



APPENDIX 1

**REPLACEMENT PAGES OF
TRAFFIC IMPACT
ASSESSMENT**

2. THE PROPOSED DEVELOPMENT

2.1 Site Location

2.1.1 The application site is located at Lot 496 S.C in D.D. 132 and Adjoining Government Land, Tuen Mun, N.T..The site location is shown in **Figure 1.1**.

2.2 Development Proposal

2.2.1 Parameters of the proposed development are listed in **Table 2.1**.

Table 2.1 Parameters of the Proposed Development

Proposed Use	Residential Care Home for the Elderly (RCHE)
Site Area	About 1,940 m ²
Nos. of Block	1
No. of Storeys	13 storeys
No. of Beds	504

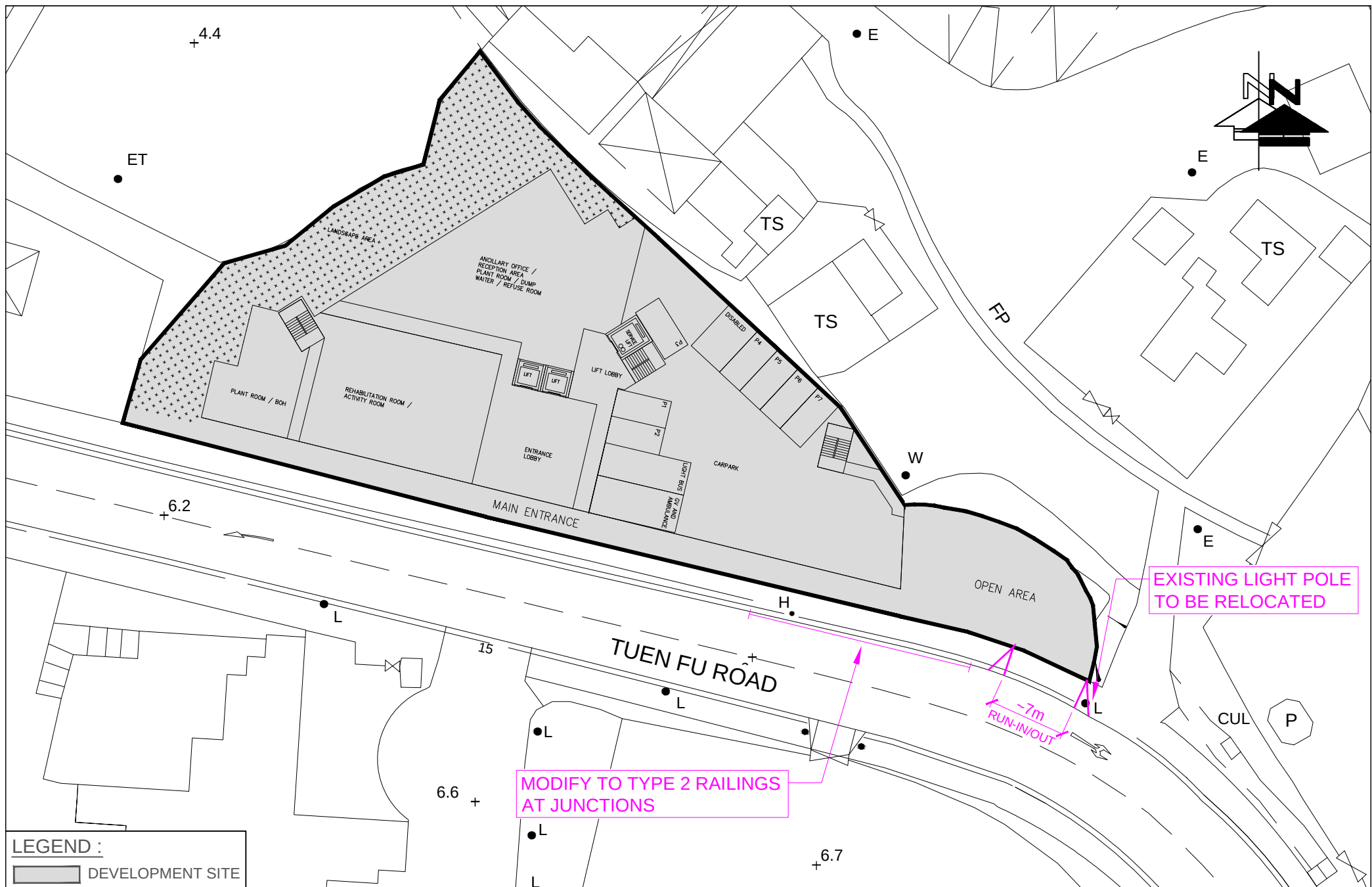
2.2.2 It is anticipated that the proposed development will be completed in year 2032. Therefore, design year 2035 (i.e. 3 years after the planned commencement year of the proposed development) is adopted for the Traffic Impact Assessment.

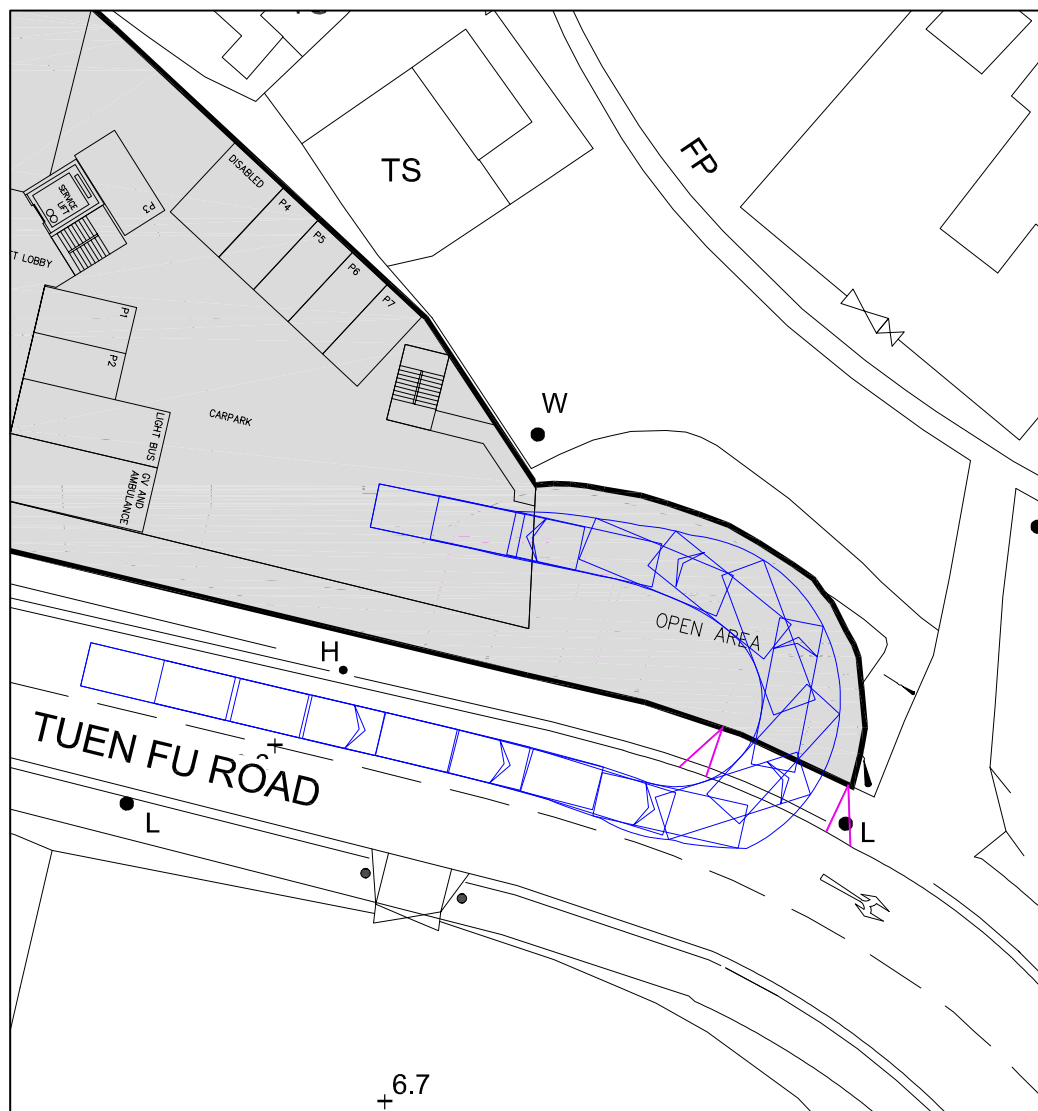
2.3 Provision of Internal Transport Facilities

2.3.1 The internal transport facilities provision is summarized in **Table 2.2** below:

Table 2.2 Proposed Provisions of Internal Transport Facilities

	Type	Dimensions	Proposed Parking Provision
Parking Space	Private Cars	5m(L) x 2.5m(W) x 2.4m(H)	7 nos. ⁽¹⁾
	Private Cars for Disabilities	5m(L) x 3.5m(W) x 2.4m(H)	1 no. ^{(1) (2)}
	Light Buses	8m(L) x 3m(W) x 3.3m(H)	1 no. ⁽³⁾
Loading/ Unloading	Shared Use for Light Goods Vehicles and Ambulance	8m(L) x 3.5m(W) x 3.6m(H)	1 no. ⁽⁴⁾





屯門瀘水廠員工宿舍

LEGEND :

- SWEPT PATH (IN)
- SWEPT PATH (OUT)

FIGURE NO.: 2.1(SP-01)

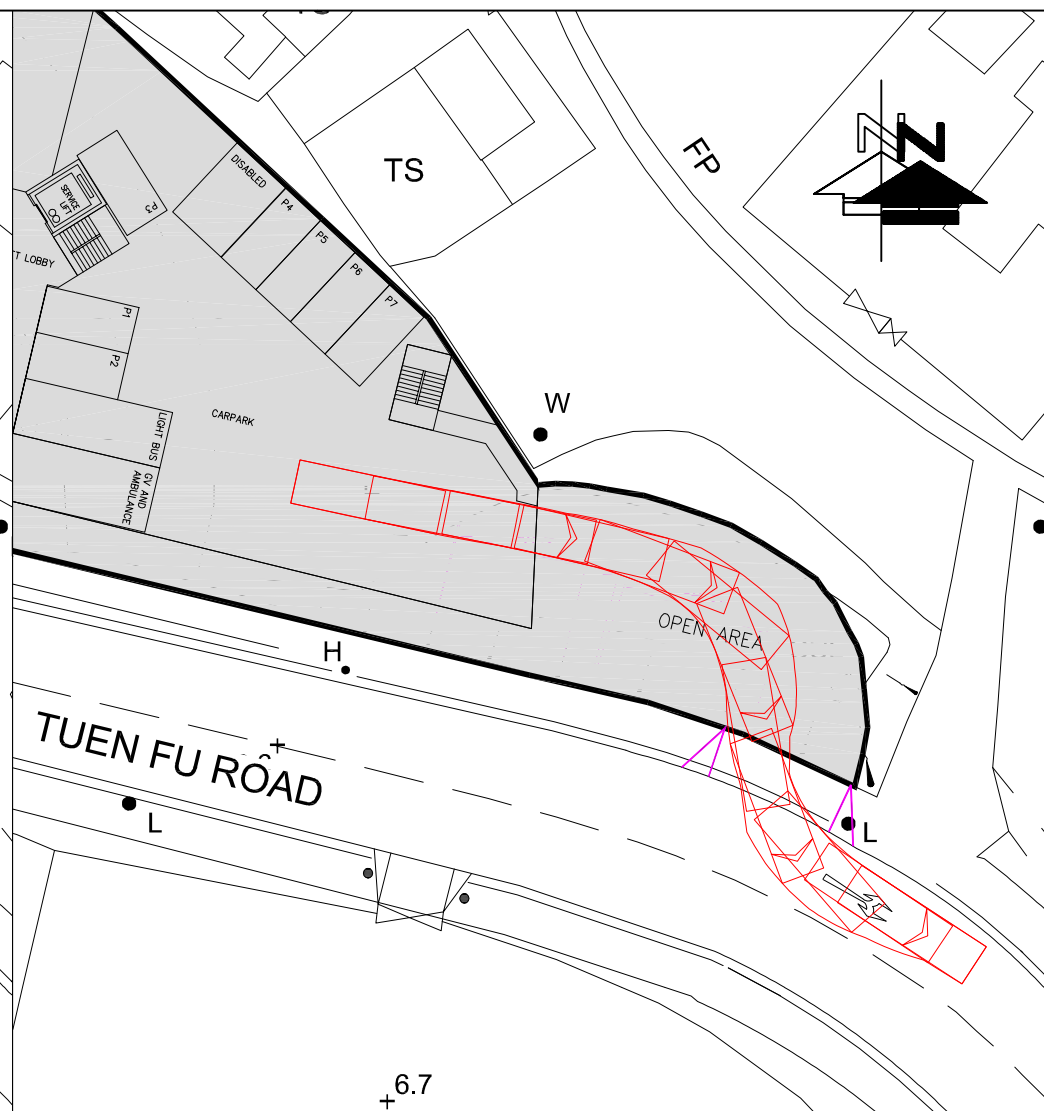
PROJECT NO.: 25075HK

SCALE: 1 : 400 @A4
DATE: 01 SEP 2026

ment Works Staff Quarters

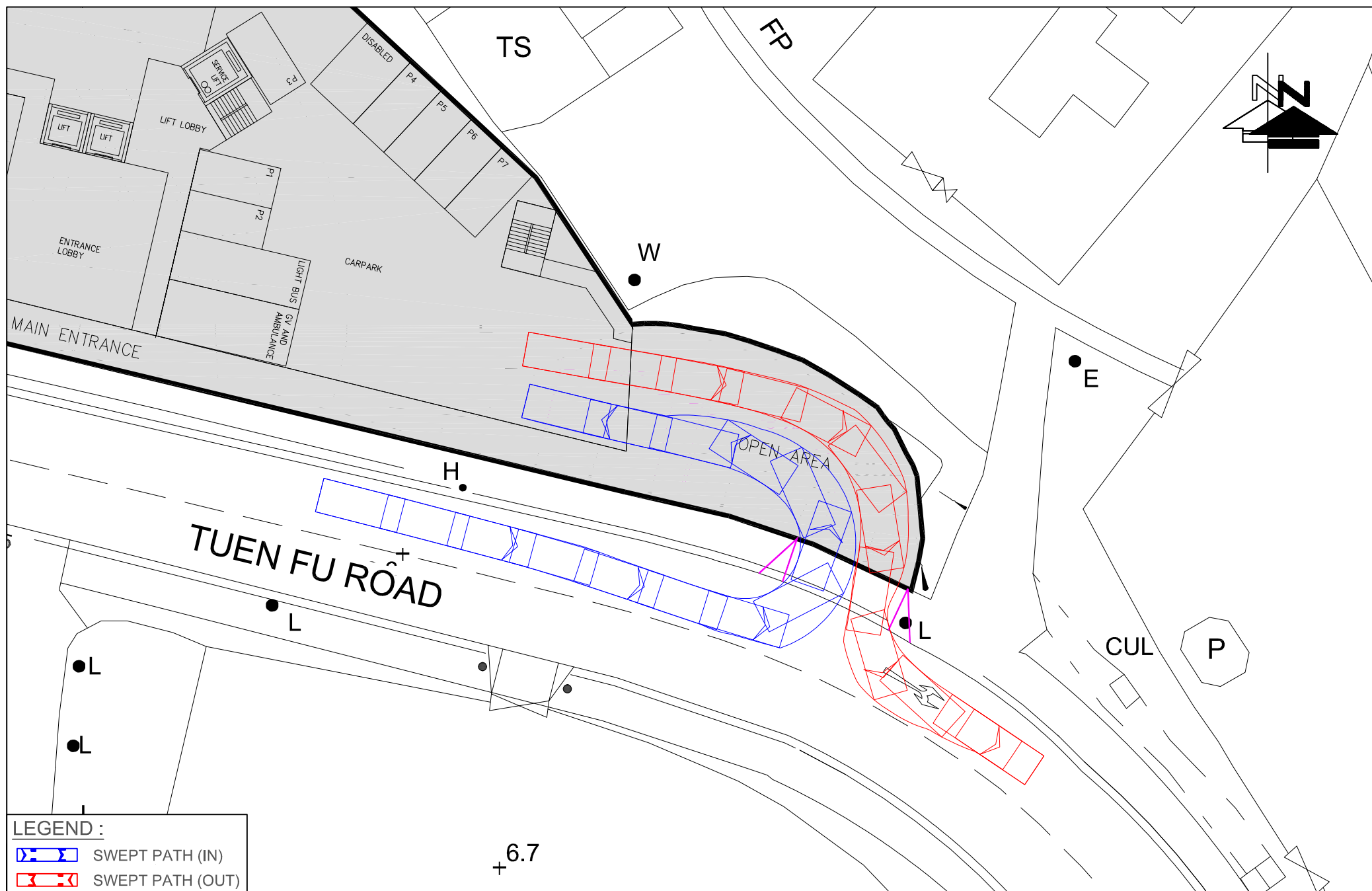
PROJECT TITLE: S12A Planning Application for Proposed Residential Care Home for Elderly (RCHE) at Lot 496 S.C in D.D. 132 and Adjoining Government Land, Tuen Mun, N.T.

DRAWING TITLE: SWEPT PATH ANALYSIS OF 8m VEHICLE AT PROPOSED ACCESS



屯門瀘水廠員工宿舍

Tuen Mun Treatment Works Staff Quarters



LEGEND :

- ▮ SWEPT PATH (IN)
- ▮ SWEPT PATH (OUT)

FIGURE NO.: 2.1(SP-02)	PROJECT TITLE: S12A Planning Application for Proposed Residential Care Home for Elderly (RCHE) at Lot 496 S.C in D.D. 132 and Adjoining Government Land, Tuen Mun, N.T.	 CTA Consultants Limited 志達顧問有限公司
PROJECT NO.: 25075HK	DRAWING TITLE: SWEPT PATH ANALYSIS OF PRIVATE VEHICLE AT PROPOSED ACCESS	
SCALE: 1 : 300 @A4	DATE: 01 SEP 2026	



APPENDIX 2

**REPLACEMENT PAGES OF
INDICATIVE
ARCHITECTURAL
DRAWINGS**



RCHE
E&M SERVICES/
SUPPORTING FACILITIES
T/S TOILET/SHOWER

F.S.D. REF.

1. WORK FROM FIGURED DIMENSIONS ONLY.
2. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BY THE CONTRACTOR.
3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATIONS, CONDITIONS OF CONTRACT AND ALL OTHER RELATED DRAWINGS. THE AUTHORIZED PERSON / REGISTERED STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY FOUND THEREIN.
4. THIS DRAWING IS NOT VALID FOR CONSTRUCTION OR OTHER PURPOSES UNLESS IT HAS BEEN SIGNED BY THE AUTHORIZED PERSON / REGISTERED STRUCTURAL ENGINEER.
5. ALL WORKS SPECIFIED ON THIS DRAWING SHALL BE CARRIED OUT STRICTLY IN ACCORDANCE WITH PROVISIONS OF THE APPLICABLE ORDINANCE AND REGULATIONS.
6. COPYRIGHT OF THIS DRAWING IS RESERVED BY THE AUTHORIZED PERSON / REGISTERED STRUCTURAL ENGINEER. NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
7. DRAWINGS DEVIATED FROM THE LATEST REVISION SHOULD BE CANCELLED.

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SECTION 12A APPLICATION FOR PROPOSED REZONING FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (6)" AT TUEN MUN, NEW TERRITORIES AND TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR THE PROPOSED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AT SECTION C OF LOT NO. 496 IN D.D. 132 AND THE ADJOINING GOVERNMENT LAND, TUEN MUN, NEW TERRITORIES

Drawing Title :

TYPICAL FLOOR PLAN

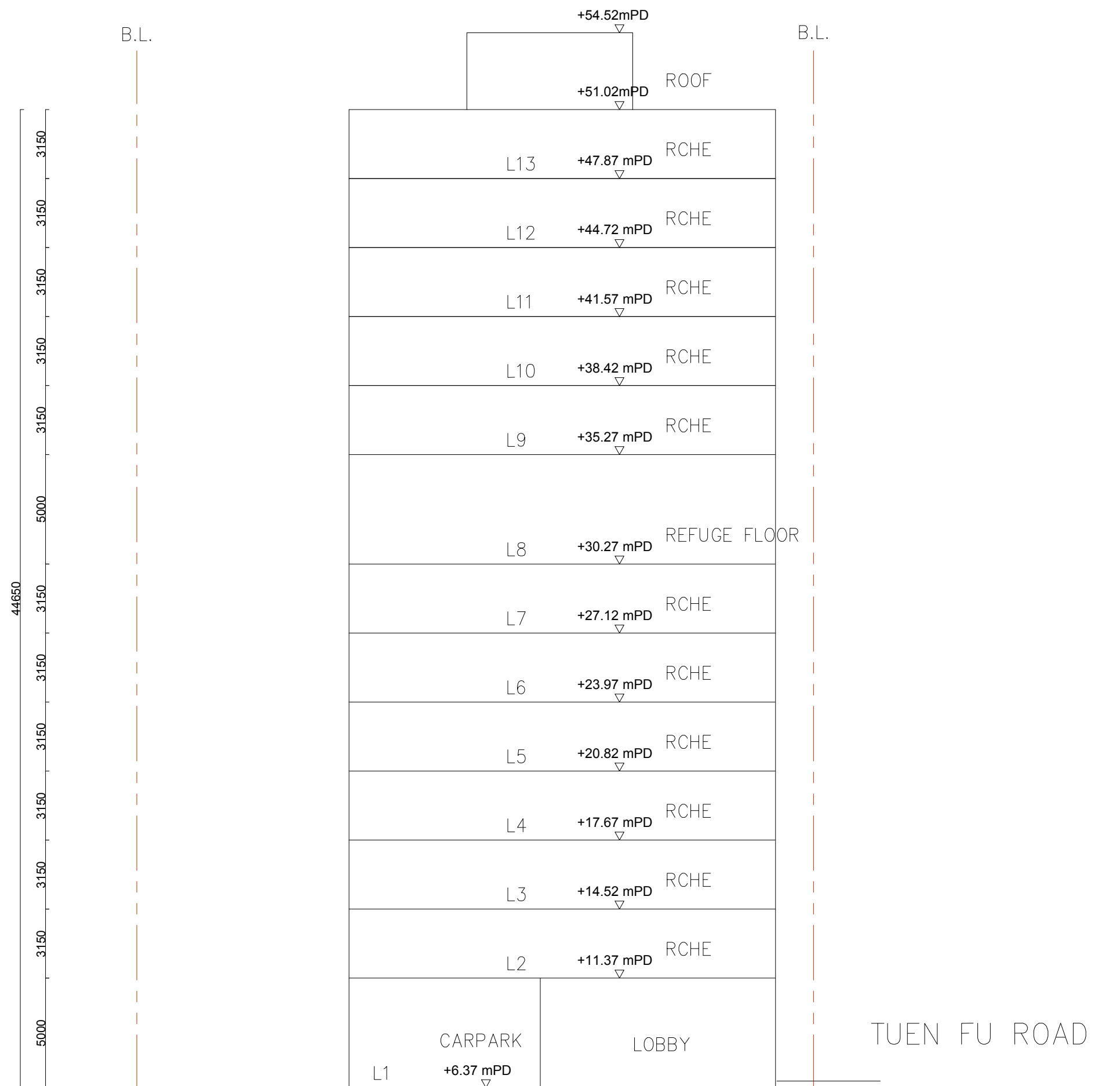
CLIENT	
PARK NATURE	

DRAWN	DATE	CHECKED	SCALE
SY	AUG 2026	EK	
JOB NO. : -		DRAWING NO. A-002	
REVISION 4			

AUTHORIZED PERSON :



KO BUILDING CONSULTANCY LIMITED



 SECTIONAL DIAGRAM

SCALE: 1:200 (A3)

[illegible]

Approval Code:

Approval Date:

Schedule of Accommodation

Project No. / Description : 504-place Residential Care Home for the Elderly (RCHE)
 Department : Social Welfare Department

Item No.	Description	No. of Occupants	Air-conditioning	Area (m ² in NOFA)		Remarks/ Special Requirements
				Cellular Room	Open Plan	
	<u>Residential Section</u>					
1	Dormitory	504	Yes	5,091.7		10.1 m ² per capita
2	Attached Bathroom/Shower Room to Dormitory Room	-	No	As appro		
3	Dining/Multi-purpose Room	504	Yes	1137		2.3 m ² per capita
4	Pantry for residents	-	-	-		
5	Sensory / Entertainment / Small Group Activity Room	5	Yes	47.5		
6	Nursing Station cum Medical Consultation Room	14	Yes	148.3		- One nursing station at 10 m² shall be provided on each floor having dormitory rooms or multi-purpose room provision, and for every 50 residents. - If there are more than one nursing station, one of them should be attached with a medical consultation corner at 8m².
7	Sick / Isolation / Quiet Room	11	Yes	145.5		- For infection control purpose - One room at 8 m² should be provided for every 50 residents on each floor with provision of dormitory rooms
8	Accessible Toilet cum Shower Room attached to each Sick/Isolation/Quiet Room	-	No	As appro		
9	Rehabilitation Area	11	Yes	47.5		To provide PT, OT and multi-sensory treatments
10	Store for Rehabilitation Area	-	-	-		To store PT/OT and multi-sensory equipment.
11	End-of-life Care Room	1	Yes	15.1		To render holistic end-of-life care to the severely sick or terminally ill service users
12	Soiled Utility Room	-	-	46.2		- For infection control purpose - One room at 4 m² on each floor having dormitory rooms, and for every 50 residents
13	Cleaner's Room	-	No	71.5		
14	Laundry	-	No	23.75		To accommodate appropriate no. of washer-extractor, tumble-dryer, hydro-extractor, open shelves, work tables and for clear delineation of clean and dirty zone.
15	Kitchen cum store	-	No	23.75		Kitchen store (5 m ²) is included in the provision.
16	Dumb Waiter	-	No	40.7		Dumb waiter space of 2.9 m ² on each floor is required if dinning area and kitchen are located on different floors.
17	General Store	-	No	104.1		For storage purpose and setting up drug storage area to facilitate drug dispensing work
18	Clean Utility Room	-	-	71.6		- For better infection control - For storing clean linen and incontinent supplies
19	Interview/Meeting/Family Room	5	Yes	23.75		- For interviews and residents' meeting with visitors - One Room at 8 m² and two rooms at 6 m² each
20	Refuse Room	-	No	As appro		

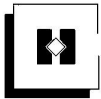
Item No.	Description	No. of Occupants	Air-conditioning	Area (m ² in NOFA)		Remarks/ Special Requirements
				Cellular Office	Open Plan	
	<u>Administration Section</u>					
21	Superintendent's Office	1	Yes		-	To accommodate 1 superintendent, 1 safe, 1 cabinet and 1 visitor chair
22	Assistant Superintendent's Office	1	Yes		-	To accommodate 1 assistant superintendent, 1 cabinet and 1 visitor chair
23	General Office	7	Yes		47.5	One shared office for 3 WW, 1 ACO, 2 CA, 1 ASWO, filing cabinets, photocopier, fax machine, computer/printer, typing trolley and bookcase/cupboard/office rack.
24	Reception Area	-	No		-	
25	Conference Room	-	Yes	-		
	<u>Staff Dormitory</u>					
26	Female/Male Staff Changing Room and Rest Room cum Pantry	-	Yes	71		(a) Staff changing room (47.7 m ²) (b) Sleep-in room (16.7 m ²) (c) Restroom & Pantry (6.6 m ²)
27	Staff Toilet/Bath Room	-	No	As appro		
	<u>Communal Toilet</u>					
28	Toilet for Communal Use (a) Female Toilet (b) Male Toilet (c) Accessible Toilet	-	No	As appro		
Total Area (in NOFA)				7,156.45 (say 7,156)		

NOFA : Net Operational Floor Area



APPENDIX 3

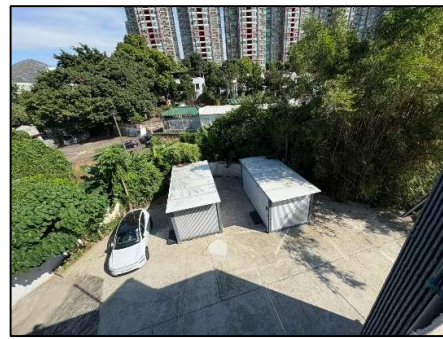
REPLACEMENT PAGES OF PLANNING ASSESSMENT REPORT

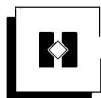


2 THE APPLICATION SITE AND SURROUNDINGS

2.1 Current Condition of the Application Site

- 2.1.1 The Application Site covers a total of about 1,940 square metres (“sq.m.”). The Application Site is located at Tuen Fu Road, on the south of the existing Tuen Fu Road Disciplined Services Quarters and the southeast of the existing Tuen Mun Treatment Works Staff Quarters. The Site is situated in close proximity with religious institutions including the Ching Leung Nunnery and the Gig Lok Monastery to the north and east respectively.
- 2.1.2 The Application Site is generally sitting on a flat terrain with the level from about +5.50mPD to about +6.41mPD. **Figure 1** illustrates the location of the Application Site and its immediate vicinity, and the existing condition of the Site (**Diagram 1** refers). Hence, the formation level of the Application Site shall follow the local topography **to ensure the Site with the same level** in order to minimize the extent of site formation works, filling of land for the whole Application Site with concrete of not more than 0.9 meter (“m”) in depth would also be considered.
- 2.1.3 Major portion of the site, currently under private land lot (site area of about 934 sq.m., equivalent to about 48%), is fenced off by several 1 to 3 storeys temporary structures, which will be vacant upon approval of this planning application. The remaining portion of the site is occupied by vegetation, which mostly involves Government land of site area of about 1,006 sq.m., equivalent to about 52%.





