DeSPACE (International) Limited

Date: 28th October 2026

Pages: 1 + Attachments

BY EMAIL

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

Dear Sir/Madam,

SECTION 12A APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)

****

Amendment to the Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYY/14, to rezone the application site from "Residential (Group C)" and "Residential (Group D)" to "Government, Institution or Community (2)", Lot 827 RP in D.D. 130 and adjoining Government land (GL), Lam Tei, Tuen Mun, New Territories

Town Planning Application No. Y/TM-LTYY/12 - Submission of Further Information (4)

References are made to the emails dated 21st October 2026 and 23rd October 2026 from the Planning Department in relation to technical comments from various departments.

In order to address the comments, please find attached the copy of the response-to-comment (R to C) table (in response to PlanD, DSD and EPD) with the appendices below:

- Appendix 1 – Revised Sewerage Impact Assessment
- Appendix 2 – Drainage Proposal
- Appendix 3 – Updated drawings
- Appendix 4 – Replacement page of the Environmental Assessment
- Appendix 5 – Replacement page of the Traffic Impact Assessment
- Appendix 6 – Replacement page of the Planning Statement
- Appendix 7 – Tree Survey

Should you have any queries with this submission, please feel free to contact Mr. Jeffrey Kwok and Mr. Kin Leung at [redacted] or the undersigned at [redacted].

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED

Greg Lam

S12A Application (No. Y/TM-LTYY/12) for Amendment to the Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYY/14, to rezone the application site from "Residential (Group C)" and "Residential (Group D)" to "Government, Institution or Community (2)", Lot 827 RP in D.D. 130 and adjoining Government land (GL), Lam Tei, Tuen Mun, New Territories

Response-to-Comment Table

Departmental Comments		Responses
Email dated 21st October 2026: **Comments from EPD**		
1.	Section 5 – the pipe utilization rate does not tally with Appendix 4.	Revised. Please refer to the updated SIA in **Appendix 1**.
2.	Section 7 – the capacity of proposed sewage retention tank should be deleted, as adequate capacity should be provided to avoid surcharge.	Revised. Please refer to the updated SIA in **Appendix 1**.
3.	Appendix 4, Table 2, Catchment B – according to latest SIA, the ADWF of the Planning Application (A/TM-LTYY/249-3) should be 153.5m3/day.	Revised. Please refer to the updated SIA in **Appendix 1**.
4.	Appendix 4, Table 2, Catchment C and G – Instant Peak Flow of swimming pool backwash instead of average flow should be used in the hydraulic calculation.	Revised. Please refer to the updated SIA in **Appendix 1**.
Email dated 21st October 2026: **Comments from DSD**		
	Specific Comments	
(i)	The 3rd row of the RtC has not yet addressed our comment. In Figure 2 of the SIA report, X1 of FMH1015065 and A1 of the downstream FMH1015066 are still presented as +12.83 and +12.85 respectively. I should re-iterate that such levels do not tally with our drainage record and would lead to sewage backflow issue. Please review the levels.	Revised. Please refer to the updated SIA in **Appendix 1**.
(ii)	Further to comment (i) above, please note that the X1 of FMH1015065 shall be +12.89 with reference to our drainage record. However, your proposed connection (A3 of FMH1015065) is at +12.86. Again, such arrangement would lead to sewage backflow to the subject lot. Please review the invert levels of A3 and the upstream "Proposed Standard Manhole".	Revised. Please refer to the updated SIA in **Appendix 1**.
2.	The applicant should observe the general comments given in items 2(a) to 2(f) of our preceding memo ref. (01FMQZ) in MN 10/TM/DD130/0 dated 20 May 2026 (copy attached) which are still applicable.	Noted with thanks.
	The applicant should also be reminded for our general comments below: -	
(a)	The applicant should be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that	Noted with thanks.

	(i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to accommodate all discharge water collected from his lot and all upstream catchments. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary.	
(b)	The application site is within an area where connection to existing public sewerage network is available in the vicinity. A copy of our drainage record is attached for your reference (refer to the following URL: https://www.dsd.gov.hk/EN/Files/Legend_BW.pdf for legend of drainage record plans). Please note that the information shown on the record drawings are subject to verification on site and no guarantee can be given that this is a complete record. The lot owner should be asked to verify the actual site conditions by sub-surface explorations. Should the applicant choose to connect his proposed drainage system to DSD's network, they shall furnish me with their connection proposal for agreement. After obtaining my agreement, the applicant shall submit a duly completed Form HBP1 with a crossed cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to this Division for formal application for the required connection. Upon my acceptance of the connection proposal/application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. The connection pipe located downstream of the terminal manhole and outside the lot boundaries shall be handed over to DSD for maintenance after satisfactory technical audit by DSD or self-certification by registered professional as appropriate. The location of the terminal manhole shall be designed and constructed close to the lot boundary as far as practicable. The applicant is reminded to submit a duly completed Form HBP1 together with a cheque to DSD for either a technical audit by DSD or self-certification by registered professional at the applicant's cost on the completed connection works. The applicant is also reminded to submit a duly completed declaration form (Form HBP1_CC) and to provide latest approved and certified as-built drainage plans as well as relevant construction records to DSD at least 9 days before each technical audit by DSD. The applicant may refer to DSD Advice Note	Noted with thanks.

	No.2 – How to make Drainage Connections which is available on DSD's homepage.	
(c)	The applicant should check and ensure that the existing drainage system to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned lot. He should also ensure that the flow from this site will not overload the existing drainage system.	Noted with thanks.
(d)	The applicant should consult DLO/TM of LandsD and seek agreement from relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	Noted with thanks.
(e)	The applicant should make good all the adjacent affected areas upon the completion of the drainage works.	Noted with thanks.
(f)	The applicant is reminded that he is required to maintain his drainage facilities/system properly and rectify them if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of any damage and/or nuisance caused by failure of his facilities/system.	Noted with thanks.
Email dated 23rd October 2026: **Comments from DSD**		
I have no objection to the subject planning application, provided that the applicant could demonstrate, through a drainage proposal, that no adverse drainage impact would result from the subject proposed development. The drainage proposal should include a drainage plan showing the details of existing drains and proposed drainage works, together with adequate supporting design calculations.		Please refer to the Drainage Proposal in **Appendix 2**.
Email dated 23rd October 2026: **Comments from TMYLW DPO, PlanD**		
General Comments		
1.	Noted the applicant proposes a new sewage retention tank on the G/F. However, no updated plans showing the section, greening ratio and communal open space are provided in Attachment 6 (Revised Development Scheme). Please supplement.	Please refer to **Appendix 3** for the updated plans showing the section, greening ratio and communal open space.
2.	Please clarify if the proposed sewage retention tank will be fully enclosed and any measures to mitigate the potential odor emission.	The proposed sewage retention tank will be fully enclosed within a concrete structure. Deodorisation equipment will also be installed to remove odorous gases and control odour emissions. Please also refer to the replacement page of the Environmental Assessment for the

		updated odour section in **Appendix 4**.
3.	Please clarify the responsibility of maintenance and management for the proposed footpath.	Maintenance and management responsibilities of the proposed footpath within the development site will be borne by the applicant.
4.	Please advise the floor area per capita for the proposed RCHD.	The total NOFA for the proposed RCHD is about 2893.8 sq.m. NOFA per capita is approx. 10.3 sq.m.
5.	Please clarify the location of private car/taxi lay-by.	The location of private car/taxi lay-by is shown at the revised G/F layout plan in **Appendix 3**. The figure in TIA is also updated in **Appendix 5**.
6.	Please advise the shift time per staff working in the proposed RCHD.	There will be two working shifts. They start from 7am to 7pm and 7pm to 7am.
7.	Please clarify if any existing trees within the application site will be affected by the proposed development. If affirmative, please clarify whether any tree felling will be involved.	No existing trees within the application site will be affected by the proposed development, and no tree felling will be required. Existing trees will be retained and protected by temporary protective fencing during construction. Their locations will not conflict with the proposed building footprint. Please refer to the Tree Survey with plan in **Appendix 7**.
8.	In view that the proposed RCHD is subsumed under 'Social Welfare Facilities' which is a Column 2 use within the "R(C)" and "R(D)" zones, the proposed RCHD development could be implemented through applying for planning permission under s.16 application to the TPB. Please supplement the justifications in applying for a S.12a rezoning application instead of a S.16 planning application.	Given the maximum plot ratio of 0.4 and maximum building height of 3 storeys (9 m), including the car park, applicable to the subject R(C) zone, a scheme complying with these development restrictions under a Section 16 application would provide a total GFA of approximately 644 sq. m. Applying the same NOFA-to-GFA efficiency ratio of 45% as that of the proposed scheme would yield an estimated NOFA of approximately 290 sq.m. This would accommodate only about 28 beds, assuming a NOFA provision of 10.3 sq. m per capita. The applicant's primary objective is to provide a quality RCHD. The current scheme, with a plot ratio of approximately 4.03 and 260–320 beds, has a larger flexibility on design and represents an optimal development option, with a NOFA provision of 10.3 sq.m per capita which is greater than the statutory 9.5 sq.m. The S.12a rezoning application is considered justified, taking into account: (i) the layout design and full provision of residents' areas, areas for common use by residents, nursing areas, rehabilitation areas and supporting facilities, with reference to the SWD's Schedule of

		Accommodation for RCHE and the "Best Practices in Design and Operation of Residential Care Home for Persons with Disabilities"; (ii) the prevailing statutory minimum NOFA requirement of 9.5 sq.m per capita; and (iii) the acute local demand for quality RCHD services.
Specific Comments		
9.	Para 5.5.3 of the Supporting Planning Statement: noted landscaping treatments are proposed on G/F, 3/F, 5/F and R/F. However, per the previously submitted figure, noted green areas are proposed across G/F, 1/F, 3/F, 5/F and 7/F. Please clarify.	It is clarified that landscaping treatments are proposed on G/F, 1/F, 3/F, 5/F and 7/F.

Appendix 1

Revised Sewerage Impact Assessment (SIA)

SECTION 12A PLANNING APPLICATION

TO REZONE THE APPLICATION SITE FROM "RESIDENTIAL (GROUP C)" AND "RESIDENTIAL (GROUP D)" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (2) AT LOT 827 RP IN D.D. 130 AND ADJOINING GOVERNMENT LAND, LAM TEI, TUEN MUN, NEW TERRITORIES

Sewage Impact Assessment

October 2026

Applicant: Cyber Epoch Holdings Limited, Glory Day Development Limited
Prepared By: DeSPACE (International) Limited

1. Introduction

The Applicant, **CYBER EPOCH HOLDINGS LIMITED** and **GLORY DAY DEVELOPMENT LIMITED**, proposes to rezone the application site from "Residential (Group C)" ("R(C)") and "Residential (Group D)" ("R(D)") to Government, Institution or Community (2)" ("G/IC (2)") at Lot 827 RP in D.D.130, Lam Tei, Tuen Mun, New Territories (hereinafter referred to as "the Site") for permitted social welfare facility (Residential Care Home for Persons with Disabilities) (RCHD). The expected intake year of the proposed development is 2031.

The aim of this **Sewage Impact Assessment** is to review the capacity of the existing sewage network resulting from the proposed composite development.

2. Sewage Disposal Network

According to the drainage record plans obtained from the Government, the sewage from the Site is expected to be conveyed to the nearest public manhole FMH1015065 and flow underneath the Fuk Hang Tsuen Road to the north direction **(See Appendix 1)**. Two sewers including the Proposed Terminal Manhole **(Appendix 2)** and the Proposed Additional Manhole **(Appendix 3)** are proposed to connect the proposed development with the existing sewage network. The pipe materials of the proposed sewage pipe will be clayware.

3. Assessment Criteria

This assessment has been prepared in accordance with the guidelines and reference as follows:

- A Technical Paper of Environmental Protection Department's (EPD's) Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning, Version 1.0 (GESF): - It outlines the methodology and provides guidance for estimating sewage flows in sewerage infrastructure planning. Sewage flow parameters and peaking factors are adopted.
- Commercial and Industrial Floor Space Utilization Survey (CIFSUS) conducted by the Planning Department during November 2004 to March 2005: - It is referred to determine the worker density for different economic activities and planned usage type.
- Sewerage Manual (SM) published by the Drainage Services Department (DSD) in May 2013: - It offers guidance on the planning, design, construction, operation and maintenance of public gravity sewerage system in Hong Kong.
- Relevant Drainage Record Plans obtained from the Drainage Service Department: - It shows the details of existing sewerage record.

4. Assessment of Sewerage Impact

For the purpose of this Sewerage Impact Assessment, a total number of 320 residents and 60 staff for the proposed RCHD development have been assumed to be occupied within the proposed composite development. The wastewater generated will be contributed by the residents and employees.

Table: Sewage Flow Estimate

	No. of persons	Unit Flow Factor (m^3/person/ day)	Estimated Dry Weather Flow	Catchment Inflow Factor[1]	Flow Rate (m^3/day)	Contributing Population[2]	Peaking Factor[3]	Peak Flow (L/s)
RCHD Residents	320	0.19 [4]	60.8	1.1	85.36	316.15	8	7.90
RCHD employees	60	0.28 [5]	16.8					

Remarks:

[1] Catchment Inflow Factor=1.1 (Tuen Mun) is based on EPD's GESF Table T-4.

[2] It is based on the equation from GESF: Contributing Population = $\frac{Calculated\ total\ average\ flow}{0.27}$

[3] Peaking Factor= 8 for population <1,000 (including stormwater allowance) as per EPD's GESF Table T-5

[4] Unit flow factor = 0.19 (Institutional and special class) is based on EPD's GESF Table T-1

[5] Unit flow factor = 0.28 (Commercial Employee + J11) is based on EPD's GESF Table T-2

5. Sewer Capacity

Detailed calculations of sewage generation and hydraulic capacity are provided in **Appendix 4**. The total peak flow occupancy of the sewer pipes is ranging from 12.98% to 125.61%.

6. Surcharge Calculation

Surcharge calculation for the downstream sewers is demonstrated to verify compliance with S.5.1.1 of DSD's "*Sewerage Manual Part 1*". The assessment considers:

(a) A minimum freeboard of 1m at the manhole; and
(b) A minimum factor of safety against overflowing of 1.15

The detailed calculation of surcharge assessment for all the manholes is illustrated in **Appendix 4**.

7. Discussion

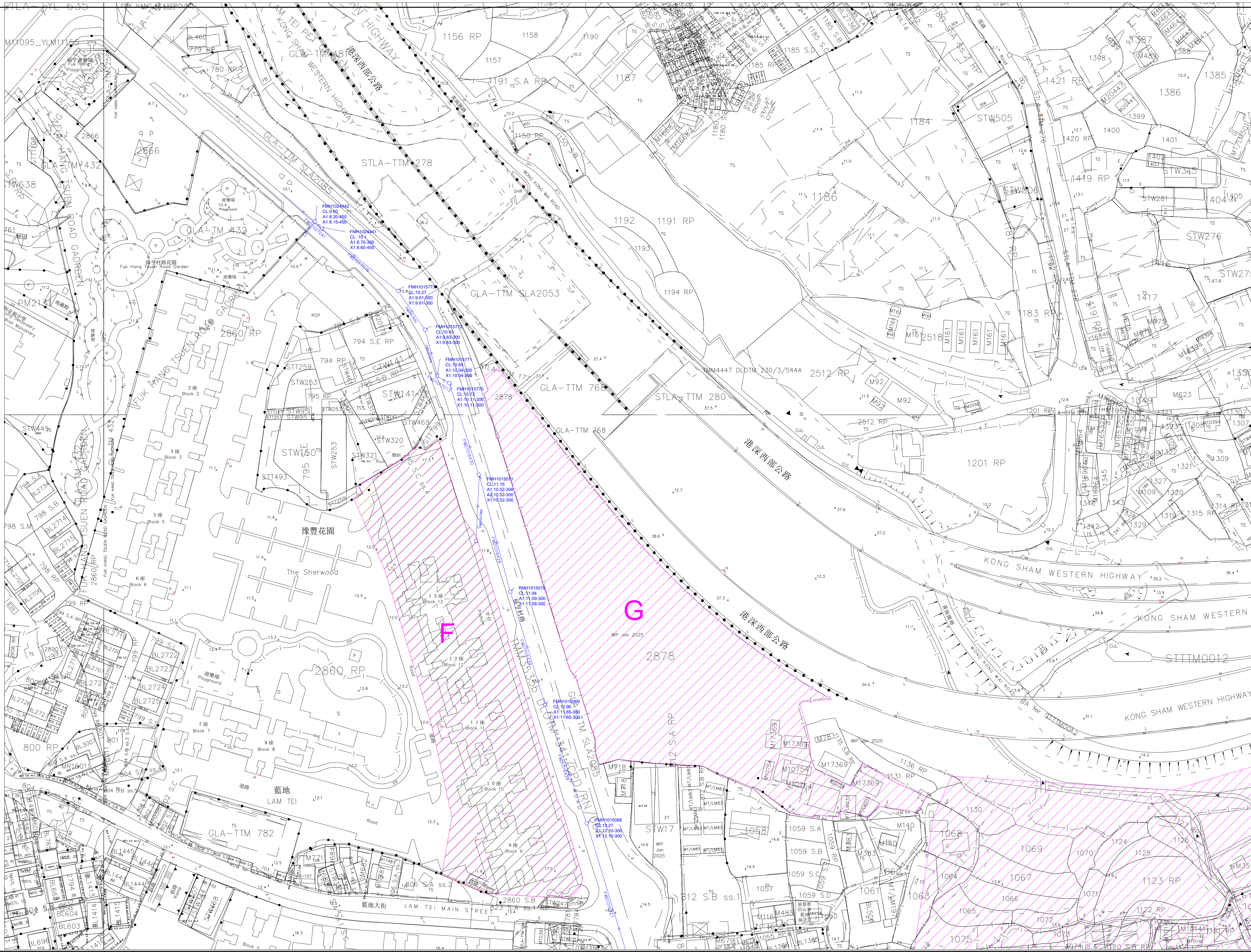
According to the Surcharge Calculation, regarding the sewage generation rate from the Proposed Development and surrounding areas, six of the existing private sewerage pipelines would not have adequate capacity to receive the flow, while the existing government sewerage pipelines would have adequate capacity.

Therefore, a sewage retention tank will be proposed for the Proposed Development such that the sewage will be discharged during non-peak sewage discharge period only (4:00 a.m. to 5:00 a.m. and 4:00 p.m. to 5:00 p.m.). It is committed that the sewage would not be discharge during the peak sewage discharge period. Furthermore, the proposed sewage retention tank will be provided with adequate capacity to prevent potential overflow of sewage. The detailed calculation of the retention tank capacity and schematic layout plan with the proposed retention tank are illustrated in **Appendix 4** and **Appendix 5**.

