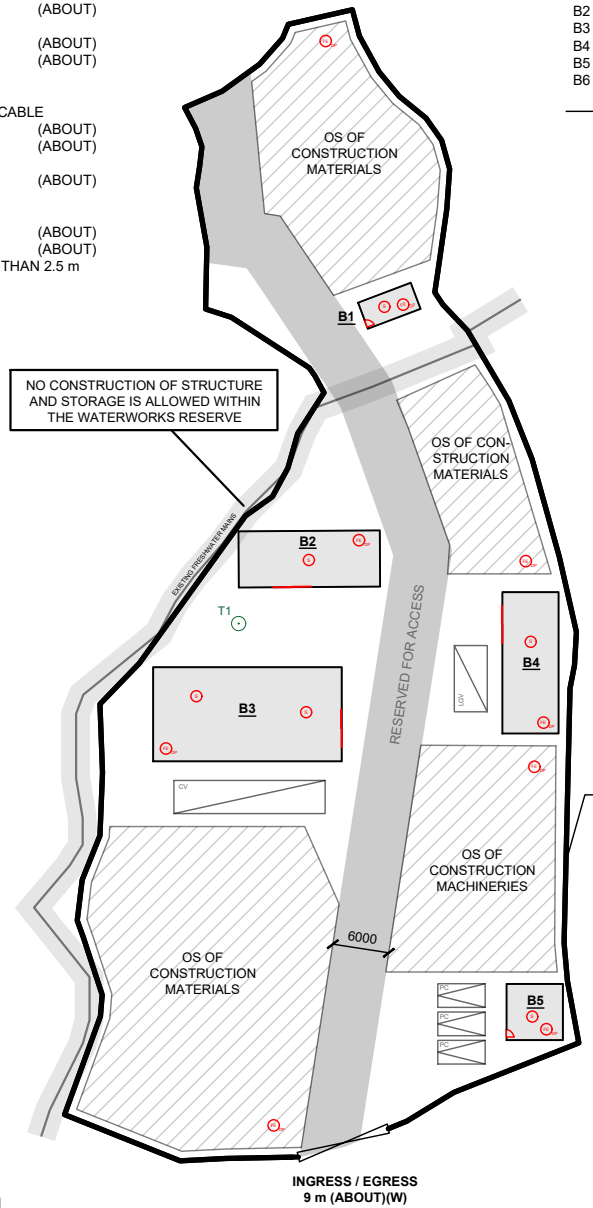
Appendix I

FSIs Proposal

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,448 m^2	(ABOUT)
COVERED AREA	: 592 m^2	(ABOUT)
UNCOVERED AREA	: 4,856 m^2	(ABOUT)
PLOT RATIO	: 0.11	(ABOUT)
SITE COVERAGE	: 11 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 592 m^2	(ABOUT)
TOTAL GFA	: 592 m^2	(ABOUT)
BUILDING HEIGHT	: 3.5 - 8.23 m	(ABOUT)
NO. OF STOREY	: 1	
AREA FOR OPEN STORAGE	: 2,353 m^2	(ABOUT)
PERCENTAGE OF OS	: 43%	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 2.5 m	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	UTILITIES ROOM	18 m^2 (ABOUT)	18 m^2 (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	90 m^2 (ABOUT)	90 m^2 (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	200 m^2 (ABOUT)	200 m^2 (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	90 m^2 (ABOUT)	90 m^2 (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B5	SITE OFFICE AND WASHROOM	36 m^2 (ABOUT)	36 m^2 (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B6	WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE AND WASHROOM	158 m^2 (ABOUT)	158 m^2 (ABOUT)	8.23 m (ABOUT)(1-STOREY)
	TOTAL	**592 m^2 (ABOUT)**	**592 m^2 (ABOUT)**	



FIRE SERVICE INSTALLATIONS

FE DP — 5 KG DRY POWDER TYPE FIRE EXTINGUISHER

S — STAND-ALONE BATTERY TYPE FIRE DETECTOR

FS NOTES:

1) SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".

2) IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.

4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)
NO. L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 16 m (L) X 3.5 m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- L/UL SPACE (LGV)
- L/UL SPACE (CV)
- INGRESS / EGRESS
- EXISTING TREE

NORTH / W / E / S

PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY 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	DATE
CC	26.6.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE: FSI PROPOSAL

DWG NO.: APPENDIX I

VER.: 001

Appendix II

Drainage proposal

PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES 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

Drainage Proposal

Nov 2025

MARVELLOUS
CONSTRUCTION & DESIGN COMPANY LIMITED

Table of Contents

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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 Lots1131 (Part), 1144 (Part), 1145 (Part), 1146, 1147 (Part), 1148 (Part), 1149 (Part), 1150, 1212 S.A (Part) and 1212 RP (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'.

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 south of Fung Kat Heung Road. It has an area of approx. 5,448 m^2. The site location is shown in **Figure 1**.

1.2.2 The existing site was fully paved. The existing site levels are various from +12.5 mPD to + 17.8 mPD. It is proposed to pave not more than 0.1m for formation of structures and circulation area.

1.2.3 There is an existing steam beside the site. **Figure 2** indicate the existing drainage system of the area.

2 Development Proposal

2.1 The Proposed Development

2.1.1 The total site area is approximately 5,448 m^2. The existing development site was already fully paved. The catchment plan is shown in **Figure 4**.

Proposed Development	
Total Site Area (m^2)	5,448
Paved Area after Development (m^2)	5,448

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 the 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 nullah in the east through existing discharge point. The utilization of the existing stream due to the site is about 9.8% according to checking in **Appendix A**. As the site is already fully paved, there is no adverse drainage impact to the system.

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**.

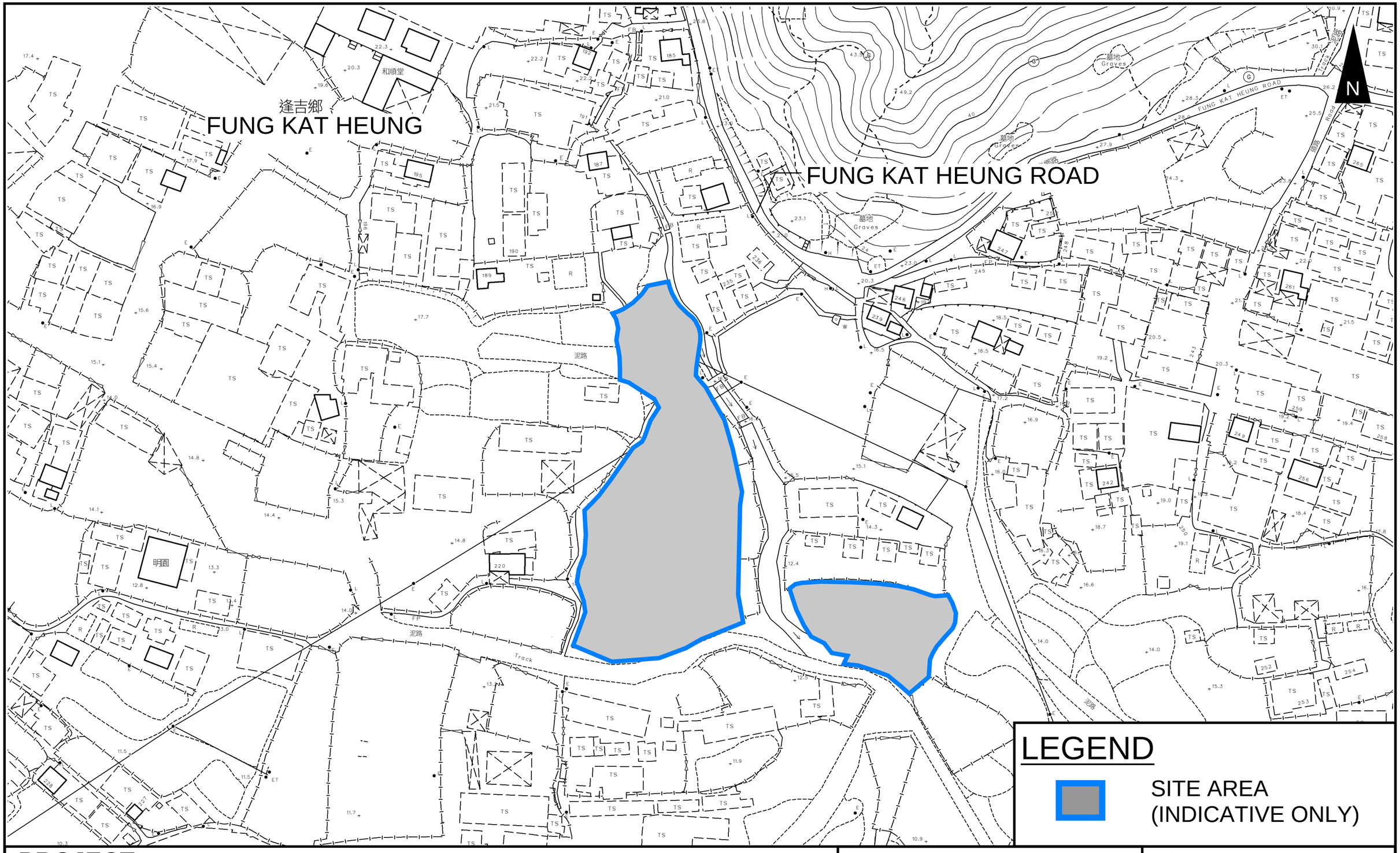
4.1.5 Reference Drawings are shown in **Appendix C** for reference.