5 THE INDICATIVE DEVELOPMENT SCHEME

5.1 Indicative Development Scheme

- 5.1.1 The Application Site covers an area of about **1,940 sq.m.** The Proposed Development is a standalone single-block Residential Care Home for the Elderly (RCHE) compound, providing a total of 504 nos. of beds. The total gross floor area (“GFA”) will be not more than 12,000 sq.m., and the maximum BH will not be more than 13 storeys.
- 5.1.2 The indicative architectural drawings of the Proposed Development are shown in **Annex 1**. The development parameters of the Proposed Development, proposed parking provision and the schedule of uses by floors are provided in **Tables 6, 7 and 8** respectively.

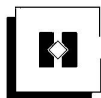
Development Parameters	Proposed Scheme
Site Area (Gross)	About 1,940 sq.m.
Gross Floor Area	Not more than 12,000 sq.m.
Plot Ratio	About 6.2
Site Coverage	About 63%
Maximum Building Height (in storey)	13 storeys
Maximum Building Height (in m)	Not more than 52mPD
No. of Block	1
No. of Rooms	252 ⁶
No. of Beds	504
Loading/Unloading Bays (L/UL)	1
Parking Spaces for Private Cars	8
Parking Spaces for Light Bus	1
Expected Completion Year	2032

Table 6 Key Development Parameters of the Proposed Development

Type of Vehicles	No. of Parking Spaces/ Loading & Unloading Spaces (L/UL) (Dimension)	Location
Private Car	8 parking spaces (including 1 disabled parking space) (5m x 2.5m)	1/F
Light Bus	1 parking space (8m x 3.0m)	1/F
“Shared-use” for Light Goods Vehicle (LGV) and Ambulance	1 Loading/Unloading Space (8m x 3.5m)	1/F

Table 7 Proposed Parking Provision

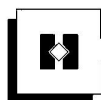
⁶ Assuming two beds within a room.



- 5.1.9 Adequate emergency vehicular access and mean of escape should be provided in accordance with B(P)R (Cap. 123F) and the “*Code of Practice for Fire Safety in Buildings 2011*” (FS Code). Provision of the refuge floor at 8/F is proposed in compliance with requirement on both mean of escape and fire resisting construction; whilst all garden furniture/equipment are not used for commercial activities and/or activities involving use of naked fire.
- 5.1.10 Owing to the maximum BH of 13 storeys for the Proposed Development, due consideration has been taken into account. Fire safety requirements, including but not limited to building fire safety design, operation and management arrangements, will be complied in accordance with the additional fire safety requirements for the RCHE in the Annex 5 of the Code of Practice for Residential Care Homes (Elderly Persons), so as to meet the needs of rescue, evacuation and contingency management of the RCHE.
- 5.1.11 Other requirements in respect of fire safety and building safety standards and requirements stipulated in the relevant ordinances or codes of practice such as those applicable to applications for fire safety, evacuation and rescue, contingency and fire drill plans, etc. will be followed.

5.2 Proposed Land Exchange and Application of Incentive Scheme

- 5.2.1 Referring to **Section 2.2**, upon the approval of this planning application, the Applicant will apply for a land exchange to modify the lot boundary as well as the lease covenants. Subject to detailed survey, the existing Lot as held by the Applicant, together with the adjoining unleased and unallocated Government land with the site area of about **1006 sq.m.**, will be modified to a new lot boundary of about **1,940 sq.m.** for the Proposed Development.
- 5.2.2 The unleased and unallocated Government land is currently vacant and fenced. There is vegetation grown on the concerned area. Currently, no person is occupying or utilizing this parcel of land. The Proposed Development for social welfare use will be logical to maximize the development potential of this unleased and unallocated Government land.
- 5.2.3 The Applicant intends to apply for the permanent scheme of “*Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments*” (LAO Practice Note No. 4/2003).
- 5.2.4 Upon the granting of approval from the Board, the Applicant would submit an application to the Licensing Office of Residential Care Homes for the Elderly (LORCHE) of SWD for the proposed RCHE.
- 5.2.5 Details of the land exchange application shall be submitted to the Lands Department (LandsD) upon the approval of this planning application.



7 PLANNING ASSESSMENT

7.1 Maximise Development Potential by Utilising Unleased and Unallocated Government Land

7.1.1 The unleased and unallocated Government land adjacent to Lot No. 496 S.C in D.D. 132 has been abandoned for years. There is no other occupant utilizing this parcel of the subject government land, nor using this parcel of land as a passageway. Located in a developed area with vehicular accessibility, this parcel of land should be regarded as a “spade-ready site”. However, due to the small size and irregular shape, the Government would have no incentive to develop this parcel of land. It is a waste of public resource for Government to manage this parcel of idle land as well.

7.1.2 In order to fully utilise the development potential of this “spade-ready site”, the Proposed Development would amalgamate this underutilised Government land for future development. It will also save Government’s resources from regular land management as Applicant will take up the management and maintenance responsibilities of this parcel of land.

Development Parameters	Existing Lot without adjustment of BHR (a)	Existing Lot with the maximum BHR of 13 storeys (b)	New Lot (include adjoining government land) with the maximum BHR of 13 storeys (c)	Difference (%) (c) – (b)
Site Area (Gross) (in sq.m.)	About 906	About 906	About 1,940	+1034 (+114%)
Proposed Gross Floor Area (in sq.m.)	About 1,532 [^] @	About 5,449 ^{^*}	Not more than 12,000	+6,551 (+120%)
Maximum Building Height (in storeys)	3 (BHR under TM OZP)	13	13	/
Nos. of Rooms Available	35 [#]	125 [#]	252	+127 (+50%)
Nos. of Residents (assume 1 room with two beds)	70	250	504	+254 (+50%)

Remarks:

[^] 63% site coverage

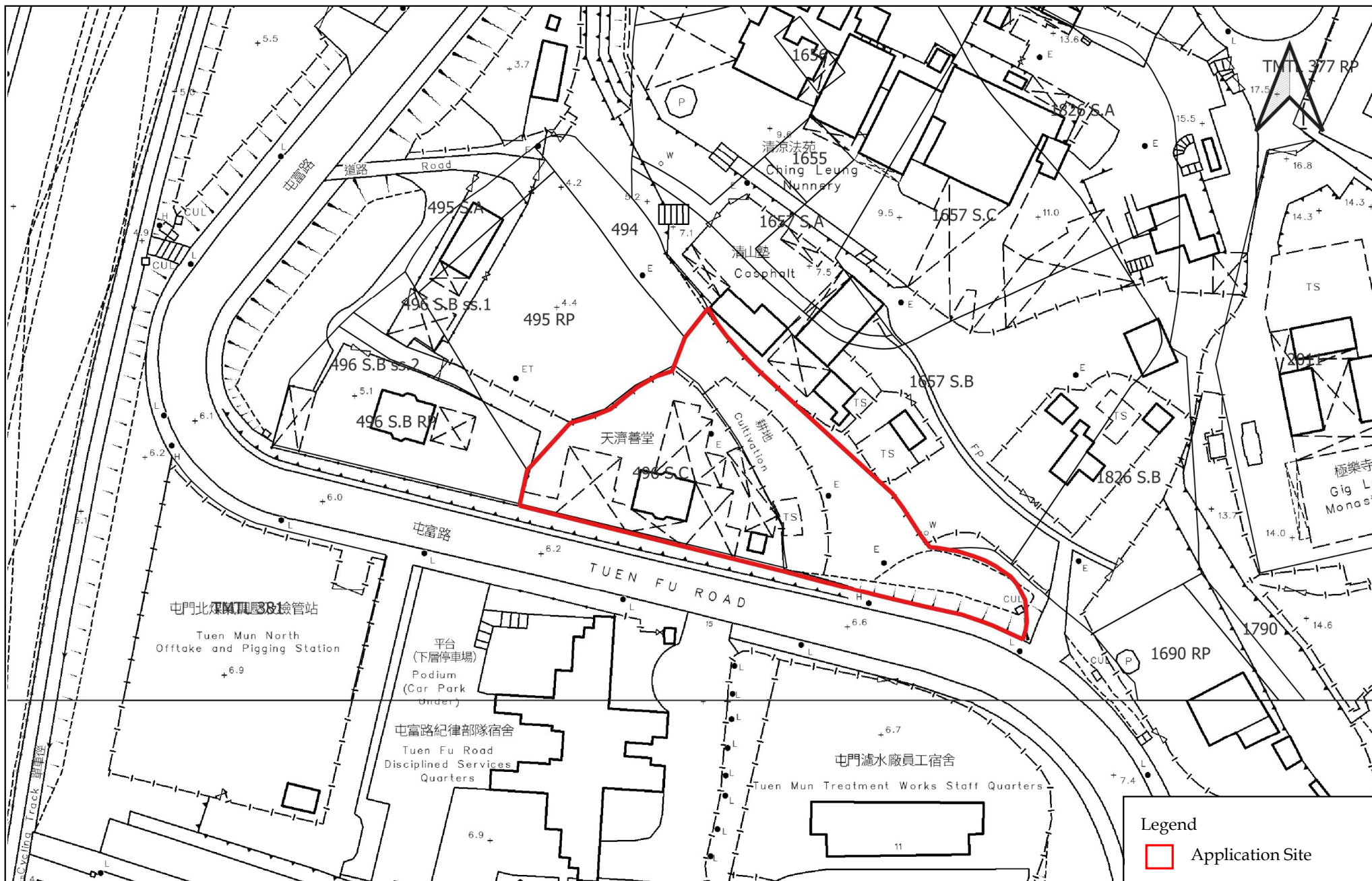
[@] where 1,532= 678 (1/F) + 678 x 63% x 2 (Typical Floor)

^{*} where 5,449 = 678 (1/F) + 678 x 63% x 11 (Typical Floor) + 72 (Refuge Floor)

[#] Pro-rata basis on proposed GFA

Table 9 Hypothetical Development Scenarios

7.1.3 It is noteworthy that, without the inclusion of Government land, the maximum development potential could not be fully utilized, with a proposed GFA of about 5,449 sq.m. only.



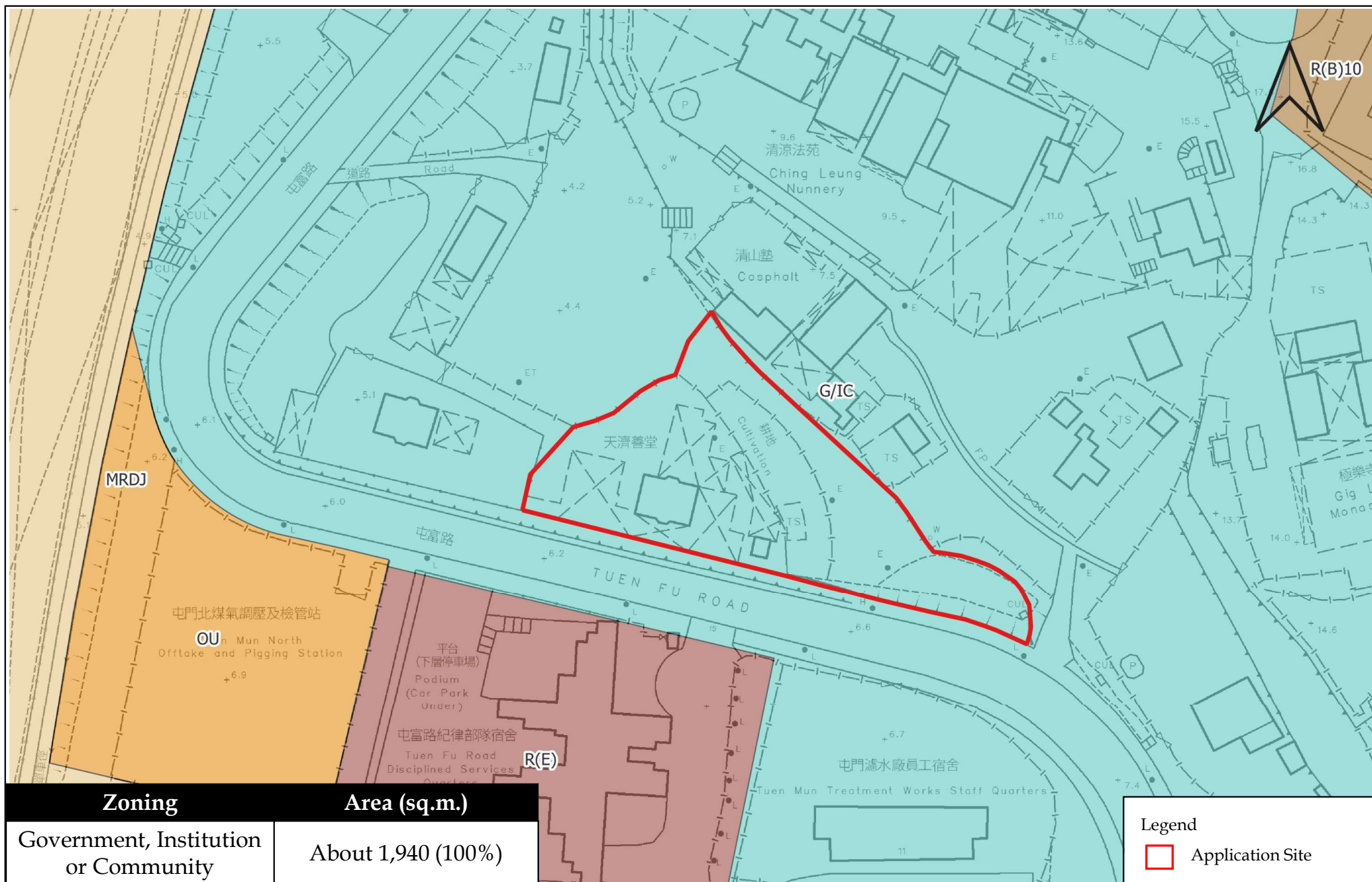
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Figure 1 : Location Plan

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from "Government, Institution or Community" to "Government, Institution or Community (6)" at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496 in D.D. 132 and the adjoining Government Land, Tuen Mun, New Territories

(Source: HK GEODATA STORE, HKSAR Government)



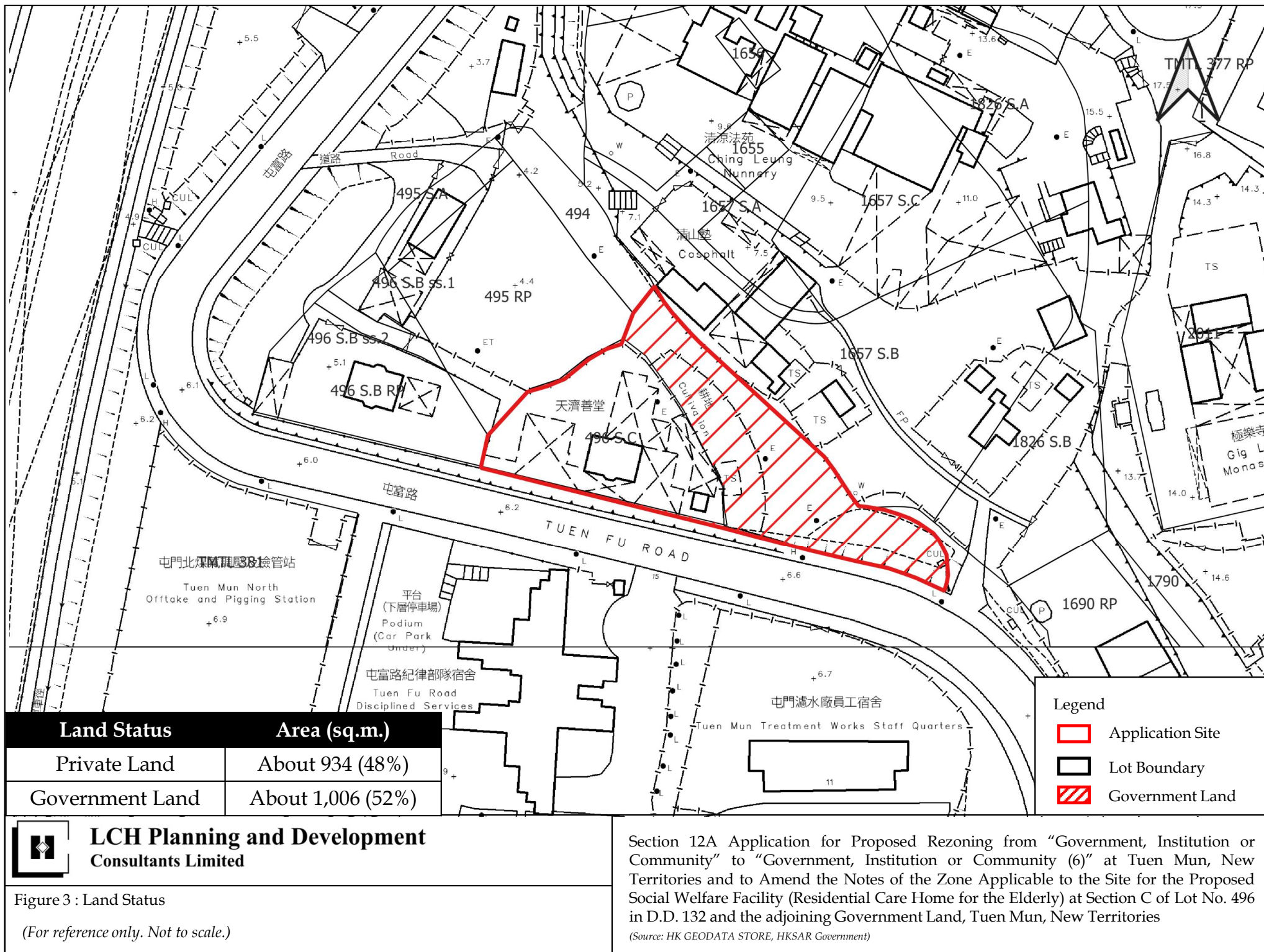
**LCH Planning and Development
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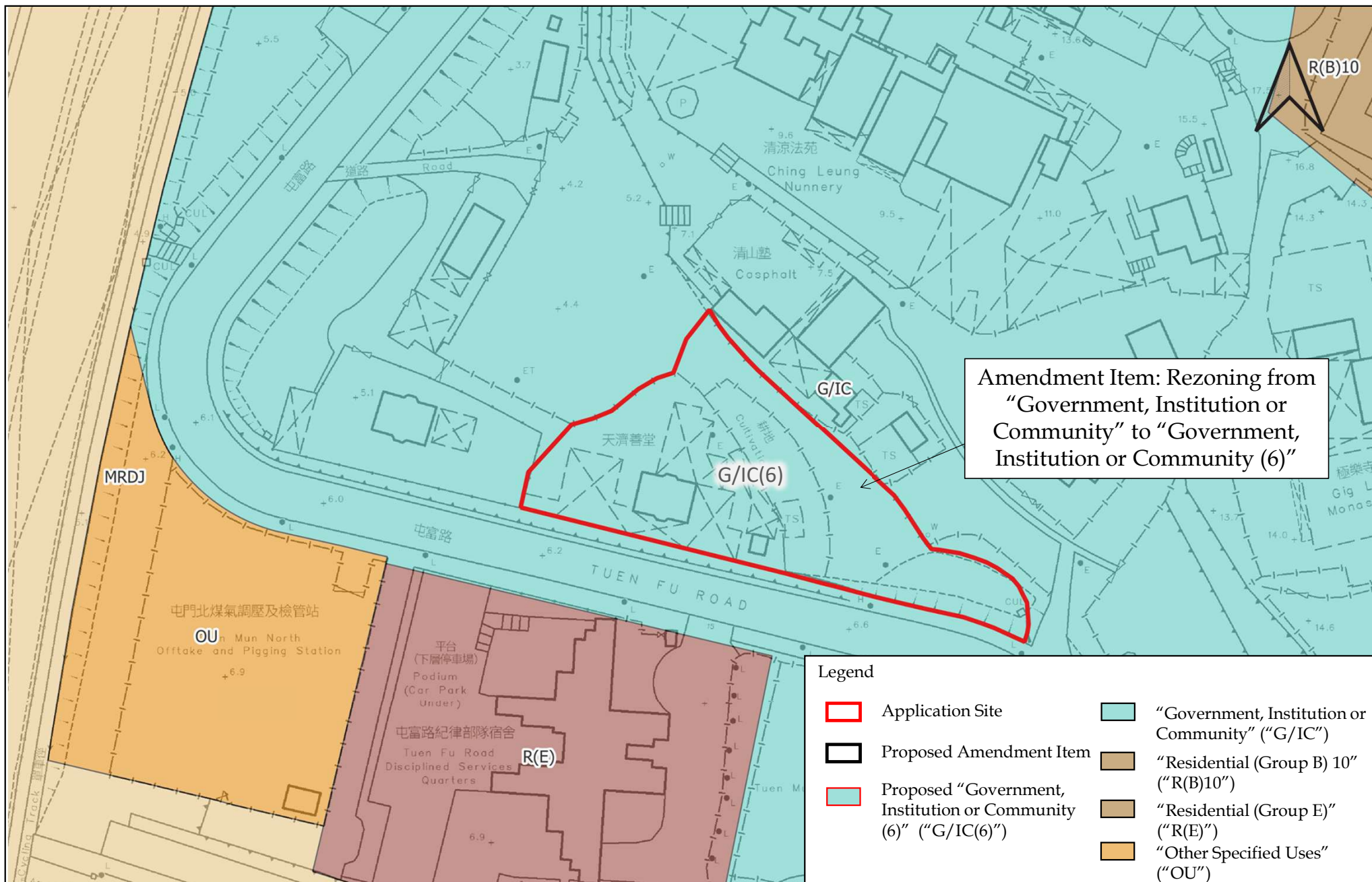
Figure 2 : Extract of Outline Zoning Plan (No. S/TM/41)

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from "Government, Institution or Community" to "Government, Institution or Community (6)" at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496 in D.D. 132 and the adjoining Government Land, Tuen Mun, New Territories

(Source: HK GEODATA STORE and Town Planning Board, HKSAR Government)





**LCH Planning and Development
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Figure 4 : Proposed Amendment of the Tuen Mun OZP

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from "Government, Institution or Community" to "Government, Institution or Community (6)" at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496 in D.D. 132 and the adjoining Government Land, Tuen Mun, New Territories

(Source: HK GEODATA STORE, HKSAR Government)



APPENDIX 4

**REPLACEMENT PAGES OF
ENVIRONMENTAL
ASSESSMENT**

2 Site Context

2.1 Site Location and Its Environs

The Site is located on Tuen Fu Road within the Tuen Mun District. It is mainly bounded by residential uses, including the Tuen Fu Road Disciplined Services Quarters to the south, village housing to the west, the Ching Leung Nunnery to the north, and Gig Lok Monastery to the east.

Furthermore, two railway viaducts are located to the southwest of the Site, including the Tuen Ma Line and the Light Rail routes.

Figure 2.1 shows the Site location and its environs.