The applicant will be responsible to the construction, operation & maintenance of the proposed sewage retention tank. With the proposed connection and sewage retention tank for the discharge of sewage during non-peak sewage discharge period in place, the sewerage system will have adequate capacity to cater the sewage from the Proposed Development and nearby catchments.

Appendix 1

Sewage Network Plan



DRAWING TITLE:

CATCHMENT PLAN - 1

DRAWING NUMBER:

FIGURE 1

LEGEND:

SITE BOUNDARY

CATCHMENT AREA

EXISTING SEWAGE PIPE

PROPOSED SEWAGE PIPE

PROPOSED SEWAGE MANHOLE

EXISTING SEWAGE MANHOLE

SCALE:

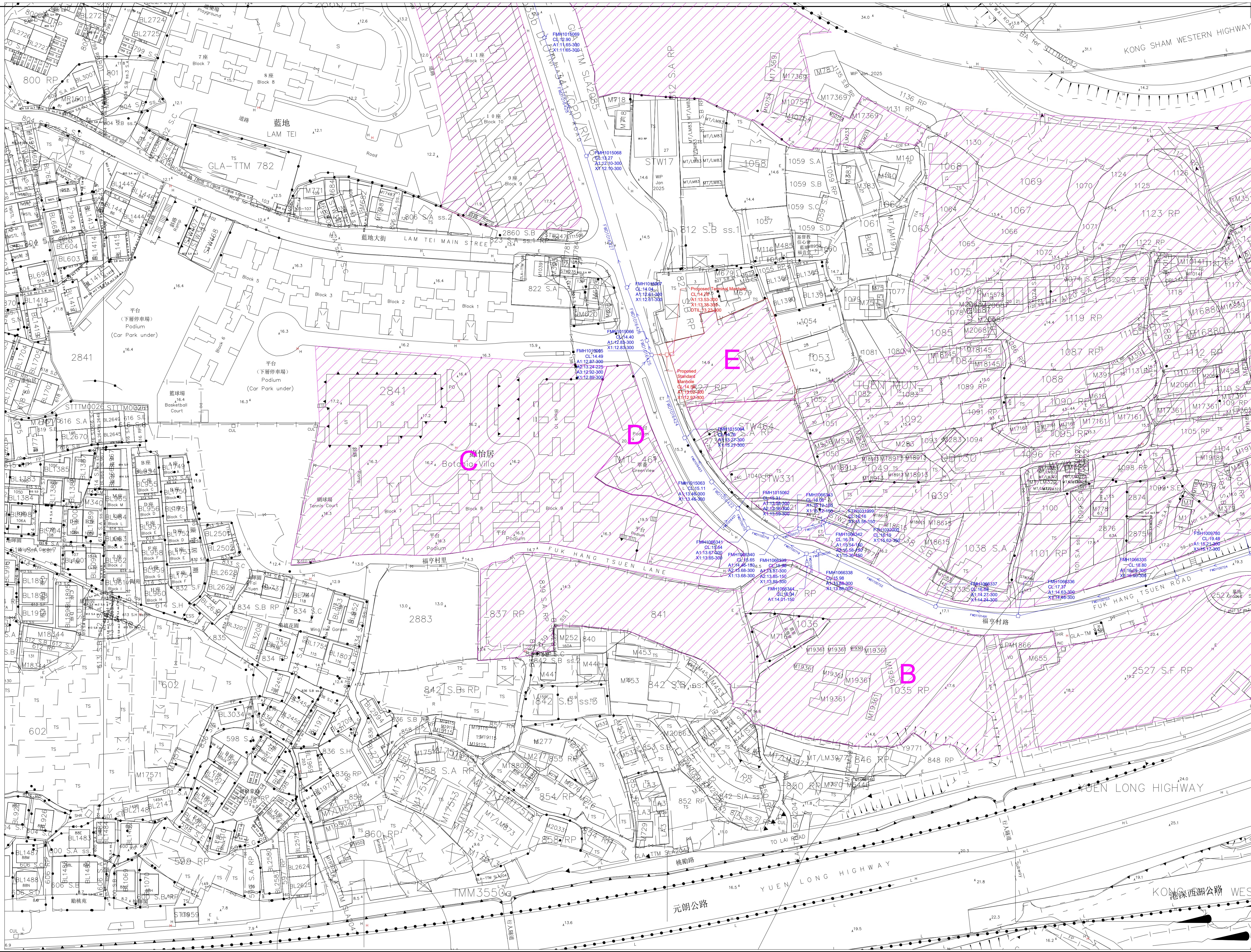
N.T.S

DATE:

JULY 2026

PREPARED BY:

DeSPACE (International) Limited



DRAWING TITLE:

CATCHMENT PLAN - 2

DRAWING NUMBER:

FIGURE 2

LEGEND:

SITE BOUNDARY

CATCHMENT AREA

EXISTING SEWAGE PIPE

PROPOSED SEWAGE PIPE

PROPOSED SEWAGE MANHOLE

EXISTING SEWAGE MANHOLE

SCALE:

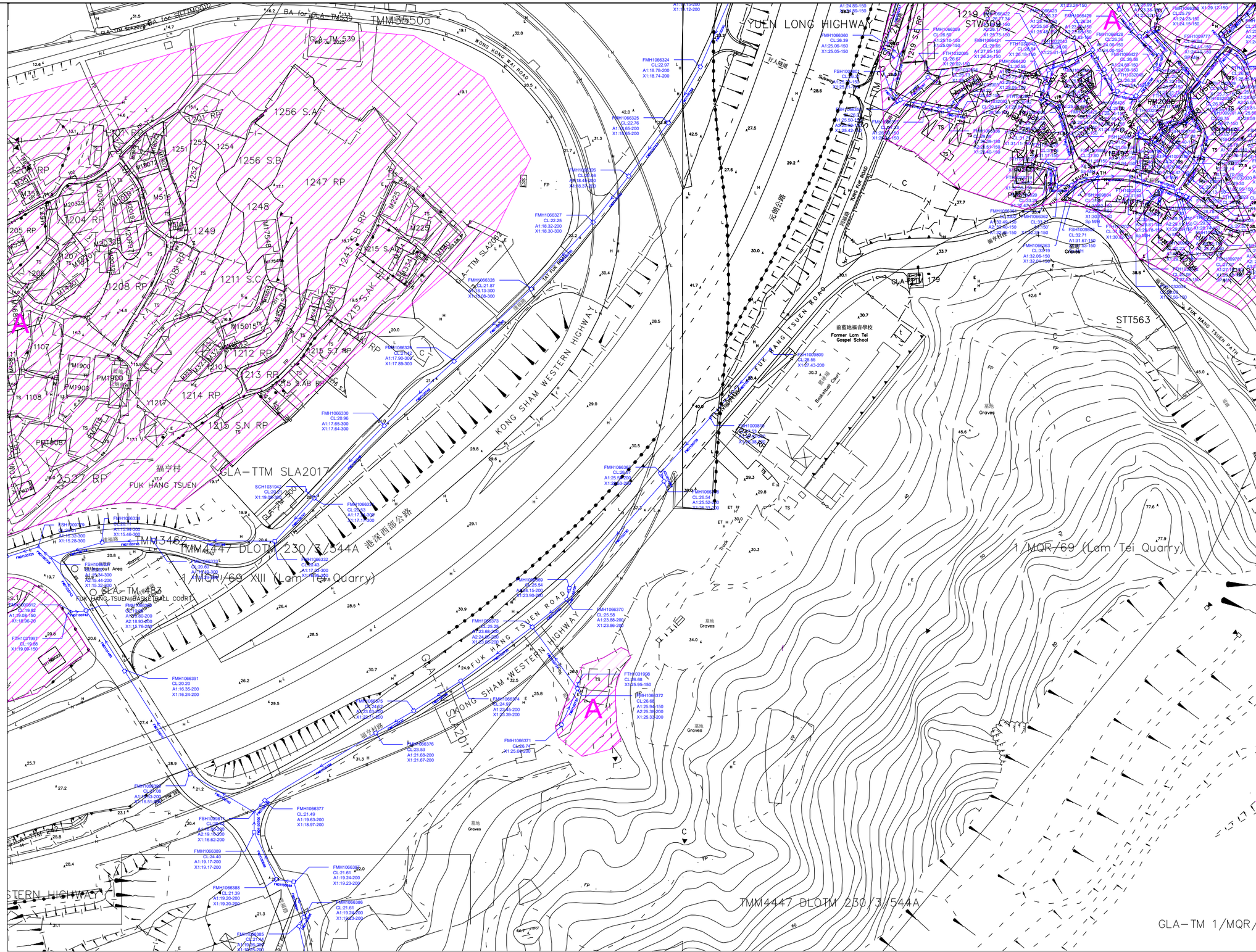
N.T.S

DATE:

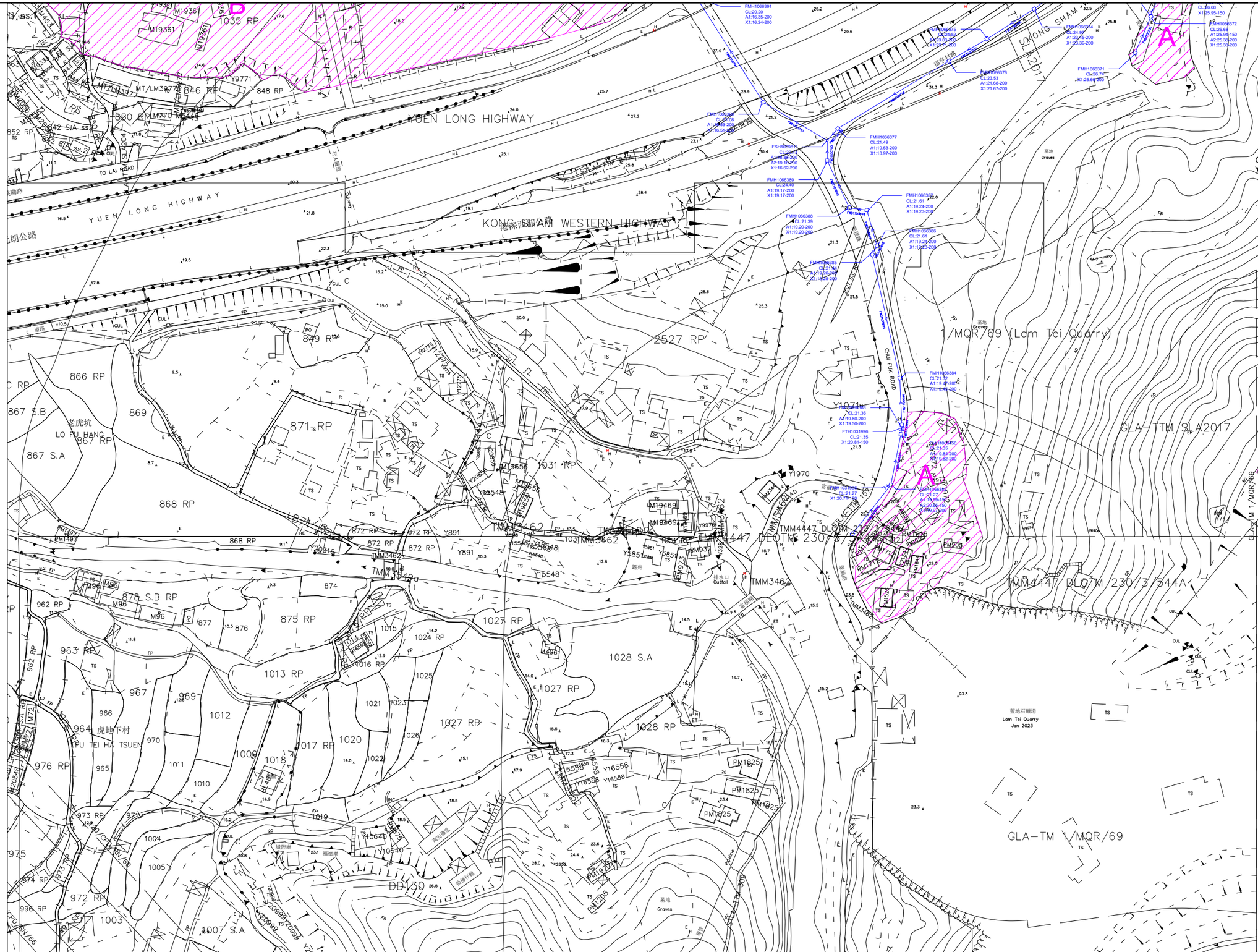
JULY 2026

PREPARED BY:

DeSPACE (International) Limited



DRAWING TITLE: CATCHMENT PLAN - 3	**LEGEND:** SITE BOUNDARY; CATCHMENT AREA; EXISTING SEWAGE PIPE	**SCALE:** N.T.S	**PREPARED BY:** DeSPACE (International) Limited
DRAWING NUMBER: FIGURE 3	PROPOSED SEWAGE PIPE; PROPOSED SEWAGE MANHOLE; EXISTING SEWAGE MANHOLE	**DATE:** JULY 2026	



DRAWING TITLE:
CATCHMENT PLAN - 4

DRAWING NUMBER:
FIGURE 4

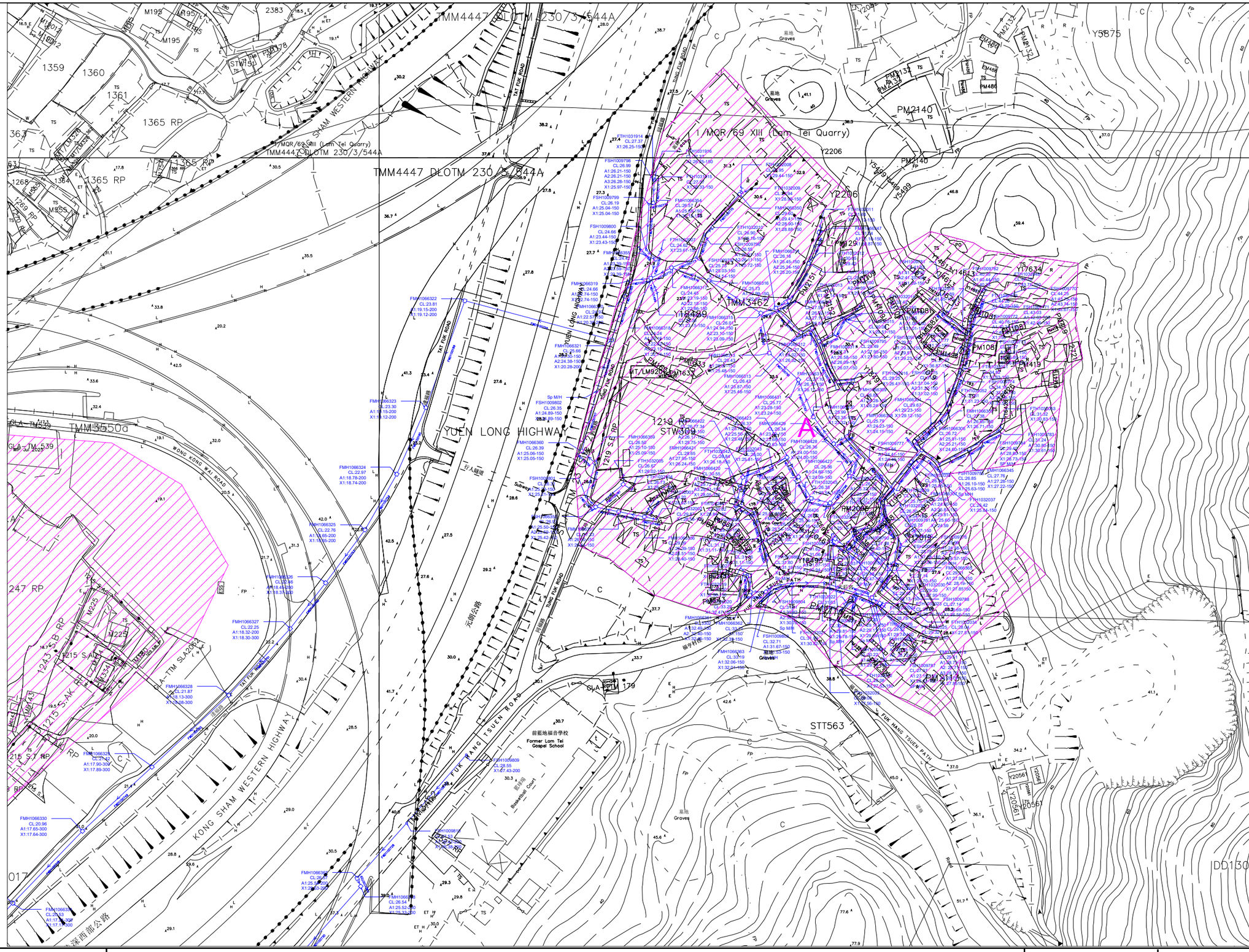
LEGEND:

- SITE BOUNDARY
- CATCHMENT AREA
- EXISTING SEWAGE PIPE
- PROPOSED SEWAGE PIPE
- PROPOSED SEWAGE MANHOLE
- EXISTING SEWAGE MANHOLE