5 Conclusion

5.1.1 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. 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 WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

TITLE
SITE LOCATION PLAN

FIGURE NUMBER
FIGURE 1

LOCATION:

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

VER	DESCRIPTION	DATE

LEGEND

SITE AREA
(INDICATIVE ONLY)

N

逢吉鄉

逢吉鄉路

明園

三軍外展中心

翠綠園

尾逢路

EXISTING STREAM

EVENTURALLY DISCHARGE TO EXISTING NULLAH AT SOUTH WEST

EXISTING NULLAH AT SOUTH WEST

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 WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

TITLE
EXISTING DRAINAGE PLAN

FIGURE NUMBER
FIGURE 2

LOCATION:

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

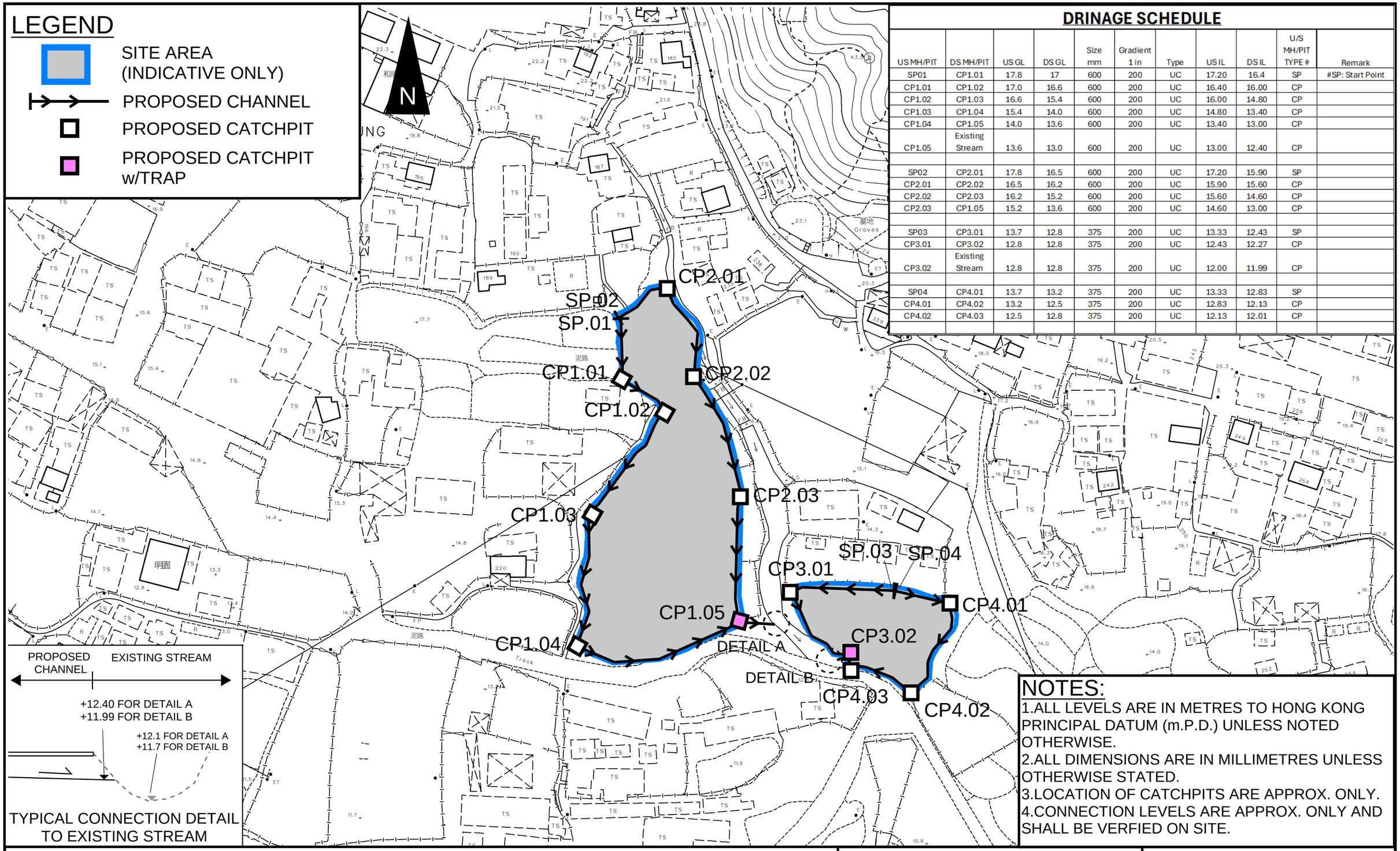
VER	DESCRIPTION	DATE

LEGEND

- SITE AREA (INDICATIVE ONLY)
- PROPOSED CHANNEL
- PROPOSED CATCHPIT
- PROPOSED CATCHPIT w/TRAP

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	17.8	17	600	200	UC	17.20	16.4	SP	#SP: Start Point
CP1.01	CP1.02	17.0	16.6	600	200	UC	16.40	16.00	CP	
CP1.02	CP1.03	16.6	15.4	600	200	UC	16.00	14.80	CP	
CP1.03	CP1.04	15.4	14.0	600	200	UC	14.80	13.40	CP	
CP1.04	CP1.05	14.0	13.6	600	200	UC	13.40	13.00	CP	
CP1.05	Existing Stream	13.6	13.0	600	200	UC	13.00	12.40	CP	
SP02	CP2.01	17.8	16.5	600	200	UC	17.20	15.90	SP	
CP2.01	CP2.02	16.5	16.2	600	200	UC	15.90	15.60	CP	
CP2.02	CP2.03	16.2	15.2	600	200	UC	15.60	14.60	CP	
CP2.03	CP1.05	15.2	13.6	600	200	UC	14.60	13.00	CP	
SP03	CP3.01	13.7	12.8	375	200	UC	13.33	12.43	SP	
CP3.01	CP3.02	12.8	12.8	375	200	UC	12.43	12.27	CP	
CP3.02	Existing Stream	12.8	12.8	375	200	UC	12.00	11.99	CP	
SP04	CP4.01	13.7	13.2	375	200	UC	13.33	12.83	SP	
CP4.01	CP4.02	13.2	12.5	375	200	UC	12.83	12.13	CP	
CP4.02	CP4.03	12.5	12.8	375	200	UC	12.13	12.01	CP	



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.