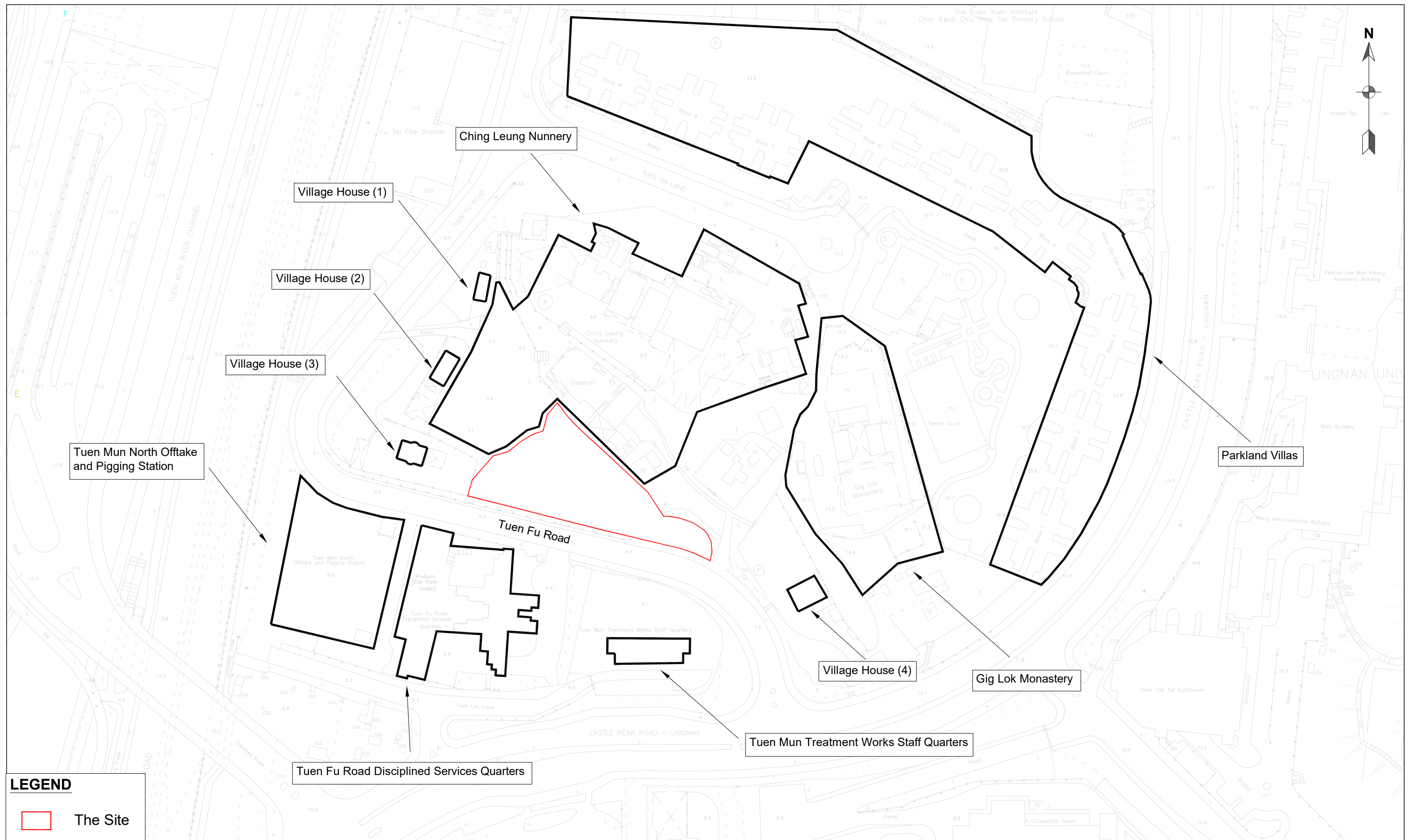
2.2 Proposed Development

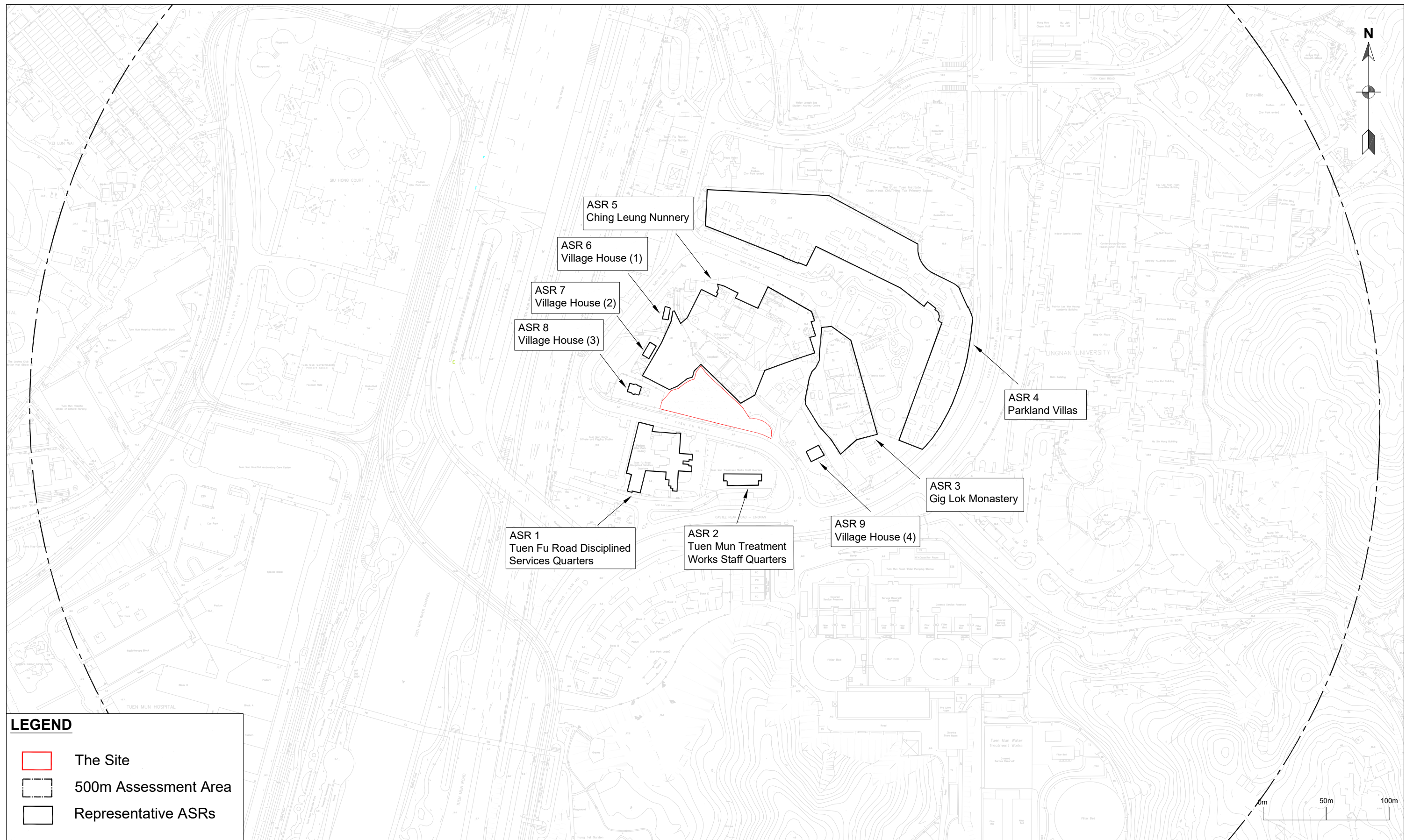
The Proposed Development comprises 13 storeys, with a GFA of approximately 12,000 m². Table 2.1 summarise the development parameters.

Table 2.1 Development Parameters

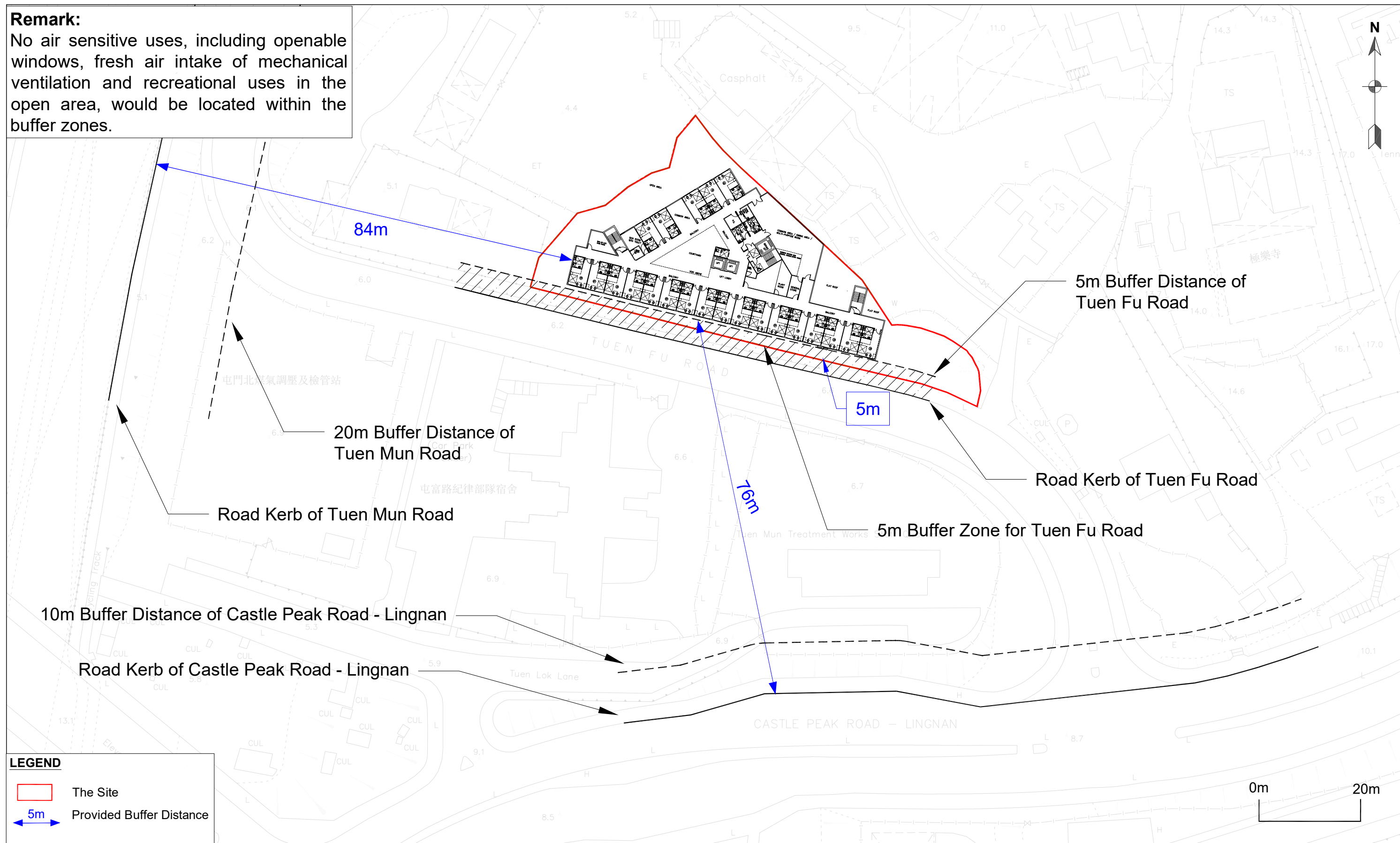
Development Parameters	
Site Area	1,940 m ²
Gross Floor Area	Not more than 12,000 m ²
Zoning under OZP	Government, Institution or Community (G/IC)
No. of Block	1
Maximum Building Height (in storey)	13
Maximum Building Height (in mPD)	Not more than 52 mPD
No. of Rooms	252
No. of Beds	504
Expected Completion Year	2032
Use	G/F: Lobby and Carpark 2/F – 7/F: RCHE 8/F: Refuge Floor 9/F – 13/F: RCHE

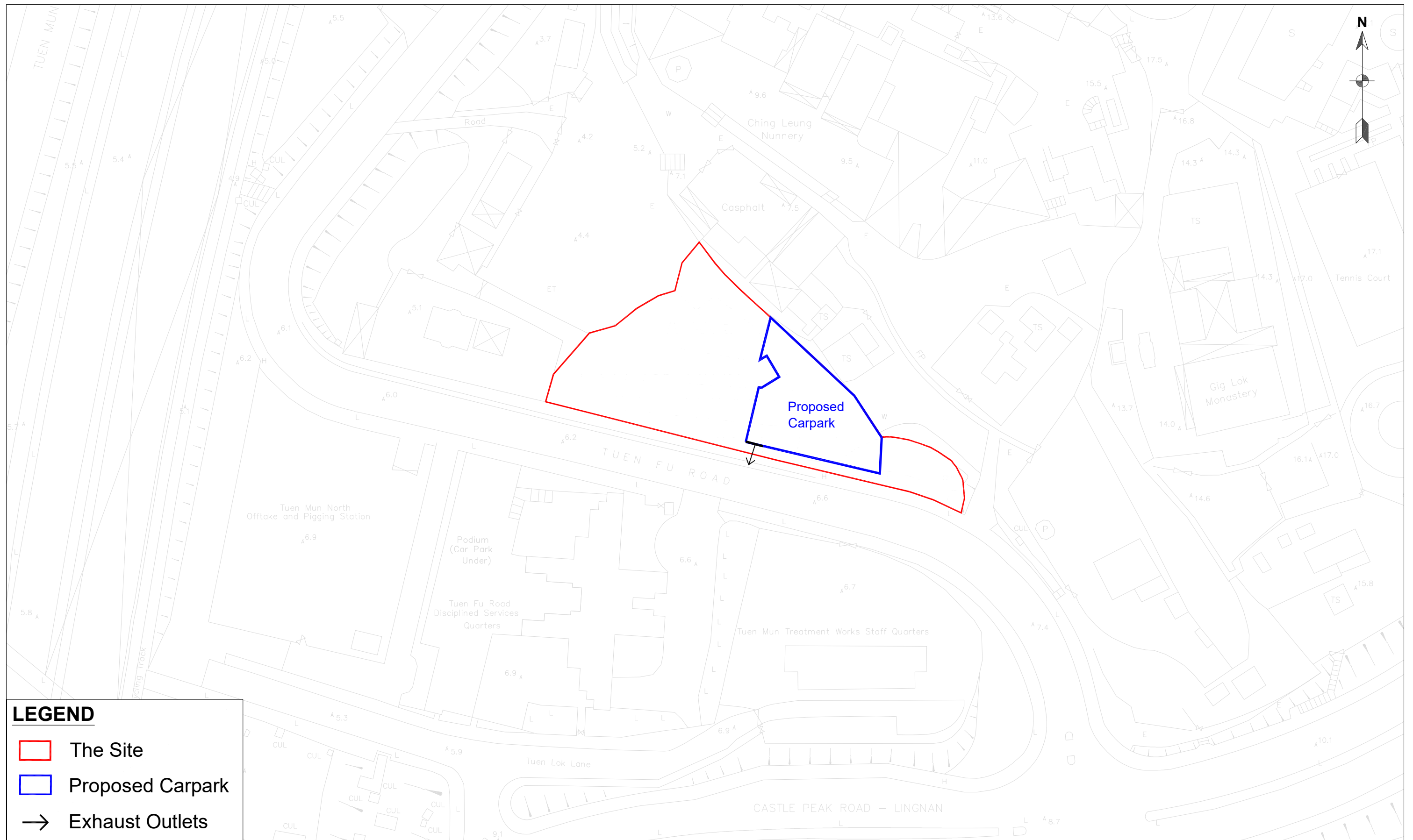
The operation year of the Proposed Development is expected to be Year 2032. The proposed layout plan is presented in Appendix A.

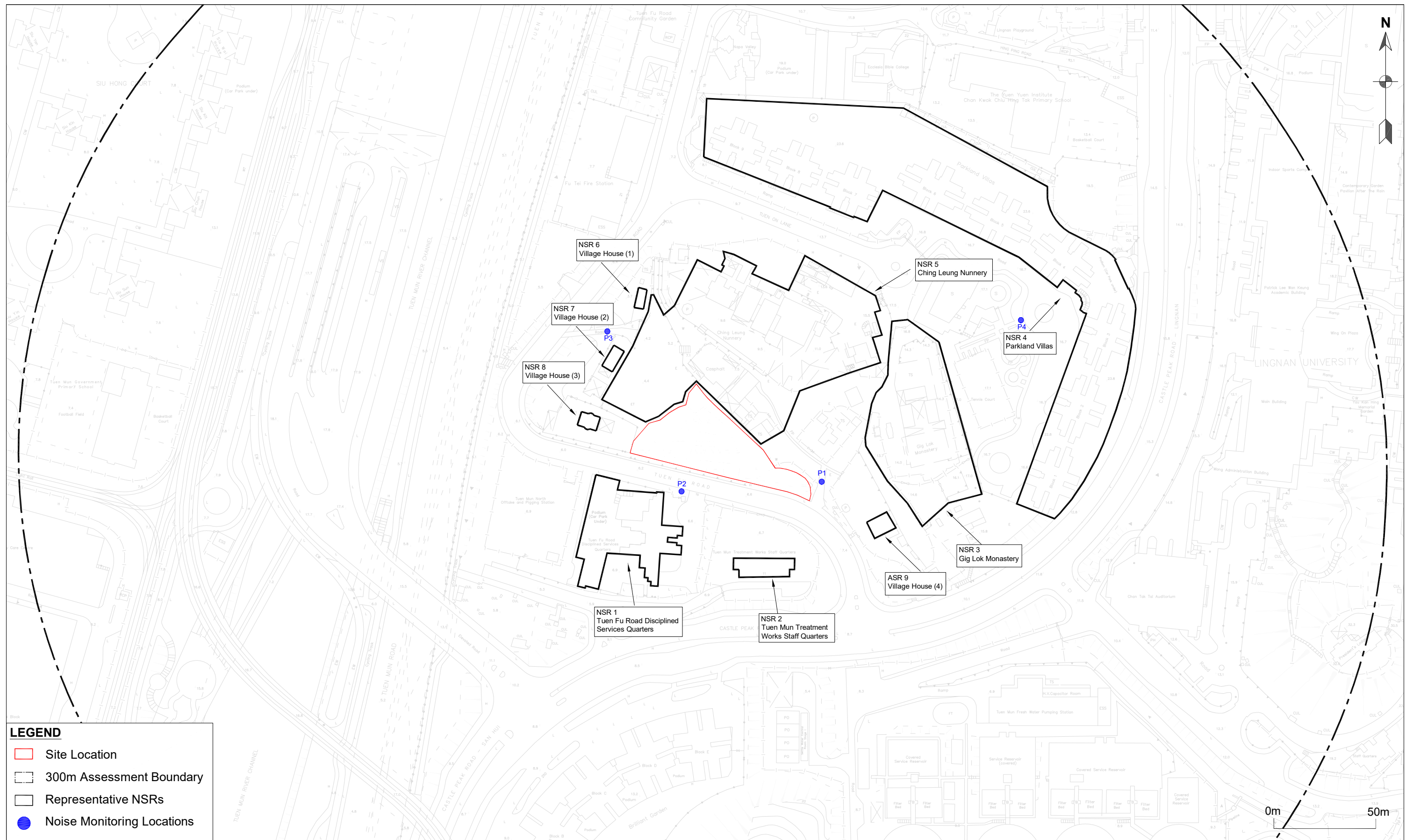




Remark:
No air sensitive uses, including openable windows, fresh air intake of mechanical ventilation and recreational uses in the open area, would be located within the buffer zones.





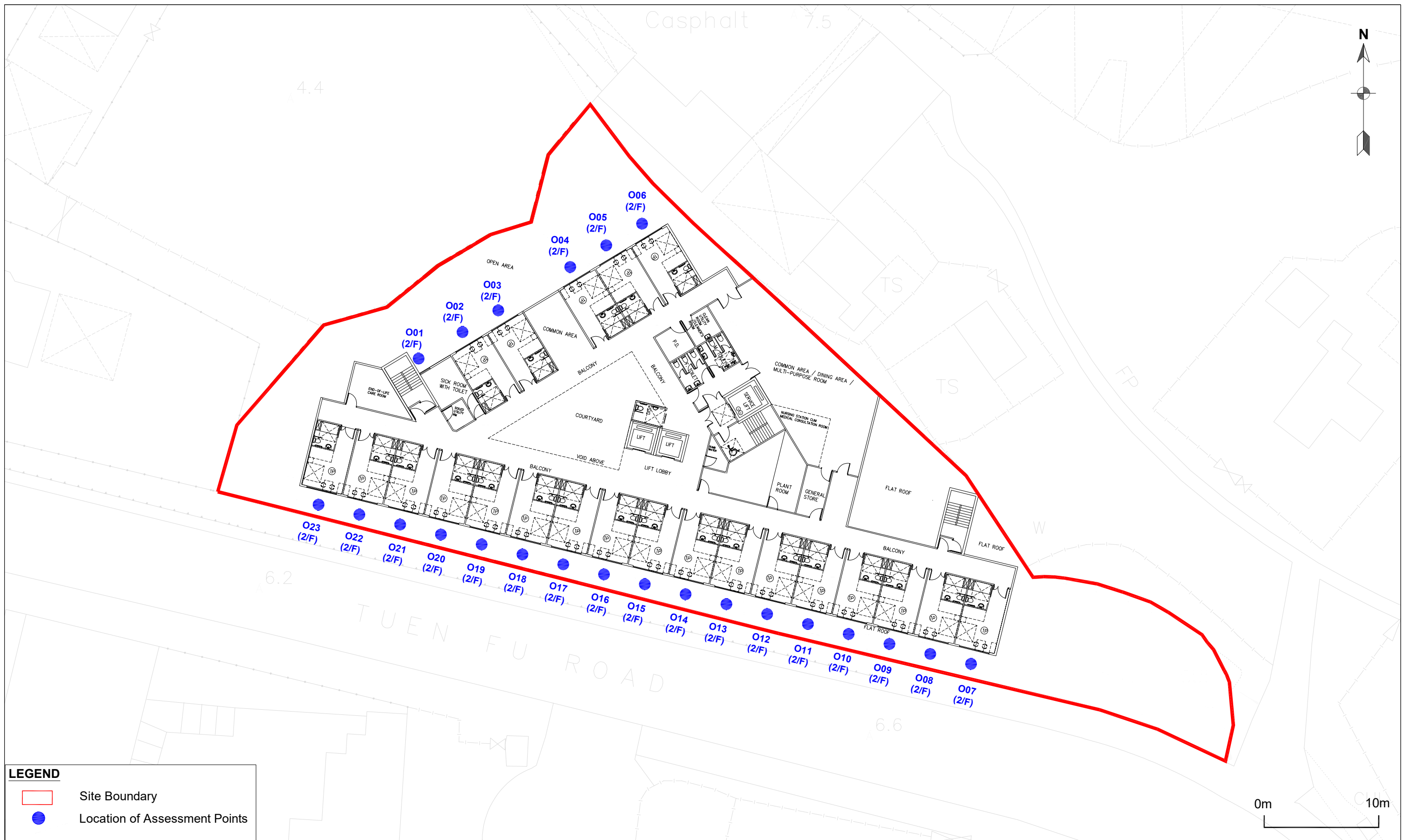


Section 12A Application for Proposed Rezoning from "Government, Institution or Community" to "Government, Institution or Community (6)" at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496 in D.D 132 and the adjoining Government Land, Tuen Mun, New Territories

Figure 4.1

Rev. 2

Representative Noise Sensitive Receivers and the Background Noise Monitoring Locations



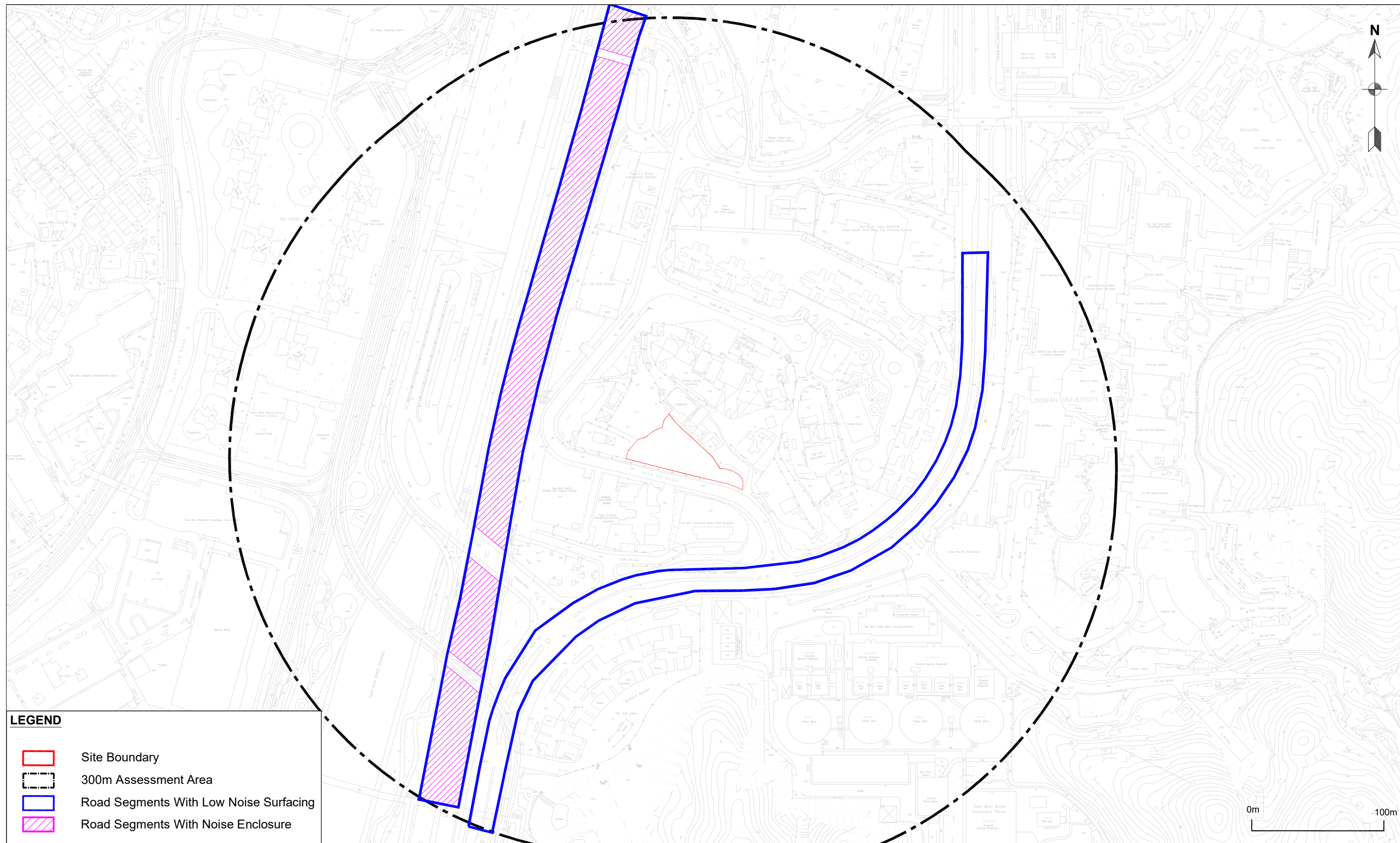
Section 12A Application for Proposed Rezoning from "Government, Institution or Community" to "Government, Institution or Community (6)" at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496 in D.D 132 and the adjoining Government Land, Tuen Mun, New Territories

Figure 4.2

Rev. 0

Location of Assessment Points for Traffic Noise Assessment on 2/F









Section 12A Application for Proposed Rezoning from "Government, Institution or Community" to "Government, Institution or Community (6)" at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496 in D.D 132 and the adjoining Government Land, Tuen Mun, New Territories

Figure 4.6

Rev. 1

Location of Assessment Points and Predicted Noise Exceedances on 3/F - 13/F



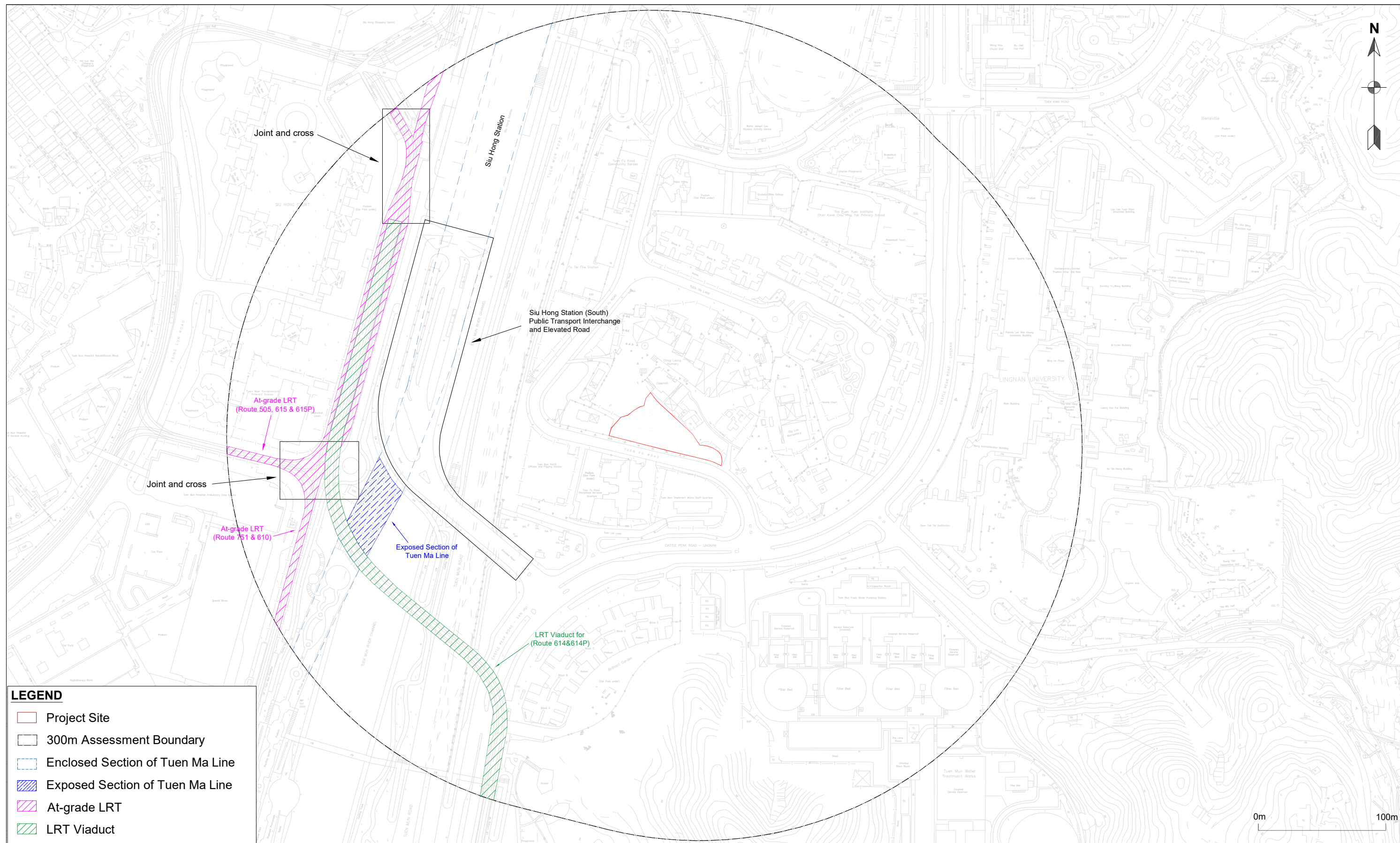
Section 12A Application for Proposed Rezoning from "Government, Institution or Community" to "Government, Institution or Community (6)" at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496 in D.D 132 and the adjoining Government Land, Tuen Mun, New Territories