SCALE:
N.T.S

DATE:
JULY 2026

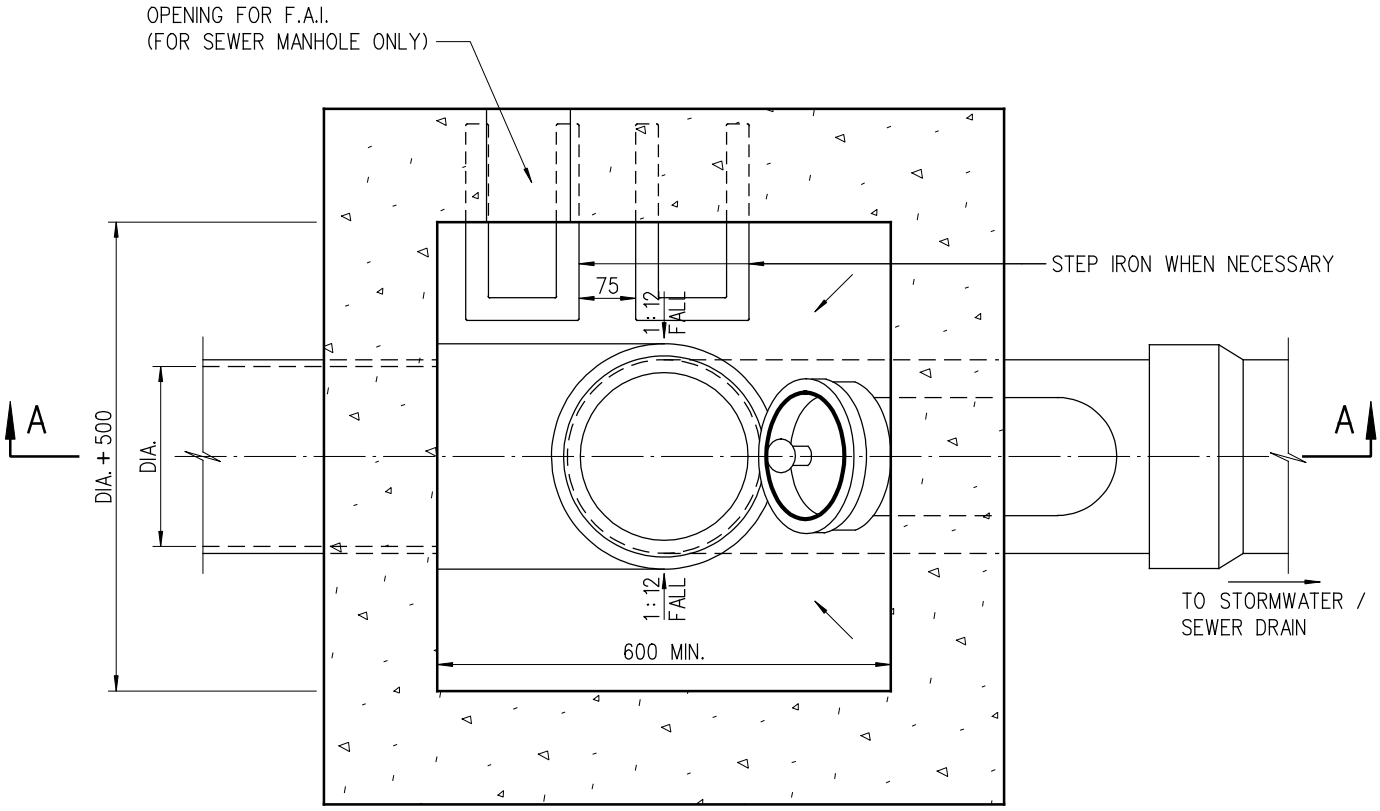
PREPARED BY:
DeSPACE (International) Limited



DRAWING TITLE: CATCHMENT PLAN - 5	**LEGEND:** SITE BOUNDARY; CATCHMENT AREA; EXISTING SEWAGE PIPE; PROPOSED SEWAGE PIPE; PROPOSED SEWAGE MANHOLE; EXISTING SEWAGE MANHOLE	**SCALE:** N.T.S	**PREPARED BY:** DeSPACE (International) Limited
DRAWING NUMBER: FIGURE 5		**DATE:** JULY 2026	

Appendix 2

Type of Proposed Terminal Manhole



SECTIONAL PLAN

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. CONCRETE IS TO BE GRADE 30/20.
3. PIPE DIAMETER OF PIPE TO BE LESS THAN OR EQUAL TO 450 mm.
4. THIS STANDARD DRAWING IS APPLICABLE TO EXISTING TERMINAL MANHOLE ONLY. THE STANDARD TERMINAL MANHOLE TYPE T1_1 IN DSD STANDARD DRAWING NO. DS1090 SHOULD BE ADOPTED INSTEAD FOR NEW TERMINAL MANHOLE WITH SIMILAR DEPTH AND PIPE SIZE.

REV.	DESCRIPTION	SIGNATURE	DATE
C	NOTE 4 ADDED	ORIGINAL SIGNED	13.1.2016
B	REDRAWN BY CAD	ORIGINAL SIGNED	8.8.2001
A	GENERAL REVIEW	ORIGINAL SIGNED	2.2.2001

TERMINAL MANHOLE TYPE T1

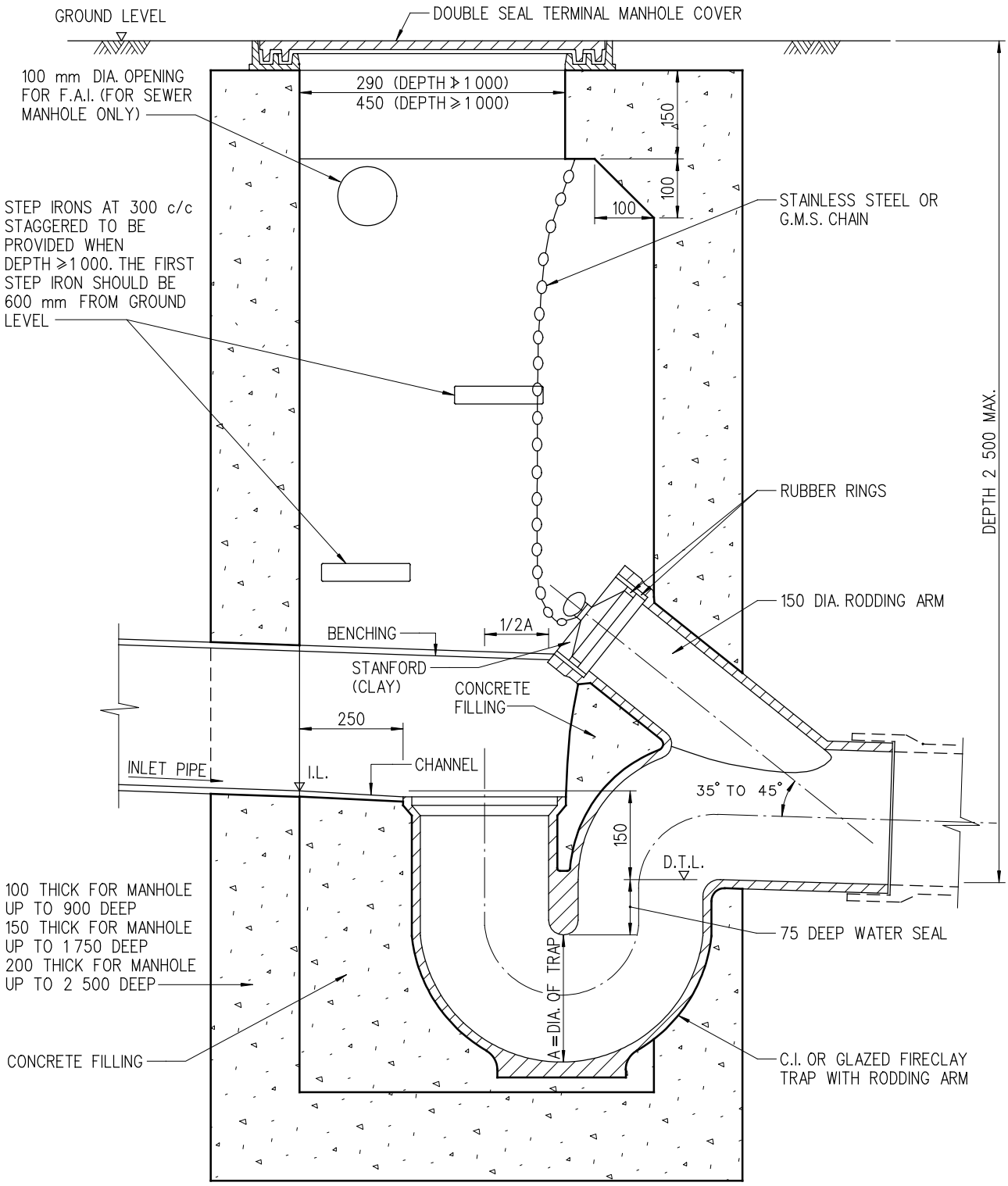
DRAINAGE SERVICES DEPARTMENT

REFERENCE

SCALE 1 : 10

DRAWING No. DS 1053C

(SHEET 1 OF 2)



SECTION A-A

REV.	DESCRIPTION	SIGNATURE	DATE
C	NOTE 4 ADDED	ORIGINAL SIGNED	13.1.2016
B	REDRAWN BY CAD	ORIGINAL SIGNED	8.8.2001
A	GENERAL REVIEW	ORIGINAL SIGNED	2.2.2001

TERMINAL MANHOLE TYPE T1

DRAINAGE SERVICES DEPARTMENT

REFERENCE

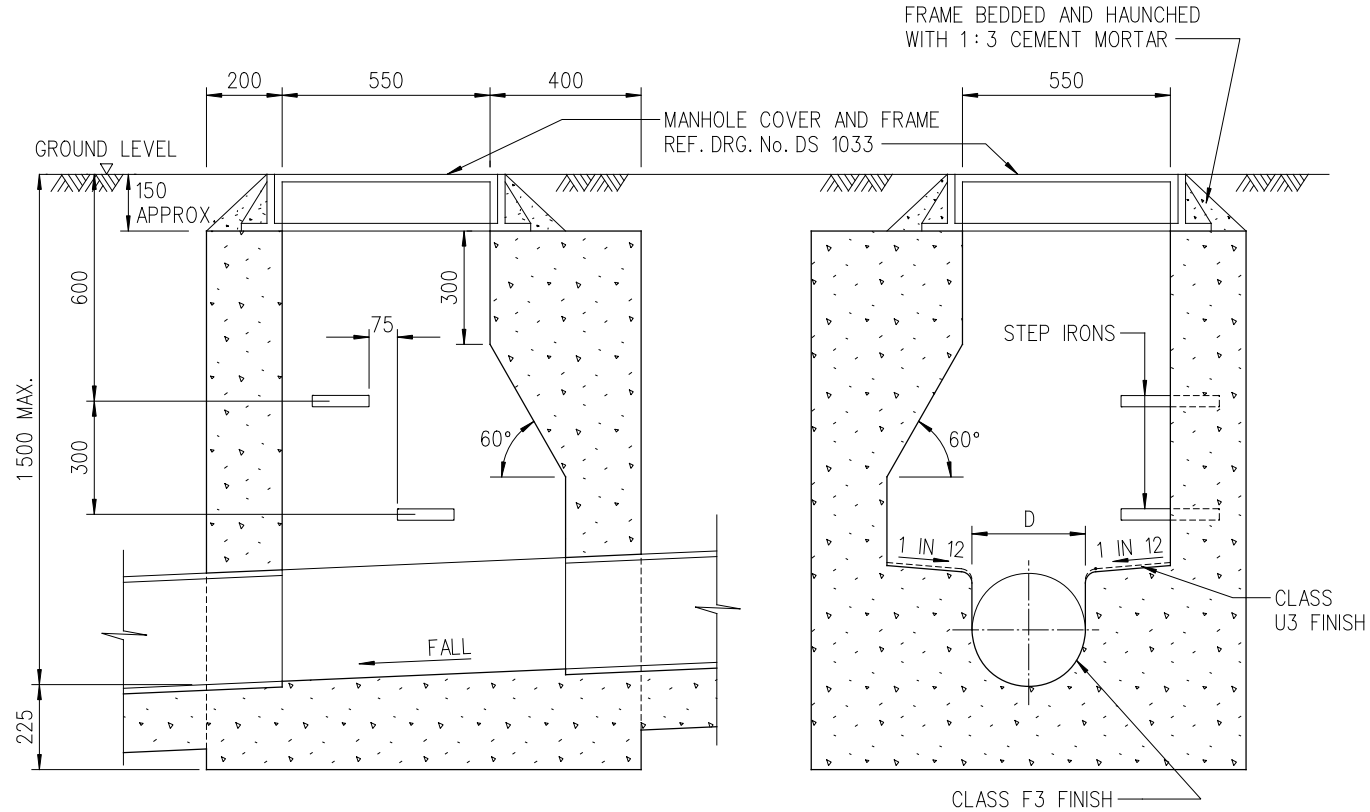
SCALE 1 : 10

DRAWING No. DS 1053C

(SHEET 2 OF 2)

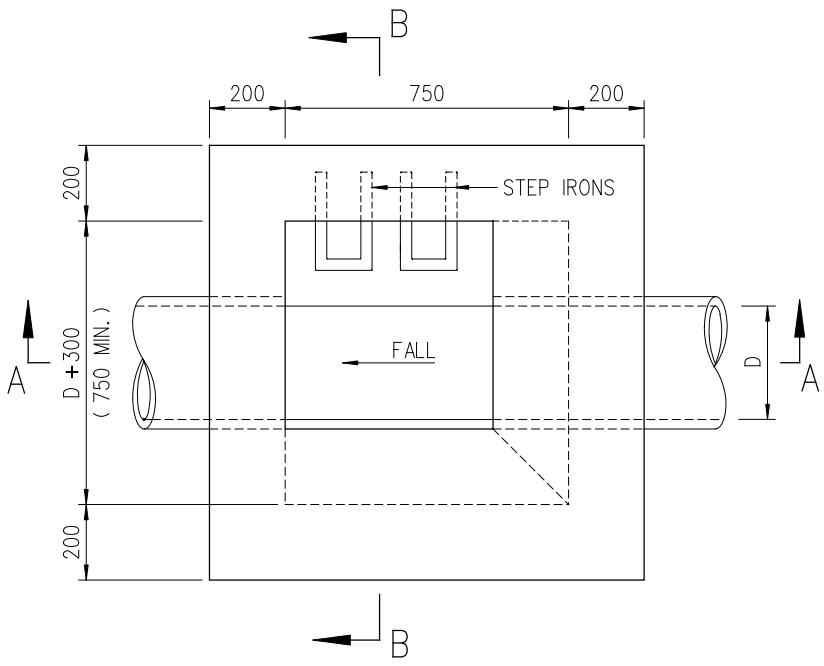
Appendix 3

Type of Proposed Additional Manhole



SECTION A-A

SECTION B-B



PLAN

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. PIPE DIAMETER : 150 TO 675 mm
3. NORMAL RANGE OF DEPTH : 1 000 TO 1 500 mm (FROM ROAD LEVEL TO LOWEST INVERT)
4. USED IN : STORMWATER DRAIN AND SEWER
5. JUNCTION : POSITION OF JUNCTION TO BE DETERMINED IN EACH INDIVIDUAL CASE. CHANNELS IMMEDIATELY UNDER ACCESS TO MANHOLE SHOULD BE AVOIDED.
6. TOP TREATMENT : SEE DRG. No. DS 1032
7. FOUNDATION : FOUNDATION OF MANHOLE VARIES WITH SITE CONDITION. THEREFORE, IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.
8. CONCRETE : GRADE 30/20
9. COVER AND FRAME NOT SHOWN ON PLAN FOR CLARITY
10. THIS DSD STANDARD DRAWING IS APPLICABLE TO EXISTING MANHOLE ONLY. THE STANDARD MANHOLE TYPE D1 IN DSD STANDARD DRAWING NO. DS1079 WITH 675mm OPENING SHOULD BE ADOPTED FOR NEW MANHOLE OF THIS SIZE. FOR EXISTING MANHOLE WITH 570 MANHOLE COVER, THE MAINTENANCE AUTHORITY WOULD REPLACE THE COVER WITH 675 MANHOLE COVER AND OPENING WHERE SITUATION WARRANTS.

REV.	DESCRIPTION	SIGNATURE	DATE
C	NOTE 10 ADDED	ORIGINAL SIGNED	29.4.2014
B	REDRAWN BY CAD	ORIGINAL SIGNED	8.8.2001
A	GENERAL REVIEW	ORIGINAL SIGNED	2.2.2001

STANDARD MANHOLE TYPE D

DRAINAGE SERVICES DEPARTMENT

REFERENCE

SCALE 1 : 20

DRAWING No. DS 1004C

Appendix 4

Detailed Calculations of Sewage Generation and Hydraulic Capacity

Table 1: Calculation for Sewage Generation Rate of the Proposed Development

1. RCHD		
Nos. of Beds	320	the upper-end provison in the proposal
Nos. of Staff	60	As advised by the Applicant
Unit Flow Factor for the Residents	0.19	m3/day/person - from GESF(Table T-1) - UFF for Domestic Flows (Institutional and special class)
Unit Flow Factor for staff	0.28	m3/day/person - from GESF(Table T-2) - UFF for Commercial Flows and Student Flows (Commercial Emppolyee and J11 Community, Social & Personal Services)
Estimated Dry Weather Flow	77.60	m^3/day
Total Flow from Proposed Development		
Catchment Inflow Factor	1.1	Catchment Inflow Factor = 1.10 (Tuen Mun) from EPD's GESF Table T-4
Flow Rate	85.36	m^3/day
Contributing Population	316.15	0.27 from EPD's GESF
Peaking Factor	8	Peaking Factor=8 for population <1,000 (including stormwater allowance) from EPD's GESF Table T-5
Peak Flow	**7.90**	L/s

Table 2: Calculation for Sewage Generation

Existing Development

A	Fuk Hang Tsuen			
	Number of Houses	140		Data as provided by EPD
	Average Domestic Household Size	2.6		from 2026 Population Census
	Population	364		
	Unit Flow Factor	0.27	m^3/person/day	from GESF(Table T-1) - UFF for Domestic Flow (Village House) under Datum (2002)
	Estimated Dry Weather Flow	98.28	m^3/day	
B	Planning Application (A/TM-LTYY/249-3)'s Flats (apartment)			
	Estimated Dry Weather Flow	153.50	m^3/day	Data as provided by EPD
	Planning Application (A/TM-LTYY/249-3)'s Club House			
	Site Area	233	m2	from SIA of Planning Application (A/TM-LTYY/249-3)
	Assumed Floor Area Per Employee	15.0	m2 per worker	from SIA of Planning Application (A/TM-LTYY/249-3)
	Total number of Employees	16		from SIA of Planning Application (A/TM-LTYY/249-3)
	Unit Flow Factor For Commercial Activties	0.28	m^3/person/day	from GESF(Table T-2) - UFF for Domestic Flow (J11 Community, Social & Personal Services) under Datum (2002)
	Estimated Dry Weather Flow	4.48	m^3/day	
C	Botania Villa Block 7-10 Residential Flats & Swimming Pool			
	Total number of units	675	units	from Centaline Property Hong Kong
	Average Domestic Household Size	2.6		from 2026 Population Census
	Total number of residents	1755	people	
	Unit Flow Factor	0.27	m^3/person/day	from GESF(Table T-1) - UFF for Domestic Flow (Private R2) under Datum (2002)
	Estimated Dry Weather Flow	473.85	m^3/day	
	Assumed Area of Pool	585.00	m2	
	Average Depth of Water	1.2	m	ordinary assumption
	Volume of Water Feature	702.00	m3	
	Turnover Rate	6.00	hr	
	Adopted Surface Loading Rate of Filte	50	$m^3/m^2/hr$	
	Adopted Filter Area	2.34	m^2	
	Backwash Duration	3	min/d	
	Backwash flow rate	30	$m^3/m^2/hr$	
	Design flow for Water Feature Backwashing	3.51	m^3/day	
D	GreenView 2/F-11/F Residential Flats			
	Total number of units	32	units	from Centaline Property Hong Kong
	Average Domestic Household Size	2.6		from 2026 Population Census
	Total number of Residents	83		
	Unit Flow Factor	0.27	m^3/person/day	from GESF(Table T-1) - UFF for Domestic Flow (Private R2) under Datum (2002)
	Estimated Dry Weather Flow	22.46	m^3/day	
	GreenView Clubhouse			
	Assumed Area	585	m2	
	Assumed Floor Area Per Employee	30.3	m2 per worker	from Table 8 of CIFSUS - Community, Social & Personal Services
	Total number of Employees	19		
	Unit Flow Factor For Commercial Activties	0.28	m^3/person/day	from GESF(Table T-2) - UFF for Domestic Flow (J11 Community, Social & Personal Services) under Datum (2002)
	Estimated Dry Weather Flow	5.41	m^3/day	
E	Proposed Development			
	Estimated Dry Weather Flow	77.60	m^3/day	refer to Table 1 - Calculation for Sewage Generation Rate of the Proposed Developmen
F	Pok Oi Hospital Tuen Mun Lam Tei Nursing and Residential Care Home for the Elderly			
	Estimated Dry Weather Flow	387.40	m^3/day	Data as provided by EPD
	Pok Oi Hospital Day Care Centre for Elderly			
	Estimated Dry Weather Flow	53.87	m^3/day	Data as provided by EPD
G	The Sherwood Block 9-13 Residential Flats & Swimming Pool			
	Total number of units	656	units	from Centaline Property Hong Kong
	Average Domestic Household Size	2.6		from 2026 Population Census
	Total number of residents	1706	people	
	Unit Flow Factor	0.27	m^3/person/day	from GESF(Table T-1) - UFF for Domestic Flow (Private R2) under Datum (2002)
	Estimated Dry Weather Flow	460.51	m^3/day	
	Assumed Area of Pool	605.00	m2	
	Average Depth of Water	1.2	m	ordinary assumption
	Volume of Water Feature	726.00	m3	
	Turnover Rate	6.00	hr	
	Adopted Surface Loading Rate of Filter	50	$m^3/m^2/hr$	
	Adopted Filter Area	2.42	m^2	
	Backwash Duration	3	min/d	
	Backwash flow rate	30	$m^3/m^2/hr$	
	Design flow for Water Feature Backwashing	3.63	m^3/day	