PROJECT:

PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

TITLE
PROPOSED DRAINAGE SYSTEM

FIGURE NUMBER
FIGURE 3

LOCATION:

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

VER	DESCRIPTION	DATE

LEGEND:

FALL

逢吉鄉
FUNG KAT HEUNG

FUNG KAT HEUNG ROAD

逢吉鄉路

和順堂

墓地 Graves

N

B1: Paved 353 m²

B2: Paved 413 m²

B3: Paved 85 m²

B4: Paved 194 m²

B5: Paved 477 m²

B6: Paved 6 m²

A1: Paved 4,248 m²

B7: Paved 157 m²

B8: Paved 325 m²

B9: Paved 54 m²

B10: Paved 360 m²

A2: Paved 1,200 m²

+16.5 +17.8 +16.8 +16.9 +17.0 +16.6 +17.0 +16.9 +15.2 +15.4 +14.3 +14.2 +13.6 +14.0 +12.5 +12.9 +12.8 +13.2

泥路

Track

明園

PROJECT:
PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

TITLE
CATCHMENT PLAN

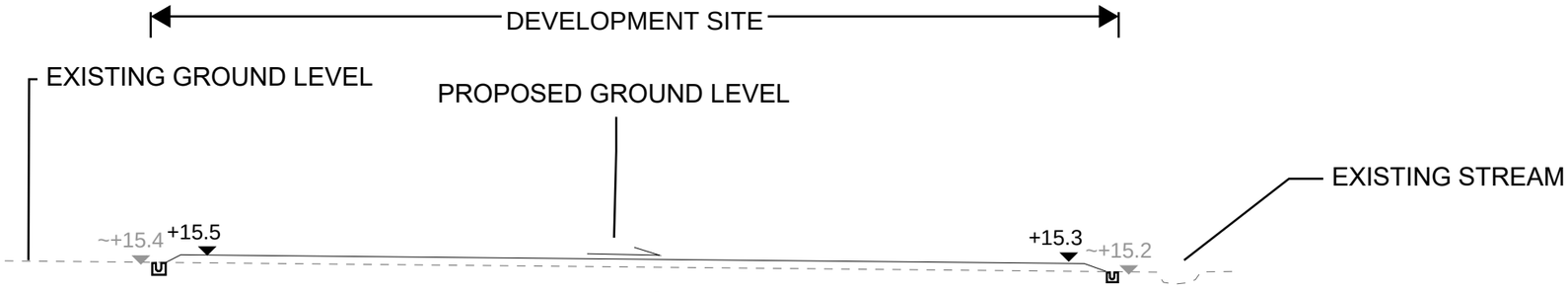
FIGURE NUMBER
FIGURE 4

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

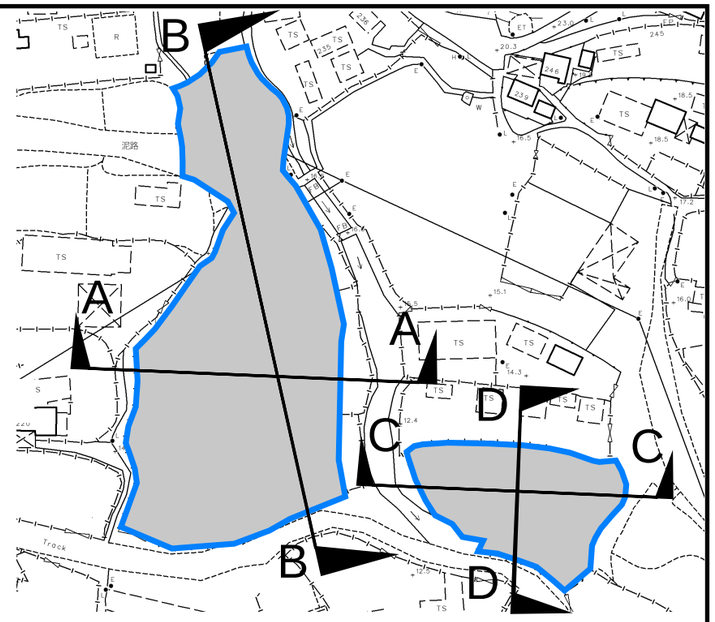
VER	DESCRIPTION	DATE

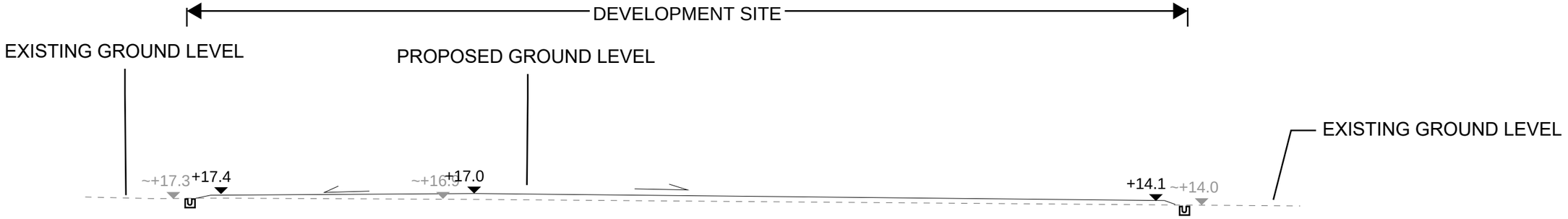
LEGEND

SITE AREA
(INDICATIVE ONLY)



N.T.S.
SECTION A-A





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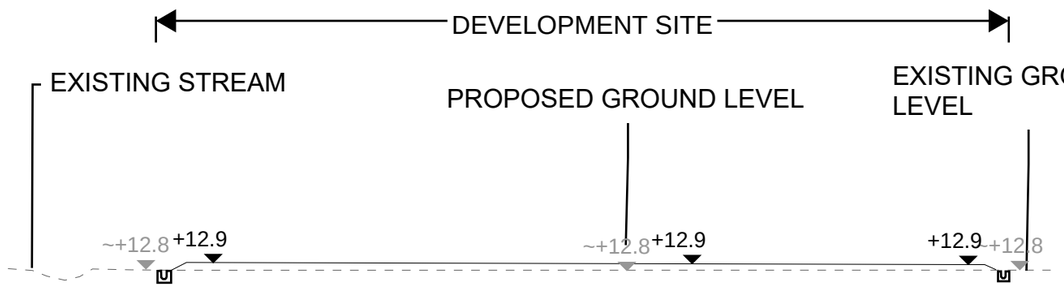
SECTION B-B



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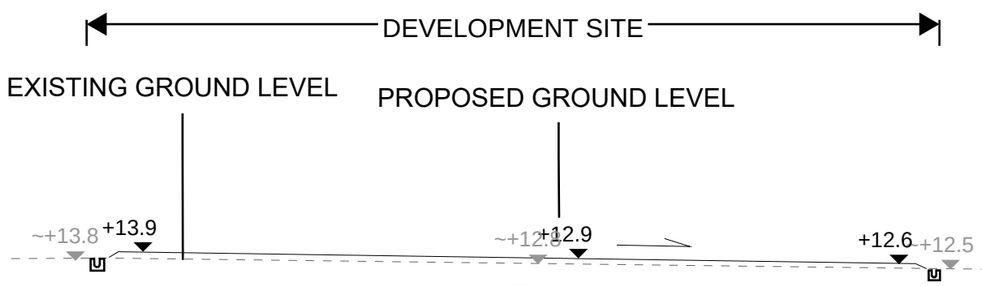


N.T.S.
SECTION D-D

PROJECT:

PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

TITLE
SECTIONS

FIGURE NUMBER
FIGURE 5

LOCATION:

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, 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	B5	B6	B7	B8	B9	B10								
Total Area	4248	1200	353	413	85	194	477	6	157	325	54	360								
Hard Paved Area	4248	1200	353	413	85	194	477	6	157	325	54	360								
Unpaved Area	0	0	0	0	0	0	0	0	0	0	0	0								
Equival. Area	4035.6	1140	335.35	392.35	80.75	184.3	453.15	5.7	149.15	308.75	51.30	342.00								

Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

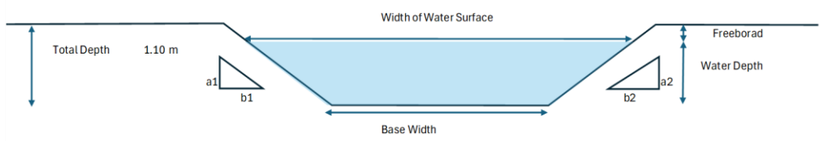
Calculation Table of Drainage System

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	Catchment ID1	Catchment ID2	Catchment ID3	Catchment ID4	Catchment ID5	Catchment ID6	Catchment ID7	Catchment ID8	Catchment ID9	Total Equivalent Area m^2	ToC min	Intensity mm/hr ##	Total Discharge m^3/s	Utilitization
SP01	CP1.01	17.80	17.00	600	200	UC	17.20	16.40	SP	19.9	1.78	0.57	A1	B2								4427.95	1.60	320	0.39	69.0%
CP1.01	CP1.02	17.00	16.60	600	200	UC	16.40	16.00	CP	16.5	1.78	0.57	A1	B2								4427.95	1.79	315	0.39	68.1%
CP1.02	CP1.03	16.60	15.40	600	200	UC	16.00	14.80	CP	41.1	1.78	0.57	A1	B2	B3							4508.70	1.94	312	0.39	68.6%
CP1.03	CP1.04	15.40	14.00	600	200	UC	14.80	13.40	CP	44.2	1.78	0.57	A1	B2	B3	B4						4693.00	2.33	304	0.40	69.6%
CP1.04	CP1.05	14.00	13.60	600	200	UC	13.40	13.00	CP	55.8	1.78	0.57	A1	B2	B3	B4	B5					5146.15	2.74	297	0.42	74.4%
CP1.05	Existing Stream	13.60	13.00	600	200	UC	13.00	12.40	CP	11.5	1.78	0.57	A1	B2	B3	B4	B5	B6	B7	B8		5609.75	3.27	288	0.45	78.8%
SP02	CP2.01	17.80	16.50	600	200	UC	17.20	15.90	SP	18.9	1.78	0.57	A1	B1								4370.95	1.60	320	0.39	68.1%
CP2.01	CP2.02	16.50	16.20	600	200	UC	15.90	15.60	CP	32.1	1.78	0.57	A1	B1	B6							4376.65	1.78	316	0.38	67.3%
CP2.02	CP2.03	16.20	15.20	600	200	UC	15.60	14.60	CP	41.2	1.78	0.57	A1	B1	B6	B7						4525.80	2.08	309	0.39	68.2%
CP2.03	CP1.05	15.20	13.60	600	200	UC	14.60	13.00	CP	36.9	1.78	0.57	A1	B1	B6	B7	B8					4834.55	2.47	302	0.41	71.1%
SP03	CP3.01	13.70	12.80	375	200	UC	13.33	12.43	SP	33.2	1.30	0.16	A2									1140.00	1.30	327	0.10	63.6%
CP3.01	CP3.02	12.80	12.80	375	200	UC	12.43	12.27	CP	30.3	1.30	0.16	A2	B9								1191.30	1.73	317	0.10	64.4%
CP3.02	Existing Stream	12.80	12.80	375	200	UC	12.00	11.99	CP	2	1.30	0.16	A2	B9	B10							1533.30	2.29	305	0.13	79.8%
SP04	CP4.01	13.70	13.20	375	200	UC	13.33	12.83	SP	17.7	1.30	0.16	A2	B10								1482.00	1.30	327	0.13	82.7%
CP4.01	CP4.02	13.20	12.50	375	200	UC	12.83	12.13	CP	33.7	1.30	0.16	A2	B10								1482.00	1.53	321	0.13	81.3%
CP4.02	CP4.03	12.50	12.80	375	200	UC	12.13	12.01	CP	22.4	1.30	0.16	A2	B10								1482.00	1.96	312	0.13	78.8%
CP4.03	CP3.02	12.80	12.80	375	200	UC	12.01	12.00	CP	3	1.30	0.16	A2	B10								1482.00	2.25	306	0.13	77.4%

#SP: Start Point

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

Capacity Checking of Existing Stream



a1	1	
b1	8.6	
a2	1	
b2	4.8	
Total Depth	1.10	m
Base Width	1.00	m
Assumed Water Depth	0.80	m
Freeboard	0.30	m

Assumed Water Depth	Freeboard	Base Width	Width of Water Surface	Flow Area	Wetted Perimeter	Hydralic Radius	Manning's Roughness	Gradient	Velocity	Capacity
m	m	m	m	m^2	m	m		1 in	m/s	m^3/s
0.80	0.30	1.00	11.75	5.10	11.88	0.43	0.035	200	1.15	5.86

Total Flow from The Application Site = 0.58 m^3/s

Utilization Rate = 9.8%

Total flow from Application Site only occupy 9.8% of the existing Nullah.

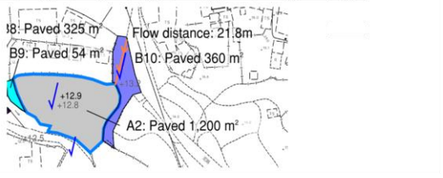
Please kindly note the Existing Application Site is already fully paved. NO additional runoff generated from the proposed development

Time of Concentration Checking for SP.01 and 02

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = (H1-H2)/L x 100	to (min) = 0.14465L/ ($H^{1/2}A^{0.1}$)	tc = to + tf
A	L	H1	H2			
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
413	18	17.9	17.8	0.556	1.6	1.6

Time of Concentration Checking for SP.03 and 04

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = (H1-H2)/L x 100	to (min) = 0.14465L/ ($H^{1/2}A^{0.1}$)	tc = to + tf
A	L	H1	H2			
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
360	21.8	14	13.2	3.670	1.3	1.3