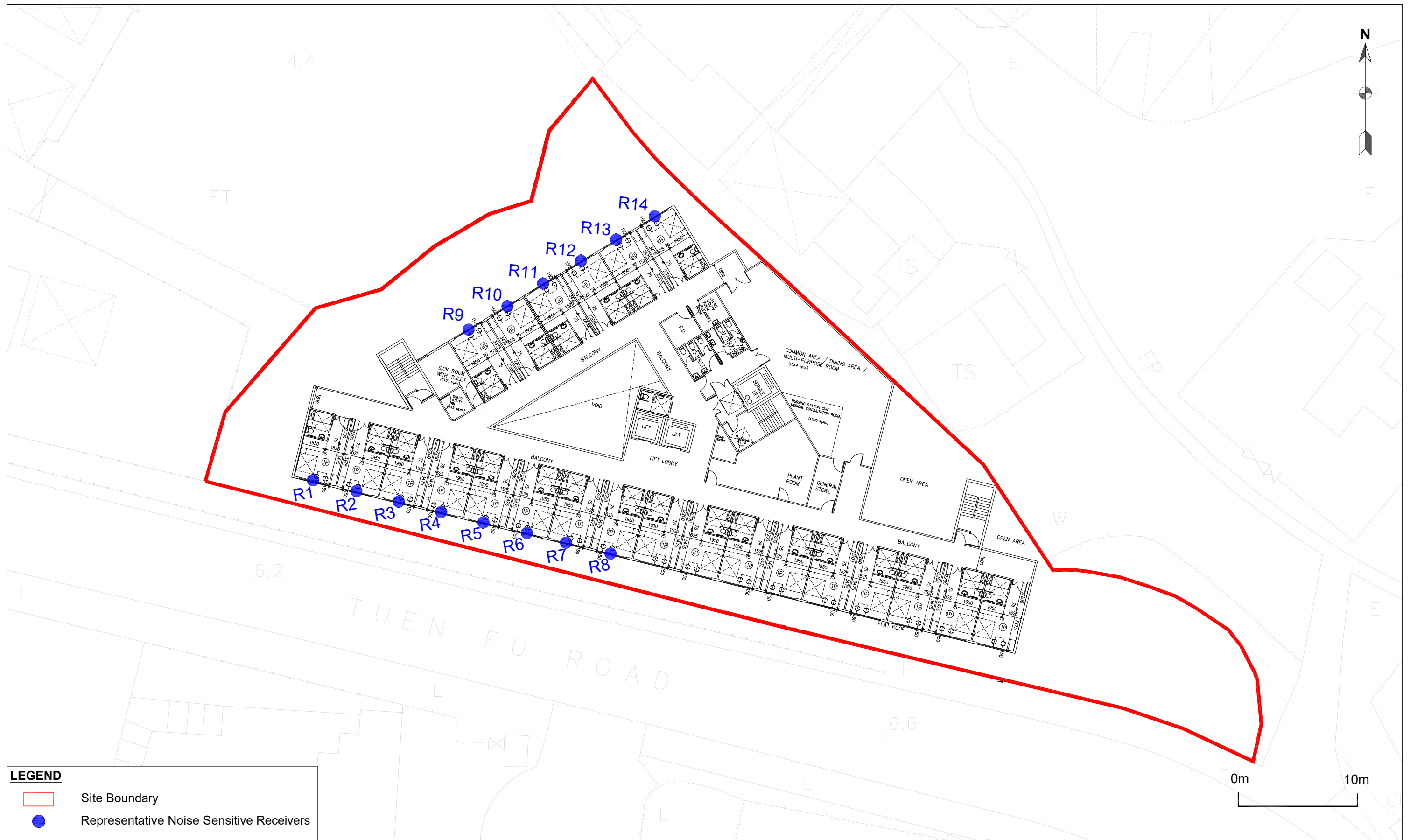
Figure 4.7

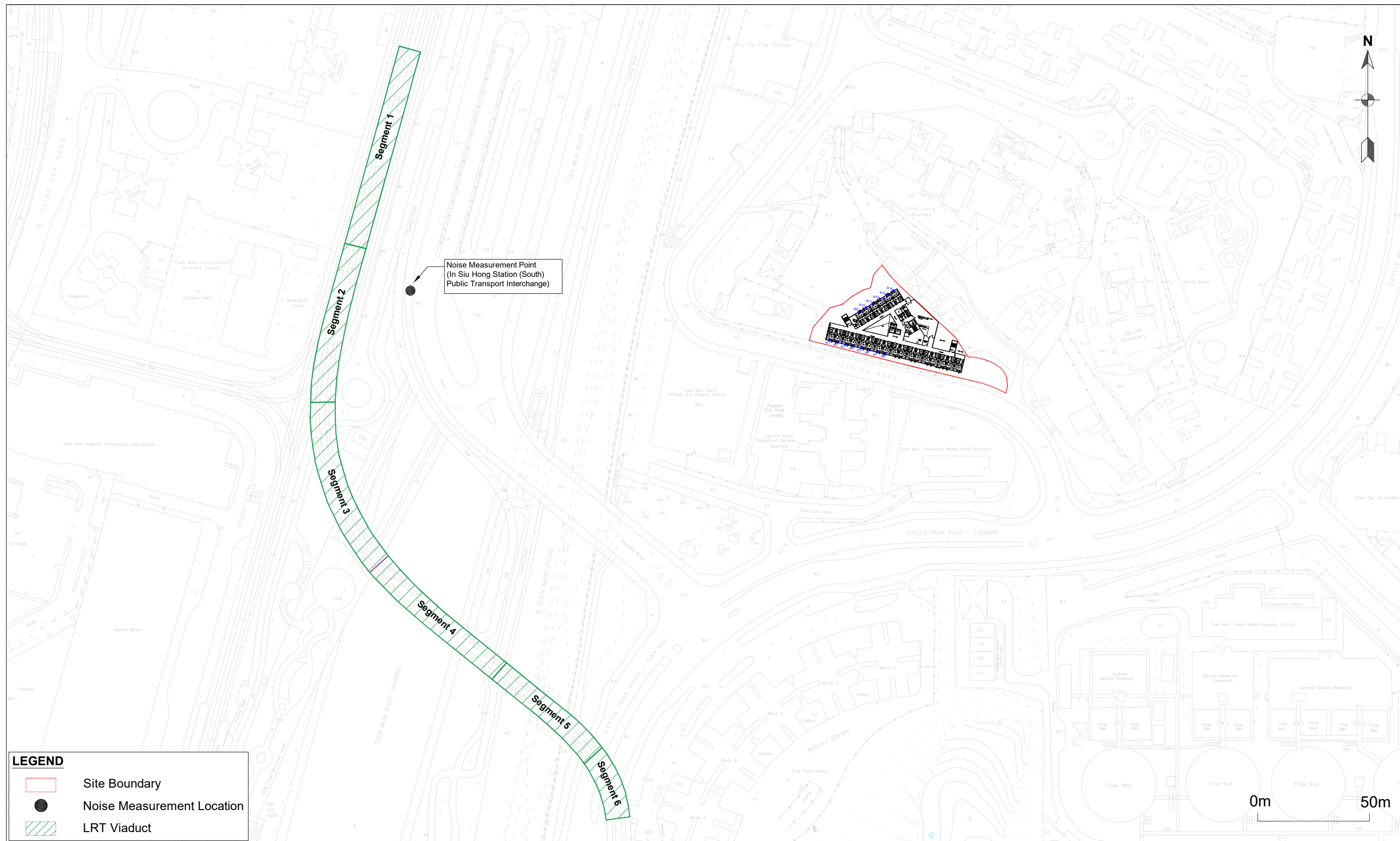
Rev. 0

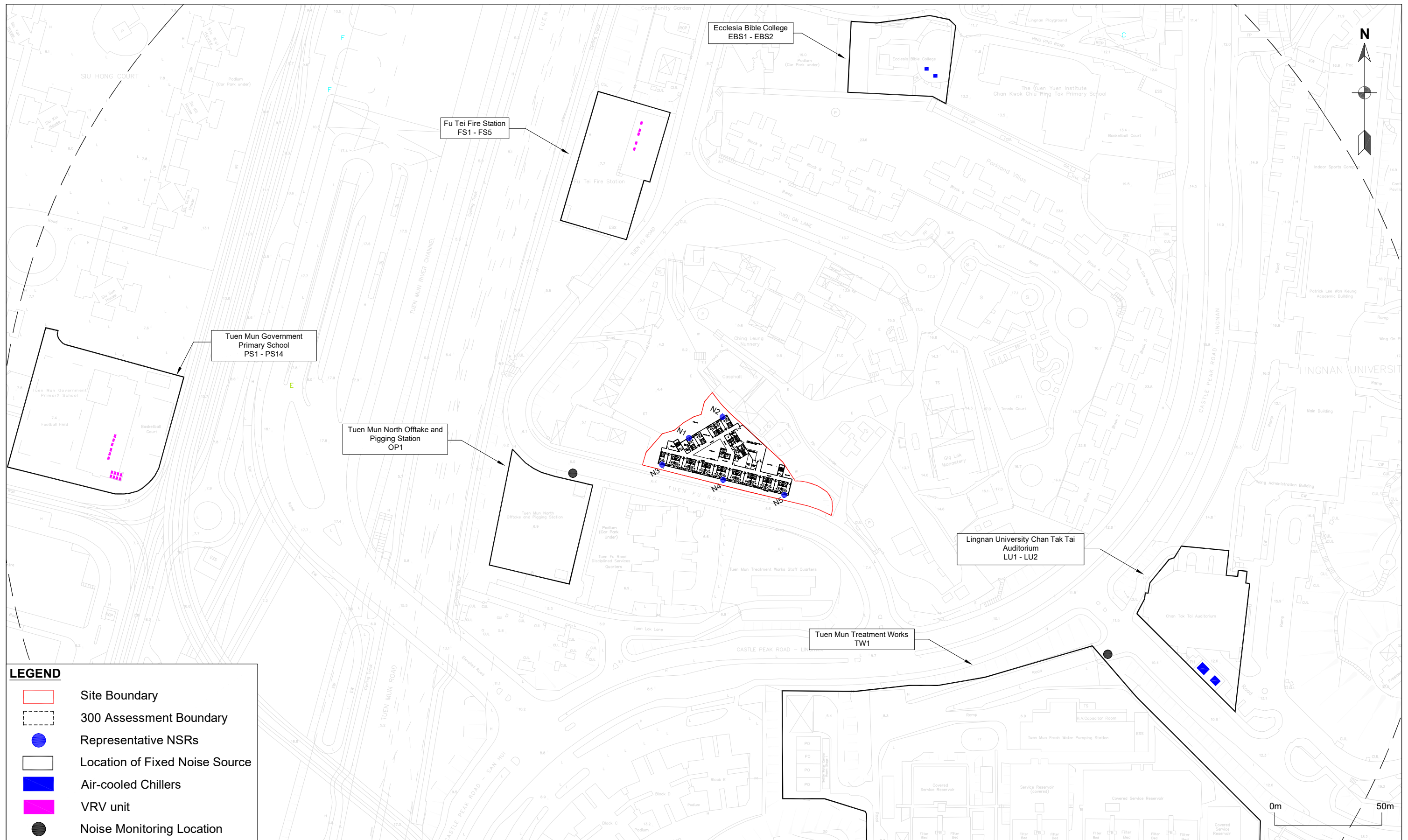
Location of Proposed Mitigation Measures on 2/F









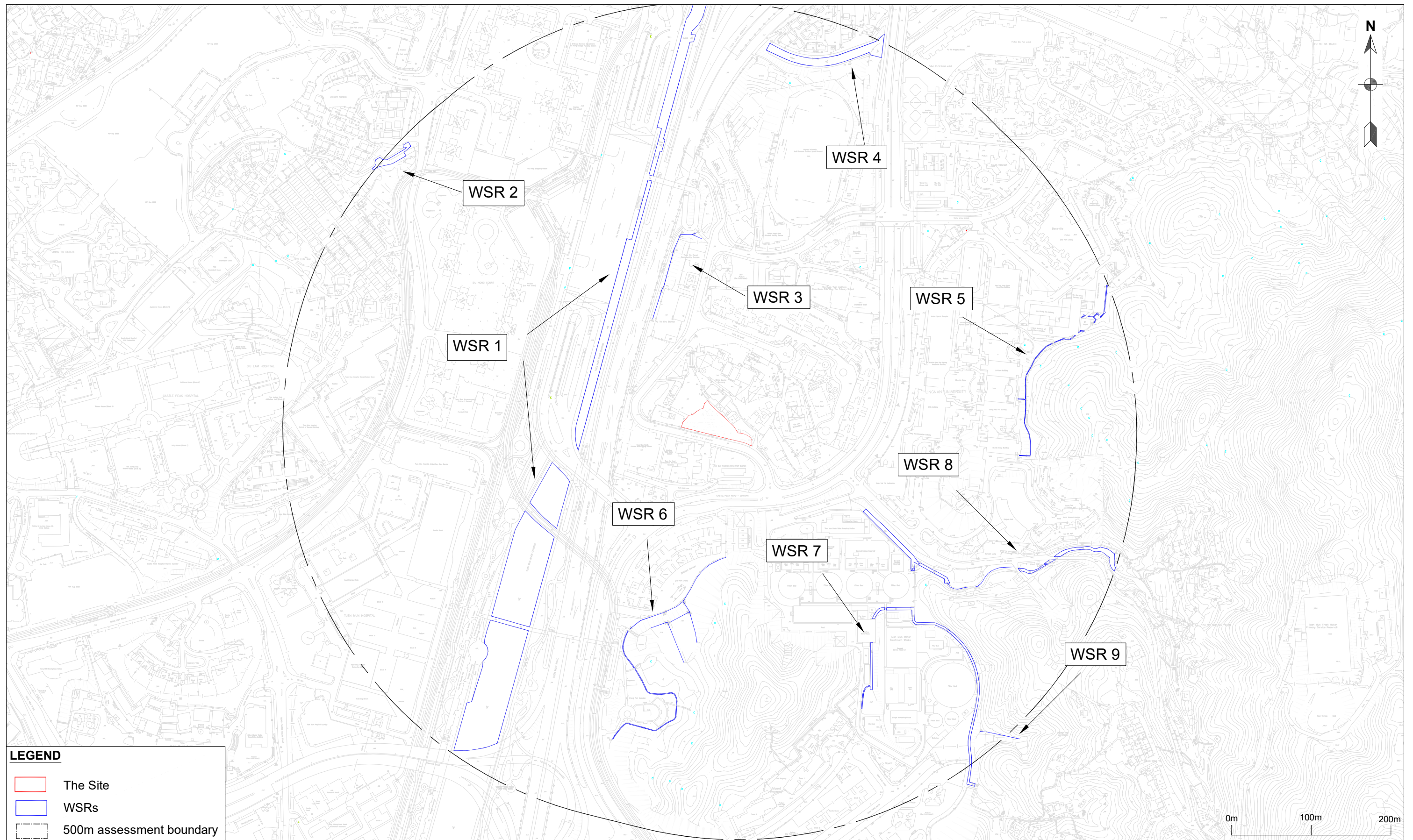


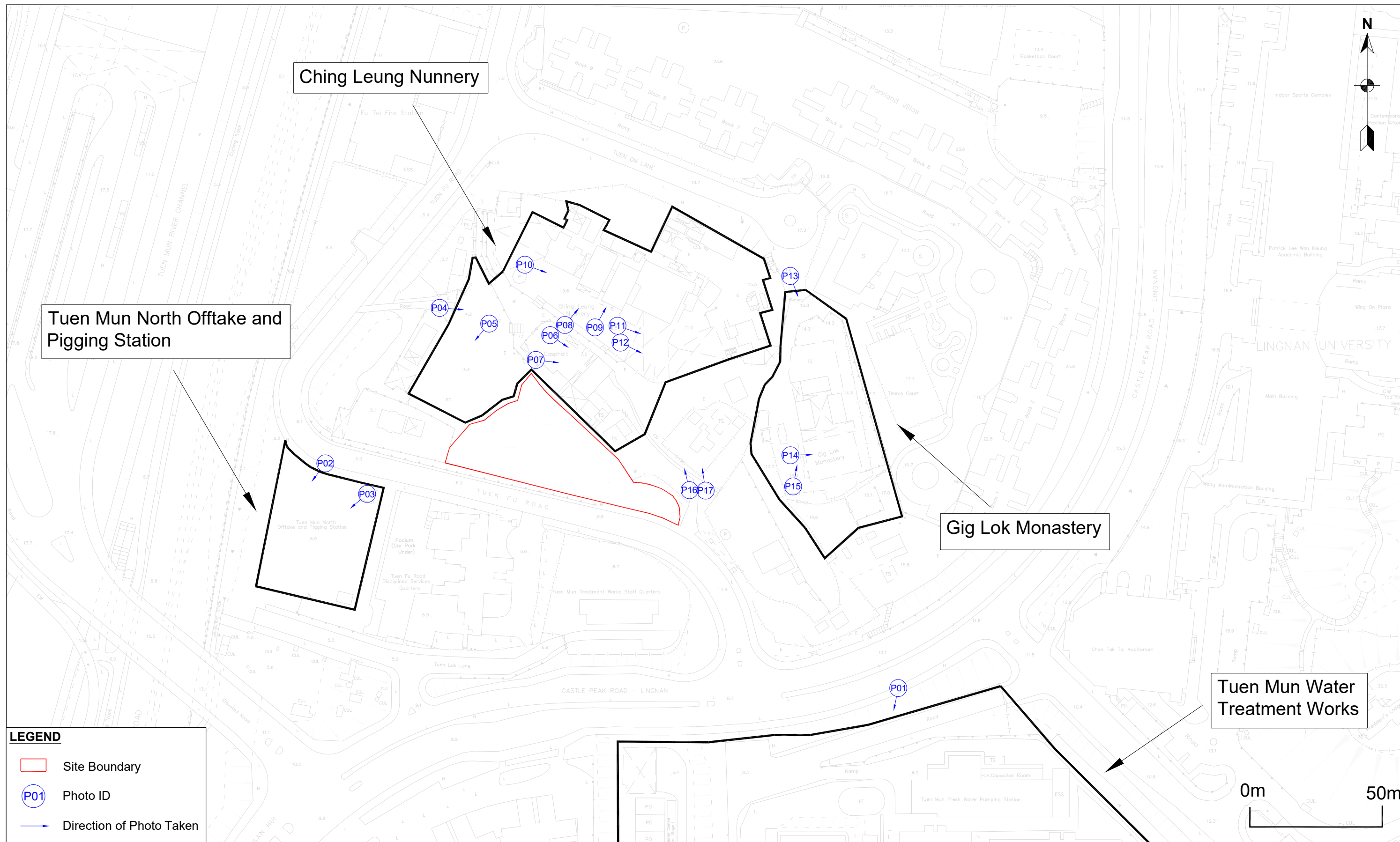
Section 12A Application for Proposed Rezoning from "Government, Institution or Community" to "Government, Institution or Community (6)" at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496 in D.D 132 and the adjoining Government Land, Tuen Mun, New Territories

Figure 4.12

Rev. 0

Location of Existing Fixed Noise Sources and Noise Monitoring Location







APPENDIX 5

**REPLACEMENT PAGES OF
SEWERAGE IMPACT
ASSESSMENT**

2 Site Context

2.1 Site Characteristics and Proposed Uses

The Site intends to develop a social welfare facility with site area of approximately 1,940 m². Table 2.1 shows the development parameters. The layout plans and section of the Proposed Development are presented in Appendix A.

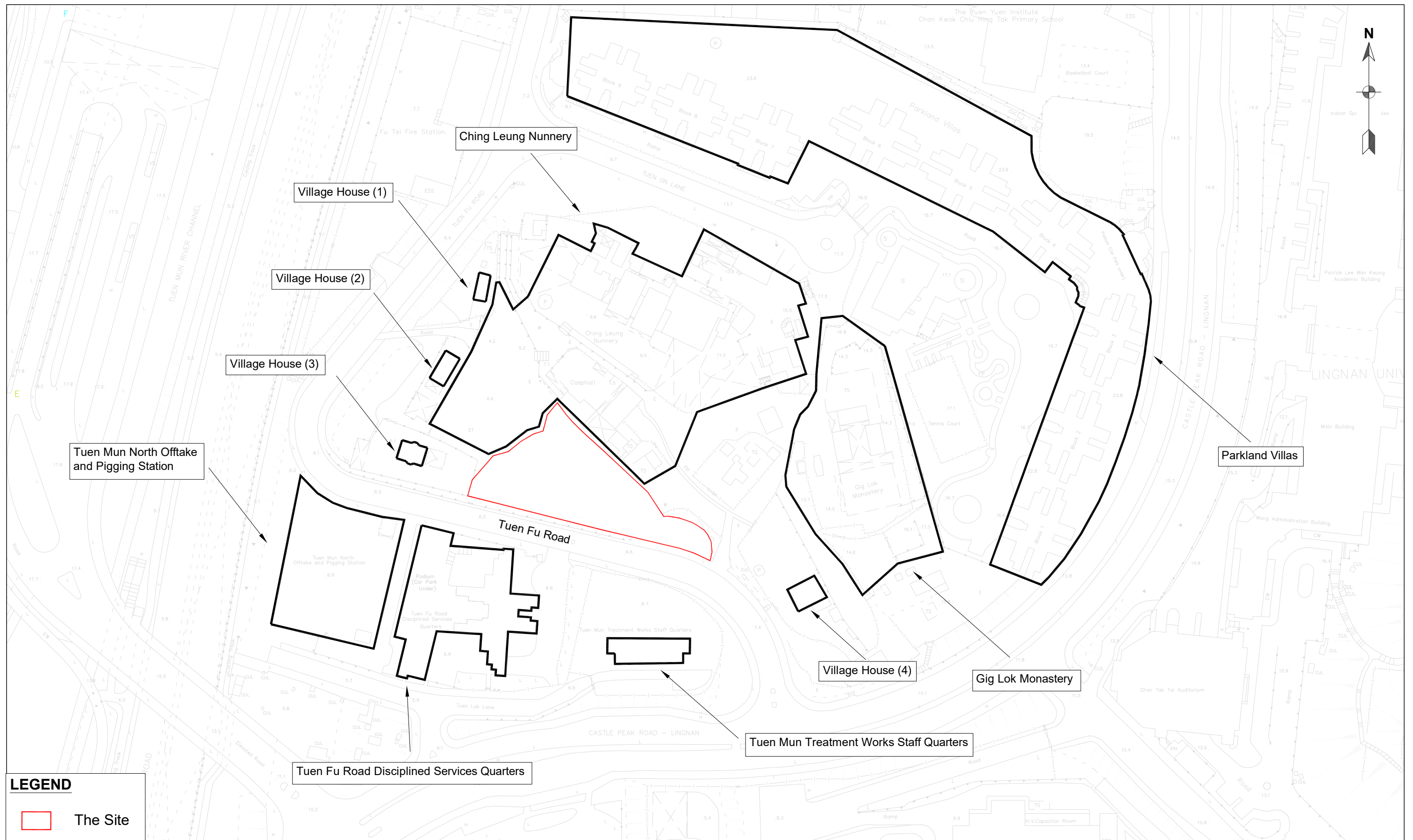
Currently, the Site is fenced off by some temporary structure. Tuen Fu Road Disciplined Services Quarters is located to the south of the Site. Ching Leung Nunnery is located to the north. Gig Lok Monastery is located to the east. Tuen Mun Road and MTR Tuen Ma Line are located to the west. Figure 2.1 shows the Site location and its environs.

Table 2.1 Development Parameters

Development Parameters	
Site Area	1,940 m ²
Gross Floor Area	Not more than 12,000 m ²
Zoning under OZP	Government, Institution or Community (G/IC)
No. of Block	1
No. of Storeys	13
Height of Building	Not more than 52 mPD
No. of Rooms	252
No. of Beds	504
Expected Completion Year	2032
Use	G/F: Lobby and Carpark 2/F – 7/F: RCHE 8/F: Refuge Floor 9/F – 13/F: RCHE

2.2 Operation Year

According to the latest programme, the operation year of the Proposed Development is expected to be in Year 2032.





APPENDIX 6

**REPLACEMENT PAGES OF
DRAINAGE IMPACT
ASSESSMENT**

2 Site Context

2.1 Site Characteristic and Proposed Uses

The Site intends to develop a social welfare facility with site area of approximately 1,940 m². Table 2.1 shows the development parameters. The layout plan is provided in Appendix A.

Currently, the Site is fenced off by some temporary structure. Tuen Fu Road Disciplined Services Quarters is located to the south of the Site. Ching Leung Nunnery is located to the north. Gig Lok Monastery is located to the east. Tuen Mun Road and MTR Tuen Ma Line are located to the west. Figure 2.1 shows the Site location and its environs.

Table 2.1 Development Parameters

Development Parameters	
Site Area	1,940 m ²
Gross Floor Area	Not more than 12,000 m ²
Zoning under OZP	Government, Institution or Community (G/IC)
No. of Block	1
No. of Storeys	13
Height of Building	Not more than 52 mPD
No. of Rooms	252
No. of Beds	504
Expected Completion Year	2032
Use	G/F: Lobby and Carpark 2/F – 7/F: RCHE 8/F: Refuge Floor 9/F – 13/F: RCHE

2.2 Operation Year

According to the latest programme, the operation year of the Proposed Development is expected to be in Year 2032.

2.3 Existing Drainage Condition

Drainage plans (plan no.: 6_NW_21D_1, 6_NW_21D_3 and 6_SW_1B_1) were obtained from Drainage Services Department (DSD) on 13 November 2025 to gather the background information on drainage infrastructure in the vicinity of the Site. Based on the drainage plans, the site is currently served by the public

surface runoff from the site and the surrounding area will then be finally discharged to the existing box culvert located to the south of the site. Figure 3.2 shows the proposed terminal manhole of the Site.

3.4 Assessment Methodology and Assumptions

This DIA has adopted the Rational Method for runoff estimation:

$$Q_p = 0.278 i \sum C_j A_j$$

where

Q_p is peak runoff (m^3/s);

i is rainfall intensity (mm/hr);

A_j is the j^{th} catchment (km^2);

C_j is the runoff coefficient of the j^{th} catchment (dimensionless).

The details of the Rational Method can be referred to the *Stormwater Drainage Manual (SDM) (DSD, 2018)* and *Stormwater Drainage Manual Corrigendum No. 1/2022 and 1/2024*.

Based on a 1:50 year flood protection standard in the SDM and the estimated time of concentration, the appropriate rainfall intensities were calculated based on linear interpolation of the intermediate table values.

The assumptions of this DIA are summarised below:

- Rainstorm return period – 1 in 50 years
- Runoff coefficient for concrete-paved area – 0.95
- Runoff coefficient for flatted grassland (heavy soil) – 0.25
- Manning's roughness coefficient for u-channels (concrete-lined channels) $n = 0.016$
- Roughness coefficient for the existing and proposed circular pipe (precast concrete pipe) $ks = 0.15mm$

To account for possible sediment deposition in stormwater channels and pipes, a 10% reduction in flow area is adopted as an allowance for siltation. Manning's equation and Colebrook-White equation are applied for u-channel and circular pipes respectively.

3.5 Assessment Results

The peak flow generated from the Proposed Development is $0.118m^3/s$. Hydraulic calculations are conducted to check the capacity of the existing and proposed drainage system. Detailed calculations are provided in Appendix B. The summary of the existing and proposed drainage system is shown in Table 3.2 and Table 3.3, respectively.