Table 3: Total Estimated Peak Flow

Segment	Included Catchment	Total Estimated Dry Weather Flow (m^3/day)	Catchment Inflow Factor[2]	Cumulative Average Dry Weather Flow (m^3/day)	Contributing Population[3]	Peaking Factor [4]	Design flow for Water Feature Backwashing (m^3/day)	Total Estimated Peak Flow (m^3/day)	Total Estimated Peak Flow (L/s)
S1	A + B + C + D + E	835.58	1.1	919.14	3404.23	6	3.51	5518.36	63.87
S2, S3, S4, S5	A + B + C + D + E + F	1276.85	1.1	1404.54	5201.99	6	0	8427.23	97.54
S6, S7, S8, S9, S10, S11 and S12	A + B + C + D + E + F + G	1737.36	1.1	1911.10	7078.15	5	3.63	9559.14	110.64

Remarks:

[1] Catchment Inflow Factor = 1.10 (Tuen Mun) based on EPD's GESF Table T-4

[2] Based on the equation from GESF:

$$\text{Contributing Population} = \frac{\text{Calculated total average flow } (m^3/\text{day})}{0.27\ (m^3/\text{person/day})}$$

[3]Peaking Factor= 6 for population 1,000-5,000 and 5 for population 5,000-10,000 (including stormwater allowance) base on EPD's GESF Table T-5

Table 4: Sewer Capacity Check

Segment	Pipe Name	Manhole Reference		Pipe Diameter (m)	Pipe Length (m)	Invert Level (mPD)		g (m/s^2)	k_s (m)	s	v (m^2/s)	V (m/s)	Sectional Area (m^2)	Q (m^3/s)	Sewer Capacity (L/s)	Estimated Sewage Flow (L/s)	% of Peak Flow to Sewer Capacity
		Upstream	Downstream			Upstream	Downstream										
S1	FWD1016425	FMH1015065	FMH1015066	0.3	5.5	12.89	12.83	9.81	0.003	0.0109	0.00000114	1.2985	0.071	0.092	91.79	63.87	69.59%
S2	FWD1016426	FMH1015066	FMH1015067	0.3	22	12.83	12.61	9.81	0.006	0.0100	0.00000114	1.0986	0.071	0.078	77.65	97.54	125.61%
S3	FWD1016427	FMH1015067	FMH1015068	0.3	55.5	12.61	12.1	9.81	0.003	0.0092	0.00000114	1.1915	0.071	0.084	84.22	97.54	115.81%
S4	FWD1016428	FMH1015068	FMH1015069	0.3	48	12.1	11.65	9.81	0.003	0.0094	0.00000114	1.2035	0.071	0.085	85.07	97.54	114.65%
S5	FWD1016429	FMH1015069	FMH1015070	0.3	50	11.65	11.09	9.81	0.003	0.0112	0.00000114	1.3158	0.071	0.093	93.01	97.54	104.87%
S6	FWD1016430	FMH1015070	FMH1015071	0.3	51.5	11.09	10.52	9.81	0.003	0.0111	0.00000114	1.3080	0.071	0.092	92.45	110.64	119.67%
S7	FWD1018348	FMH1015071	FMH1015770	0.3	36	10.52	10.11	9.81	0.003	0.0114	0.00000114	1.3268	0.071	0.094	93.79	110.64	117.97%
S8	FWD1017073	FMH1015770	FMH1017771	0.3	4.5	10.11	10.04	9.81	0.003	0.0156	0.00000114	1.5512	0.071	0.110	109.65	110.64	100.91%
S9	FWD1017074	FMH1017771	FMH1017772	0.3	19	10.04	9.83	9.81	0.003	0.0111	0.00000114	1.3070	0.071	0.092	92.39	110.64	119.75%
S10	FWD1017075	FMH1017772	FMH1015773	0.3	18.5	9.83	9.61	9.81	0.003	0.0119	0.00000114	1.3559	0.071	0.096	95.84	110.64	115.44%
S11	FWD1017076	FMH1015773	FMH1024441	0.3	40.3	9.61	8.7	9.81	0.003	0.0226	0.00000114	1.8695	0.071	0.132	132.15	110.64	83.72%
S12	FWD1027041	FMH1024441	FMH1024442	0.45	3.7	8.6	8.2	9.81	0.003	0.1081	0.00000114	5.3592	0.159	0.852	852.34	110.64	12.98%

Remarks:

(1) A sewer connection is proposed from the Proposed Terminal Manhole to the Proposed Standard Manhole (without disconnecting trap). The details of the proposed sewer are provided below:

Pipe Name	Manhole Reference		Pipe Diameter (m)	Pipe Length (m)	Invert Level (mPD)		g (m/s^2)	k_s (m)	s	v (m^2/s)	V (m/s)	Sectional Area (m^2)	Q (m^3/s)	Sewer Capacity (L/s)	Estimated Sewage Flow (L/s)	% of Peak Flow to Sewer Capacity
	Upstream	Downstream			Upstream	Downstream										
Proposed Sewerage Pipe 1	Proposed Terminal Manhole	Proposed Additional Manhole	0.3	0.73	13.38	13.02	9.81	0.003	0.4932	0.00000114	8.7480	0.071	0.618	618.36	7.90	1.28%

(2) A sewer connection is proposed from the Proposed Standard Manhole to the existing sewerage network. The details of the proposed sewer are provided below:

Pipe Name	Manhole Reference		Pipe Diameter (m)	Pipe Length (m)	Invert Level (mPD)		g (m/s^2)	k_s (m)	s	v (m^2/s)	V (m/s)	Sectional Area (m^2)	Q (m^3/s)	Sewer Capacity (L/s)	Estimated Sewage Flow (L/s)	% of Peak Flow to Sewer Capacity
	Upstream	Downstream			Upstream	Downstream										
Proposed Sewerage Pipe 2	Proposed Additional Manhole	FMH1015065	0.3	4.94	12.97	12.92	9.81	0.003	0.0101	0.00000114	1.2506	0.071	0.088	88.40	7.90	8.94%

(3) The value of k_s = 0.3mm is adopted for the calculation of slimed polyethylene sewer, poor condition (based on Table 5: Recommended Roughness Values in Sewerage Manual)

(4) The mean velocity is calculated using the Colebrook-White Equation:

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

Table 5: Sewer Surcharge

Hydraulic Capacity of Existing Sewer - Surcharged Condition

Step								1: Reynolds Number				2: Friction Factor					3. Hydraulic Gradient		4. Friction Loss	5a. Entry Loss	5b. Exit Loss	Foulwater level 1	Foulwater level 2	Freeboard Level 1	Freeboard level 2	Check
Item	Pipe Dia. (D)	Pipe Length (L)	Invert Level 1	Invert Level 2	Cover Level 1	Cover Level 2	Area (A)	Peak Flow (Q)	kinetatic viscosity of water (v)	Flow Velocity (V)	**Reynolds Number (Re)**	roughness coeffeicient (Ks)	(Ks/3.7D)^1.11	6.9/Re	sqrt f	**Friction factor (f)**	gravity (g)	**Hydraulic Gradient (s)**	**Friction Loss (Hf)**	**Entry Loss (h1)**	**Exit Loss (h2)**		Hf+h1+h2+invert level+diameter		cover - foul	
Unit	mm	m	mPD	mPD	mPD	mPD	m2	L/s	m/s	m/s		m					m/s^2		**m**	**m**	**m**					
P1-S1	300	5.5	12.89	12.83	14.49	14.40	0.071	63.87	0.000001004	0.9036	**269992.1042**	0.0030	0.0000000003	0.00003	0.1210	**0.0146**	9.8100	**0.0020**	**0.0112**	**0.0208**	**0.0416**		12.4587		1.9413	OK
S1-S2	300	22.0	12.83	12.61	14.40	14.04	0.071	97.54	0.000001004	1.3799	**412312.1320**	0.0060	0.0000000007	0.00002	0.1163	**0.0135**	9.8100	**0.0044**	**0.0963**	**0.0485**	**0.0970**	12.4587	12.2169	1.9413	1.8231	OK
S2-S3	300	55.5	12.61	12.10	14.04	13.27	0.071	97.54	0.000001004	1.3799	**412312.1320**	0.0030	0.0000000003	0.00002	0.1163	**0.0135**	9.8100	**0.0044**	**0.2429**	**0.0485**	**0.0970**	12.2169	11.8284	1.8231	1.4416	OK
S3-S4	300	48.0	12.10	11.65	13.27	12.90	0.071	97.54	0.000001004	1.3799	**412312.1320**	0.0030	0.0000000003	0.00002	0.1163	**0.0135**	9.8100	**0.0044**	**0.2101**	**0.0485**	**0.0970**	11.8284	11.4728	1.4416	1.4272	OK
S4-S5	300	50.0	11.65	11.09	12.90	11.94	0.071	97.54	0.000001004	1.3799	**412312.1320**	0.0030	0.0000000003	0.00002	0.1163	**0.0135**	9.8100	**0.0044**	**0.2188**	**0.0485**	**0.0970**	11.4728	11.1084	1.4272	0.8316	SPILL
S5-S6	300	51.5	11.09	10.52	11.94	11.16	0.071	110.64	0.000001004	1.5652	**467692.0854**	0.0030	0.0000000003	0.00001	0.1150	**0.0132**	9.8100	**0.0055**	**0.2835**	**0.0624**	**0.1249**	11.1084	10.6376	0.8316	0.5224	SPILL
S6-S7	300	36.0	10.52	10.11	11.16	10.72	0.071	110.64	0.000001004	1.5652	**467692.0854**	0.0030	0.0000000003	0.00001	0.1150	**0.0132**	9.8100	**0.0055**	**0.1981**	**0.0624**	**0.1249**	10.6376	10.2522	0.5224	0.4678	SPILL
S8-S9	300	4.5	10.11	10.04	10.72	10.64	0.071	110.64	0.000001004	1.5652	**467692.0854**	0.0030	0.0000000003	0.00001	0.1150	**0.0132**	9.8100	**0.0055**	**0.0248**	**0.0624**	**0.1249**	10.2522	10.0401	0.4678	0.5999	SPILL
S9-S10	300	19.0	10.04	9.83	10.64	10.43	0.071	110.64	0.000001004	1.5652	**467692.0854**	0.0030	0.0000000003	0.00001	0.1150	**0.0132**	9.8100	**0.0055**	**0.1046**	**0.0624**	**0.1249**	10.0401	9.7482	0.5999	0.6818	SPILL
S10-S11	300	18.5	9.83	9.61	10.43	10.27	0.071	110.64	0.000001004	1.5652	**467692.0854**	0.0030	0.0000000003	0.00001	0.1150	**0.0132**	9.8100	**0.0055**	**0.1018**	**0.0624**	**0.1249**	9.7482	9.4591	0.6818	0.8109	SPILL
S11-S12	300	40.3	9.61	8.70	10.27	10.10	0.071	110.64	0.000001004	1.5652	**467692.0854**	0.0030	0.0000000003	0.00001	0.1150	**0.0132**	9.8100	**0.0055**	**0.2218**	**0.0624**	**0.1249**	9.4591	9.0500	0.8109	cover - foul	

Hydraulic Capacity of Existing Sewer - Surcharged Condition with 1.15 Safety Factor

Step								1: Reynolds Number				2: Friction Factor					3. Hydraulic Gradient		4. Friction Loss	5a. Entry Loss	5b. Exit Loss	Foulwater level 1	Foulwater level 2	Freeboard Level 1	Freeboard level 2	Check
Item	Pipe Dia. (D)	Pipe Length (L)	Invert Level 1	Invert Level 2	Cover Level 1	Cover Level 2	Area (A)	Peak Flow (Q)	kinetatic viscosity of water (v)	Flow Velocity (V)	**Reynolds Number (Re)**	roughness coeffeicient (Ks)	(Ks/3.7D)^1.11	6.9/Re	sqrt f	**Friction factor (f)**	gravity (g)	**Hydraulic Gradient (s)**	**Friction Loss (Hf)**	**Entry Loss (h1)**	**Exit Loss (h2)**		Hf+h1+h2+invert level+diameter		cover - foul	
Unit	mm	m	mPD	mPD	mPD	mPD	m2	L/s	m/s	m/s		m					m/s^2		**m**	**m**	**m**					
P1-S1	300	5.5	12.89	12.83	14.49	14.40	0.071	73.45	0.000001004	1.0391	**310490.9198**	0.0030	0.0000000003	0.00002	0.1194	**0.0143**	9.8100	**0.0026**	**0.0144**	**0.0275**	**0.0550**		13.5022		0.8978	SPILL
S1-S2	300	22.0	12.83	12.61	14.40	14.04	0.071	112.17	0.000001004	1.5869	**474158.9518**	0.0060	0.0000000007	0.00001	0.1149	**0.0132**	9.8100	**0.0056**	**0.1242**	**0.0642**	**0.1283**	13.5022	13.1856	0.8978	0.8544	SPILL
S2-S3	300	55.5	12.61	12.10	14.04	13.27	0.071	112.17	0.000001004	1.5869	**474158.9518**	0.0030	0.0000000003	0.00001	0.1149	**0.0132**	9.8100	**0.0056**	**0.3132**	**0.0642**	**0.1283**	13.1856	12.6798	0.8544	0.5902	SPILL
S3-S4	300	48.0	12.10	11.65	13.27	12.90	0.071	112.17	0.000001004	1.5869	**474158.9518**	0.0030	0.0000000003	0.00001	0.1149	**0.0132**	9.8100	**0.0056**	**0.2709**	**0.0642**	**0.1283**	12.6798	12.2164	0.5902	0.6836	SPILL
S4-S5	300	50.0	11.65	11.09	12.90	11.94	0.071	112.17	0.000001004	1.5869	**474158.9518**	0.0030	0.0000000003	0.00001	0.1149	**0.0132**	9.8100	**0.0056**	**0.2822**	**0.0642**	**0.1283**	12.2164	11.7417	0.6836	0.1983	SPILL
S5-S6	300	51.5	11.09	10.52	11.94	11.16	0.071	127.23	0.000001004	1.8000	**537845.8982**	0.0030	0.0000000003	0.00001	0.1136	**0.0129**	9.8100	**0.0071**	**0.3656**	**0.0826**	**0.1651**	11.7417	11.1284	0.1983	0.0316	SPILL
S6-S7	300	36.0	10.52	10.11	11.16	10.72	0.071	127.23	0.000001004	1.8000	**537845.8982**	0.0030	0.0000000003	0.00001	0.1136	**0.0129**	9.8100	**0.0071**	**0.2556**	**0.0826**	**0.1651**	11.1284	10.6251	0.0316	0.0949	SPILL
S8-S9	300	4.5	10.11	10.04	10.72	10.64	0.071	127.23	0.000001004	1.8000	**537845.8982**	0.0030	0.0000000003	0.00001	0.1136	**0.0129**	9.8100	**0.0071**	**0.0319**	**0.0826**	**0.1651**	10.6251	10.3455	0.0949	0.2945	SPILL
S9-S10	300	19.0	10.04	9.83	10.64	10.43	0.071	127.23	0.000001004	1.8000	**537845.8982**	0.0030	0.0000000003	0.00001	0.1136	**0.0129**	9.8100	**0.0071**	**0.1349**	**0.0826**	**0.1651**	10.3455	9.9629	0.2945	0.4671	SPILL
S10-S11	300	18.5	9.83	9.61	10.43	10.27	0.071	127.23	0.000001004	1.8000	**537845.8982**	0.0030	0.0000000003	0.00001	0.1136	**0.0129**	9.8100	**0.0071**	**0.1313**	**0.0826**	**0.1651**	9.9629	9.5838	0.4671	0.6862	SPILL
S11-S12	300	40.3	9.61	8.70	10.27	10.10	0.071	127.23	0.000001004	1.8000	**537845.8982**	0.0030	0.0000000003	0.00001	0.1136	**0.0129**	9.8100	**0.0071**	**0.2861**	**0.0826**	**0.1651**	9.5838	9.0500	0.6862	cover - foul	