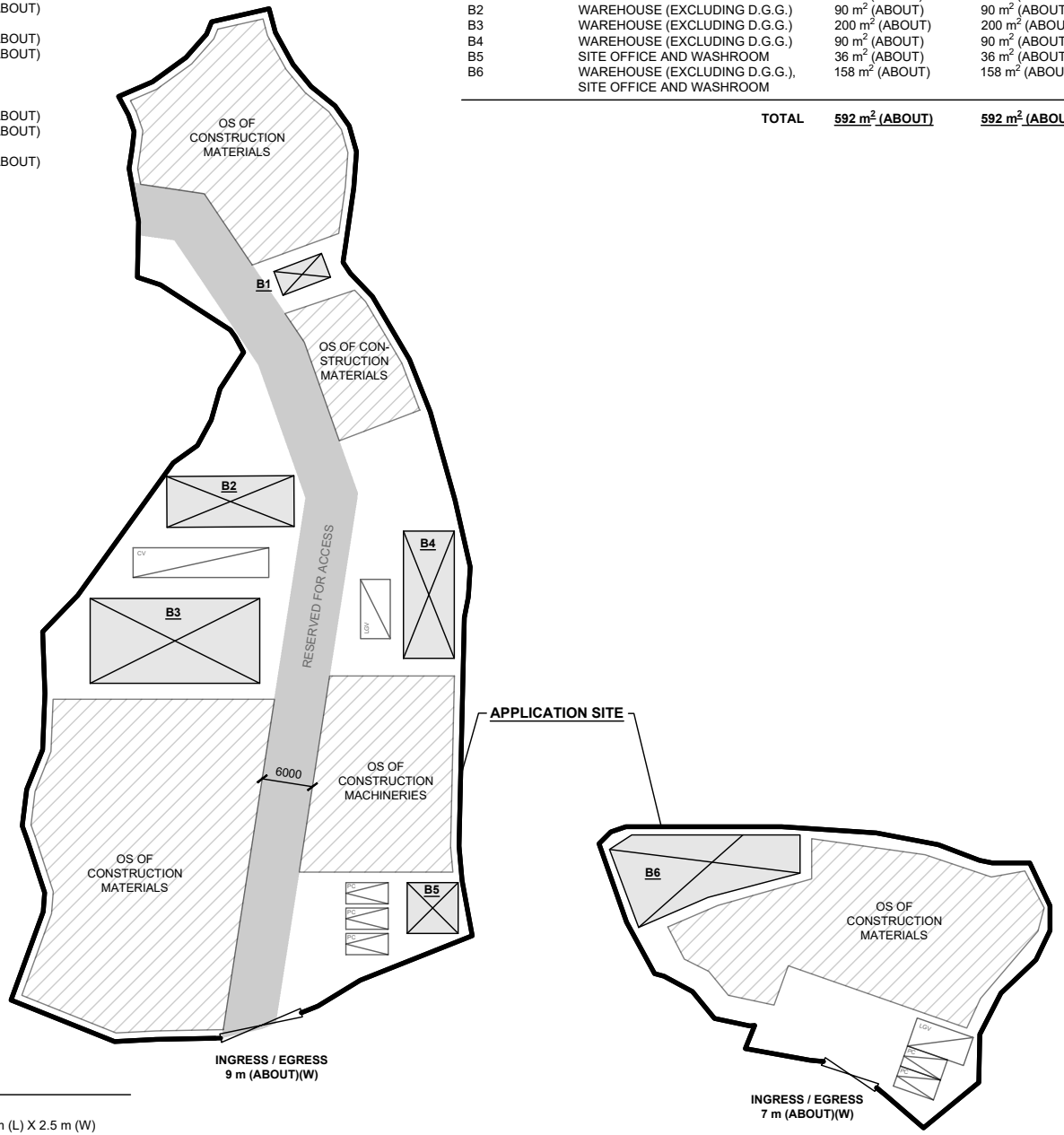


APPENDIX B - PROPOSED SITE LAYOUT PLAN

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,448 m^2	(ABOUT)
COVERED AREA	: 592 m^2	(ABOUT)
UNCOVERED AREA	: 4,856 m^2	(ABOUT)
PLOT RATIO	: 0.11	(ABOUT)
SITE COVERAGE	: 11 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 592 m^2	(ABOUT)
TOTAL GFA	: 592 m^2	(ABOUT)
BUILDING HEIGHT	: 3.5 - 8.23 m	(ABOUT)
NO. OF STOREY	: 1	

		AREA		HEIGHT
B1	UTILITIES ROOM	18 m^2 (ABOUT)	18 m^2 (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	90 m^2 (ABOUT)	90 m^2 (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	200 m^2 (ABOUT)	200 m^2 (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	90 m^2 (ABOUT)	90 m^2 (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B5	SITE OFFICE AND WASHROOM	36 m^2 (ABOUT)	36 m^2 (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B6	WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE AND WASHROOM	158 m^2 (ABOUT)	158 m^2 (ABOUT)	8.23 m (ABOUT)(1-STOREY)
	TOTAL	**592 m^2 (ABOUT)**	**592 m^2 (ABOUT)**	



PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)
NO. L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 16 m (L) X 3.5 m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- L/UL SPACE (LGV)
- L/UL SPACE (CV)
- INGRESS / EGRESS

W — E — S

PLANNING CONSULTANT

R-Riches Property Consultants Ltd.