Table 3.2 Percentage of Utilized Capacity of Existing Drainage System

Manhole No.		Diameter, m	Capacity, m ³ /s	Runoff, m ³ /s	Capacity Flow, %
SMH1024712	SMH1024709	0.450	0.270	0.474	175%
SMH1024708	SMH1024709	1.350	1.285	1.285	100% ^[1]
SMH1024709	SMH1024710	1.650	1.920	1.577	82%
SMH1024710	SMH1024711	1.650	1.920	1.806	94%
SMH1024711	Box culvert	3 x 0.750	- ^[2]	- ^[2]	- ^[2]

Note:

[1] Full-bore flow is applied between SMH1024708 and SMH1024709.

[2] Circular pipe between SMH1024711 and box culvert is rising main.

Table 3.3 Percentage of Utilized Capacity of Proposed Drainage System

Manhole No.		Diameter, m	Capacity, m ³ /s	Runoff, m ³ /s	Capacity Flow, %
C1	C3	0.375	0.161	0.118	73%
C3	C4	0.375	0.147	0.118	80%
C4	C5	0.375	0.149	0.118	79%
C5	C6	0.375	0.146	0.118	81%
C6	P1	0.375	0.142	0.118	83%
C1	C2	0.375	0.171	0.118	69%
C2	P1	0.375	0.150	0.118	79%
P1	P2	0.375	0.209	0.118	57%
P2	SMH1024712	0.375	0.143	0.118	82%

Table 3.4 Percentage of Utilized Capacity of Existing Drainage System with 11.1% and 16% of Rainfall Increase

Manhole No.		Diameter, m	Capacity, m ³ /s	11.1% of rainfall increase		16% of rainfall increase	
				Runoff, m ³ /s	Capacity Flow, %	Runoff, m ³ /s	Capacity Flow, %
SMH1024712	SMH1024709	0.450	0.270	0.526	<u>195%</u>	0.550	<u>203%</u>
SMH1024708	SMH1024709	1.350	1.285	1.285	100% ^[1]	1.285	100% ^[1]
SMH1024709	SMH1024710	1.650	1.920	1.610	84%	1.624	85%
SMH1024710	SMH1024711	1.650	1.920	1.864	97%	1.890	98%
SMH1024711	Box culvert	3 x 0.750	- ^[2]	- ^[2]	- ^[2]	- ^[2]	- ^[2]

Note:

[1] Full-bore flow is applied between SMH1024708 and SMH1024709.

[2] Circular pipe between SMH1024711 and box culvert is rising main.

Table 3.5 Percentage of Utilized Capacity of Proposed Drainage System with 11.1% and 16% of Rainfall Increase

Manhole No.		Diameter, m	Capacity, m ³ /s	11.1% of rainfall increase		16% of rainfall increase	
				Runoff, m ³ /s	Capacity Flow, %	Runoff, m ³ /s	Capacity Flow, %
C1	C3	0.375	0.161	0.137	85%	0.137	85%
C3	C4	0.375	0.147	0.137	93%	0.137	93%
C4	C5	0.375	0.149	0.137	92%	0.137	92%
C5	C6	0.375	0.146	0.137	94%	0.137	94%
C6	P1	0.375	0.142	0.137	96%	0.137	96%
C1	C2	0.375	0.171	0.137	80%	0.137	80%
C2	P1	0.375	0.150	0.137	91%	0.137	91%
P1	P2	0.375	0.209	0.137	66%	0.137	66%

Manhole No.		Diameter, m	Capacity, m ³ /s	11.1% of rainfall increase		16% of rainfall increase	
				Runoff, m ³ /s	Capacity Flow, %	Runoff, m ³ /s	Capacity Flow, %
P2	SMH1024712	0.375	0.143	0.137	96%	0.137	96%

Notes:

[1] C1-C3, C3-C4, C4-C5, C5-C6, C6-P1, C1-C2, C2-P1 are u-channels. P1-P2, P2- SMH1024712 are circular pipe

Based on the result, all the existing drainage system would have sufficient capacity for the additional runoff from the Proposed Development with a 11.1% and 16% increase in rainfall intensity due to Climate Change, except drainage pipe between SMH1024712 to SMH1024709.

Therefore, upgrading work at pipe between SMH1024712 to SMH1024709 is required.

3.7 Proposed Upgrading Works

The diameter of the drainage pipes between SMH1024712 to SMH1024709 will be upgraded from 450mm to 600mm with the adoption of precast concrete pipes. The percentage of utilized capacity for all the scenarios is shown in [Table 3.6](#). Details of information of the upgrading pipe are presented in [Figure 3.3](#) and Table D of [Appendix B](#).

Table 3.6 Percentage of Utilized Capacity of the Upgrading Work at Pipe between SMH1024712 to SMH1024709

Scenario	Diameter, m	Capacity, m ³ /s	Runoff, m ³ /s	Capacity Flow, %
Baseline Condition	0.600	0.574	0.474	83%
11.1% of Rainfall Increase	0.600	0.574	0.526	92%
16% of Rainfall Increase	0.600	0.574	0.550	96%

The design and construction of the proposed stormwater drains and upgrading works shall be undertaken by the project proponent at the cost of the project. With the proposed upgrading works, the Proposed Development would not cause adverse drainage impacts nor increase in flooding susceptibility to the surrounding areas.

4 Conclusion

A Drainage Impact Assessment (DIA) has been conducted for the Proposed Development in Area 6, Tuen Mun.

The peak surface runoff was calculated based on a 50-year return period, as well as projected increases in rainfall intensity attributed to both the Mid-21st Century and End of 21st Century climate change horizons.

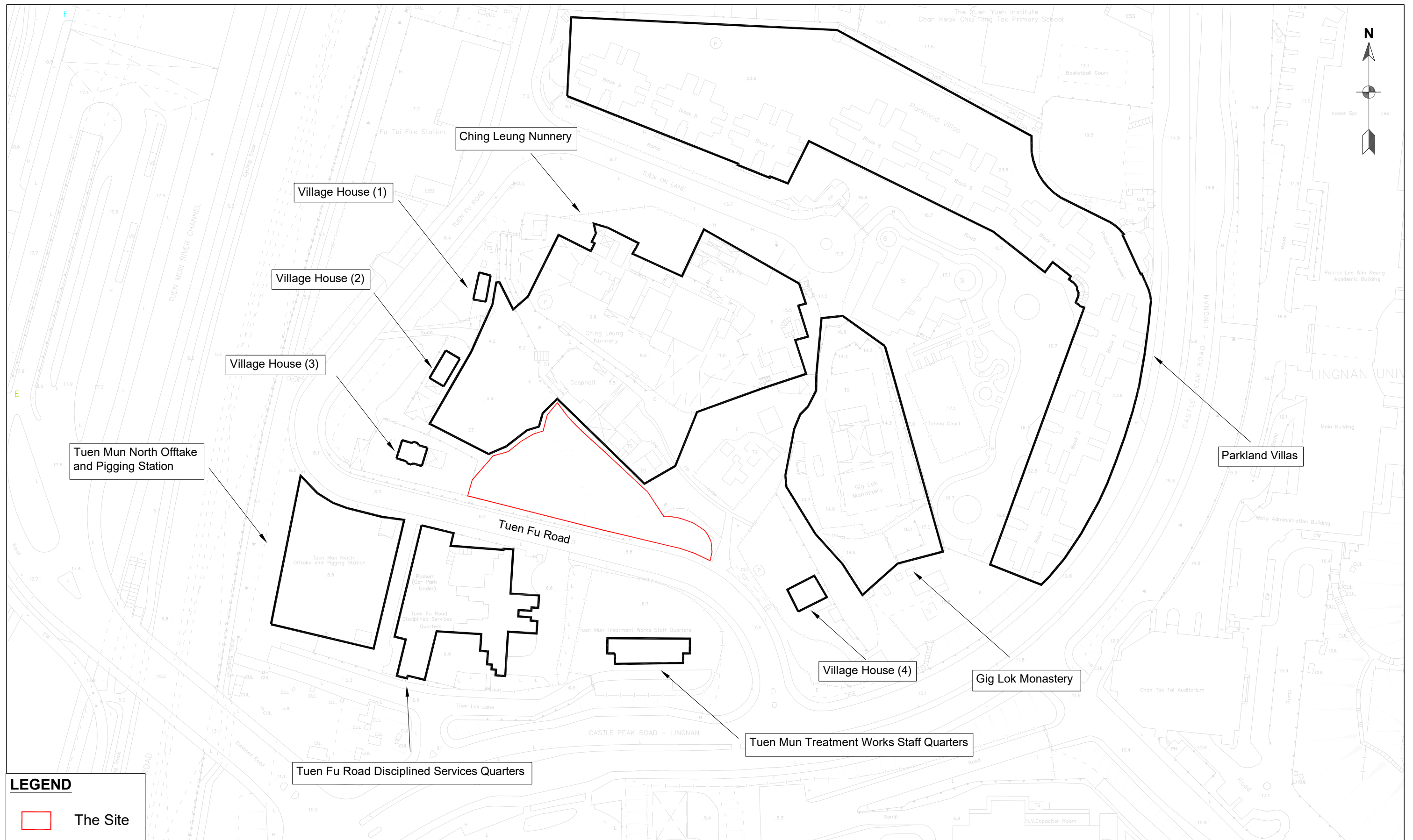
To cater the estimated peak surface runoff, upgrading of pipe between SMH1024712 to SMH1024709 from 450mm to 600mm are proposed. Based on the aforementioned upgrading works of the drainage segments, the assessment results have demonstrated that there shall be no adverse impacts due to the Proposed Development. The design and construction of the proposed stormwater drains and upgrading works shall be undertaken by the project proponent at the cost of the project.

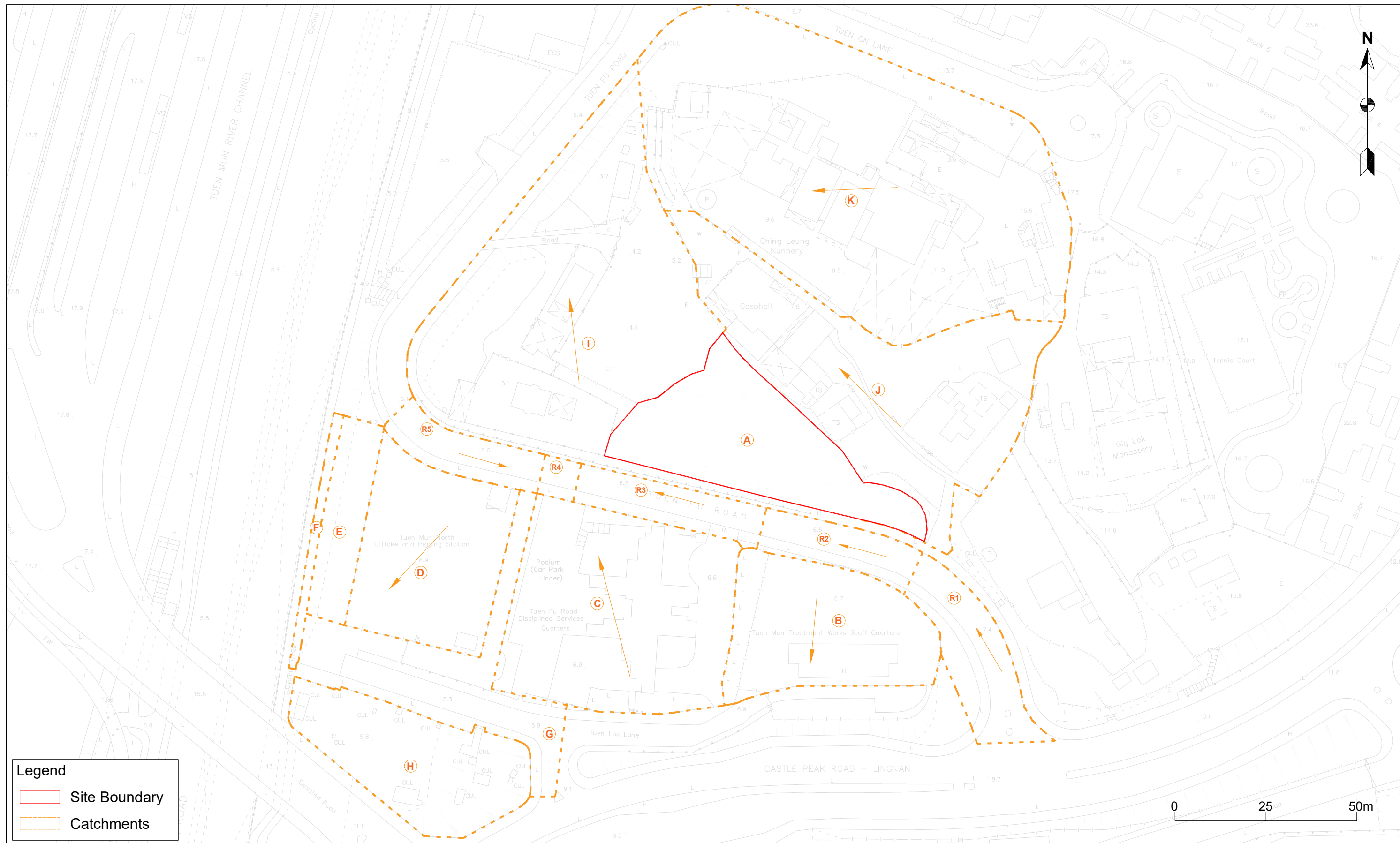
Upon completion of the upgrading works, the upgraded pipe will handover to DSD for maintenance.

In addition, with reference to the flooding blackspots available on the DSD website, the Site is not located within the flooding blackspots locations/ regions.

Based on the above, it is concluded that the Proposed Development shall not result in any adverse drainage impacts.

Figures

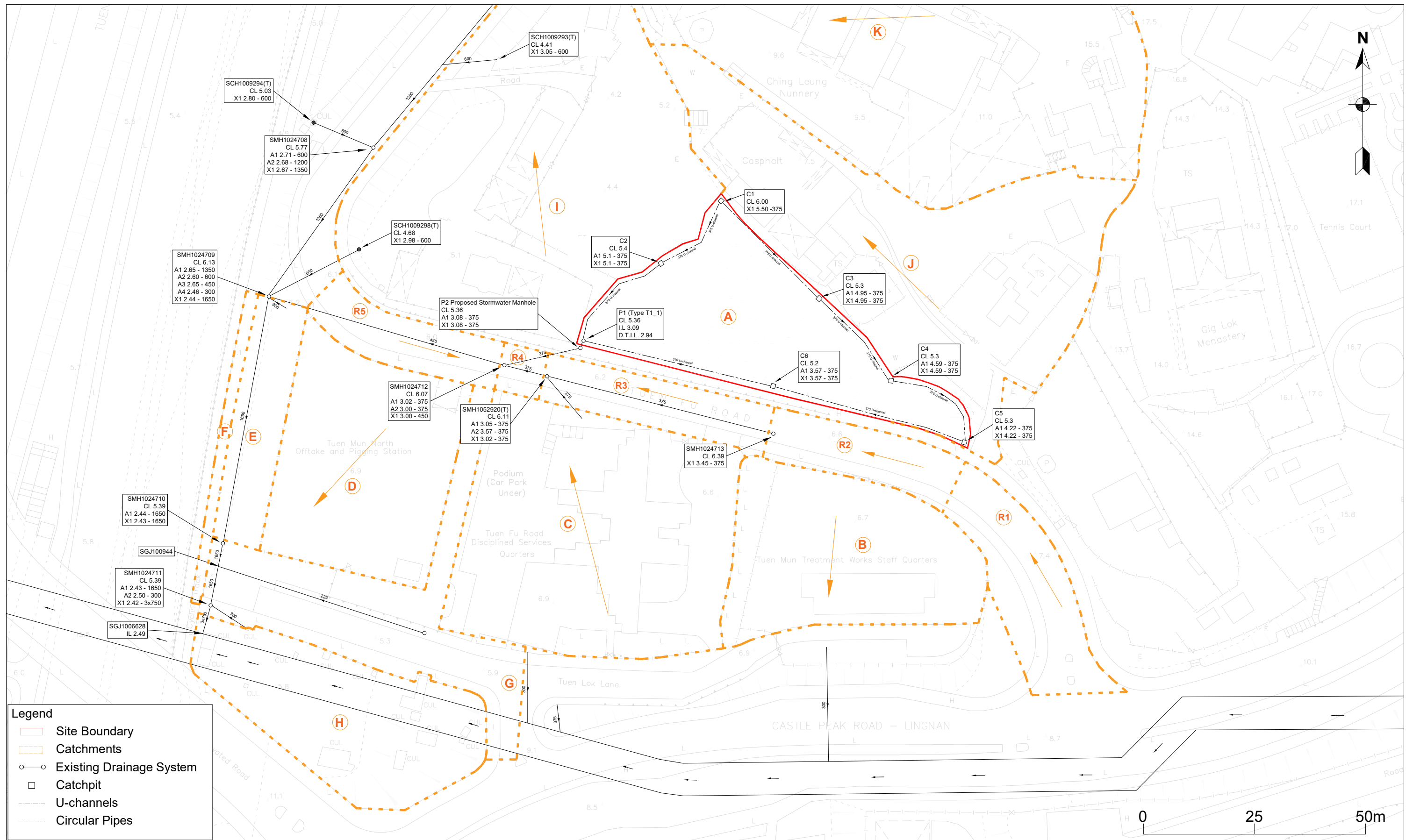




Section 12A Application for Proposed Rezoning from “Government, Institution or Community” to “Government, Institution or Community (6)” at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496 in D.D 132 and the adjoining Government Land, Tuen Mun, New Territories

Figure 3.1

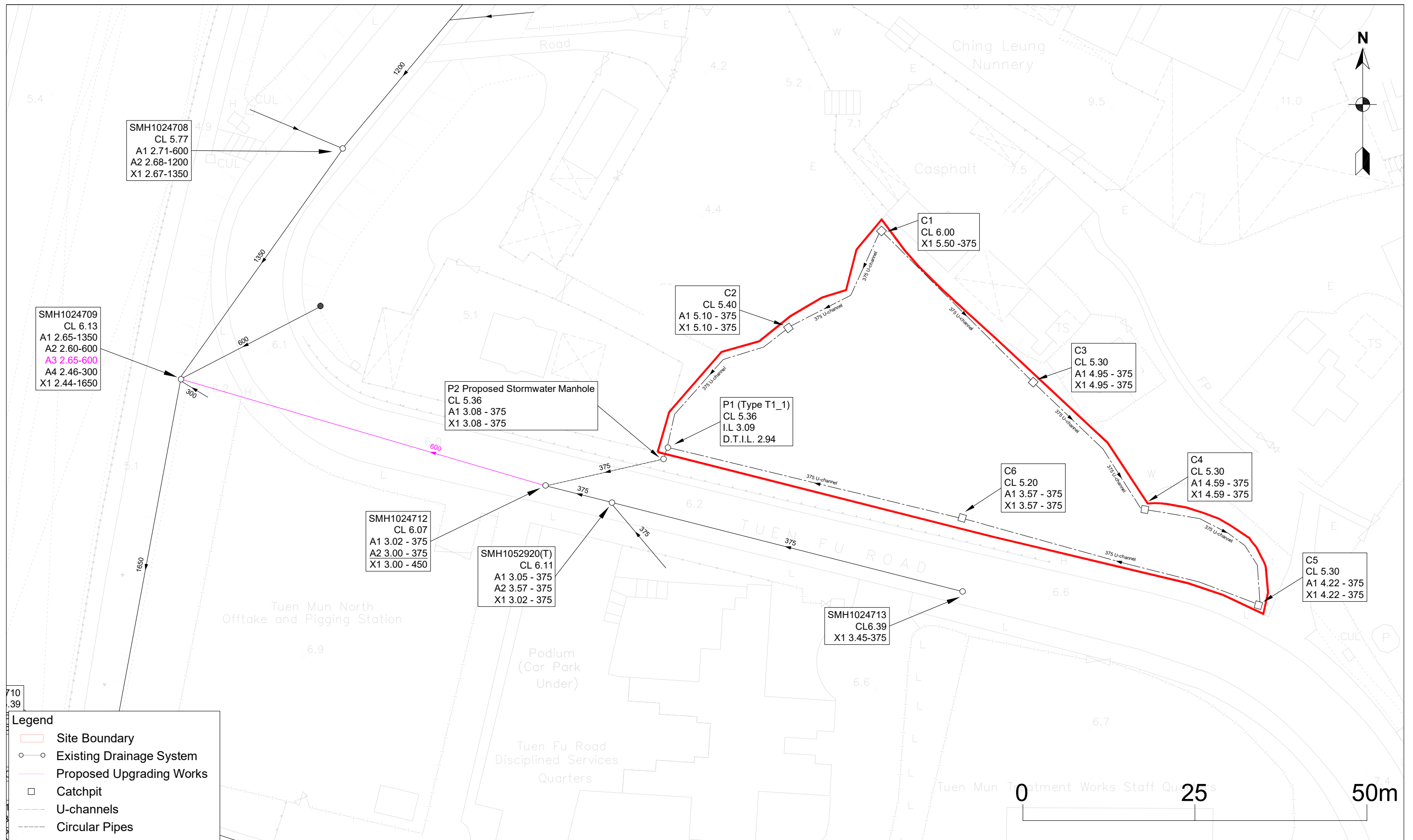
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Section 12A Application for Proposed Rezoning from “Government, Institution or Community” to “Government, Institution or Community (6)” at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496 in D.D 132 and the adjoining Government Land, Tuen Mun, New Territories

Figure 3.2

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Appendix A

Proposed Layout Plan

Appendix B

Detailed Drainage Analysis

Capacity Flow Estimation for Proposed Catchments and Drainage System with 50 Year Return Period

A.Calculation of Catchment Runoff

Catchment ID	Surface Type	Catchment Area (A), m ²	Catchment Area (A), km ²	Average Slope (H), m/100m	Flow Path Length (L), m	Inlet Time (t ₀), min	Time of Concentration (t _c), min	Duration (t _d), min	a (50 year return period) ^[2]	b (50 year return period) ^[2]	c (50 year return period) ^[2]	Runoff Intensity mm/hr	Runoff Coefficient (C)	C x A	Peak Runoff (Q _p), m ³ /s
A	80% Concrete + 20% Grassland (heavysoil), flat	1,940	0.0019	4.78	51.00	2.53	2.53	2.53	505.5	3.29	0.355	271	0.81	0.0016	0.118
B	70% Concrete + 30% Grassland (heavysoil), flat	1,821	0.0018	0.38	53.00	4.40	4.40	4.40	505.5	3.29	0.355	245	0.74	0.0013	0.092
C	80% Concrete + 20% Grassland (heavysoil), flat	3,197	0.0032	1.17	60.00	3.75	3.75	3.75	505.5	3.29	0.355	253	0.81	0.0026	0.182
D	100% Concrete	1,903	0.0019	1.21	58.00	3.80	3.80	3.80	505.5	3.29	0.355	252	0.95	0.0018	0.127
E	100% Grassland (heavysoil), flat	642	0.0006	1.54	52.00	3.62	3.62	3.62	505.5	3.29	0.355	255	0.25	0.0002	0.011
F	100% Concrete	182	0.0002	1.47	68.00	5.41	5.41	5.41	505.5	3.29	0.355	235	0.95	0.0002	0.011
G	90% Concrete + 10% Grassland (heavysoil), flat	1,617	0.0016	1.96	168.00	10.14	10.14	10.14	505.5	3.29	0.355	201	0.88	0.0014	0.080
H	100% Grassland (heavysoil), flat	1,633	0.0016	5.22	67.00	3.32	3.32	3.32	505.5	3.29	0.355	259	0.25	0.0004	0.029
R1	100% Concrete	858	0.0009	2.38	42.00	2.60	2.60	2.60	505.5	3.29	0.355	269	0.95	0.0008	0.061
R2	100% Concrete	517	0.0005	1.32	38.00	2.79	2.79	2.79	505.5	3.29	0.355	266	0.95	0.0005	0.036
R3	100% Concrete	568	0.0006	0.59	51.00	4.35	4.35	4.35	505.5	3.29	0.355	246	0.95	0.0005	0.037
R4	100% Concrete	110	0.0001	2.22	9.00	0.69	0.69	0.69	505.5	3.29	0.355	309	0.95	0.0001	0.009
R5	100% Concrete	498	0.0005	0.19	53.00	5.75	5.75	5.75	505.5	3.29	0.355	231	0.95	0.0005	0.030

B. Capacity Flow Estimation and Adequacy Check for Existing Drainage System (Colebrook-White Equation)

Pipe Segment		Shape	Diameter, m	Initial mPD, X(m)	Ending mPD, A(m)	Length, m	Aw, m2 ^[5]	ks, m [3]	v, m2/s	s ^[a]	g, m/s2	V, m/s	Capacity Flow, m3/s	Catchment Served	Runoff, m³/s	% of capacity	Sufficient Capacity? (Y/N)
SMH1024712	SMH1024709	Circular Pipe	0.450	3.00	2.65	54.00	0.143	0.00015	1E-06	0.0065	9.810	1.888	0.270	A, C, R1-R5	0.474	175%	N
SMH1024708	SMH1024709	Circular Pipe	1.350	2.67	2.65	40.00	1.288	0.00015	1E-06	0.0005	9.810	0.998	1.285	Full-bore flow	1.285	100%	-
SMH1024709	SMH1024710	Circular Pipe	1.650	2.44	2.44	56.00	1.924	0.00015	1E-06	-	9.810	0.998	1.920	A,R1-R5, Full-bore flow of SMH1024708 to SMH1024709	1.577	82%	Y
SMH1024710	SMH1024711	Circular Pipe	1.650	2.43	2.43	13.40	1.924	0.00015	1E-06	-	9.810	0.998	1.920	A,D,E,F,G,R1-R5, Full-bore flow of SMH1024708 to SMH1024709	1.806	94%	Y
SMH1024711	Box culvert	Circular Pipe	0.750 x 3 pipes	2.42	2.49	6.23	1.193	0.00015	1E-06	-	9.810	-	-	-	1.806	-	-

[a] As there is no slope from SMH1024709 to SMH1024711, the velocity between SMH1024708 to SMH1024709 is adopted.

C1. Capacity Flow Estimation and Adequacy Check for Proposed Drainage System (Manning's Equation)

Manhole/Catchpit No.		Shape	Diameter, m	Initial mPD, X(m)	Ending mPD, A(m)	Length, m	Slope	Manning's Roughness Coefficient [4]	Cross Section Area, m ²	Wetted Perimeter, m	Hydraulic Radius, m	Mean Velocity, m/s	Capacity Flow, m³/s	Catchments Served	Runoff, m³/s	% of Capacity Flow	Sufficient Capacity? (Y/N)
C1	C3	U-channel	0.375	5.50	4.95	30.14	0.02	0.016	0.099	1.178	0.084	1.624	0.161	A	0.118	73%	Y
C3	C4	U-channel	0.375	4.95	4.59	23.70	0.02	0.016	0.099	1.178	0.084	1.482	0.147	A	0.118	80%	Y
C4	C5	U-channel	0.375	4.59	4.22	23.90	0.02	0.016	0.099	1.178	0.084	1.496	0.149	A	0.118	79%	Y
C5	C6	U-channel	0.375	4.22	3.57	43.63	0.01	0.016	0.099	1.178	0.084	1.468	0.146	A	0.118	81%	Y
C6	P1	U-channel	0.375	3.57	3.09	33.94	0.01	0.016	0.099	1.178	0.084	1.430	0.142	A	0.118	83%	Y
C1	C2	U-channel	0.375	5.50	5.10	19.59	0.02	0.016	0.099	1.178	0.084	1.718	0.171	A	0.118	69%	Y
C2	P1	U-channel	0.375	5.10	4.70	25.28	0.02	0.016	0.099	1.178	0.084	1.512	0.150	A	0.118	79%	Y

C2. Capacity Flow Estimation and Adequacy Check for Proposed Drainage System (Colebrook-White Equation)

Pipe Segment		Shape	Diameter, m	Initial mPD, X(m)	Ending mPD, A(m)	Length, m	Aw, m2 ^[5]	ks, m [5]	v, m2/s	s	g, m/s2	V, m/s	Capacity Flow, m3/s	Catchment Served	Runoff, m³/s	% of capacity	Sufficient Capacity? (Y/N)
P1	P2	Circular Pipe	0.375	3.09	3.08	1.00	0.0994	0.00015	1E-06	0.01	9.810	2.103	0.209	A	0.118	57%	Y
P2	SMH1024712	Circular Pipe	0.375	3.08	3.00	16.70	0.0994	0.00015	1E-06	0.00	9.810	1.443	0.143	A	0.118	82%	Y

D. Capacity Flow Estimation and Adequacy Check for Upgrading Works at the Existing Drainage System (Colebrook-White Equation)

Pipe Segment		Shape	Diameter, m	Initial mPD, X(m)	Ending mPD, A(m)	Length, m	Aw, m2 ^[5]	ks, m [3]	v, m2/s	s	g, m/s2	V, m/s	Capacity Flow, m3/s	Catchment Served	Runoff, m³/s	% of capacity	Sufficient Capacity? (Y/N)
SMH1024712	SMH1024709	Circular Pipe	0.600	3.00	2.65	54.00	0.254	0.00015	1E-06	0.0065	9.810	2.255	0.574	A, C, R1-R5	0.474	83%	Y

Note:

[1] Runoff is calculated in accordance with DSD's "Stormwater Drainage Manual - Planning, Design and Management" (SDM), fifth edition, January 2018..