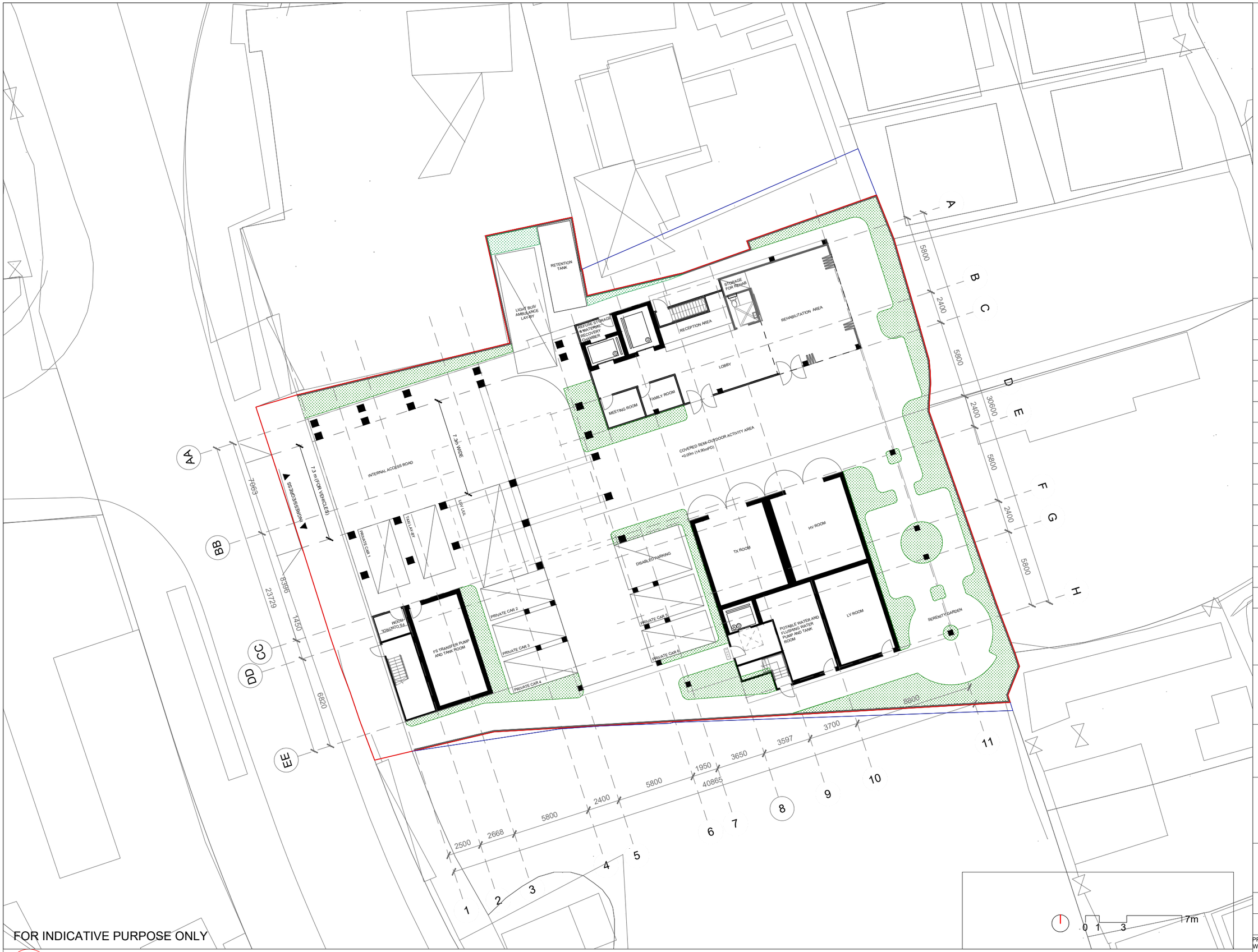
Table 6: Retention Tank Capacity

Total Flow from Proposed Development		
Flow Rate	85.36	m^3/day
Safety Factor	1.15	factor of safety
Peak Flow	98.164	m^3/day

Remarks:
(1) With reference to the non-peak hours of Figure VIII-F3 : Typical Diurnal Flow Pattern of Kwun Tong PTW in EPD/TP 1/05, the periods from 4:00 a.m. to 5:00 a.m. and from 4:00 p.m. to 5:00 p.m. have been identified as the non-peak hours for the operation of the retention tank.
(2) As all sewage generated by the proposed development will be temporarily stored in the retention tank with adequate capacity and discharged during the designated non-peak hours, no adverse impact on the capacity and operation of the surrounding sewerage system is anticipated.

Appendix 5

Schematic Layout Plan with the Proposed Retention Tank



FOR INDICATIVE PURPOSE ONLY

G/F LAYOUT PLAN

1:250@A3

Notes:

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DO NOT SCALE DRAWINGS AND DIMENSIONS. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BY THE CONTRACTORS BEFORE PROCEEDING AND ANY DISCREPANCIES SHOULD BE REPORTED TO PROJECT MANAGER & ARCHITECT IMMEDIATELY.

0	13/04/2026	FOR INFORMATION

DESIGNER

PROJECT MANAGER

PROJECT

PROPOSED RESIDENTIAL CARE HOME FOR PERSONS WITH DISABILLITIES AT LAM TEI, TUEN MUN

-

DRAWING TITLE

A.S. @ A3

PROPOSED RESIDENTIAL CARE HOME FOR PERSONS WITH DISABILLITIES AT LAM TEI, TUEN MUN

-

Appendix 2

Drainage Proposal

UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)

To Rezone the Application Site From "Residential (Group C)" And "Residential (Group D)" To "Government, Institution or Community (2)", Lot 827 RP In D.D.130 And Adjoining Government Land, Lam Tei, Tuen Mun, New Territories

Drainage Proposal

Applicant:	Cyber Epoch Holdings Limited, Glory Day Development Limited
Prepared By:	DeSPACE (International) Limited
Date:	October 2026

1. Project Background

1.1 DeSPACE (International) Limited has been commissioned by the Applicant to a Drainage Proposal in support of a Section 12A Planning Application to rezone the Site from "Residential (Group C)" and "Residential (Group D)" to "Government, Institution or Community (2)" at Lot 827 RP in D.D.130 and adjoining Government Land, Lam Tei, Tuen Mun, New Territories.

1.2 The Site is currently flat and hard paved. It is currently used as a Temporary Public Vehicle Park. The Applicant intends to develop the Site into a Residential Care Home for Persons with Disabilities (RCHD) with the development parameters below:

Site Area (about)	1,611 m^2 (including 89 m^2 of Government land)
Total Gross Floor Area (GFA)	Not Exceeding 6,500 m^2
Site Coverage (about)	68%
No. of Storeys	8
Total No. of beds	280 beds (or within a range from 260 to 320)

2. Proposed Drainage Arrangement

2.1 Please refer to the following attachments for the proposed drainage arrangement:

Figure 1 – Drainage Network Plan
Figure 2 – Catchment Plan
Annex 1 – Drainage Calculation
Annex 2 – Standard Drawings

2.2 The applicant is well-noted of the following general comments from DSD:

1. The application site is within an area where connections to existing public stormwater drainage and sewerage networks are available in the vicinity. A copy of our drainage record is attached for your reference (refer to the following URL: https://www.dsd.gov.hk/EN/Files/Legend_BW.pdf for legend of drainage record plans). Please note that the information shown on the record drawings are subject to verification on site and no guarantee can be given that this is a complete record. The lot owner should be asked to verify the actual site conditions by sub-surface explorations. Should the applicant choose to connect his proposed drainage systems to DSD's networks, they shall furnish me with their connection proposals for agreement. Upon acceptance of the connection proposals, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. The connection pipe located downstream of the terminal manhole and outside the lot boundaries shall be handed over to DSD for maintenance after satisfactory technical audit by DSD or self-certification by registered professional as appropriate. The location of the terminal manhole shall be designed and constructed close to the lot boundary as far as practicable. The applicant is reminded to submit a duly completed Form HBP1 together with a cheque to DSD for either a technical audit by DSD or self-certification by registered professional at the applicant's cost on the completed connection works. The applicant is also reminded to submit a duly completed declaration form (Form HBP1_CC) and to provide latest approved and certified as-built drainage plans as well as relevant construction records to DSD at

least 9 days before each technical audit by DSD. The applicant may refer to DSD Advice Note No.2 – How to make Drainage Connections which is available on DSD's homepage.

2. The applicant should be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to accommodate all discharge water collected from his lot and all upstream catchments. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary.

3. The applicant should check and ensure that the existing drainage system to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the lot. He should also ensure that the flow from the lot will not overload the existing drainage system.

4. The applicant is reminded that the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas.

5. The cover levels of proposed U-channels and catch pits should be flush with the adjoining ground level.

6. Where structures (e.g. buildings, walls or hoarding or the like) are to be erected, adequate opening or drainage facilities should be provided to allow existing overland flow passing through the site or to be intercepted by the drainage system of the concerned development.

7. The applicant should consult DLO/TM and seek agreement from relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.

8. The proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the applicant at his own expense as appropriate.

9. The applicant should make good all the adjacent affected areas upon the completion of the drainage works.

10. The applicant is reminded that he is required to maintain his drainage facilities/system properly and rectify them if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnity claims and demands arising out of any damage and/or nuisance caused by failure of his facilities/system.

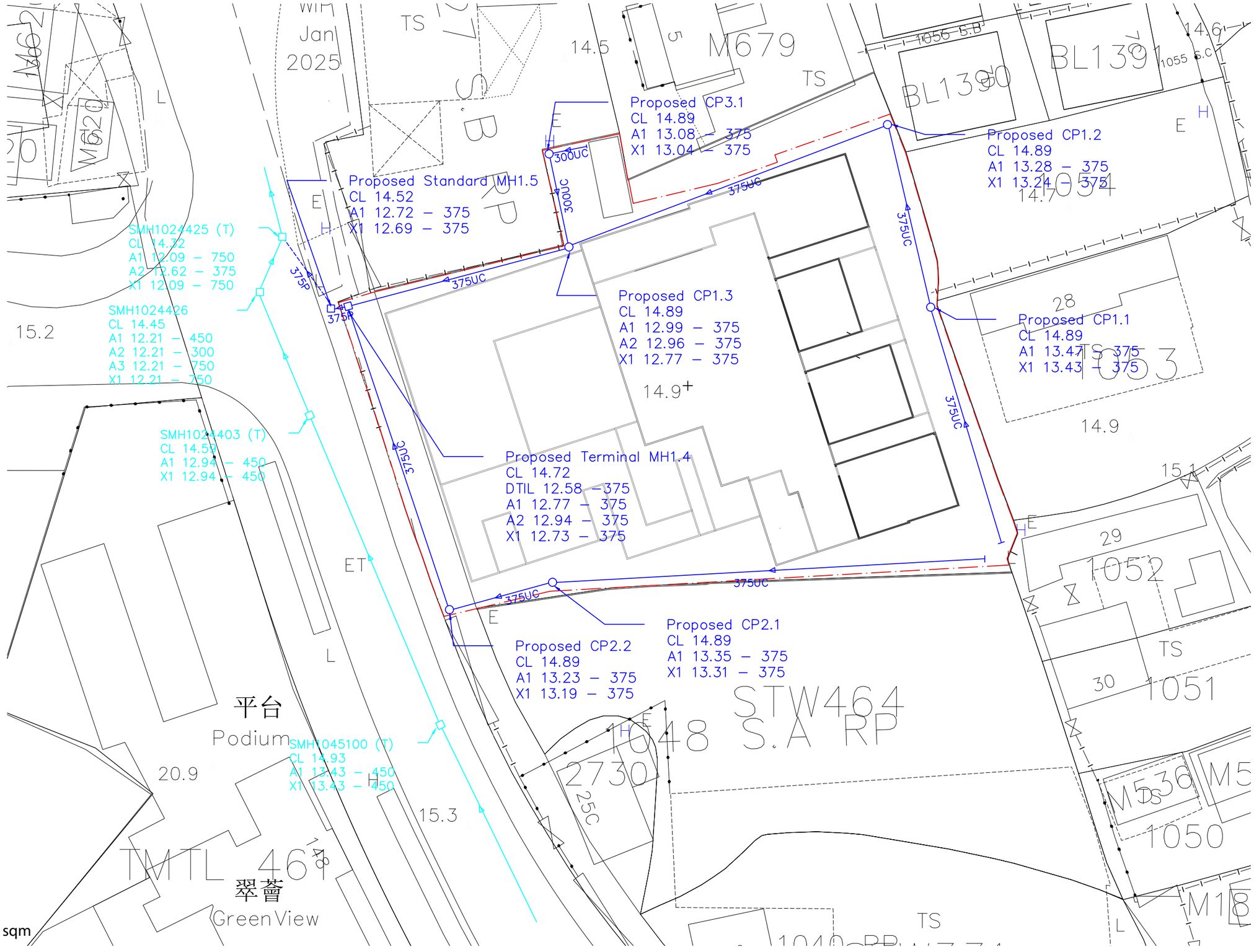
11. The proposed sand-trap/catchpit should be regularly desilted by the applicant to prevent sand and silt from being washed into the existing drainage system/channel at its downstream.

12. The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works, if necessary.

13. The applicant shall resolve any conflict / disagreement with relevant lot owner(s) and seek LandsD's permission for laying new sewers / drains / channels and/or modifying / upgrading existing ones in other private lot(s) or on government land (where required) outside the lot.

2.3 With the implementation of the proposed drainage arrangement, no insurmountable drainage impacts are anticipated.

2.4 The general operation and maintenance requirements will be referenced to Practice Note No. 1/2024 "Design Checklists on Operation & Maintenance Requirements". The design and construction of the proposed drainage facilities will be at the applicant's own costs.



Site Area: 1,611 sqm

DRAWING TITLE:
DRAINAGE NETWORK PLAN

DRAWING NUMBER:
FIGURE 1

LEGEND:

- SITE BOUNDARY
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAINAGE PIPE
- PROPOSED DRAINAGE U-CHANNEL
- EXISTING DRAINAGE PIPE
- EXISTING DRAINAGE MANHOLE
- PROPOSED DRAINAGE CATCHPIT

SCALE:
N.T.S

DATE:
OCT 2026

PREPARED BY:
DeSPACE (International) Limited



Site Area: 1,611 sqm

DRAWING TITLE:
CATCHMENT PLAN

DRAWING NUMBER:
FIGURE 2

LEGEND:

- SITE BOUNDARY
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAINAGE PIPE
- CATCHMENT AREA
- EXISTING DRAINAGE PIPE
- EXISTING DRAINAGE MANHOLE
- PROPOSED DRAINAGE CATCHPIT
- FLOW DIRECTION

SCALE:
N.T.S

DATE:
OCT 2026

PREPARED BY:
DeSPACE (International) Limited

Annex 1
Drainage Calculation

Surface Runoff Estimation

A) SURFACE RUNOFF ESTIMATION

The surface runoff in the development would be collected by internal road drainage system which would be designed to the road drainage standard as stipulated in HyD's "Guidance Notes on Road Pavement Drainage Design".

Therefore t_d = 5.0min

B) RAINFALL INTENSITY

The Intensity-Duration-Frequency data can be expressed by the following algebraic equation:

$$i = \frac{a}{(t_d + b)^c} \quad \textit{(SDM 4.3.2)}$$

where i = extreme mean intensity in mm/hr
t_d = duration in minutes (t_o less than or equal to 240), and
a, b, c = storm constants given in SDM - Corrigendum No. 1/2024 Table 3a

For 50-year return period, according to SDM - Corrigendum No. 1/2024 Table 3a

a = 505.5
b = 3.29
c = 0.355

==> i = 239 mm/hr

Considering:

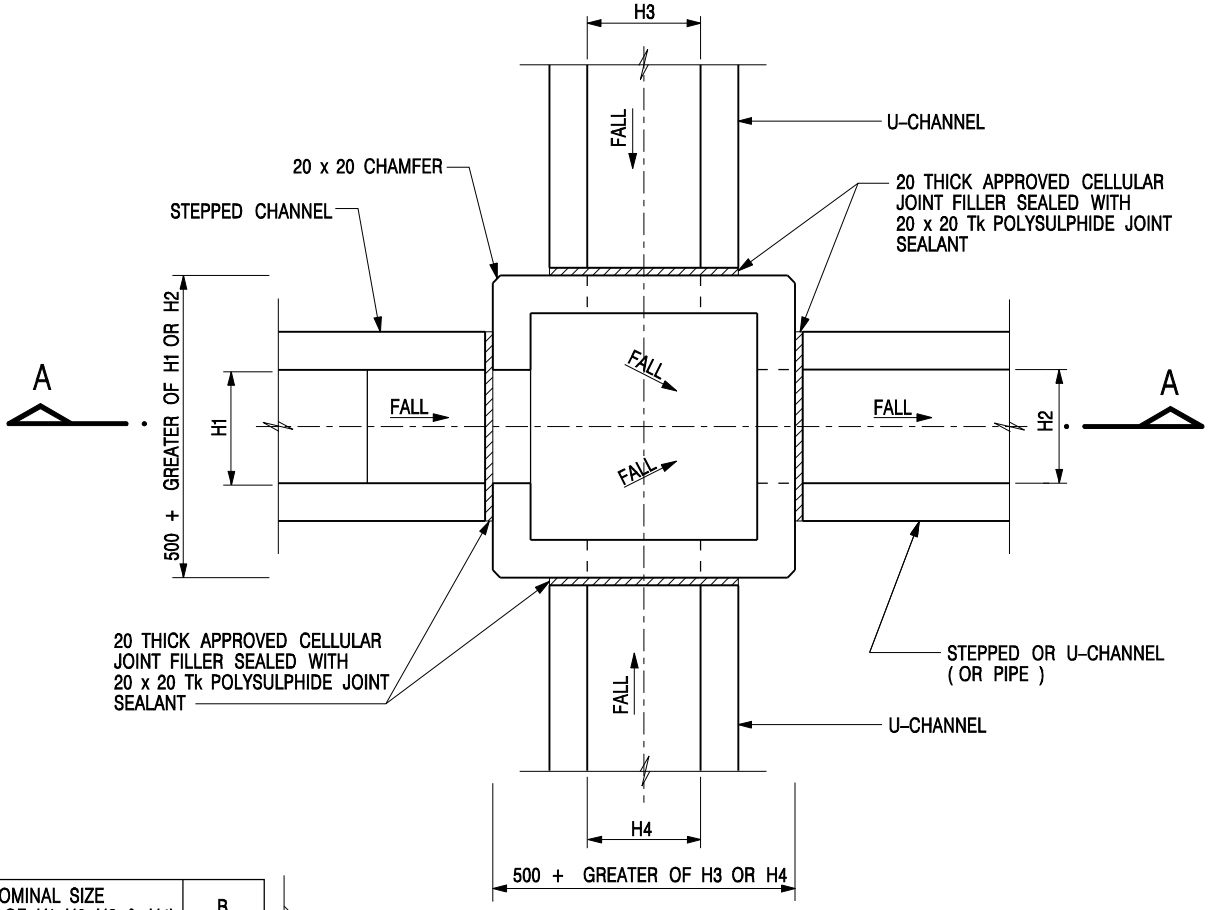
1	Rainfall increase in Climate Change	= 16%	*(Table 28, SDM Corrigendum No. 1/2022)*
2	Design Allowance in End of 21st Century	= 12.1%	*(Table 31, SDM Corrigendum No. 1/2022)*