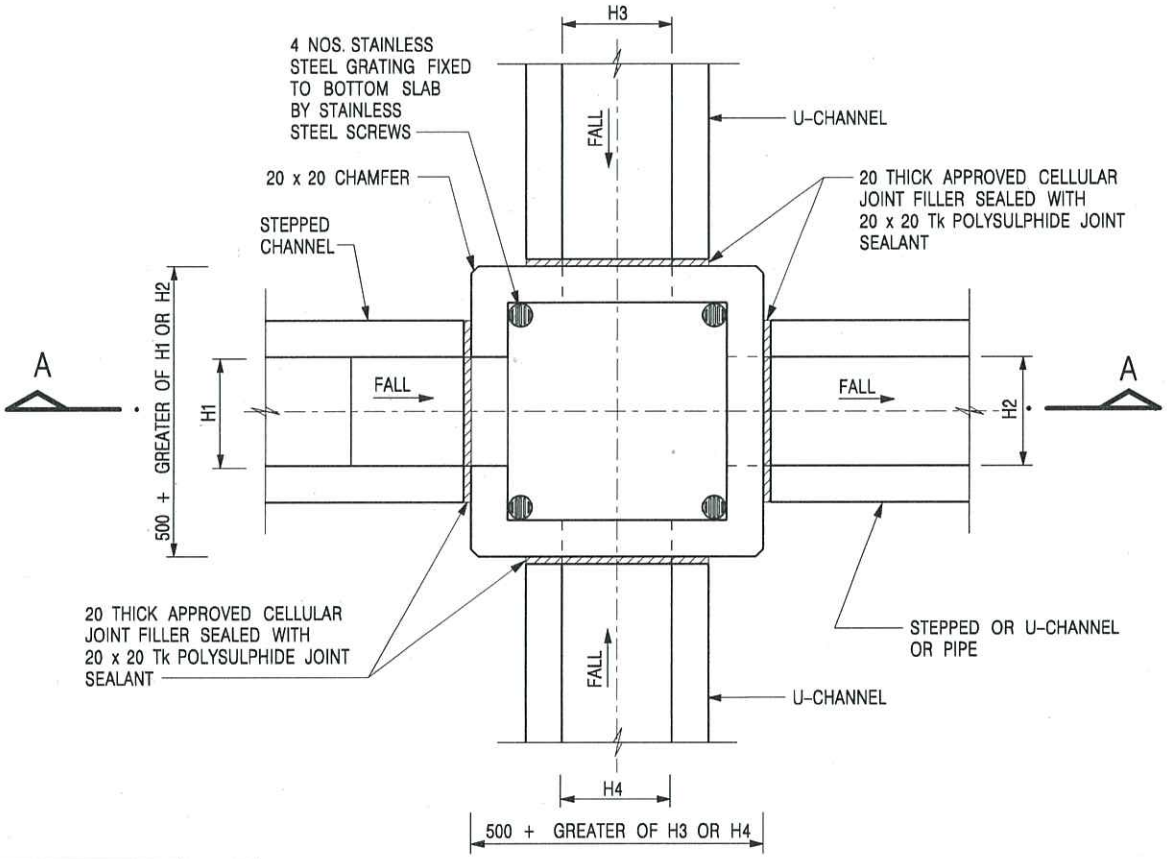
PROJECT

PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

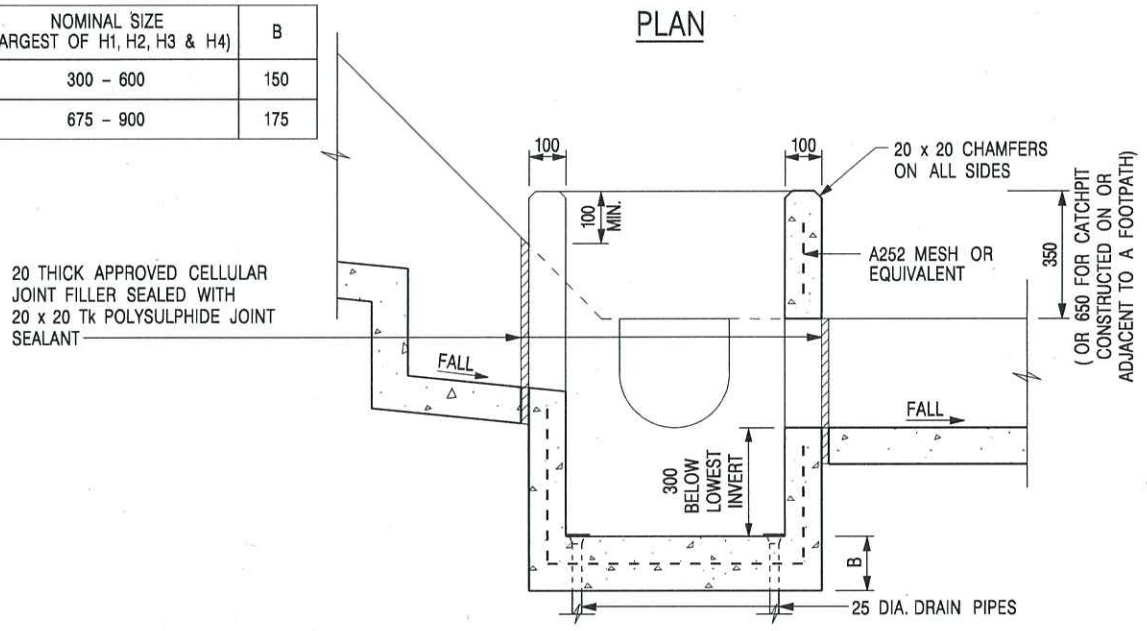
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE	1 : 800 @ A4
DRAWN BY	MN
DATE	6.8.2024
CHECKED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	LAYOUT PLAN
DWG NO.	PLAN 5
VER.	001



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)

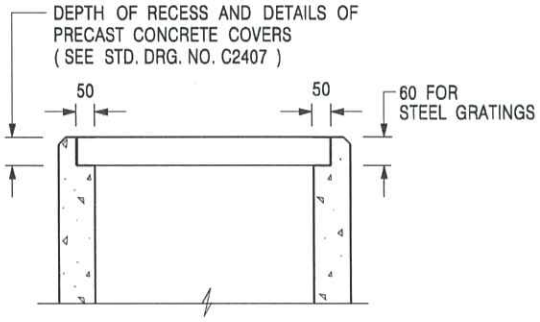
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

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

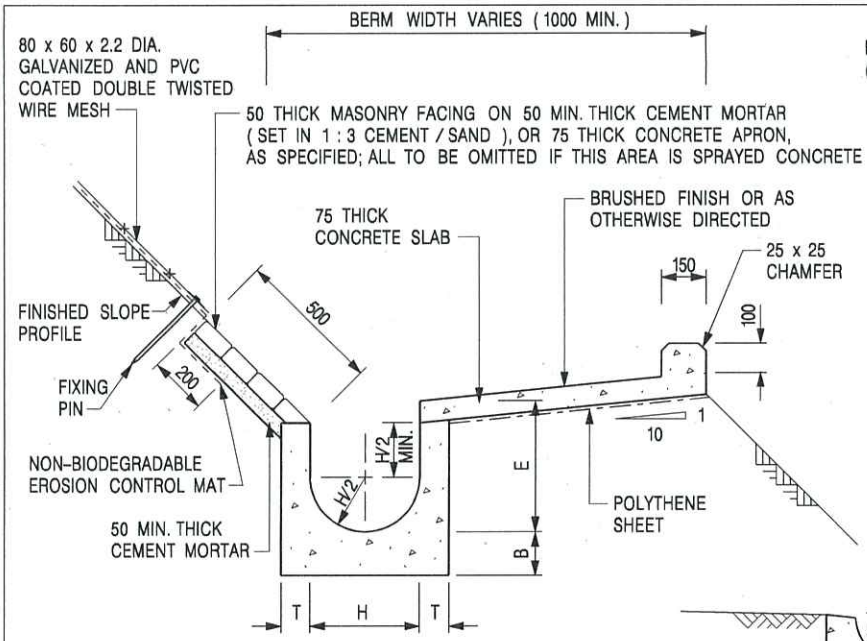
CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