[2] 50 years return period of HKO Headquarters is adopted in the calculation.

[3] For the existing and proposed circular pipes, value of ks for precast concrete pipe under normal condition (i.e. ks = 0.15mm) is adopted in the calculation.

[4] For the proposed u-channel, value of n for concrete-lined channels under fair condition (i.e. n = 0.016) is adopted in the calculation.

[5] 10% reduction in flow area has been adopted to represent the condition with deposition of sediment.

Equation used:

Peak runoff

$$Q_p = 0.278 C i A$$

Rainfall intensity

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

Time of concentration

$$t_0 = \frac{0.14465 L}{H^{0.2} A^{0.1}}$$

$$t_c = t_0 + t_f$$

Capacity flow = Aw x V

Appendix C

Detailed Drainage Analysis with 11.1 % of Rainfall Increased

Capacity Flow Estimation for Proposed Catchments and Drainage System with 50 Year Return Period

A.Calculation of Catchment Runoff

Catchment ID	Surface Type	Catchment Area (A), m ²	Catchment Area (A), km ²	Average Slope (H), m/100m	Flow Path Length (L), m	Inlet Time (t ₀), min	Time of Concentration (t _c), min	Duration (t _d), min	a (50 year return period) ^[2]	b (50 year return period) ^[2]	c (50 year return period) ^[2]	Runoff Intensity mm/hr	Runoff Coefficient (C)	C x A	Peak Runoff (Q _p) with 11.1% increase, m ³ /s
A	80% Concrete + 20% Grassland (heavysoil), flat	1,940	0.0019	4.78	51.00	2.53	2.53	2.53	505.5	3.29	0.355	271	0.81	0.0016	0.131
B	70% Concrete + 30% Grassland (heavysoil), flat	1,821	0.0018	0.38	53.00	4.40	4.40	4.40	505.5	3.29	0.355	245	0.74	0.0013	0.102
C	80% Concrete + 20% Grassland (heavysoil), flat	3,197	0.0032	1.17	60.00	3.75	3.75	3.75	505.5	3.29	0.355	253	0.81	0.0026	0.202
D	100% Concrete	1,903	0.0019	1.21	58.00	3.80	3.80	3.80	505.5	3.29	0.355	252	0.95	0.0018	0.141
E	100% Grassland (heavysoil), flat	642	0.0006	1.54	52.00	3.62	3.62	3.62	505.5	3.29	0.355	255	0.25	0.0002	0.013
F	100% Concrete	182	0.0002	1.47	68.00	5.41	5.41	5.41	505.5	3.29	0.355	235	0.95	0.0002	0.013
G	90% Concrete + 10% Grassland (heavysoil), flat	1,617	0.0016	1.96	168.00	10.14	10.14	10.14	505.5	3.29	0.355	201	0.88	0.0014	0.088
H	100% Grassland (heavysoil), flat	1,633	0.0016	5.22	67.00	3.32	3.32	3.32	505.5	3.29	0.355	259	0.25	0.0004	0.033
R1	100% Concrete	858	0.0009	2.38	42.00	2.60	2.60	2.60	505.5	3.29	0.355	269	0.95	0.0008	0.068
R2	100% Concrete	517	0.0005	1.32	38.00	2.79	2.79	2.79	505.5	3.29	0.355	266	0.95	0.0005	0.040
R3	100% Concrete	568	0.0006	0.59	51.00	4.35	4.35	4.35	505.5	3.29	0.355	246	0.95	0.0005	0.041
R4	100% Concrete	110	0.0001	2.22	9.00	0.69	0.69	0.69	505.5	3.29	0.355	309	0.95	0.0001	0.010
R5	100% Concrete	498	0.0005	0.19	53.00	5.75	5.75	5.75	505.5	3.29	0.355	231	0.95	0.0005	0.034

B. Capacity Flow Estimation and Adequacy Check for Existing Drainage System (Colebrook-White Equation)

Pipe Segment		Shape	Diameter, m	Initial mPD, X(m)	Ending mPD, A(m)	Length, m	Aw, m2 ^[5]	ks, m [3]	v, m2/s	s ^[a]	g, m/s2	V, m/s	Capacity Flow, m3/s	Catchment Served	Runoff, m³/s	% of capacity	Sufficient Capacity? (Y/N)
SMH1024712	SMH1024709	Circular Pipe	0.450	3.00	2.65	54.00	0.143	0.00015	1E-06	0.0065	9.810	1.888	0.270	A, C, R1-R5	0.526	195%	N
SMH1024708	SMH1024709	Circular Pipe	1.350	2.67	2.65	40.00	1.288	0.00015	1E-06	0.0005	9.810	0.998	1.285	Full-bore flow	1.285	100%	-
SMH1024709	SMH1024710	Circular Pipe	1.650	2.44	2.44	56.00	1.924	0.00015	1E-06	-	9.810	0.998	1.920	A,R1-R5, Full-bore flow of SMH1024708 to SMH1024709	1.610	84%	Y
SMH1024710	SMH1024711	Circular Pipe	1.650	2.43	2.43	13.40	1.924	0.00015	1E-06	-	9.810	0.998	1.920	A,D,E,F,G,R1-R5, Full-bore flow of SMH1024708 to SMH1024709	1.864	97%	Y
SMH1024711	Box culvert	Circular Pipe	0.750 x 3 pipes	2.42	2.49	6.23	1.193	0.00015	1E-06	-	9.810	-	-	-	1.8641	-	-

[a] As there is no slope from SMH1024709 to SMH1024711, the velocity between SMH1024708 to SMH1024709 is adopted.

C1. Capacity Flow Estimation and Adequacy Check for Proposed Drainage System (Manning's Equation)

Manhole/Catchpit No.		Shape	Diameter, m	Initial mPD, X(m)	Ending mPD, A(m)	Length, m	Slope	Manning's Roughness Coefficient [4]	Cross Section Area, m ²	Wetted Perimeter, m	Hydraulic Radius, m	Mean Velocity, m/s	Capacity Flow, m³/s	Catchments Served	Runoff, m³/s	% of Capacity Flow	Sufficient Capacity? (Y/N)
C1	C3	U-channel	0.375	5.50	4.95	30.14	0.02	0.016	0.099	1.178	0.084	1.624	0.161	A	0.131	81%	Y
C3	C4	U-channel	0.375	4.95	4.59	23.70	0.02	0.016	0.099	1.178	0.084	1.482	0.147	A	0.131	89%	Y
C4	C5	U-channel	0.375	4.59	4.22	23.90	0.02	0.016	0.099	1.178	0.084	1.496	0.149	A	0.131	88%	Y
C5	C6	U-channel	0.375	4.22	3.57	43.63	0.01	0.016	0.099	1.178	0.084	1.468	0.146	A	0.131	90%	Y
C6	P1	U-channel	0.375	3.57	3.09	33.94	0.01	0.016	0.099	1.178	0.084	1.430	0.142	A	0.131	92%	Y
C1	C2	U-channel	0.375	5.50	5.10	19.59	0.02	0.016	0.099	1.178	0.084	1.718	0.171	A	0.131	77%	Y
C2	P1	U-channel	0.375	5.10	4.70	25.28	0.02	0.016	0.099	1.178	0.084	1.512	0.150	A	0.131	87%	Y

C2. Capacity Flow Estimation and Adequacy Check for Proposed Drainage System (Colebrook-White Equation)

Pipe Segment		Shape	Diameter, m	Initial mPD, X(m)	Ending mPD, A(m)	Length, m	Aw, m2 ^[5]	ks, m [5]	v, m2/s	s	g, m/s2	V, m/s	Capacity Flow, m3/s	Catchment Served	Runoff, m³/s	% of capacity	Sufficient Capacity? (Y/N)
P1	P2	Circular Pipe	0.375	3.09	3.08	1.00	0.0994	0.00015	1E-06	0.01	9.810	2.103	0.209	A	0.131	63%	Y
P2	SMH1024712	Circular Pipe	0.375	3.08	3.00	16.70	0.0994	0.00015	1E-06	0.00	9.810	1.443	0.143	A	0.131	92%	Y

D. Capacity Flow Estimation and Adequacy Check for Upgrading Works at the Existing Drainage System (Colebrook-White Equation)

Pipe Segment		Shape	Diameter, m	Initial mPD, X(m)	Ending mPD, A(m)	Length, m	Aw, m2 ^[5]	ks, m [3]	v, m2/s	s	g, m/s2	V, m/s	Capacity Flow, m3/s	Catchment Served	Runoff, m³/s	% of capacity	Sufficient Capacity? (Y/N)
SMH1024712	SMH1024709	Circular Pipe	0.600	3.00	2.65	54.00	0.254	0.00015	1E-06	0.0065	9.810	2.255	0.574	A, C, R1-R5	0.526	92%	Y

Note:

[1] Runoff is calculated in accordance with DSD's "Stormwater Drainage Manual - Planning, Design and Management" (SDM), fifth edition, January 2018..

[2] 50 years return period of HKO Headquarters is adopted in the calculation.

[3] For the existing and proposed circular pipes, value of ks for precast concrete pipe under normal condition (i.e. ks = 0.15mm) is adopted in the calculation.

[4] For the proposed u-channel, value of n for concrete-lined channels under fair condition (i.e. n = 0.016) is adopted in the calculation.

[5] 10% reduction in flow area has been adopted to represent the condition with deposition of sediment.

Equation used:

Peak runoff

$$Q_p = 0.278 C i A$$

Rainfall intensity

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

Time of concentration

$$t_0 = \frac{0.14465 L}{H^{0.2} A^{0.1}}$$

$$t_c = t_0 + t_f$$

Capacity flow = Aw x V



APPENDIX 7

**REPLACEMENT PAGES OF
QUANTITATIVE RISK
ASSESSMENT**

1 INTRODUCTION

1.1 Background

- 1.1.1.1 A site is proposed for Residential Care Home for the Elderly (RCHE) at Tuen Mun Tuen Fu Road (hereinafter referred as the “Proposed Development”). The Proposed Development is located at Lot 496 S.C in D.D. 132 and the Adjoining Government Land, Tuen Mun, N.T with an area of about **1,940m²**.
- 1.1.1.2 The Proposed Development is located to the north east of the Tuen Mun North Offtake and Pigging Station (hereinafter referred as “the Station”) operated by the Hong Kong and China Gas Company (HKCG) and there is an underground 35 barg high pressure town gas pipeline (hereinafter named as the “the Pipeline”) running along Tuen Fu Road and Castle Peak Road Lingnan Section near the Proposed Development. The Station and the Pipeline are classified as the Notifiable Gas Installation (NGI) under the Gas Safety Ordinance Cap. 51. The location of Proposed Development, the Station and the Pipeline are illustrated in **Figure 1**.
- 1.1.1.3 Meinhardt Infrastructure and Environment Limited (MIEL) was commissioned by the Million Creation Holding Limited to undertake this Quantitative Risk Assessment (QRA) to determine the risk level posed by the Station and the Pipeline to the surrounding, including the Proposed Development, and to determine the compliance with the Hong Kong Risk Guidelines (HKRG) outlined in Chapter 12 of the Hong Kong Planning Standards and Guidelines (HKPSG).

1.2 Scope of Work and Objectives

- 1.2.1.1 The objective of this study is to assess the potential risks associated with the Station and the Pipeline to the population in the vicinity including the construction phase in year 2028 and future operation of the Proposed Development in year 2032, and to determine whether any additional risk mitigation measures are required in the design of the Proposed Development as necessary for compliance with the Hong Kong Risk Guidelines (HKRG) outlined in Chapter 12 of the Hong Kong Planning Standards and Guidelines (HKPSG) [1].
- 1.2.1.2 The scope of the work of the QRA is set out as follows:
- a) to determine risk levels posed to the surrounding populations with and without additional population brought by the Proposed Development; and
 - b) to propose mitigation measures as necessary for compliance with HKRG outlined in Chapter 12 of HKPSG [1].
- 1.2.1.3 The study scope of this QRA includes the Proposed Development, the Station and the 1.6km Pipeline running along Tuen Fu Road and Castle Peak Road Lingnan Section.

1.3 Risk Criteria

1.3.1 Hong Kong Planning Standards and Guidelines

- 1.3.1.1 Chapter 12.4 of the HKPSG [1] stipulates the risk guidelines to determine the acceptability of Potentially Hazardous Installation (PHI) in terms of individual and societal risks. These risk guidelines are also adopted to ascertain whether the risk levels posed by the NGI are acceptable.

3 PROJECT INFORMATION

3.1 Proposed Development

3.1.1.1 The Proposed Development is located at Tuen Fu Road, the opposite of Tuen Mun North Offtake and Piggling Station. The site area is approximately 1,940 m² with maximum 13 storeys. The layout of the Proposed Development is shown in **Appendix B**. The location of the Proposed Development is shown in **Figure 1**. It is designed for the of Residential Care Home for the Elderly with 504 beds and 236 workers. The details of Proposed Development are listed in **Table 2** and the detailed staff breakdown is listed in **Table 3**.

Table 2 Details of the Proposed Development

Development Parameter	Proposed Scheme
Site Area (Gross)	About 1, 940 sq.m
Gross Floor Area	Not more than 12,000 sq.m.
Maximum Building Height (in storey)	13 storeys
Maximum Building Height (in mPD)	Not more than 52 mPD
No. of Block	1
No. of Rooms	252
No. of Beds	504
No. of Visitors	1,008

Table 3 Details of the staff in the Proposed Development

Category of staffs	No.
Kitchen	2
Register and Enrolled Nurse	46
Personal Care Worker	107
Physiotherapist	9
Officer	72
Total	236

Note: Assuming only personal care workers shall work shift, with about 26 of them on duty at any one time.

3.2 Study Area

3.2.1.1 The Proposed Development is subject to the risk of the Station and the highest risk 1.6km section of the Pipeline. Following EMSD's Guidance Note [2], the study zone (SZ) is taken as the area covering 200m from the Station and the Pipeline concerned according to the information provided by HKCG. The study area is illustrated in **Figure 4**.

9 REVIEW OF ZONING REQUIREMENTS FOR UNDERGROUND HIGH PRESSURE PIPELINE (IGEM/TD/1)

9.1.1 Identification of area type of the Proposed Development

9.1.1.1 With reference to **Section 6.7** of IGEM/TD/1 [3], the location adjacent to a pipeline should be categorized according to population density and/or the immediate surrounding area. The area classifications are defined as follows:

- **Type R:** Rural areas with a population density not exceeding 2.5 persons per hectare
- **Type S:** Areas which have been developed with residential properties, shops, schools, etc. where the population density is greater than 2.5 persons per hectare and less than 30 persons per hectare.
- **Type H:** Areas where there is a high population density which is greater than 30 persons per hectare and is not a Type T Area. These areas are associated with creeping development near Type S Area locations for example where a shopping centre, or an entertainment centre, or a sporting stadium, or a hospital, or a multi-storey building has been constructed near a pipeline, or an Industrial or commercial building has been repurposed for residential use.
- **Type T:** Central areas of town or cities, with a high population density resulting from for example a combination of multi-storey buildings, hospitals, major transport hubs, public meeting places etc.

9.1.1.2 According to the Project Information as listed in **Table 2** and **Table 3**, the Proposed Development has site area of **1,940 m² (i.e. 0.194 hectares)** and an estimated total population of 1,748 persons. This corresponds to a population density of approximately 9,881 persons per hectare (exceeding 30 persons per hectare). The Proposed Development does not fall within Type R or Type S classifications.

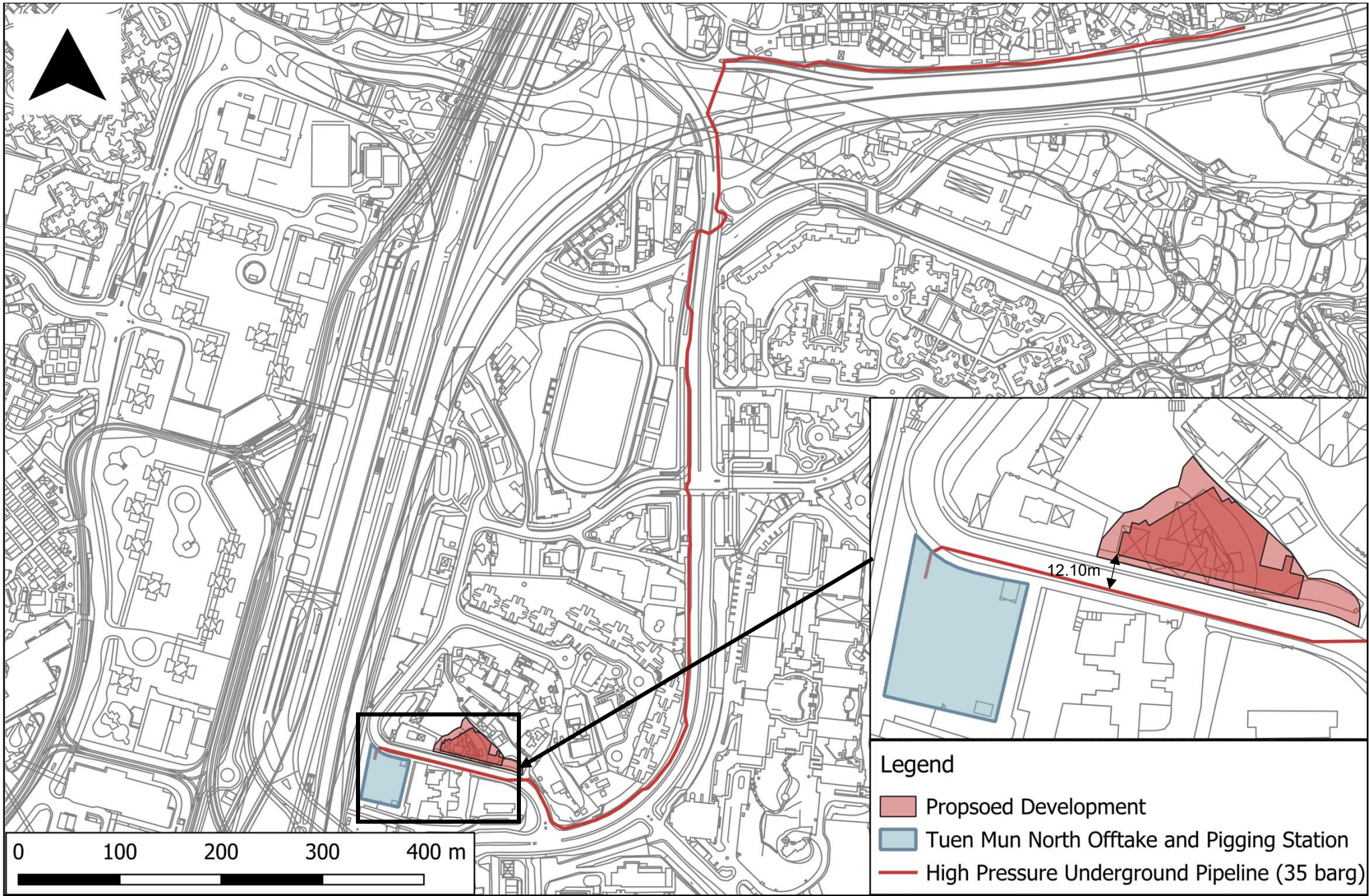
9.1.1.3 Furthermore, considering the land uses and scale of the Proposed Development and the nearby area, the area is not central area of town or cities. Accordingly, the Proposed Development is considered as a Type H area.

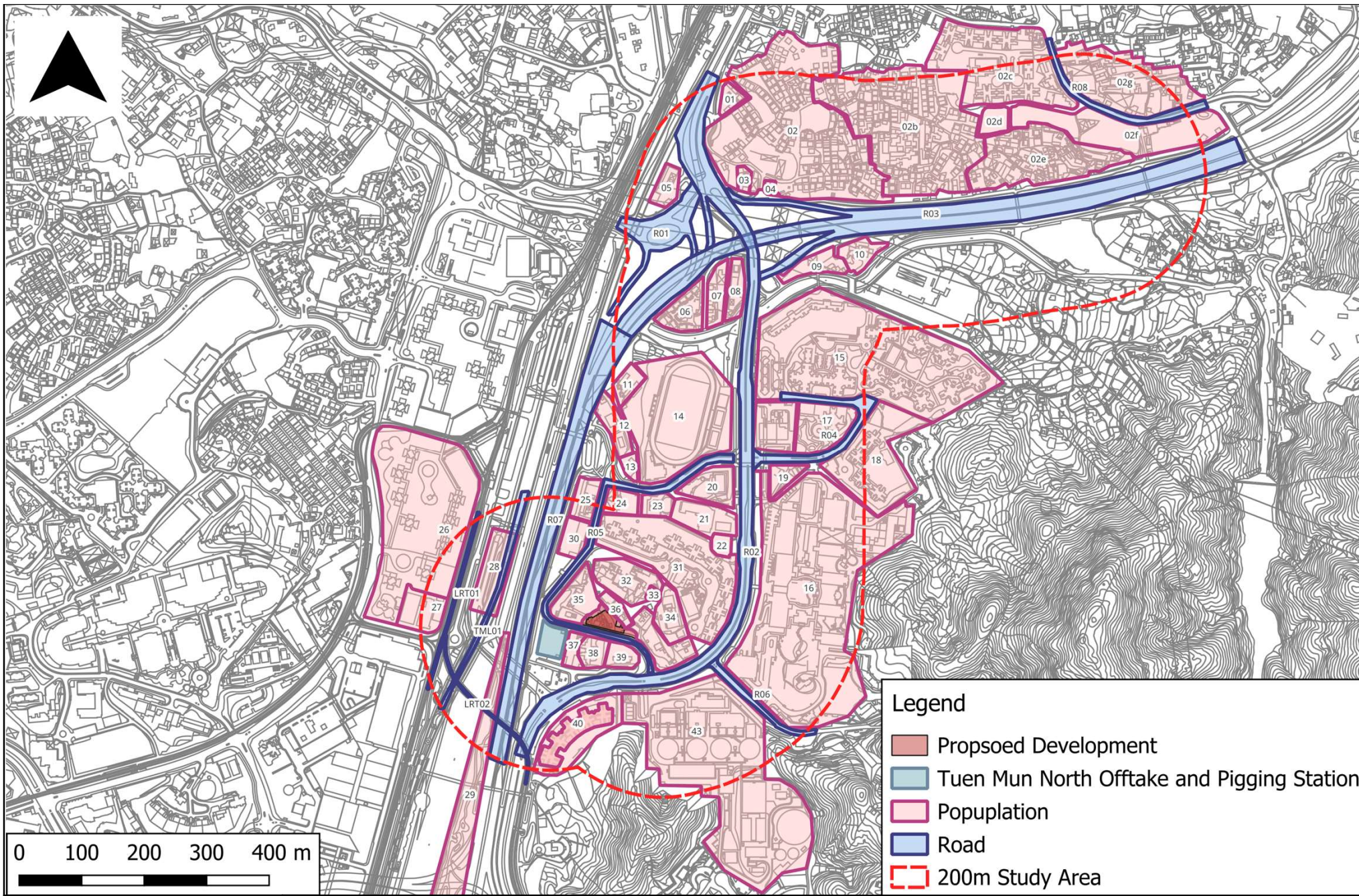
9.1.2 Review of Minimum Building Proximity Distance (BPD)

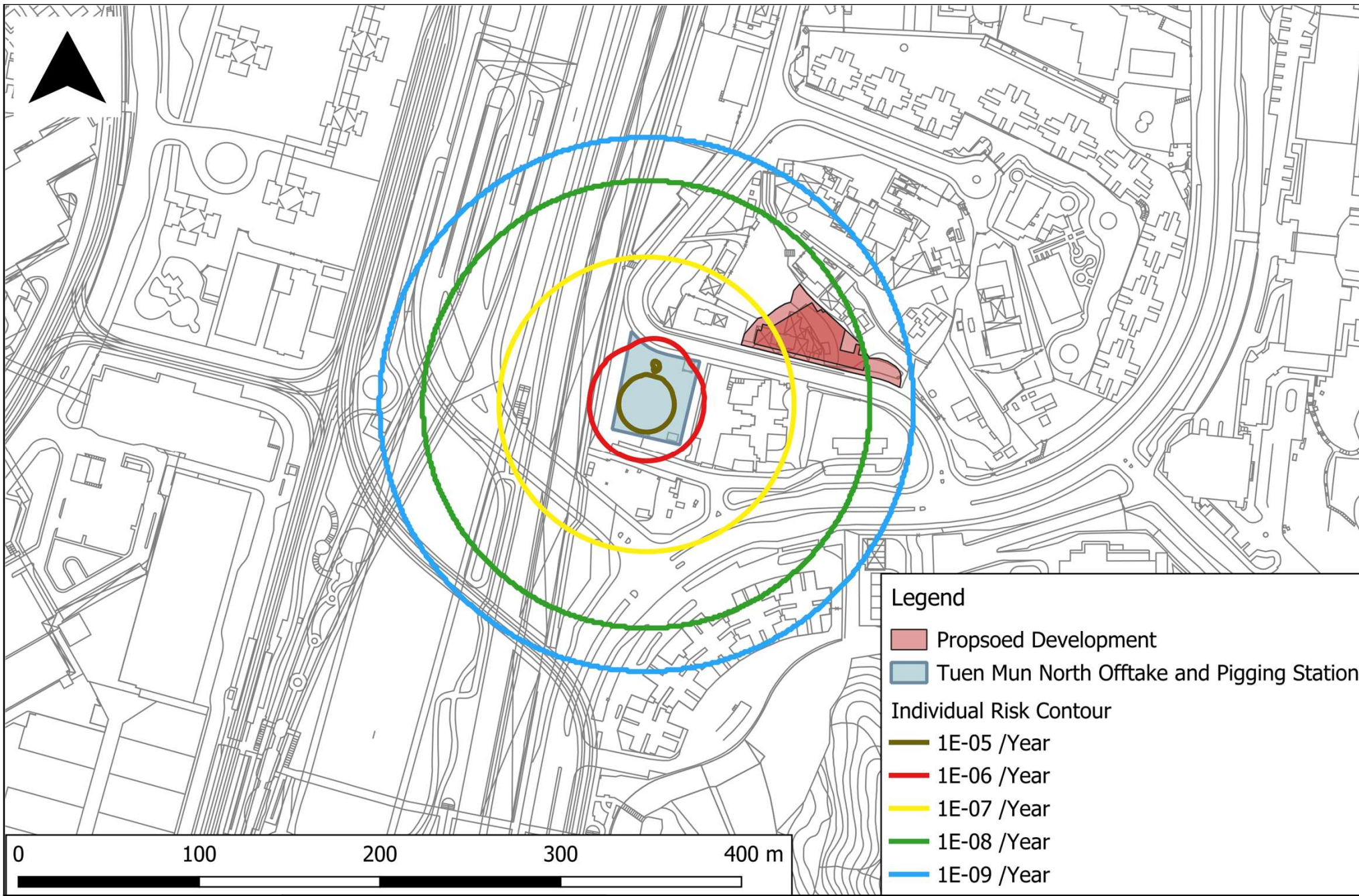
9.1.2.1 The Proposed Development, a Residential Care Home for the Elderly, qualifies as a sensitive area per Appendix 10 of IGEM/TD/1 [3], is advised that a minimum multiplier of 4 for Building Proximity Distance (BPD) determination across all population density case.