==> i = *239x(1+16%+12.1%)*
= ***306*** mm/hr

Annex 1 - Drainage Calculation

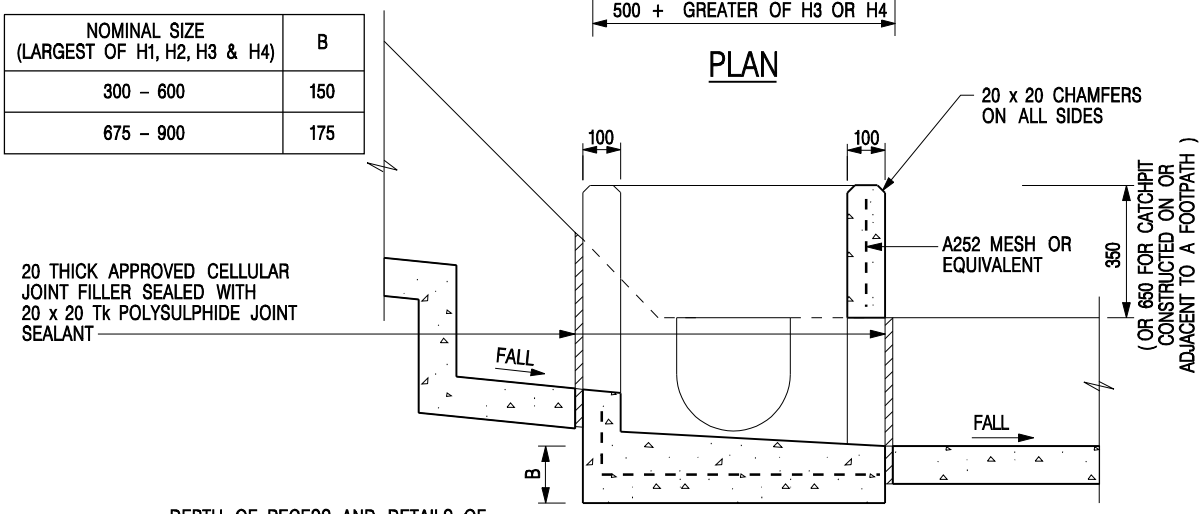
Upstream	Downstream	Length m	GL U/S mPD	GL D/S mPD	IL U/S mPD	IL D/S mPD	Depth U/S m	Depth D/S m	1 in N	Local paved m2	Cp	Unpaved m2	Cu	Local equiv m2	Total equiv m2	Size mm	Shape	Velocity m/s	Velocity Check (>1.3 and <4.0 m/s)	Capacity m3/s	Tc min	Rainfall mm/h	Base Q m3/s	Design Q m3/s	Utilisation
Start Point 1.0	CP1.1	20.30	14.89	14.89	13.67	13.47	1.22	1.42	100	279.00	0.95	0.00	0.35	265.05	265.05	375	U	1.71	OK	0.19	5.20	236.59	0.0174	0.0223	12%
CP1.1	CP1.2	15.00	14.89	14.89	13.43	13.28	1.46	1.61	100	110.00	0.95	0.00	0.35	104.50	369.55	375	U	1.71	OK	0.19	5.34	235.16	0.0242	0.0309	16%
CP1.2	CP1.3	24.80	14.89	14.89	13.24	12.99	1.65	1.90	100	304.00	0.95	0.00	0.35	288.80	658.35	375	U	1.71	OK	0.19	5.59	232.87	0.0426	0.0546	28%
Start Point 3.0	CP3.1	2.86	14.89	14.89	13.10	13.08	1.79	1.81	100	24.00	0.95	0.00	0.35	22.80	22.80	300	U	1.47	OK	0.11	5.03	238.25	0.0015	0.0019	2%
CP3.1	CP1.3	7.27	14.89	14.89	13.04	12.96	1.85	1.93	100	25.00	0.95	0.00	0.35	23.75	46.55	300	U	1.47	OK	0.11	5.11	237.42	0.0031	0.0039	4%
CP1.3	MH1.4	18.48	14.89	14.72	12.95	12.77	1.94	1.95	100	132.00	0.95	0.00	0.35	125.40	830.30	375	U	1.71	OK	0.19	5.77	231.21	0.0534	0.0684	35%
Start Point 2.0	CP2.1	35.95	14.89	14.89	13.71	13.35	1.18	1.54	100	478.00	0.95	0.00	0.35	454.10	454.10	375	U	1.71	OK	0.19	5.35	235.10	0.0297	0.0380	20%
CP2.1	CP2.2	8.24	14.89	14.89	13.31	13.23	1.58	1.66	100	99.00	0.95	0.00	0.35	94.05	548.15	375	U	1.71	OK	0.19	5.43	234.33	0.0357	0.0457	24%
CP2.2	MH1.4	24.83	14.89	14.72	13.19	12.94	1.70	1.78	100	160.00	0.95	0.00	0.35	152.00	700.15	375	U	1.71	OK	0.19	5.67	232.06	0.0452	0.0579	30%
CP1.4	MH1.5	0.81	14.72	14.52	12.73	12.72	1.99	1.80	100	0.00	0.95	0.00	0.35	0.00	1530.45	375	Pipe	1.97	OK	0.20	5.77	231.15	0.0983	0.1260	64%
MH1.5	SMH1024425(T)	6.59	14.52	14.32	12.69	12.62	1.83	1.70	100	0.00	0.95	0.00	0.35	0.00	1530.45	375	Pipe	1.97	OK	0.20	5.83	230.65	0.0981	0.1257	64%

Annex 2
Standard Drawings

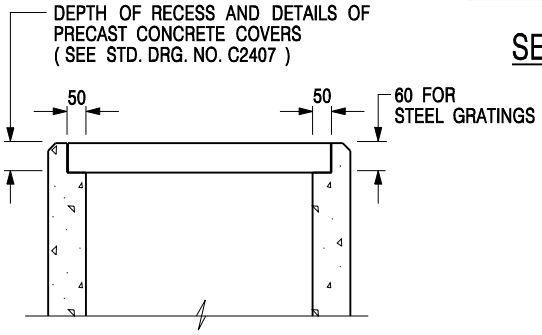


PLAN

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



SECTION A – A



NOTES:

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

ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

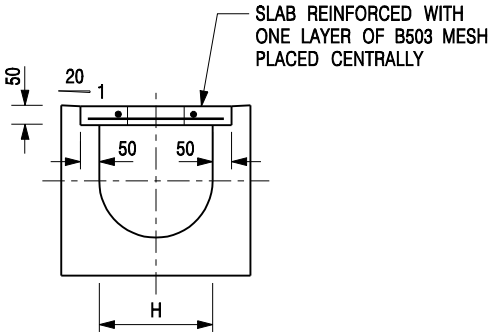
REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2405J.	Original Signed	03.2015

STANDARD CATCHPIT DETAILS

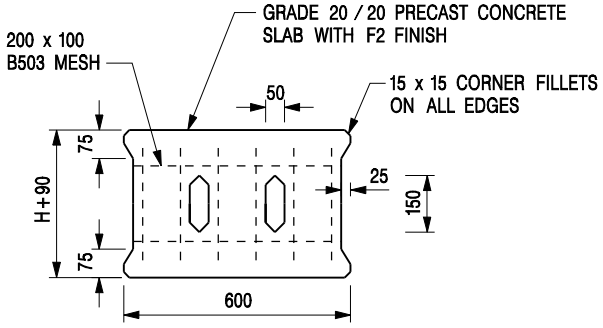
(SHEET 1 OF 5)

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

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



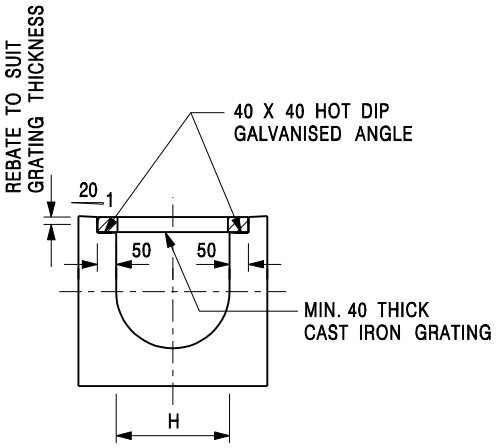
TYPICAL SECTION



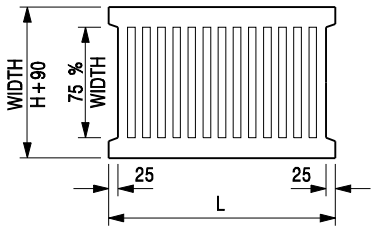
PLAN OF SLAB

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

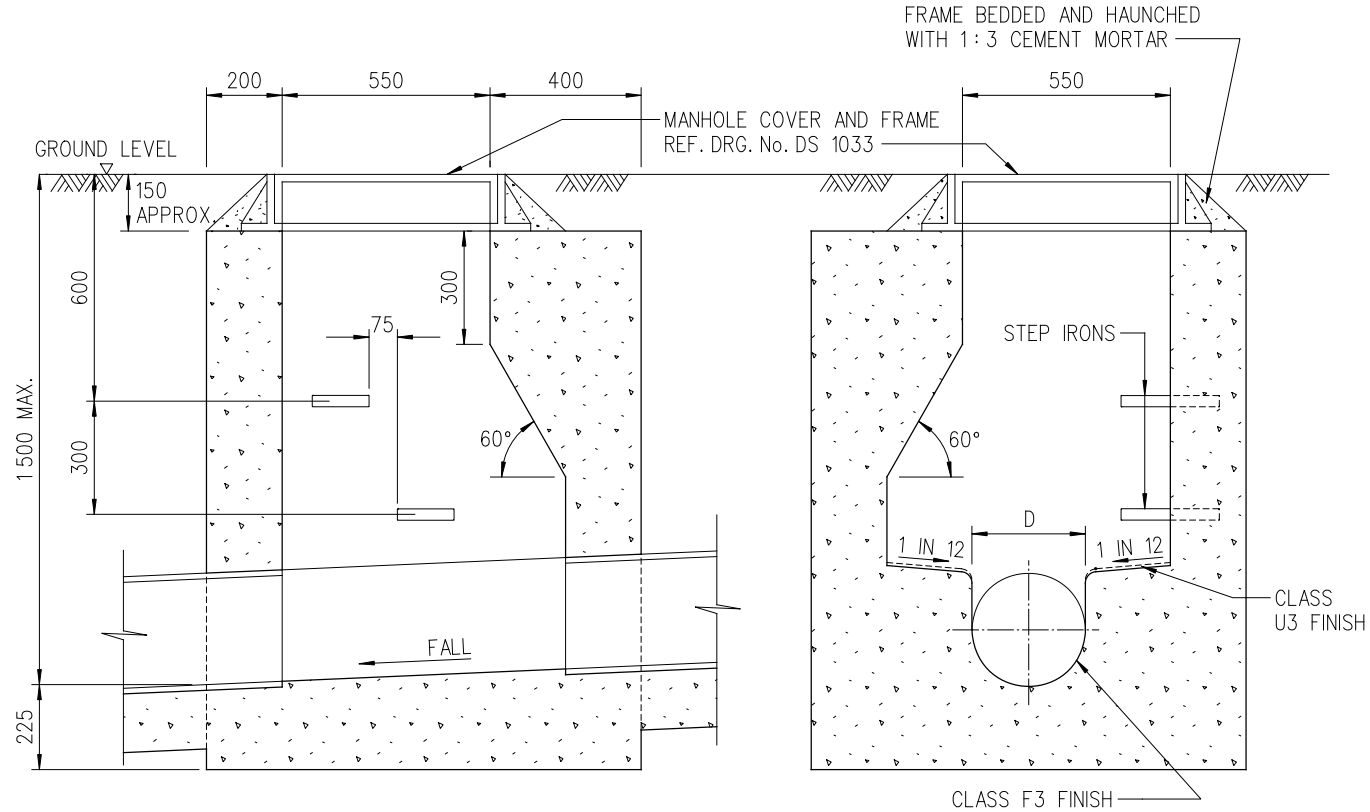
COVER SLAB AND CAST IRON GRATING FOR CHANNELS

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

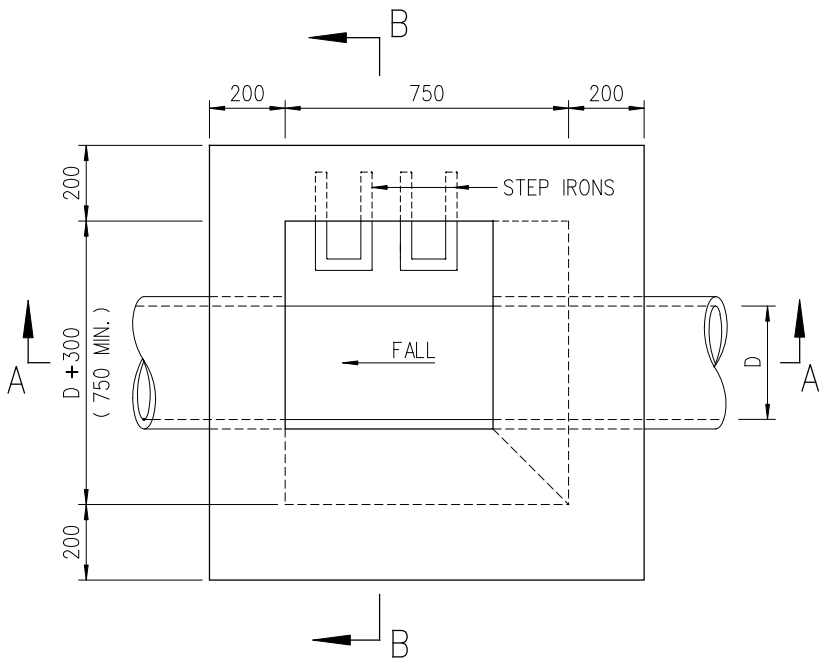
DATE JAN 1991

DRAWING NO. C2412E



SECTION A-A

SECTION B-B



PLAN

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. PIPE DIAMETER : 150 TO 675 mm
3. NORMAL RANGE OF DEPTH : 1 000 TO 1 500 mm (FROM ROAD LEVEL TO LOWEST INVERT)
4. USED IN : STORMWATER DRAIN AND SEWER
5. JUNCTION : POSITION OF JUNCTION TO BE DETERMINED IN EACH INDIVIDUAL CASE. CHANNELS IMMEDIATELY UNDER ACCESS TO MANHOLE SHOULD BE AVOIDED.
6. TOP TREATMENT : SEE DRG. No. DS 1032
7. FOUNDATION : FOUNDATION OF MANHOLE VARIES WITH SITE CONDITION. THEREFORE, IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.
8. CONCRETE : GRADE 30/20
9. COVER AND FRAME NOT SHOWN ON PLAN FOR CLARITY
10. THIS DSD STANDARD DRAWING IS APPLICABLE TO EXISTING MANHOLE ONLY. THE STANDARD MANHOLE TYPE D1 IN DSD STANDARD DRAWING NO. DS1079 WITH 675mm OPENING SHOULD BE ADOPTED FOR NEW MANHOLE OF THIS SIZE. FOR EXISTING MANHOLE WITH 570 MANHOLE COVER, THE MAINTENANCE AUTHORITY WOULD REPLACE THE COVER WITH 675 MANHOLE COVER AND OPENING WHERE SITUATION WARRANTS.

REV.	DESCRIPTION	SIGNATURE	DATE
C	NOTE 10 ADDED	ORIGINAL SIGNED	29.4.2014
B	REDRAWN BY CAD	ORIGINAL SIGNED	8.8.2001
A	GENERAL REVIEW	ORIGINAL SIGNED	2.2.2001

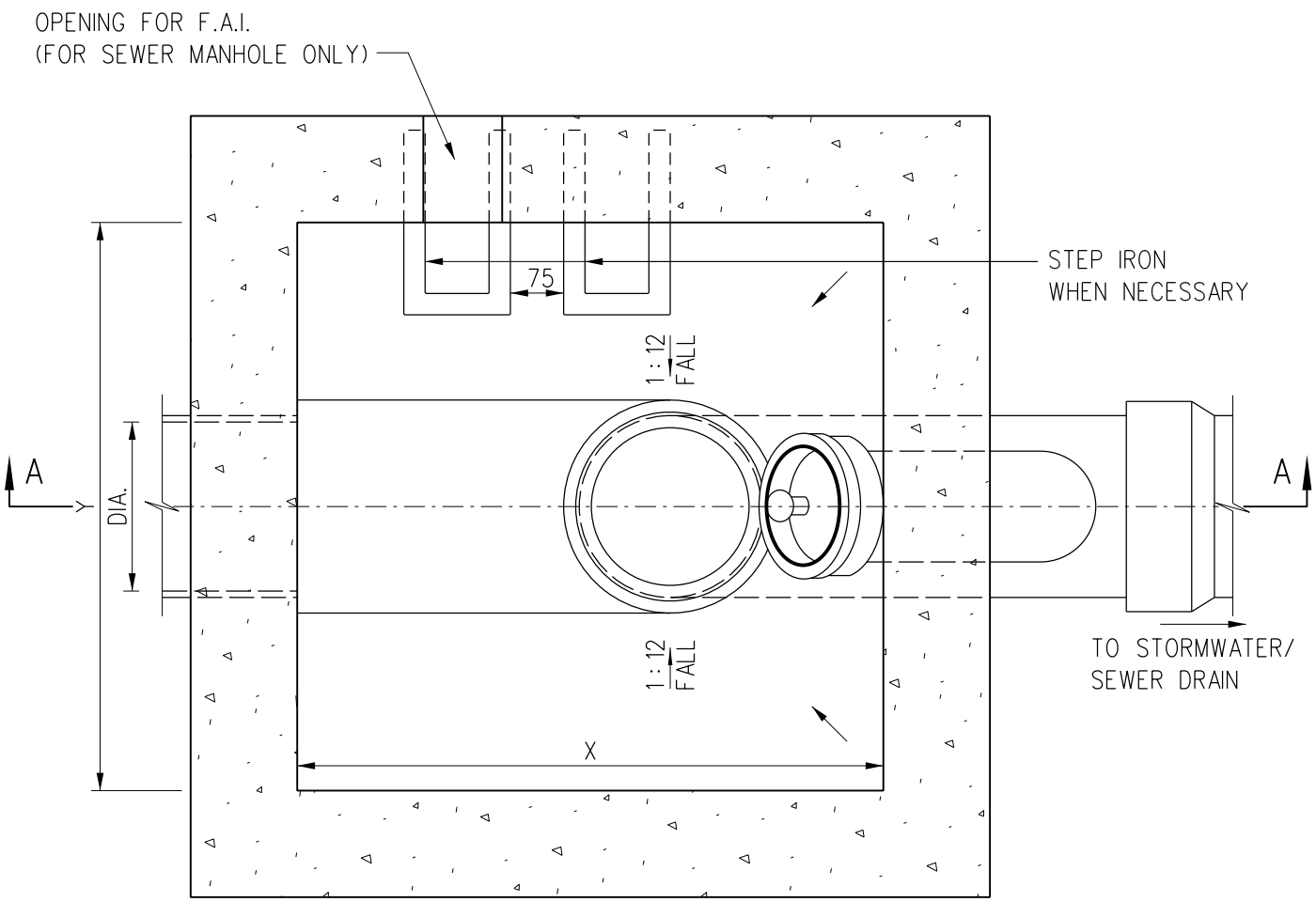
STANDARD MANHOLE TYPE D

DRAINAGE SERVICES DEPARTMENT

REFERENCE

SCALE 1 : 20

DRAWING No. DS 1004C



SECTIONAL PLAN

MANHOLE COVER OPENING SIZE (mm)	450	675
X (mm)	600 (min)	825 (min)
Y (mm)	(DIA. + 500)	(DIA. + 500) OR 675, WHICHEVER IS GREATER

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. CONCRETE IS TO BE GRADE 30/20.
3. PIPE DIAMETER OF PIPE TO BE LESS THAN OR EQUAL TO 450 mm.
4. FOR MANHOLE COVER OPENING SIZE 675, RECESS WITH SQUARE STEEL ROD SHALL BE PROVIDED AT TOP OF MANHOLE CHAMBER FOR INSTALLING MONITORING DEVICE(S). DETAILS REFER TO DSD STANDARD DRAWING NO. DS 1099.