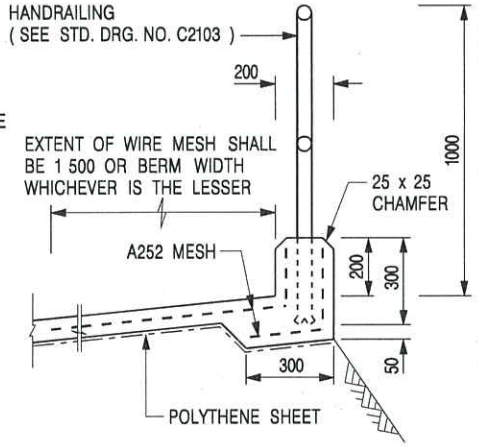
SCALE 1 : 20

DATE JAN 1991

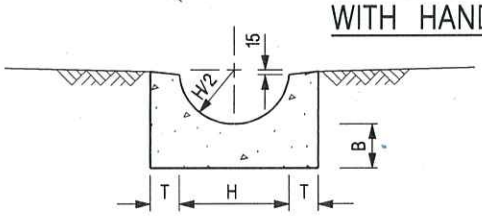
DRAWING NO. C2406 /2A



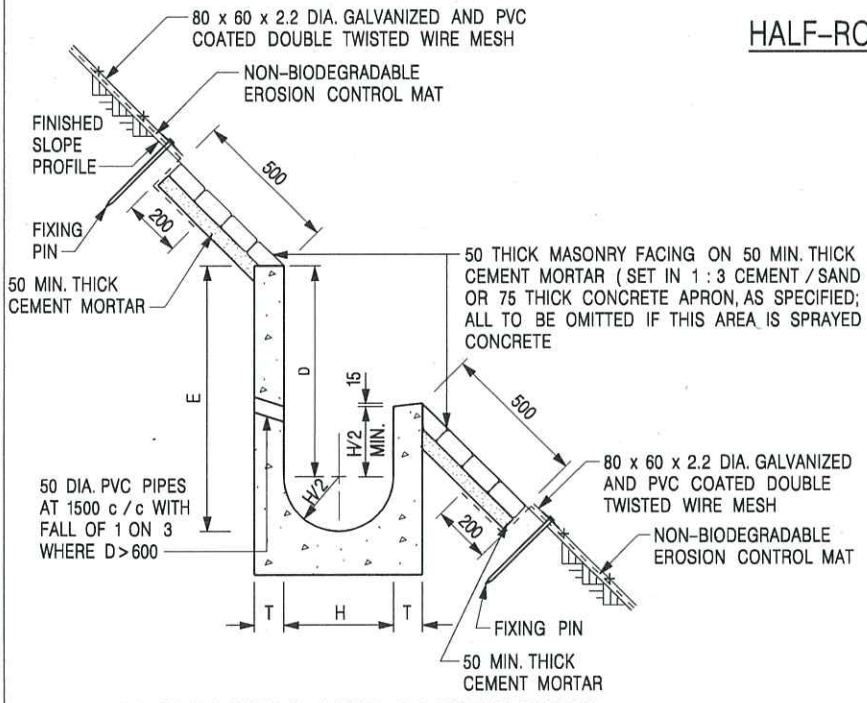
U-CHANNELS CONSTRUCTED ON BERM



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**

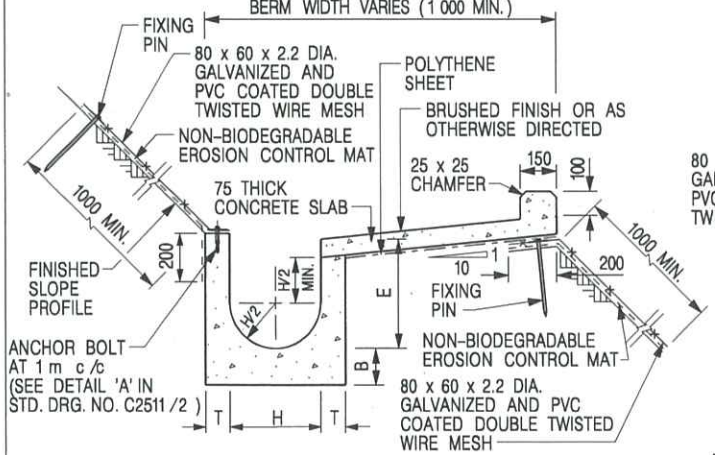
SCALE 1 : 25

DATE JAN 1991

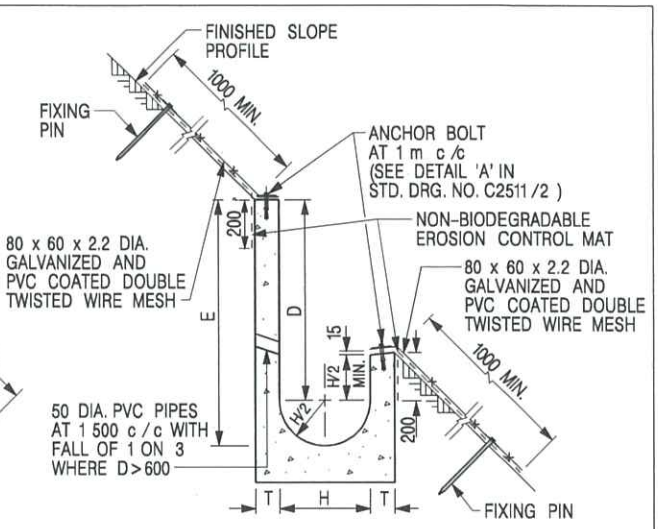
DRAWING NO. C2409I

卓越工程 建設香港

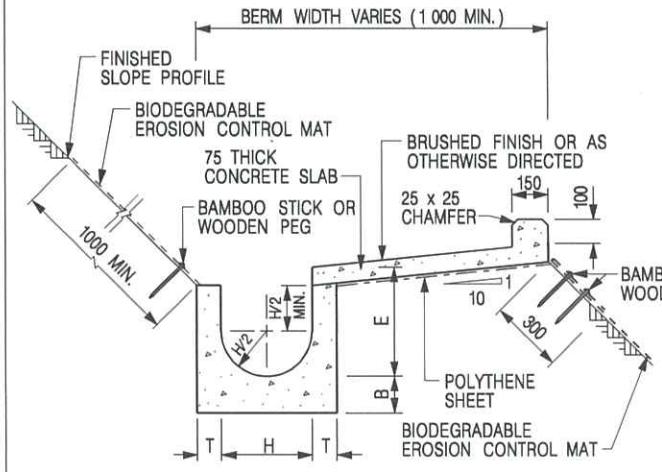
We Engineer Hong Kong's Development



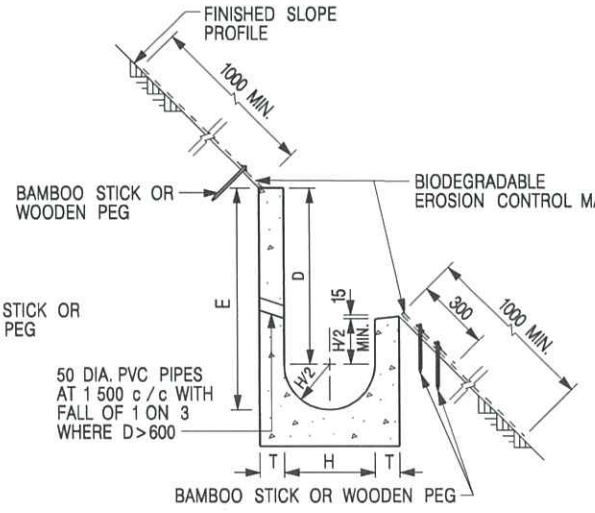
U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT



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

卓越工程 建設香港

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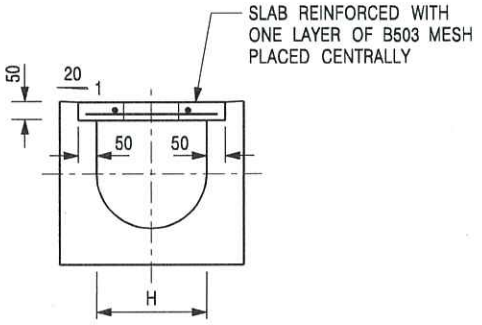
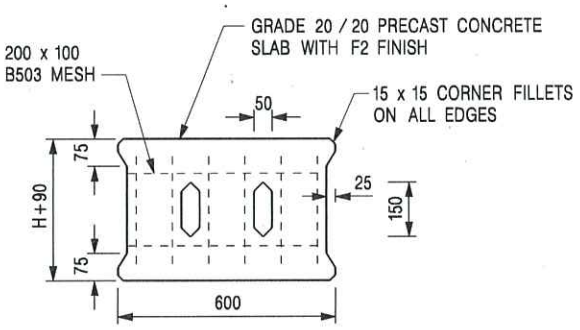


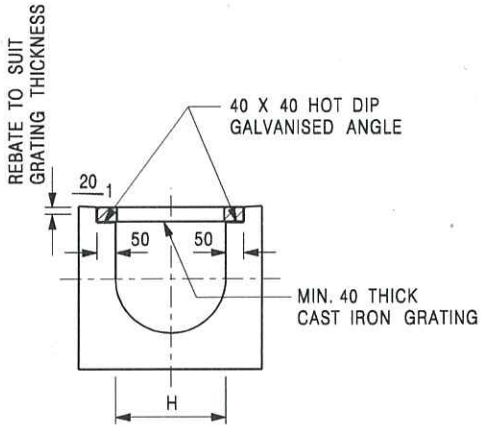
TYPICAL SECTION



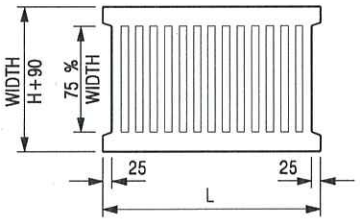
PLAN OF SLAB

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

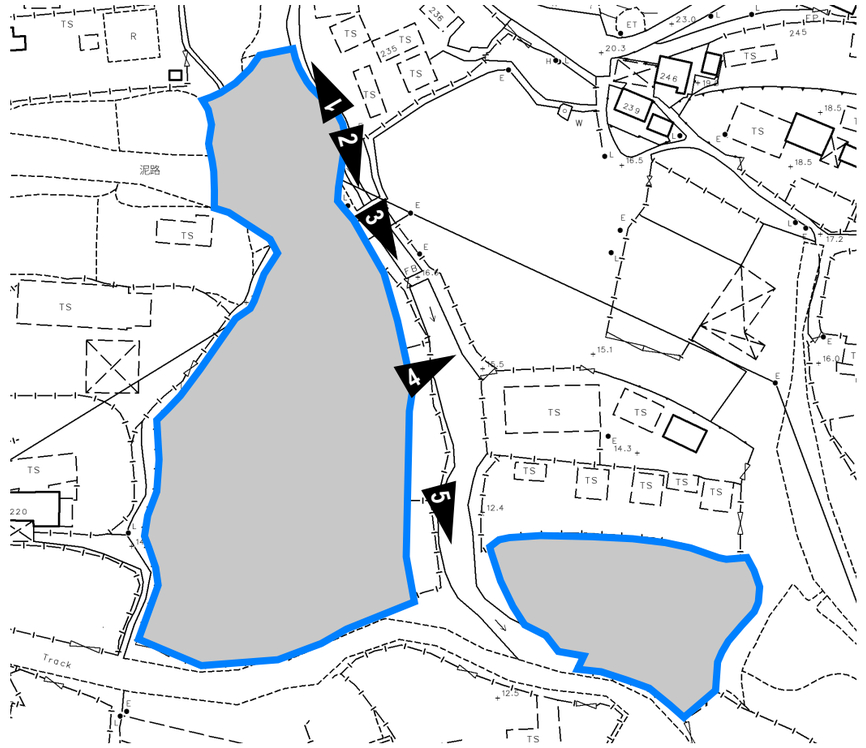
COVER SLAB AND CAST IRON GRATING FOR CHANNELS

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2412E



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

SITE PHOTOS

APPENDIX D

LOCATION:
LOT 3719 S.H SS.4 (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

VER	DESCRIPTION	DATE

Appendix III

Tree survey report

永豪園綠化工程有限公司
WING HO YUEN LANDSCAPING CO., LTD.