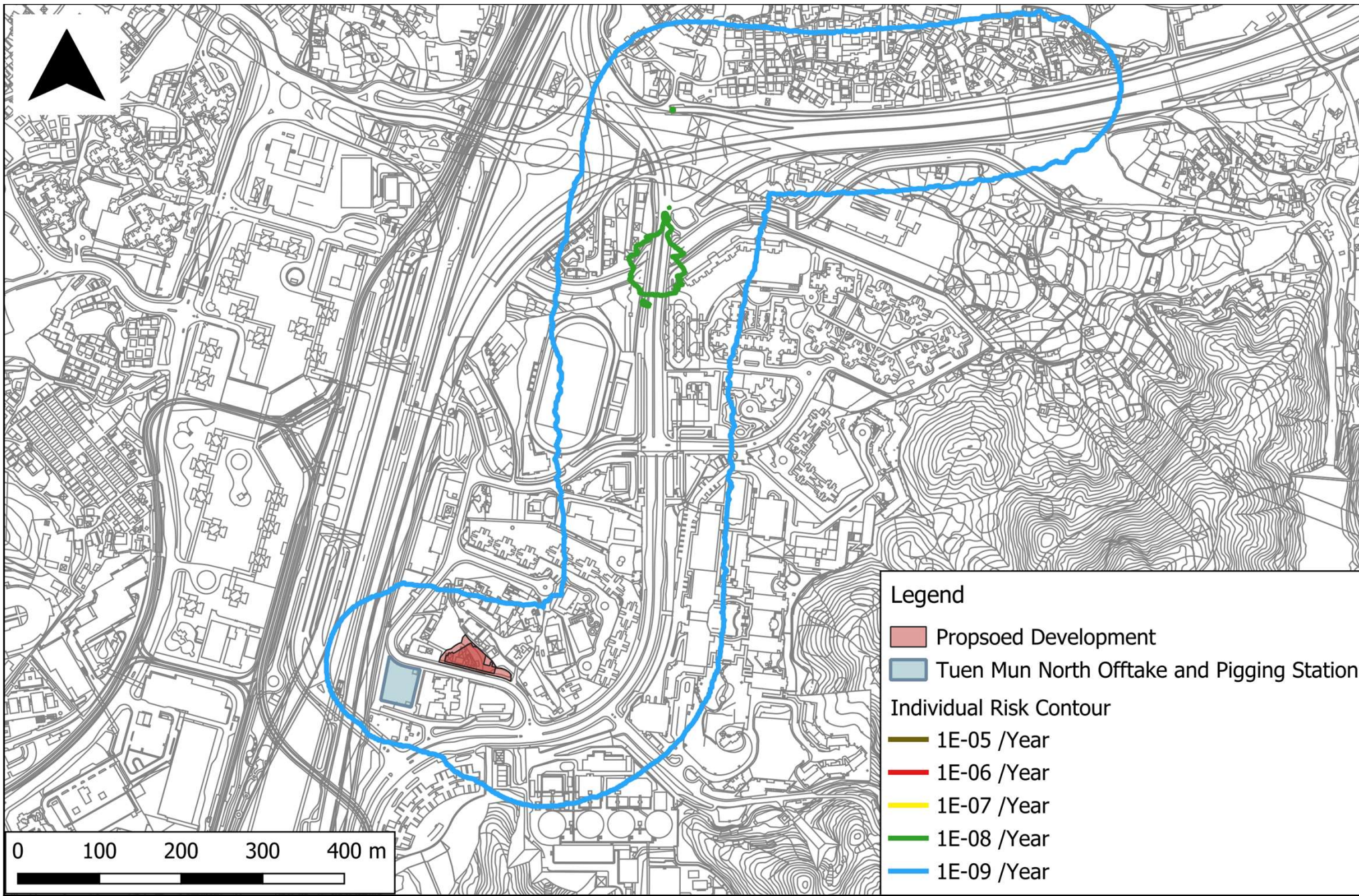
9.1.2.2 As IGEM/TD/1 [3] does not specify BPD criteria for Type H areas, BPD recommendation for type S have been adopted as the reference basis. According to Figure 6 of IGEM/TD/1 [3] as attached in **Appendix H**, the minimum BPD for Type S areas is 3 m. Applying the Sensitive Area multiplier of 4 yields a minimum BPD of 12 m for the Proposed Development from the pipeline centreline.

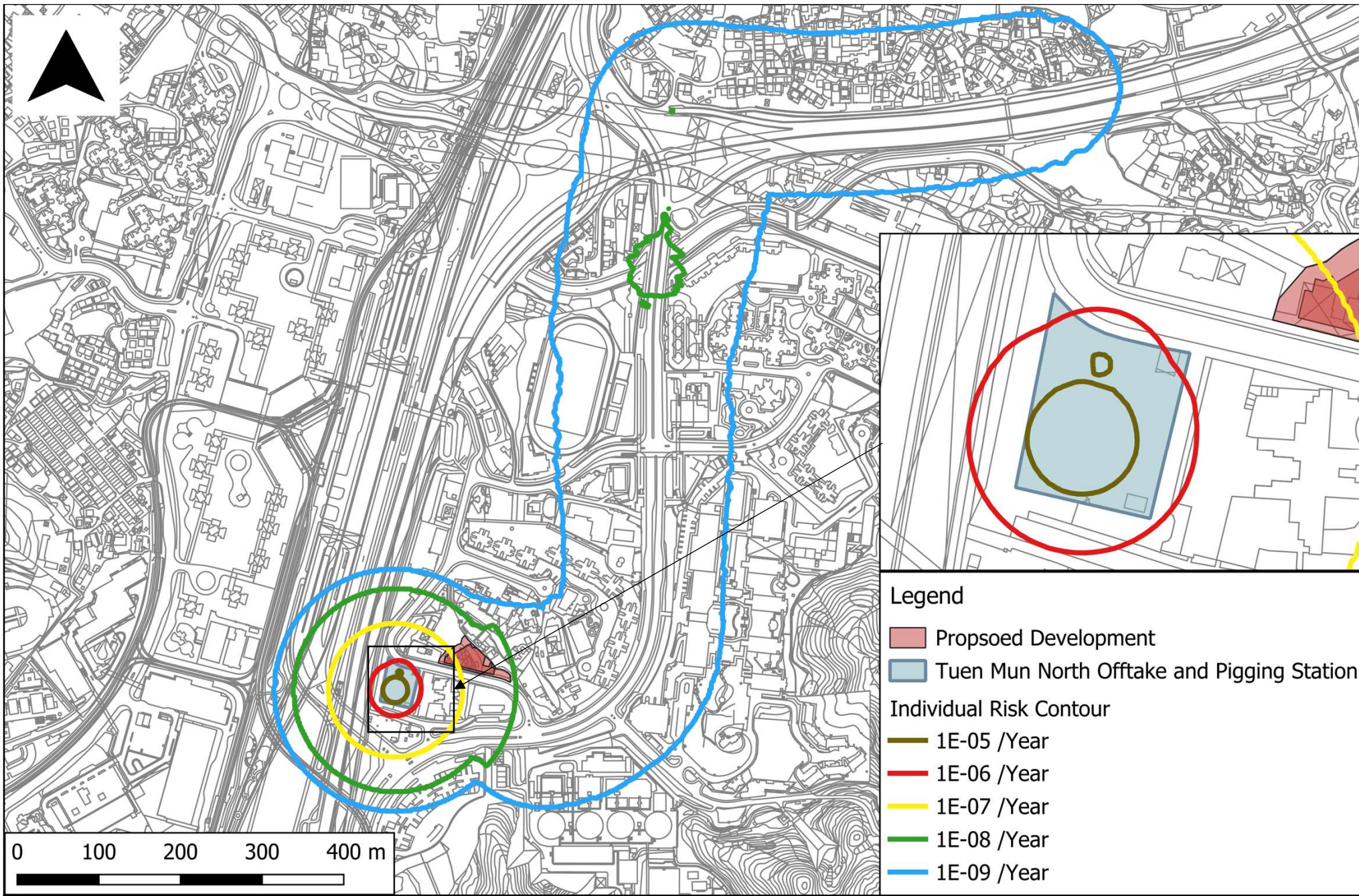
9.1.2.3 The shortest separation distance between the building façade of Proposed Development and the underground high pressure pipeline along Tuen Fu Road is more than 12m measuring from the pipeline centreline as indicated in **Figure 1**.

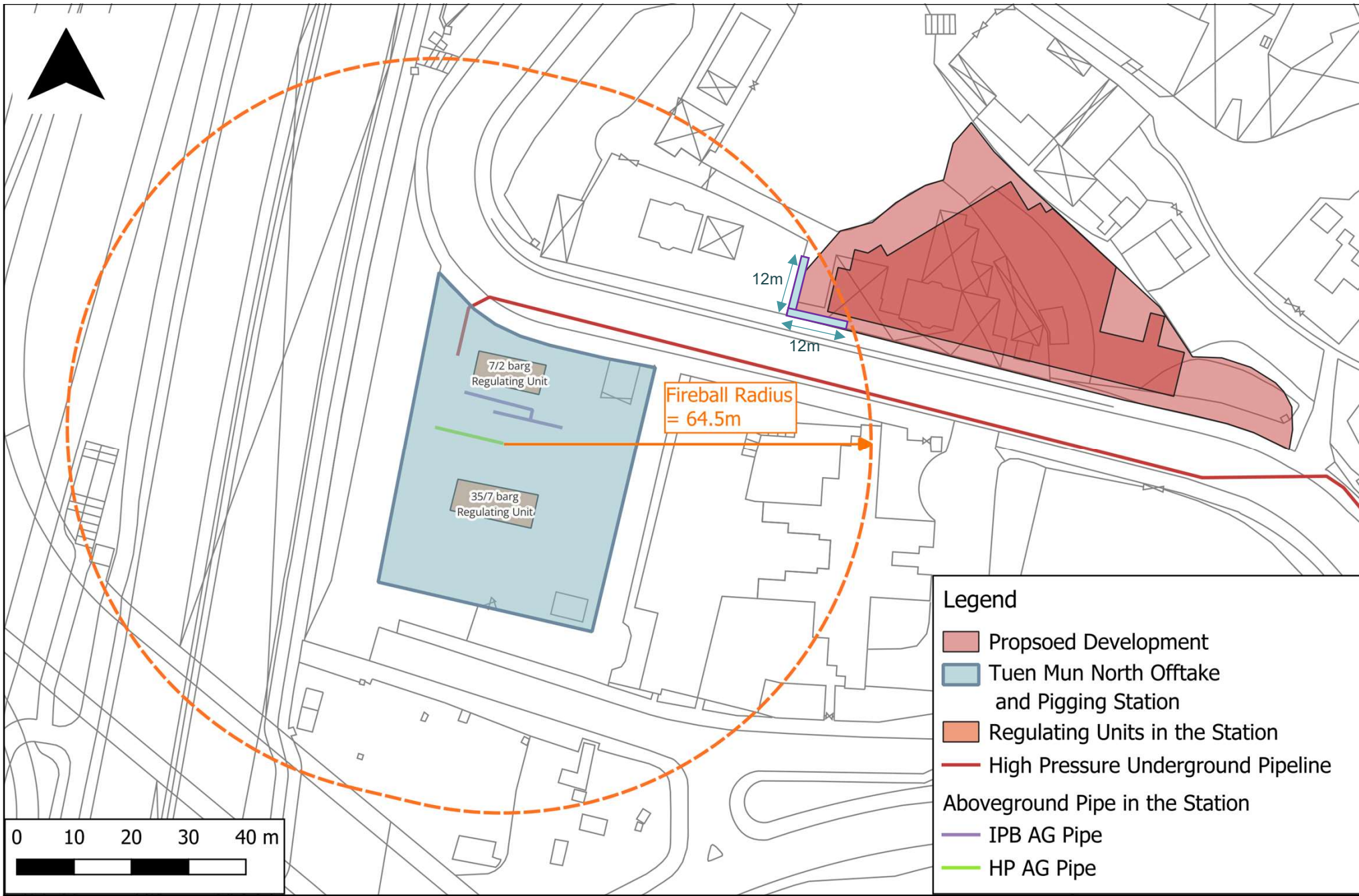














APPENDIX 9

REPLACEMENT PAGES OF LANDSCAPE PROPOSAL

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposed development includes a 13-storey Residential Care Home for the Elderly (RCHE). To enhance the living experience, landscaped areas will be created at Levels 1, 2, and 8, providing users with access to outdoor spaces for relaxation and social activities. These landscaped areas are essential for promoting well-being and connection with nature. Detailed drawings of the development are available in the building plans submitted with the planning application, along with an indicative development schedule shown as below:

Table 1.0 Indicative Development Schedule

Development Parameters	Proposed Scheme
Site Area	About 1,940 m ²
Gross Floor Area	Not more than 12,000 m ²
Plot Ratio	About 6.2
Site Coverage	About 63%
Maximum Building Height (in storey)	13 Storey
Maximum Building Height (in mPD)	Not more than 52mPD

- 3.2 The vehicular road and footpath connect from Tuen Fu Road at +8.37mPD. The formation level of the site follows the local topography in order to minimize the extent of site formation works. As the ground level needs to be recontoured and some vegetation will be affected by the site formation work, a detailed tree assessment will be provided in Paragraph 4.0 below.

4.0 EXISTING VEGETATION

- 4.1 A tree survey was carried out on **14 November 2025** in accordance with LAO PN No. 6/2023. A total of **20** trees were recorded within the Application Site Boundary. The tree survey schedule, tree survey plan and photographic record of existing trees are shown in **Appendix A** and are outlined below:

Table 2.0 Species Composition of Existing Trees

No.	Scientific Name	Chinese Name	Qty	Tree No.
1	<i>Clausena lansium</i>	黃皮	1	T19
2	<i>Dimocarpus longan</i>	龍眼	3	T14, T16, T18
3	<i>Dracontomelon duperreanum</i>	人面子	1	T08
4	<i>Ficus hispida</i>	對葉榕	4	T06, T09, T12, T20
5	<i>Leucaena leucocephala</i>	銀合歡	1	T17
6	<i>Macaranga tanarius var. tomentosa</i>	血桐	9	T02, T03, T04, T05, T07, T10, T11, T13, T21
7	<i>Morus alba</i>	桑	1	T01
		Total:	20	

- 4.2 The tree species recorded are mostly common species found in Hong Kong. A total of **7** species were identified, with heights ranging from **4 m** to **17 m**, crown spreads from **4 m** to **10 m**, and DBH (Diameter at Breast Height) from **104 mm** to **550 mm**. No Old and Valuable Trees (OVTs) or protected species have been identified in accordance with DEVB TCW No. 5/2020 – Registration and Preservation of Old and Valuable Trees, and the Forests and Countryside Ordinance (Cap. 96), respectively.
- 4.3 The Site is primarily dominant by the presence of *Macaranga tanarius var. tomentosa* 血桐 (**9** nos.) and *Ficus hispida* 對葉榕 (**4** nos.), both of which are common hillside species found in Hong Kong. These trees likely originate from the surrounding natural hillsides. Additionally, some fruit tree species have been identified, including *Dimocarpus longan* 龍眼 (3 no.) and *Clausena lansium* 黃皮 (1 no.), which are probably cultivated by local villagers.

Impact of the Proposed Development

- 4.4 The impact of the Proposed Development is generally caused by site formation works, construction of new building, the vehicular access/EVA, removal of existing vegetation for construction elements, and related construction activities, including excavation works for E&M reserves and structural footings. The proposed building layout has been overlaid on the Tree Survey Plan in **Appendix A** to illustrate the impact on the existing trees.

Retention of Trees

- 4.5 The construction of the new building, associated traffic provisions and the demolition of existing structures, will occupy nearly all outdoor areas within the Site. Due to the development activities and limited space remaining, it will not be feasible to retain any of the existing trees in situ.

Felling and Transplantation of Trees

- 4.6 For trees that will be in conflict with the proposed works shall be proposed to be transplanted if they fulfil all the criteria below:
- Trees have high amenity value;
 - Trees with good form and health;
 - Suitable access;
 - Tree species able to be transplanted easily;
 - Trees have suitable size and;
 - Trees are young to semi-mature.
- 4.7 In this project, **20** existing trees within the Site Boundary are in direct conflict with the proposed works and cannot be retained in situ. None of the disturbed trees meet the criteria for transplantation.
- 4.8 **14** affected trees, namely **T06, T09, T12, T20** – *Ficus hispida* and **T02, T03, T04, T05, T07, T10, T11, T13 and T21** – *Macaranga tanarius* var. *tomentosa* and **T01** - *Morus alba* are common hillside species in Hong Kong. As they are propagated from the adjacent hillsides, their root systems are very susceptible to environmental changes, which renders them with a relatively low survival rate after transplantation. Hence, all of these trees are also proposed to be felled.
- 4.9 **4** fruit trees, including **T19** – *Clausena lansium*, **T14, T16, T18** – *Dimocarpus longan* are also in conflict with the proposed development. Due to the nature of fruit trees, their survival rate after transplantation is relatively low, and transplantation is not recommended.
- 4.10 Another disturbed tree, namely **T08** – *Dracontomelon duperreanum* exhibits poor tree form and health conditions. A decayed cavity was found at the base of the tree. It is proposed to fell this tree and compensate by planting a high-quality replacement.
- 4.11 Apart from the above, one undesirable species – *Leucaena leucocephala* (i.e., **T17**), is found within the Application Site. Its presence may pose a potential danger to the occupants in the future. It will be removed for the sake of public safety.

4.12 The proposed treatment to existing tree is summarized in table below:

Table 3.0 Summary of Treatment to Existing Trees

Proposed Treatment to Existing Trees	No. of Trees
Number of Trees to be Retained	0
Number of Trees to be Felled	20 (including 1 no. of <i>Leucaena leucocephala</i>)
Number of Trees to be Transplanted	0
Total Number of Trees in Survey	20

5.3 Soil Depth and Drainage for Planting

- 5.3.1 The requirement of soil depth is directly related to the planting design and its associated loading requirement upon structure. In general, the soil depth provided, with all drainage layer, water-proofing and protective screeding exclusive is listed below:

Table 5.0 Planting Medium (Soil Depth)

Planting Type	Soil Depth (Minimum)
Tree/ Palm tree	1200mm
Shrub/Climber/Creepers	600mm
Groundcover/Turf	300mm

- 5.3.2 All Planting areas on slab shall be provided with sub-soil drainage system with drainage cells with filter fabrics.

5.4 Irrigation

- 5.4.1 The proposed irrigation system will be by tap water pipe for manual operation. Lockable water points will be provided at 40m centres covering the entire site. The proposed source of water supply is subject to final approval from the Water Services Department.

5.5 Site Coverage of Greenery

- 5.5.1 The current landscape proposal aims to provide more greenery within the site boundary. The calculation of greening ratio in accordance with PNAP APP No. 152 is shown as follows and the common greenery calculation shall refer to **Common Greenery Provision in Appendix D**:

Area of the Site = 1,940 m²

Common Greenery Requirement in accordance with BD APP-152:

(a) Minimum Total Common Greenery = 1,940 x 20% = 388.0 m²

(b) Minimum Common Greenery at Primary Zone = 1,940 m² x 10% = 194.0 m²

- 5.2 The overall common greenery within the Application Site will be not less than 20%, equivalent to **388.0 m²** of the Site Area. The proposed greenery will be readily accessible to users and visitors and is counted as "Common Greenery at Primary Zone", which will also be not less than the required **194.0 m²**. The common greenery calculation reflects the tentative landscape design only; the detailed common greenery provision will be subject to refinement during the detailed design stage.

<i>Rhododendron simsii</i>	紅杜鵑	300x250	200	Native
GROUNDCOVERS		Height x Spread (mm)		
<i>Dieffenbachia picta</i>	白班萬年青	400x350	300	Exotic
<i>Lantana montevidensis</i>	小葉馬櫻丹	400x350	300	Native
<i>Ligustrum sinense</i>	山指甲	350x300	250	Native
<i>Nephrolepis auriculata</i>	腎蕨	350x300	250	Native
GRASS				
<i>Axonopus compressus</i>	大葉草	-	-	Exotic

6.3 In this study area, a total of **20** trees within the Application Site Boundary were recorded. **None** of the surveyed trees will be retained in-situ while all **20** trees including **1** no. of undesirable species – *Leucaena leucocephala* inside the Site will be felled due to in conflict with the Proposed Development and the associated works.

6.4 In accordance with para. 42 of Guidance Notes of LAO PN No. 6/2023, the compensatory planting for removal of *Leucaena leucocephala* is not required, due to its aggressive and invasive growing habits. **19** heavy standard trees with average DBH approx. **75** mm are proposed to be planted to compensate the loss of **19** existing trees, excluding **1** no. of *Leucaena leucocephala*. All new trees within the Application Site Boundary will all be maintained by the Applicant.

6.5 In view of the above, the tree compensation proposal can achieve a ratio not less than 1:1 in terms of quantity but only the follows:

Quantity of loss of trees: **19** nos.
(excluding **1** *Leucaena leucocephala*)

Quantity of compensatory trees: **19** nos.

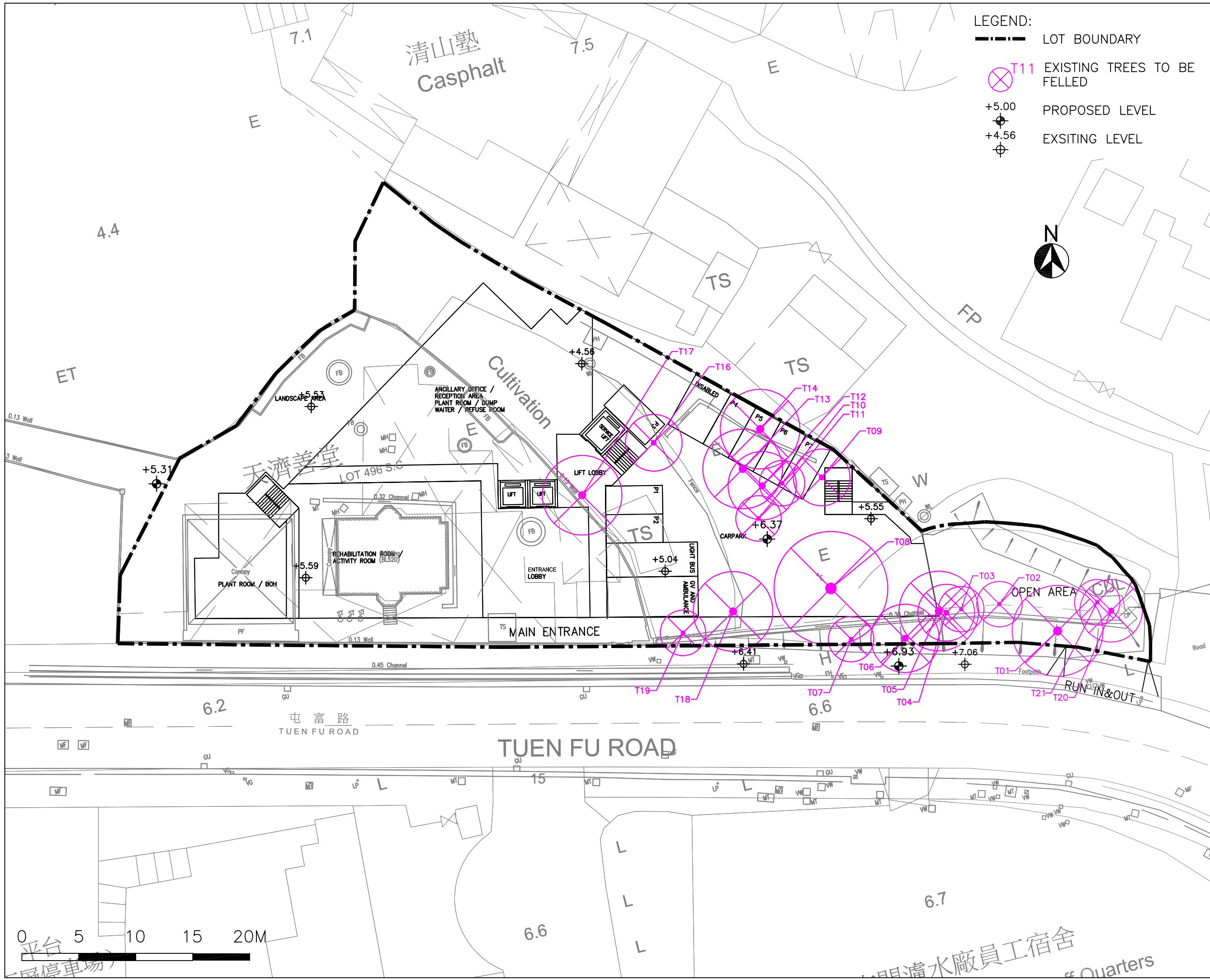
Quantity compensation ratio approx. 1:1

Appendix A

Tree Survey Plan, Tree Assessment Schedule

and

Photographic Record of Existing Trees



- LEGEND:
- LOT BOUNDARY
 - EXISTING TREES TO BE FELLED
 - PROPOSED LEVEL
 - EXSITING LEVEL



PROJECT :
SECTION 12A APPLICATION FOR PROPOSED REZONING FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (6)" AT TUEN MUN, NEW TERRITORIES AND TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR THE PROPOSED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AT SECTION C OF LOT NO. 496 IN D.D. 132 AND THE ADJOINING GOVERNMENT LAND, TUEN MUN, NEW TERRITORIES

DRAWING TITLE :
TREE SURVEY PLAN

PROJECT No. C2527

DRAWING No. TS01

SCALE : 1:300

DATE OF ISSUE : NOV 2025

CAD FILENAME : C2527-TS01

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

- NOTES :
- DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
 - COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
 - ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
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Tree Treatment Schedule at
Section 12A Application for Proposed Rezoning from “Government, Institution or Community” to “Government, Institution or Community (6)”
at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for
the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496
in D.D 132 and the adjoining Government Land, Tuen Mun, New Territories
Prepared by Ted Lam (R.L.A. No. R-073) on 14/11/2025
To be read in conjunction with Tree Survey Plan, dwg. no. C2527-TS01

Tree	Photo No.	Species					Proposed Treatment	Remark ¹
No.		Scientific Name	Chinese Name	Height (m)	DBH ² (mm)	Crown Spread (m)	(Retain/Transplant/Fell)	
T01	T01	<i>Morus alba</i>	桑	8.0	180	8.0	Fell	on slope, cross branches
T02	T02	<i>Macaranga tanarius var. tomentosa</i>	血桐	5.0	156	4.0	Fell	co-dominant trunks, topped trunk
T03	T03	<i>Macaranga tanarius var. tomentosa</i>	血桐	5.0	185	4.0	Fell	branch topped
T04	T04	<i>Macaranga tanarius var. tomentosa</i>	血桐	6.5	206	5.0	Fell	co-dominant trunks, included bark
T05	T05	<i>Macaranga tanarius var. tomentosa</i>	血桐	7.5	180	7.0	Fell	decay in lower trunk
T06	T06	<i>Ficus hispida</i>	對葉榕	6.5	275	6.0	Fell	co-dominant trunks, included bark
T07	T07	<i>Macaranga tanarius var. tomentosa</i>	血桐	5.0	104	4.0	Fell	on slope, leaning trunk, pruned wound on trunk
T08	T08	<i>Dracontomelon duperreanum</i>	人面子	17.0	550	10.0	Fell	cavity under trunk base and full of water, close to electricity pole
T09	T09	<i>Ficus hispida</i>	對葉榕	5.5	122	5.0	Fell	leaning trunk, trunk conflicted with telephone pole
T10	T10	<i>Macaranga tanarius var. tomentosa</i>	血桐	5.0	152	4.0	Fell	leaning trunk, exposed dead wood on branches
T11	T11	<i>Macaranga tanarius var. tomentosa</i>	血桐	6.0	128	4.0	Fell	leaning trunk, exposed dead wood on trunk
T12	T12	<i>Ficus hispida</i>	對葉榕	5.0	167	6.0	Fell	co-dominant trunks, included bark
T13	T13	<i>Macaranga tanarius var. tomentosa</i>	血桐	5.0	171	7.0	Fell	leaning trunk, multiple trunks, exposed dead wood on trunks
T14	T14	<i>Dimocarpus longan</i>	龍眼	6.0	350	7.0	Fell	restricted root, cavity in branch
T16	T16	<i>Dimocarpus longan</i>	龍眼	5.0	215	5.0	Fell	co-dominant trunks, included bark, decay trunk
T17	T17	<i>Leucaena leucocephala</i>	銀合歡	9.0	150	7.0	Fell	invasive species, restricted root, leaning trunk
T18	T18	<i>Dimocarpus longan</i>	龍眼	8.0	250	7.0	Fell	co-dominant trunks, included bark
T19	T19	<i>Clausena lansium</i>	黃皮	4.0	125	4.0	Fell	on slope, leaning trunk, wire mesh embedded in trunk
T20	T20	<i>Ficus hispida</i>	對葉榕	5.0	178	5.5	Fell	multiple trunks, included bark, cross branches
T21	T21	<i>Macaranga tanarius var. tomentosa</i>	血桐	4.5	120	4.0	Fell	on slope, exposed dead wood on trunk

Summary Table

Tree to be Retained	0
Tree to be Transplanted	0
Tree to be Felled	20 nos. (including 1 no. of <i>Leucaena leucocephala</i>)
Total Number of Existing Trees	20 nos.