REV.	DESCRIPTION	SIGNATURE	DATE
A	NOTE 4 ADDED & DRAWING AMENDED	ORIGINAL SIGNED	2.8.2022
	NEW ISSUE	ORIGINAL SIGNED	13.1.2016

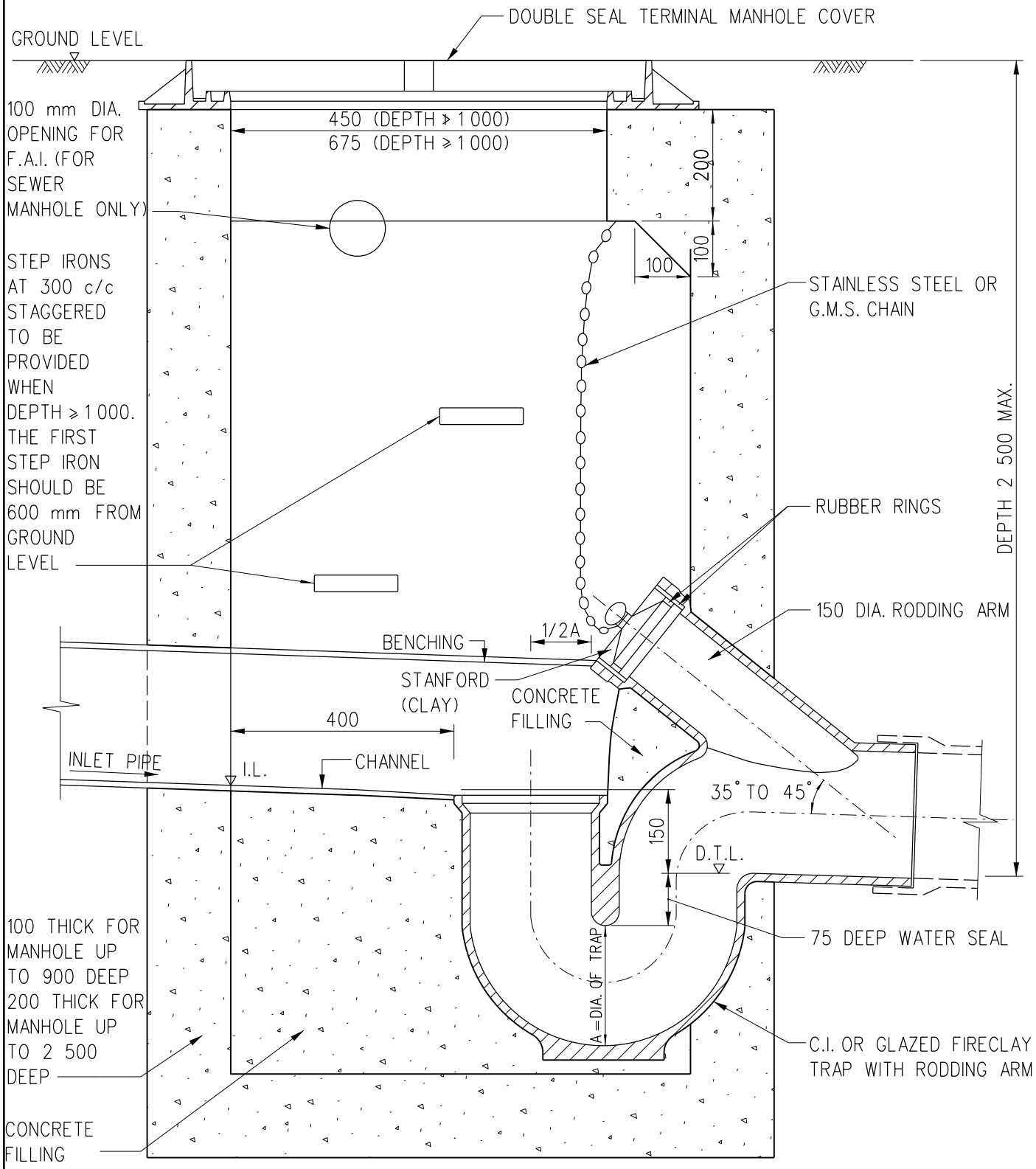
TERMINAL MANHOLE TYPE T1_1

DRAINAGE SERVICES DEPARTMENT

REFERENCE

SCALE 1 : 10

DRAWING No. DS 1090A



SECTION A-A

REV.	DESCRIPTION	SIGNATURE	DATE
A	NOTE 4 ADDED & DRAWING AMENDED	ORIGINAL SIGNED	2.8.2022
	NEW ISSUE	ORIGINAL SIGNED	13.1.2016

TERMINAL MANHOLE TYPE T1_1

DRAINAGE SERVICES DEPARTMENT

REFERENCE

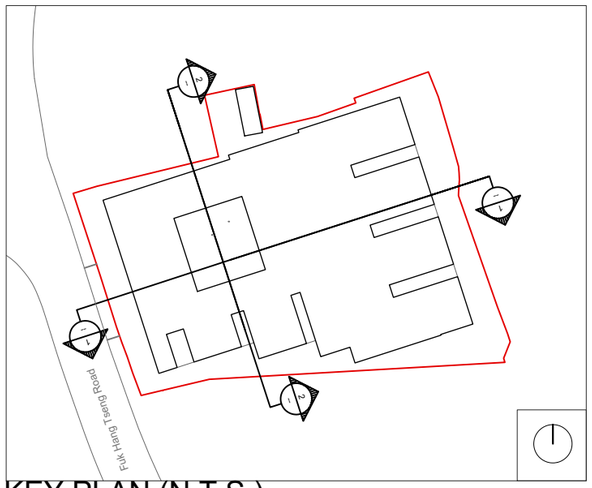
SCALE 1 : 10

DRAWING No. DS 1090A

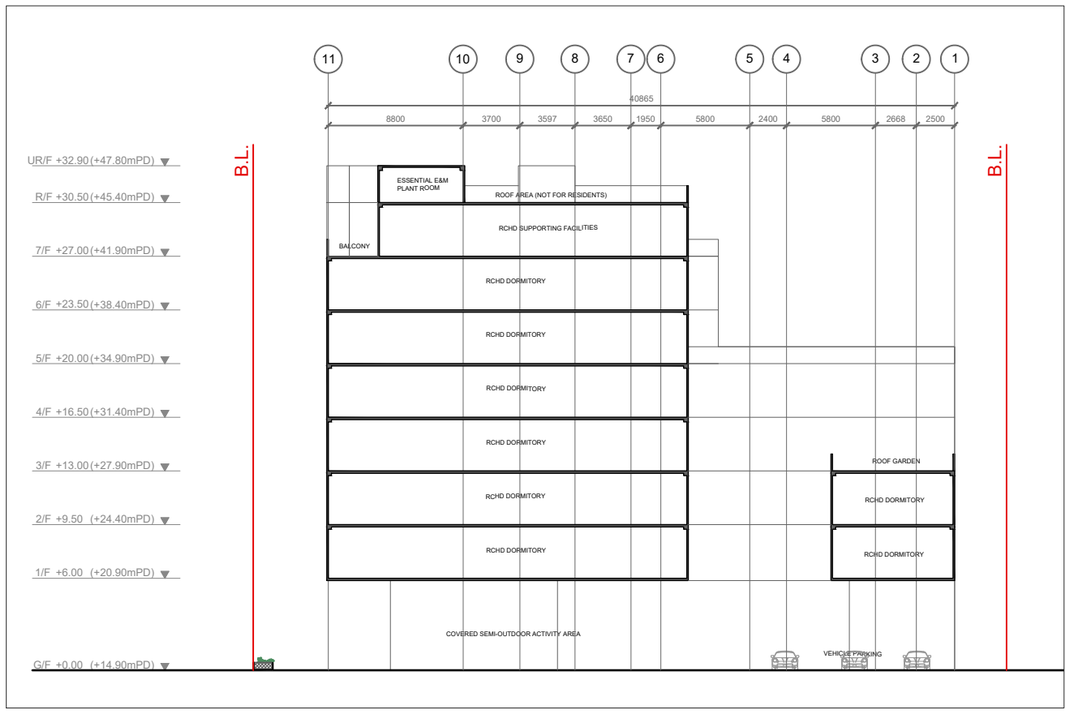
(SHEET 2 OF 2)

Appendix 3

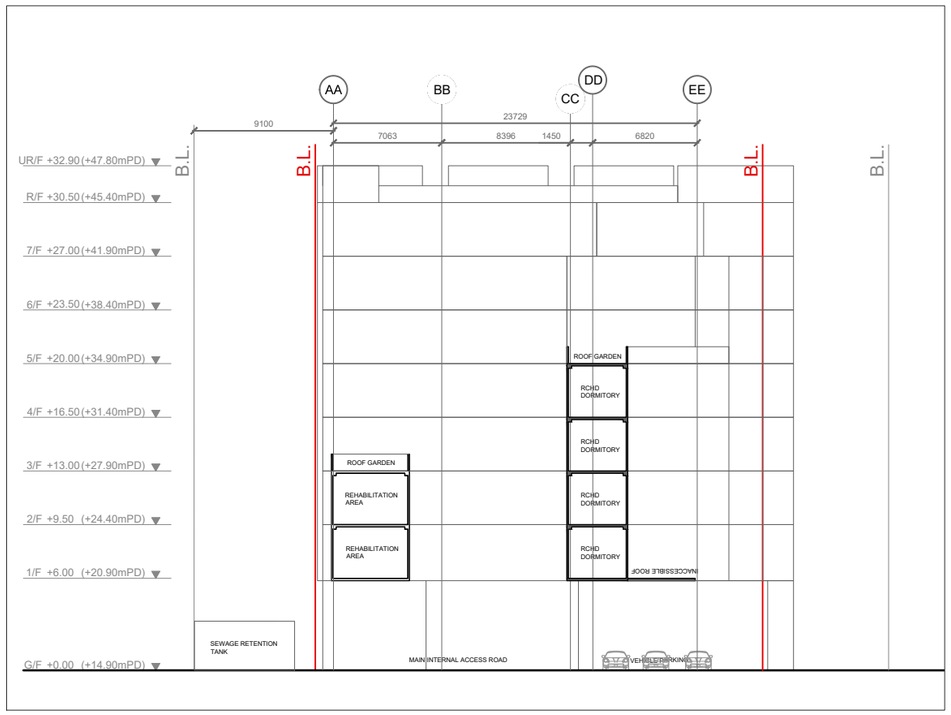
Updated drawings



KEY PLAN (N.T.S.)



1 SECTIONAL DRAWING
1:400@A3



2 SECTIONAL DRAWING
1:400@A3

Notes:

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Remarks:

0	13/04/2026	FOR INFORMATION

DESIGNER

PROJECT MANAGER

PROJECT
PROPOSED RESIDENTIAL CARE HOME FOR PERSONS WITH DISABILITIES AT LAM TEI, TUEN MUN

DRAWING TITLE

A.S. @ A3

DRAWN BY
-



GF

(PRIMARY ZONE)

GREEN AREA :129.6SQM

GREEN AREA (50%REDUCED): 66.6SQM

TOTAL GREEN AREA: 196.2 SQM



1F

(PRIMARY ZONE)

GREEN AREA (50%REDUCED): 48.8SQM

TOTAL GREEN AREA: 48.8SQM



3F

(PRIMARY ZONE)

GREEN AREA : 33.1SQM

TOTAL GREEN AREA: 33.1SQM



5F

GREEN AREA : 31.3SQM

TOTAL GREEN AREA: 31.3SQM



7F

GREEN AREA :12.4SQM

TOTAL GREEN AREA: 12.4SQM

PRIMARY ZONE	(196.2+48.8+33.1)/1608.9 = 17.3% > 10%
OVERALL	(196.2+48.8+33.1+31.3+12.4)/1608.9 = 20%

OR NOT LESS THAN 20%

GREENING RATIO

N.T.S. @A3

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0	20/04/2026	FOR SUBMISSION

DESIGNER

DeSPACE (International) Limited

PROJECT MANAGER

PROJECT

PROPOSED RESIDENTIAL CARE HOME FOR PERSONS WITH DISABILITIES AT LAM TEI, TUEN MUN

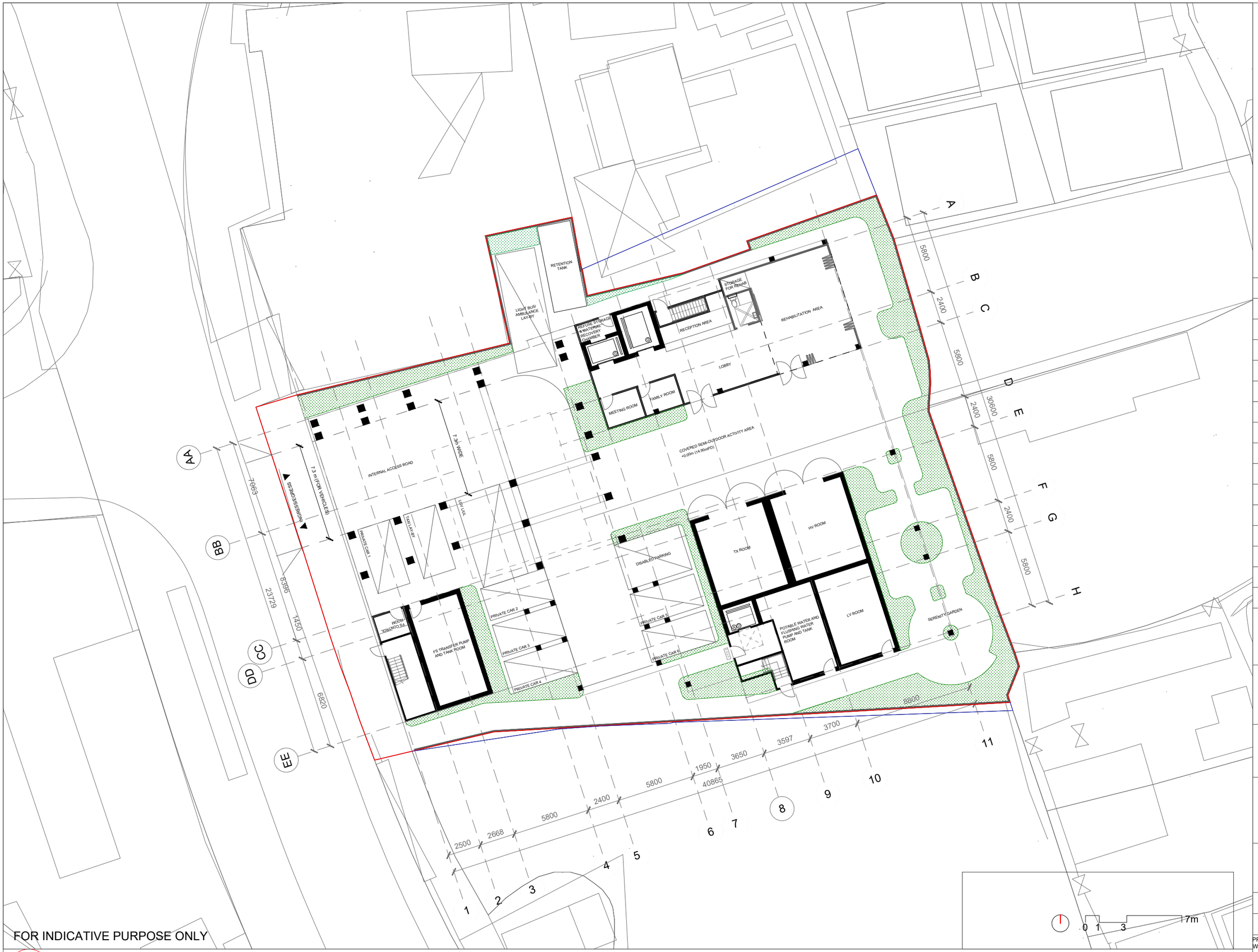
DRAWING TITLE

FIGURE 3 -
GREENING RATIO

A.S. @ A3

DRAWN BY

-



FOR INDICATIVE PURPOSE ONLY

G/F LAYOUT PLAN

1:250@A3

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0	13/04/2026	FOR INFORMATION

DESIGNER

PROJECT MANAGER

PROJECT

PROPOSED RESIDENTIAL CARE HOME FOR PERSONS WITH DISABILLITIES AT LAM TEI, TUEN MUN

-

DRAWING TITLE

A.S. @ A3

PROPOSED RESIDENTIAL CARE HOME FOR PERSONS WITH DISABILLITIES AT LAM TEI, TUEN MUN



GF

TOTAL OPEN SPACE: NOT LESS THAN 340 SQM

COMMUNAL OPEN SPACE
N.T.S. @A3

Notes:

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0	20/04/2026	FOR SUBMISSION

DESIGNER

DeSPACE (International) Limited

PROJECT MANAGER

PROJECT

PROPOSED RESIDENTIAL CARE HOME FOR PERSONS WITH DISABILITIES AT LAM TEI, TUEN MUN

DRAWING TITLE

FIGURE 4 -
COMMUNAL OPEN SPACE

A.S. @ A3

DRAWN BY

-

Appendix 4

Replacement page of the Environmental Assessment

housekeeping, adverse air quality impact arising from fugitive dust emissions at nearby ASRs during construction of the Proposed Development is not anticipated.