Tree Survey Report

Date of Survey: 22nd October 2024

Location:

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

Prepared by:

Mak Ka Hei

Registered Arborist

Date: 22nd October 2024

Table of contents

Appendix:

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 22nd October 2024. Plants with DBH less than 95mm were not recorded in the survey.

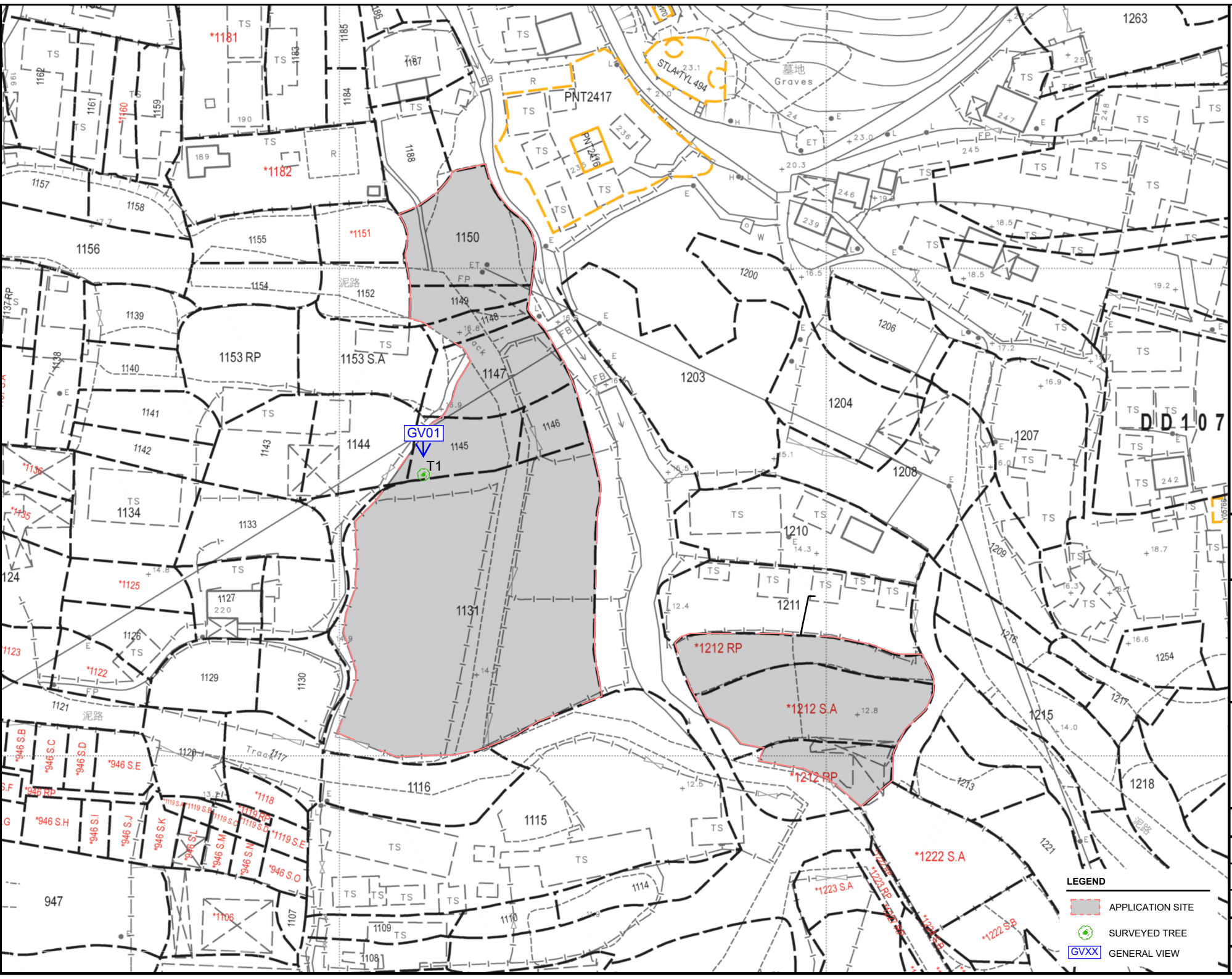
2. Summary of Existing Trees

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 22nd October 2024, **1 no.** tree was 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



PLANNING CONSULTANT

R-Riches Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERIES 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 : 1000 @ A4

DRAWN BY	DATE
MN	6.8.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

TREE SURVEY PLAN

DWG NO.	VER.
TSP	000

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): Mak Ka Hei
Field Survey was conducted on: 22 October 2024

永豪園綠化工程有限公司
WING HO YUEN LANDSCAPING CO., LTD.

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	*Dimocarpus longan*	龍眼	8.0	275	6.0	Med	Fair	Fair	Poor	Low	-

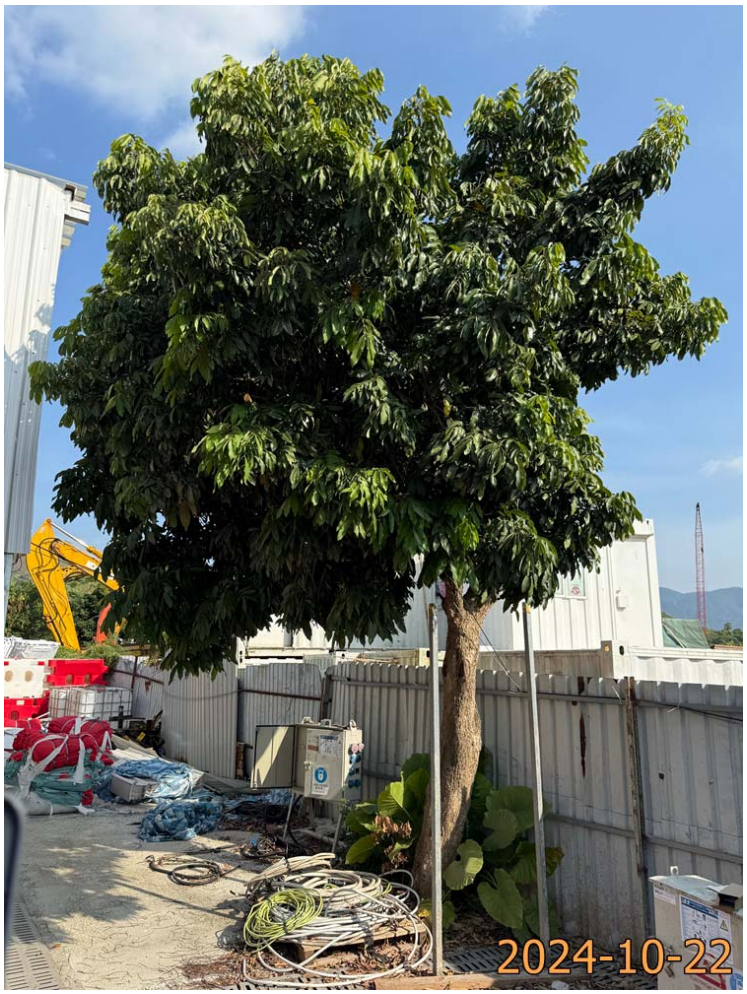
Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.

Appendix III – Photo Records

General View

General view 01

Photo Records



T1 (Overview)