2.5.4. Due to the relatively small scale of the construction works for the Proposed Development, limited number of construction machinery and construction trucks are to be deployed on-site. Gaseous emissions, such as NO2, SO2 and CO and particulates (including RSP and FSP) exhaust from the limited number of construction machinery and construction trucks are considered to be limited. In addition, requirements stipulated in the Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation and the use of ultra-low sulphur diesel (ULSD) with sulphur content not exceeding 0.001% by weight as fuel under Air Pollution Control (Fuel Restriction) Regulations will also be followed to control potential air pollutant emissions from NRMMs during the construction phase. Hence, adverse air quality impact due to the operation of the construction machinery and trucks during construction phase is not anticipated.

2.5.5. With the implementation of appropriate air quality control measures and the requirements as listed in the Regulations under APCO to control the air pollutant emissions, adverse air quality impact is not anticipated during construction phase.

Operation Phase

2.5.6. Potential air quality impacts during the operation phase of the Proposed Development are expected from vehicular emissions on surrounding roads. The nearest public road, Fuk Hang Tsuen Road, is situated immediately west of the Project Site. The 5m buffer area from the road kerb of Fuk Hang Tsuen Road, which is considered as Local Distributor (TD's confirmation letter is presented in **Appendix 2.1** (to be provided)) do not encroach into the building block of the Proposed Development (see **Figure 2.2**) based on HKPSG (see **Table 2.2**). In view of the above, adverse air quality impact from vehicular emission during the operation phase is not anticipated.

2.5.7. Based on desktop study on publicly available information (including published plans and environmental reports) and site visit on 25 February 2026, the Proposed Development is currently surrounded by low-rise village houses and high-rise residential development. No industrial chimney emission sources and odour emission source are observed and identified within the 500m Assessment Area. Therefore, adverse air quality impact from industrial emission and odour impact during the operation phase is not anticipated.

2.5.8. A proposed sewage retention tank is proposed at G/F along the northern part of the Site Boundary. It will be fully enclosed within a concrete structure. Deodorisation equipment will also be installed to remove odorous gases and control odour emissions. It is expected that no adverse odour impact from the proposed sewage retention tank

is anticipated.

2.5.9. Emissions from the kitchens and its associated cooking fumes/ventilation within the Proposed Development which are solely serve for RCHE residents are controlled under APCO. The best practical control measures recommended in Control of Oily Fume and Cooking Odour from Restaurants and Food Business published by EPD will be adopted to minimise the gaseous and odour emissions from kitchen operations. It is expected that no adverse air quality impact from kitchen operation within the Proposed Development is anticipated.

2.6. CUMULATIVE IMPACTS

2.6.1. The construction period of the Project is tentatively from 2029 to 2031. Concurrent projects in the vicinity of the Project Site that may have the potential to interact have been identified and presented in **Table 2.6** and **Figure 2.3**.

Table 2.6. Summary of the Concurrent Projects in the Vicinity of the Project Site

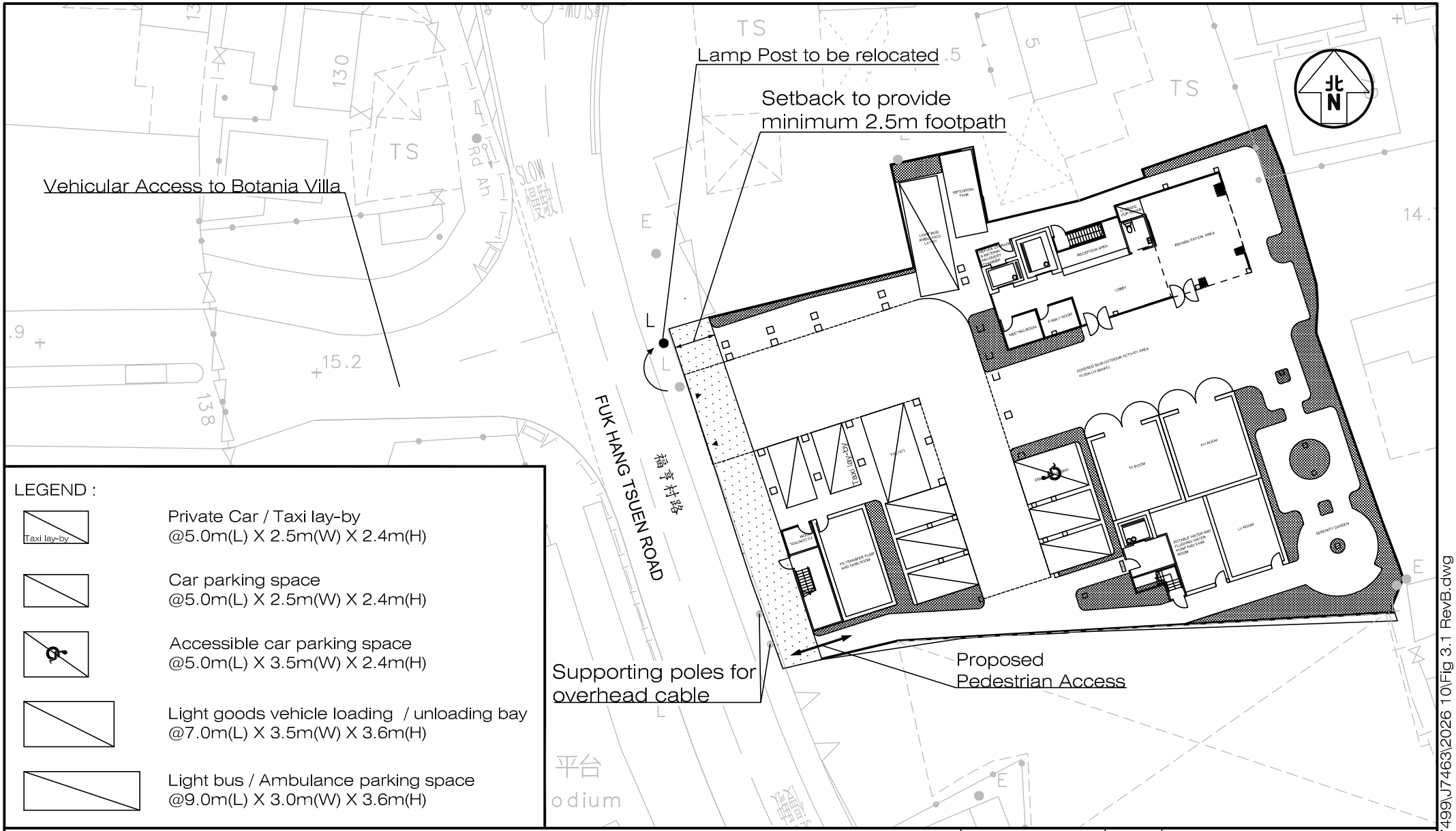
Concurrent Project	Description	Construction Period	Approximate Shortest Distance from Proposed Development (m)
Route 11 (Section between Yuen Long and North Lantau) (Route 11)	A new highway linking Lam Tei, So Kwun Wat, Tai Lam, Tsing Lung Tau and North Lantau	Q1 2026 - Q4 2033	112
Proposed Public Housing Developments at Lam Tei North	Development of public housing sites to alleviate territorial housing needs	Under Planning	196

2.6.2. A portion of Route 11 (near Lam Tei) falls within the 500m Assessment Area and will be constructed as elevated flyovers. During the construction phase of Route 11, dust and air emission control measures will be implemented to minimise dusty or air polluting construction activities as outlined in the approved EIA Report for Route 11 (AEIAR-255/2023). Therefore, adverse cumulative air quality impact from the construction of Route 11 to the Project Site is not anticipated. During the operation phase of Route 11, the area of the Project Site will comply with the prevailing AQO as indicated in Figures 3.5 to 3.11 of the approved EIA Report of Route 11 (AEIAR-255/2023). As such, no adverse air quality impact from the operation of Route 11 to the Project Site is expected.

2.6.3. The proposed public housing development at Lam Tei North is considered to have 196m separation distance from the Project Site. During the construction phase, the development is considered small in scale and mainly involve piling and superstructure works. Thus, the associated fugitive dust emissions and air emissions are expected to be limited with proper implementation of good site practices. Cumulative air quality

Appendix 5

Replacement page of the Traffic Impact Assessment



Project Title	PROPOSED RESIDENTIAL CARE HOME FOR PERSONS WITH DISABILITY ("RCHD") AT LOT 827 RP IN D.D.130, FUK HANG TSUEN ROAD, LAM TEI, TUEN MUN	J7463	
Figure Title	PROPOSED LAYOUT PLAN	Figure No. 3.1	Revision B
		Designed by T T O / Drawn by S C Y / Checked by K C	
		Scale in A4 1 : 400	Date 26 OCT 2026

CKM Asia Limited
Traffic and Transportation Planning Consultants
[redacted]

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Appendix 6

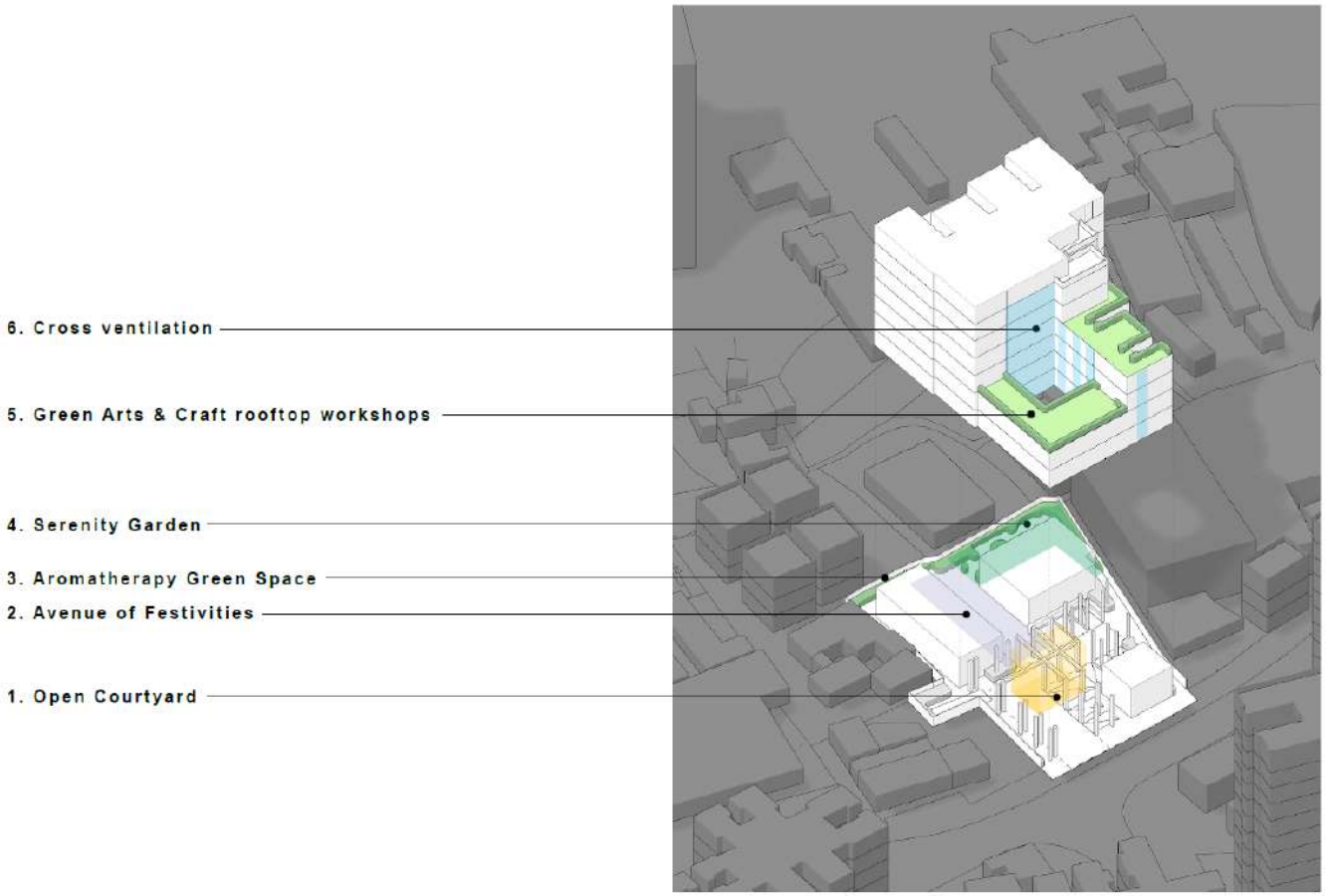
Replacement page of the Planning Statement

In view of the varied social economic status in Tuen Mun districts, the market positioning of the proposed RCHD will tentatively be all single/double cubicles with basic room charges to cater for those who receive Residential Care Service Voucher (RCSV) from SWD and/or joining Bought Place Scheme (BPS) of SWD, subject to the future demand and the decision of SWD upon the application of the operator.

To ensure comprehensive care for the residents, the residential care home will operate on a 24-hour basis daily. Access to the entire proposed development will be restricted to authorized persons only, and the premises will not be open to the general public.

4.10 Design Merits

Planning and design merits are provided to create an artistic, creative and comfortable living environment to promote an inclusive neighborhood in Lam Tei. Specific features are included to foster independence and facilitate residents living in a fulfilling and stress-free rehabilitation life.



Appendix 7

Tree Survey

UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)

To Rezone the Application Site From "Residential (Group C)" And "Residential (Group D)" To "Government, Institution or Community (2)", Lot 827 RP In D.D.130 And Adjoining Government Land, Lam Tei, Tuen Mun, New Territories

Tree Survey

Applicant:	Cyber Epoch Holdings Limited, Glory Day Development Limited
Prepared By:	DeSPACE (International) Limited
Date:	October 2026

TREE ASSESSMENT SCHEDULE

PROJECT TITLE: Lot 827 RP in D.D. 130 and adjoining Government land (GL), Lam Tei, Tuen Mun, New Territories

Tree No.	Species		Measurements			Recommendation	Additional Remarks
	Scientific Name	Chinese Name	Height (m)	DBH (mm)	Crown Spread (m)	(Retain/ Transplant/ Fell)	
T1	*Ficus microcarpa*	細葉榕	5	250	3	Retain	Located on Government land, there is no interface with the proposed development, footpath or drainage system. Protection fence will be erected around the tree.
T2	*Ficus microcarpa*	細葉榕	7	350	4	Retain	Located on Government land, there is no interface with the proposed development, footpath or drainage system. Protection fence will be erected around the tree.
T3	*Ficus microcarpa*	細葉榕	6	250	4	Retain	Located on Government land, there is no interface with the proposed development, footpath or drainage system. Protection fence will be erected around the tree.

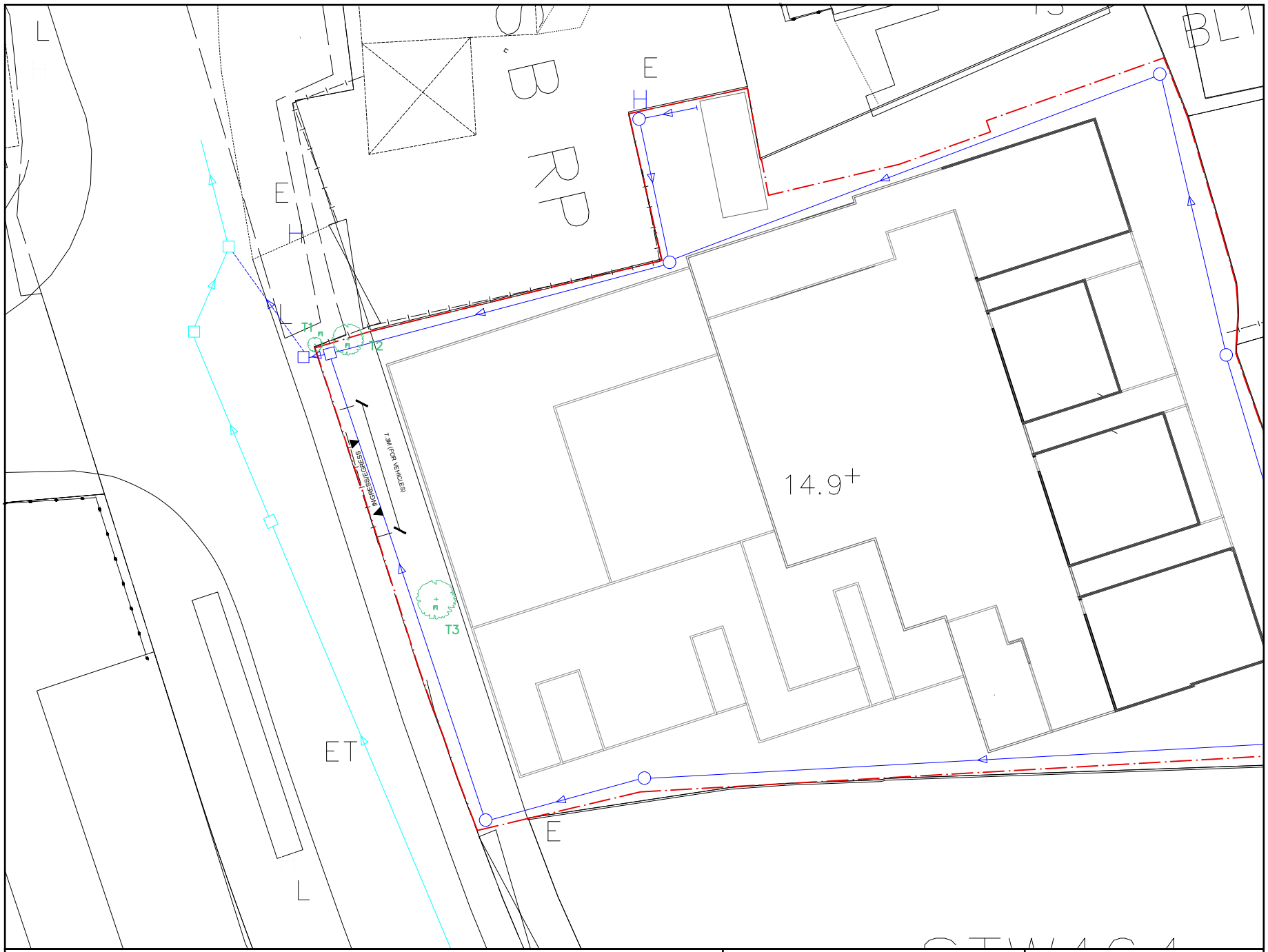
Photographic Records of the Existing Trees



T1 and T2



T3



LEGEND	TITLE	DATE
EXISTING TREE ▭ APPLICATION SITE BOUNDARY	TREE LOCATION PLAN	OCT 2026