¹. Please state whether the OVT, potentially registrable OVT, trees of rare or protected species, trees with ecological and historical significance, etc. within and/or adjacent to the site is likely to be affected by the proposed development.

². DBH of a tree refers to its diameter at breast height (i.e. measuprooted at 1.3m above ground level)



T01 (F) - Label



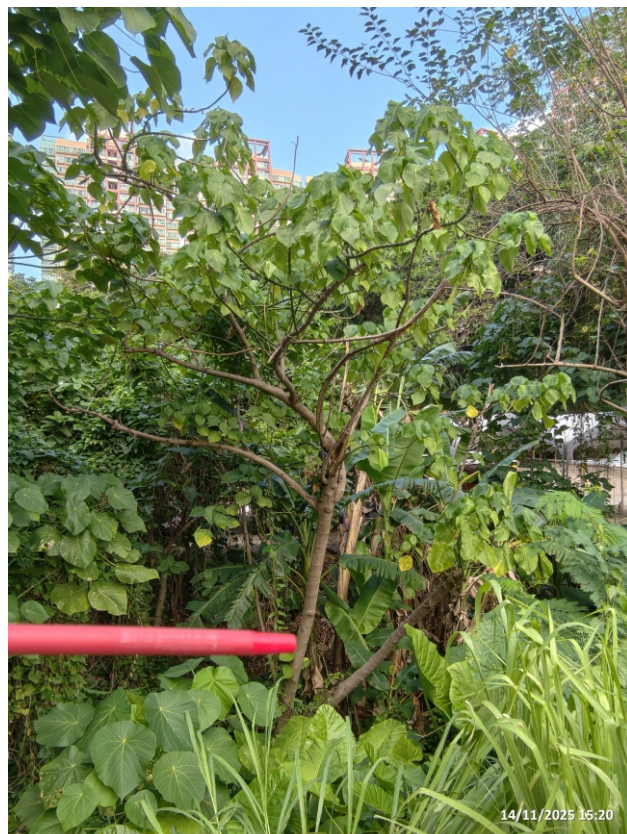
T01 (F) - Overview



T01 (F) - Cross Branches



T02 (F) - Label



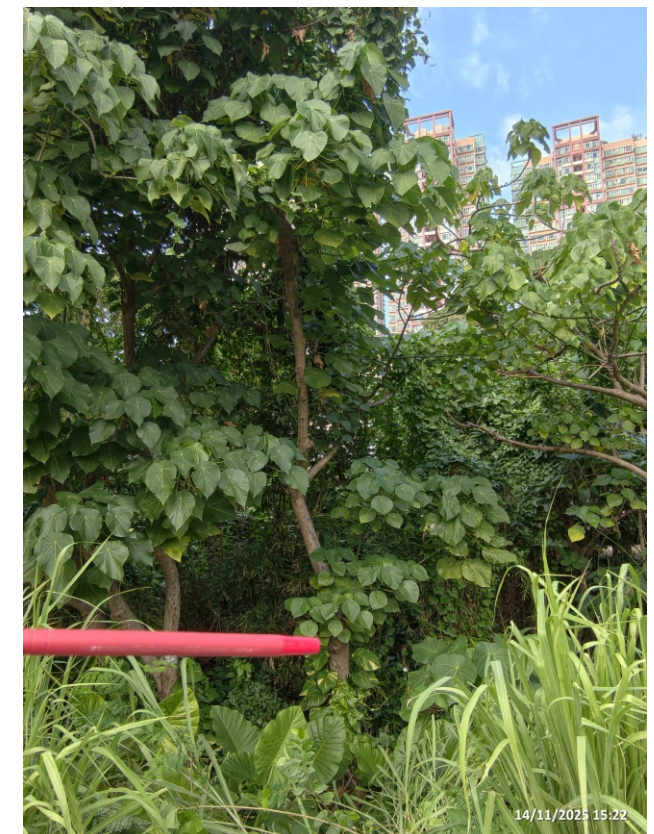
T02 (F) - Overview



T02 (F) - Topped Branch



T03 (F) - Label



T03 (F) - Overview

LEGEND :
(R) - Retain
(F) - Fell
(T) - Transplant



T03 (F) - Branch Topped



T04 (F) - Label



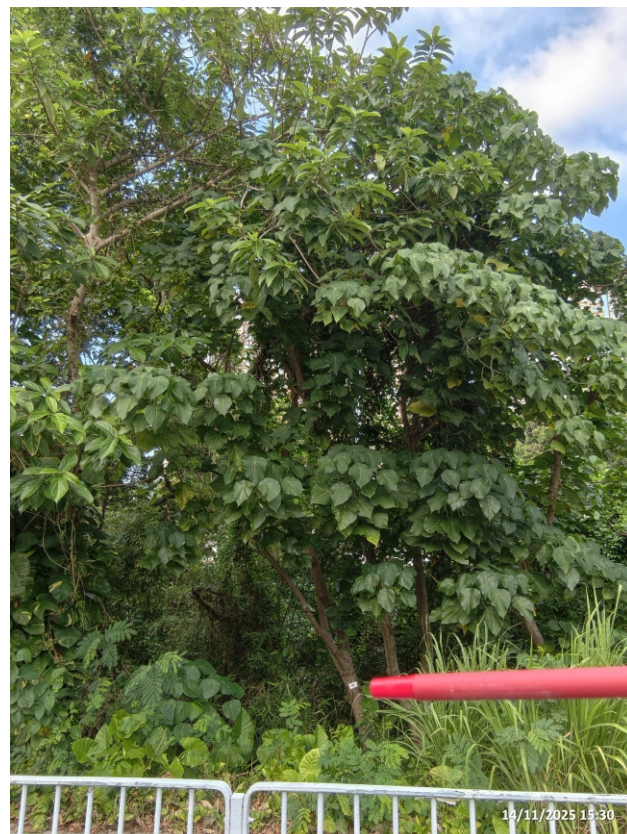
T04 (F) - Overview



T04 (F) - Included Bark



T05 (F) - Label



T05 (F) - Overview



T05 (F) - Decay in Lower Trunk



T06 (F) - Label

LEGEND :
(R) - Retain
(F) - Fell
(T) - Transplant



T06 (F) - Overview



T06 (F) - Included Bark



T07 (F) - Label



T07 (F) - Overview



T07 (F) - Pruned Wound on Trunk



T08 (F) - Label



T08 (F) - Overview

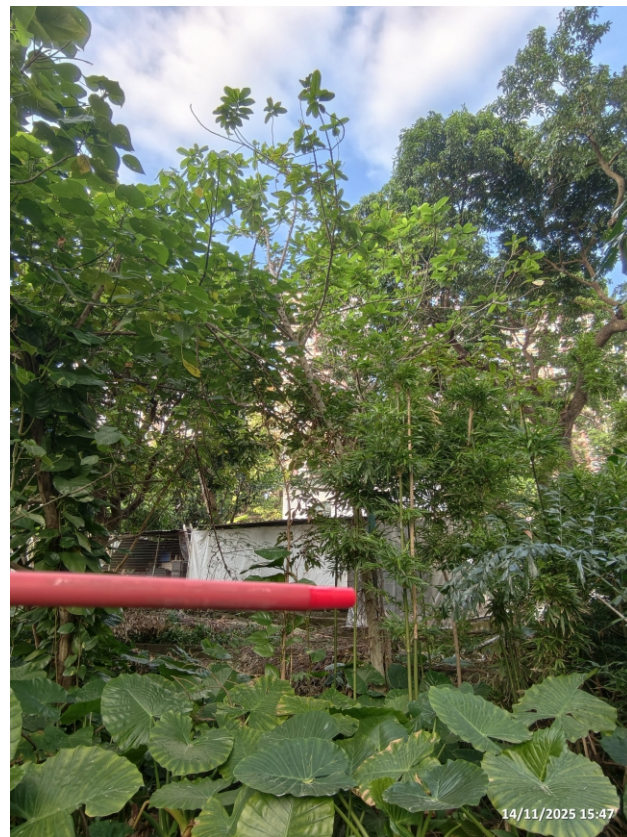


T08 (F) - Cavity under Trunk Base and Full of Water

LEGEND :
(R) - Retain
(F) - Fell
(T) - Transplant



T09 (F) - Label



T09 (F) - Overview



T09 (F) - Trunk Conflicted with Telephone Pole



T10 (F) - Label



T10 (F) - Overview



T10 (F) - Exposed Dead Wood on Branches



T11 (F) - Label



T11 (F) - Overview

LEGEND :
(R) - Retain
(F) - Fell
(T) - Transplant



T11 (F) - Exposed Dead Wood on Trunk



T12 (F) - Label



T12 (F) - Overview



T12 (F) - Included Bark



T13 (F) - Label



T13 (F) - Overview



T13 (F) - Exposed Dead Wood on Trunk



T14 (F) - Label

LEGEND :
(R) - Retain
(F) - Fell
(T) - Transplant



T14 (F) - Overview



T14 (F) - Restricted Root



T16 (F) - Label



T16 (F) - Overview



T16 (F) - Decay Trunk



T17 (F) - Label



T17 (F) - Overview



T17 (F) - Leaning Trunk

LEGEND :
(R) - Retain
(F) - Fell
(T) - Transplant



T18 (F) - Label



T18 (F) - Overview



T18 (F) - Included Bark



T19 (F) - Label



T19 (F) - Overview



T19 (F) - Wire Mesh Embedded in Trunk

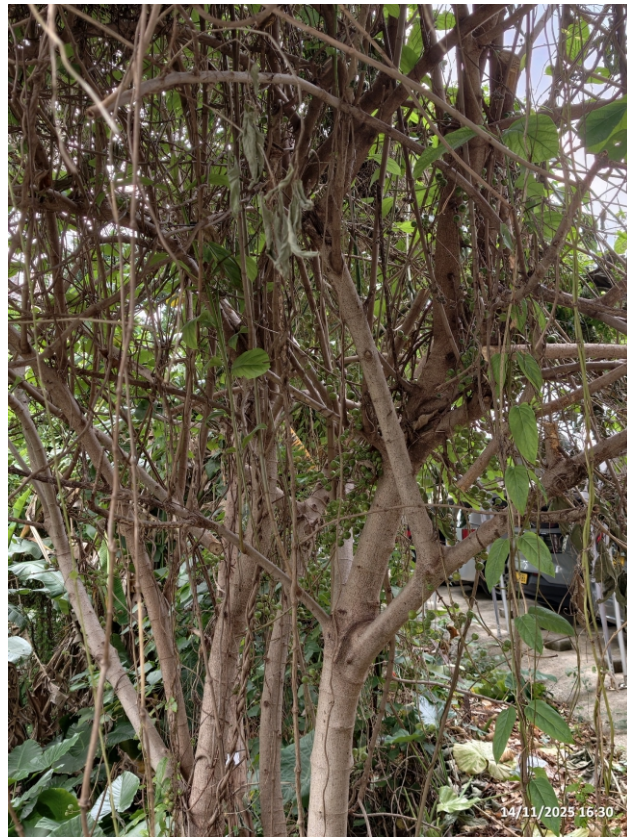


T20 (F) - Label



T20 (F) - Overview

LEGEND :
(R) - Retain
(F) - Fell
(T) - Transplant



T20 (F) - Cross Branches



T21 (F) - Label



T21 (F) - Overview



T21 (F) - Exposed Dead Wood on Trunk

LEGEND :

(R) - Retain

(F) - Fell

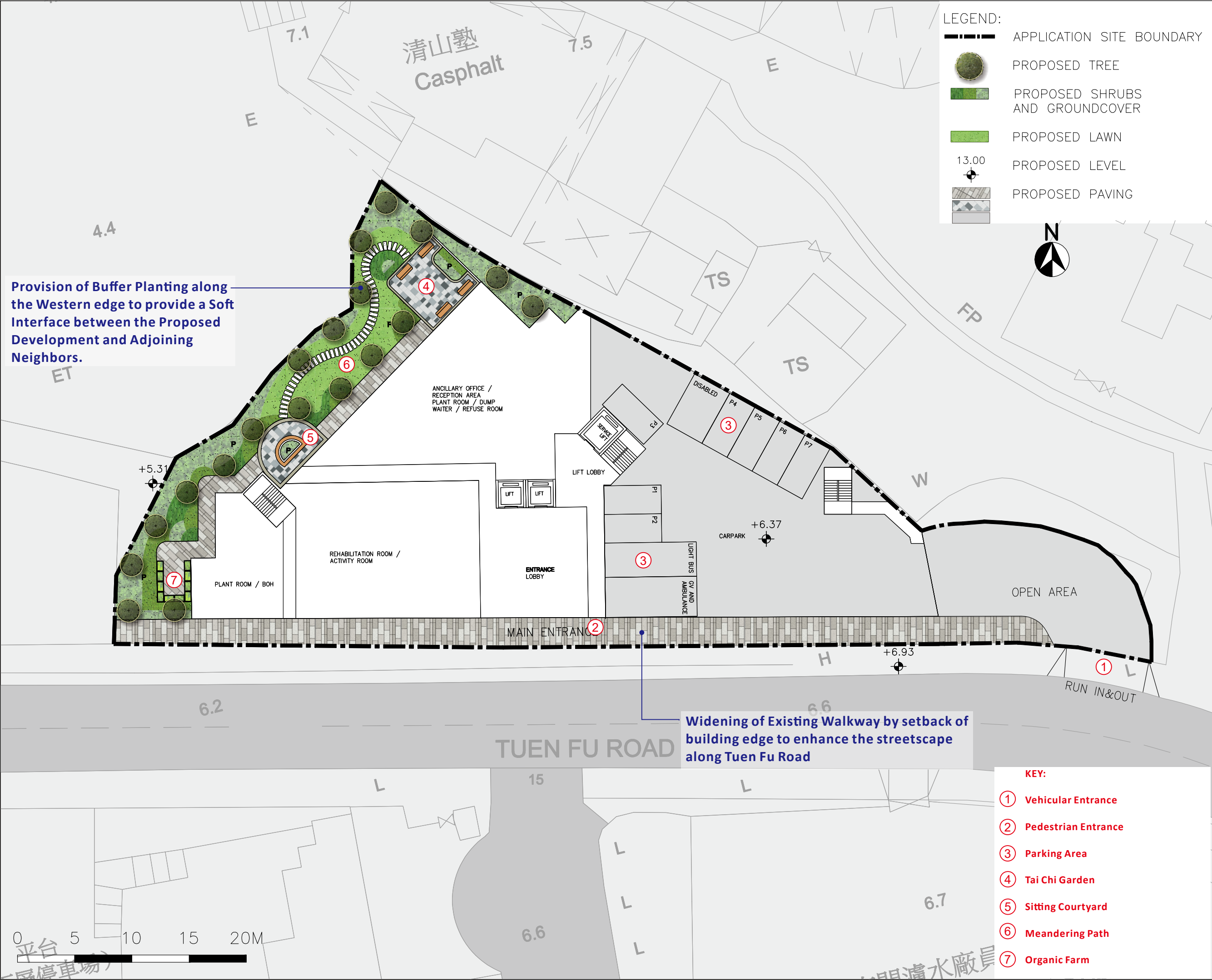
(T) - Transplant

Appendix B

Landscape Master Plan

And

Landscape Details



Provision of Buffer Planting along the Western edge to provide a Soft Interface between the Proposed Development and Adjoining Neighbors.

Widening of Existing Walkway by setback of building edge to enhance the streetscape along Tuen Fu Road

- LEGEND:
- APPLICATION SITE BOUNDARY
 - PROPOSED TREE
 - PROPOSED SHRUBS AND GROUNDCOVER
 - PROPOSED LAWN
 - PROPOSED LEVEL
 - PROPOSED PAVING



PROJECT :
SECTION 12A APPLICATION FOR PROPOSED REZONING FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (6)" AT TUEN MUN, NEW TERRITORIES AND TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR THE PROPOSED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AT SECTION C OF LOT NO. 496 IN D.D. 132 AND THE ADJOINING GOVERNMENT LAND, TUEN MUN, NEW TERRITORIES

DRAWING TITLE :
LANDSCAPE MASTER PLAN (LEVEL 1)

PROJECT No. C2527

DRAWING No. LMP01

SCALE : 1:300

DATE OF ISSUE : NOV 2025

CAD FILENAME : C2527-LMP01

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- KEY:
- ① Vehicular Entrance
 - ② Pedestrian Entrance
 - ③ Parking Area
 - ④ Tai Chi Garden
 - ⑤ Sitting Courtyard
 - ⑥ Meandering Path
 - ⑦ Organic Farm

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LEGEND:

- APPLICATION SITE BOUNDARY
- PROPOSED SHRUBS AND GROUNDCOVER
- PROPOSED LAWN
- 13.00 PROPOSED LEVEL
- PROPOSED PAVING

PROJECT :
SECTION 12A APPLICATION FOR PROPOSED REZONING FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (6)" AT TUEN MUN, NEW TERRITORIES AND TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR THE PROPOSED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AT SECTION C OF LOT NO. 496 IN D.D. 132 AND THE ADJOINING GOVERNMENT LAND, TUEN MUN, NEW TERRITORIES

DRAWING TITLE :
LANDSCAPE MASTER PLAN (LEVEL 2)

PROJECT No. C2527

DRAWING No. LMP02

SCALE : 1:300

DATE OF ISSUE : NOV 2025

CAD FILENAME : C2527-LMP02



Central courtyard at 1/F to fulfill the passive recreational needs of users and visitors. This tranquil space will provide a serene environment for relaxation, socializing, and informal gatherings.

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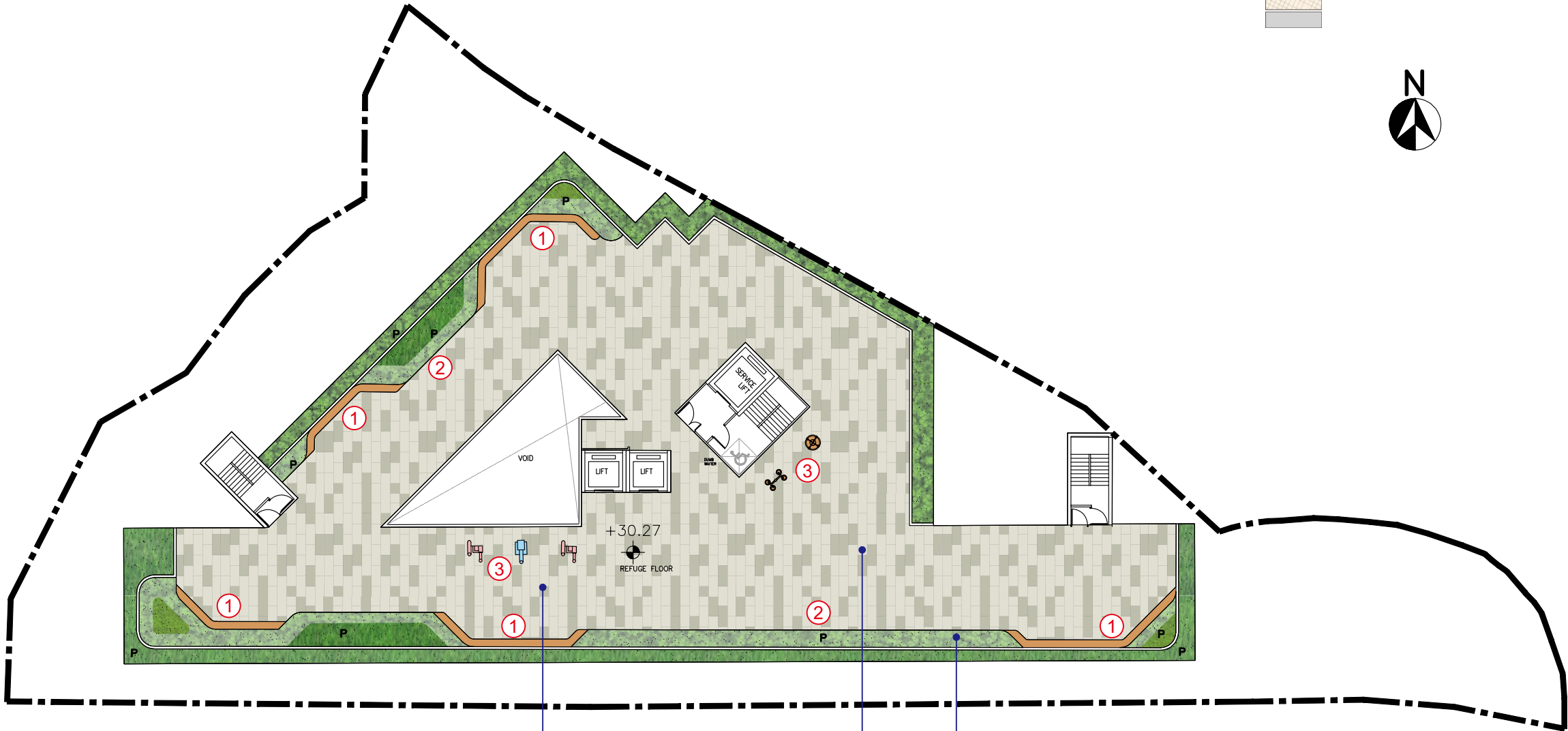
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- KEY:
- ① Planter with seat wall
 - ② Central Courtyard

LEGEND:

- APPLICATION SITE BOUNDARY
- PROPOSED SHRUBS AND GROUND COVER
- PROPOSED LAWN
- 13.00 PROPOSED LEVEL
- PROPOSED PAVING



The Covered Area at Refuge floor includes movable sitting areas for relaxation and outdoor fitness equipment to encourage active lifestyles among users.

Edge planters with layered planting, which enhances local greenery and adds visual interest and aesthetic appeal.

Viewing deck offers users stunning panoramic views of the surrounding landscape. It creates an inviting space for relaxation and socializing.



- KEY:
- 1 Seat Bench
 - 2 Edge Planters
 - 3 Fitness Equipment

PROJECT :
SECTION 12A APPLICATION FOR PROPOSED REZONING FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (6)" AT TUEN MUN, NEW TERRITORIES AND TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR THE PROPOSED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AT SECTION C OF LOT NO. 496 IN D.D. 132 AND THE ADJOINING GOVERNMENT LAND, TUEN MUN, NEW TERRITORIES

DRAWING TITLE :
LANDSCAPE MASTER PLAN (LEVEL 8)

PROJECT No. C2527

DRAWING No. LMP03

SCALE : 1:300

DATE OF ISSUE : NOV 2025

CAD FILENAME : C2527-LMP03

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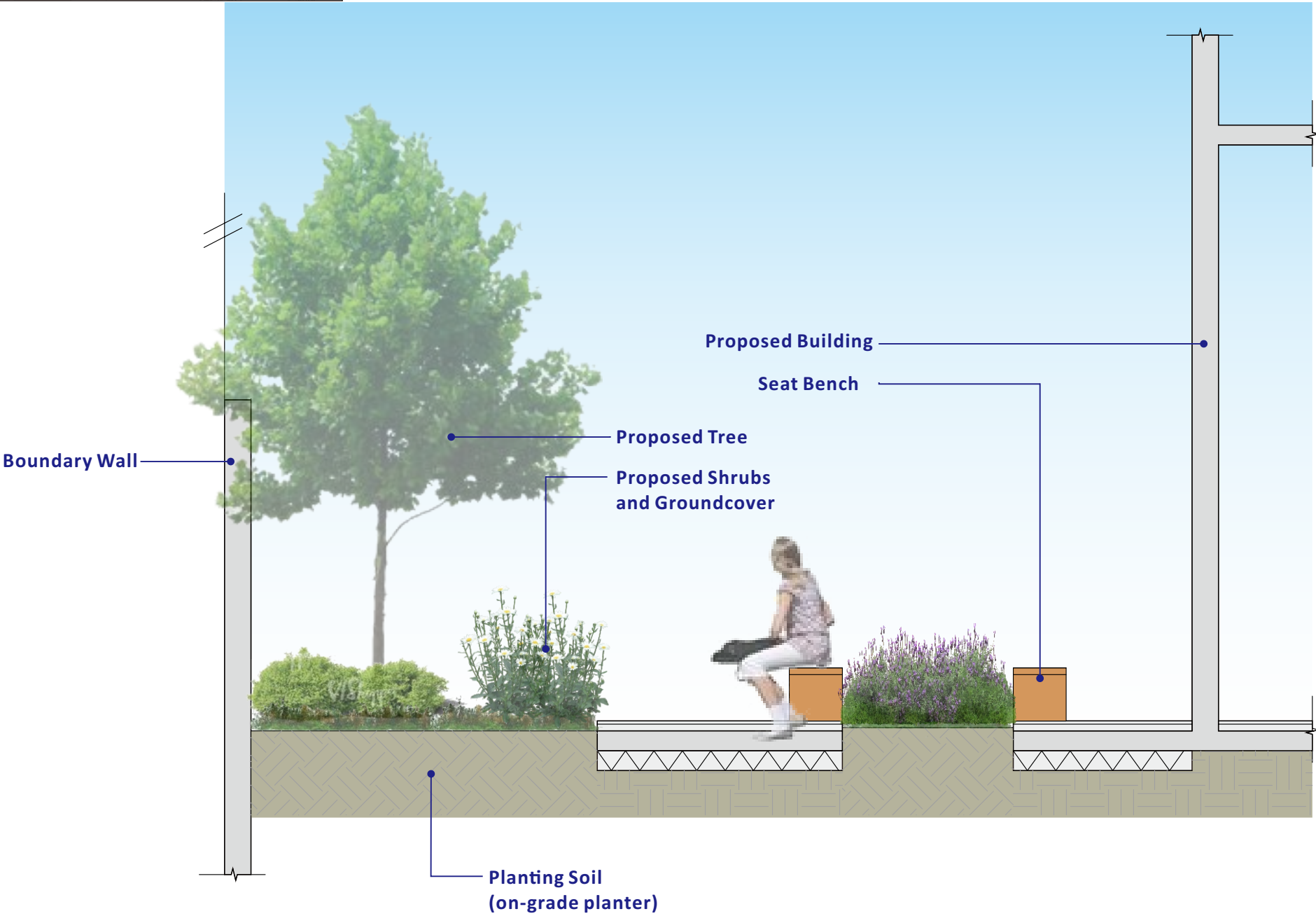
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KEY PLAN



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DRAWING TITLE :
LANDSCAPE SECTION AT L1

PROJECT No. C2527

DRAWING No. LD101

SCALE : 1:40

DATE OF ISSUE : NOV 2025

CAD FILENAME : C2527-LD101

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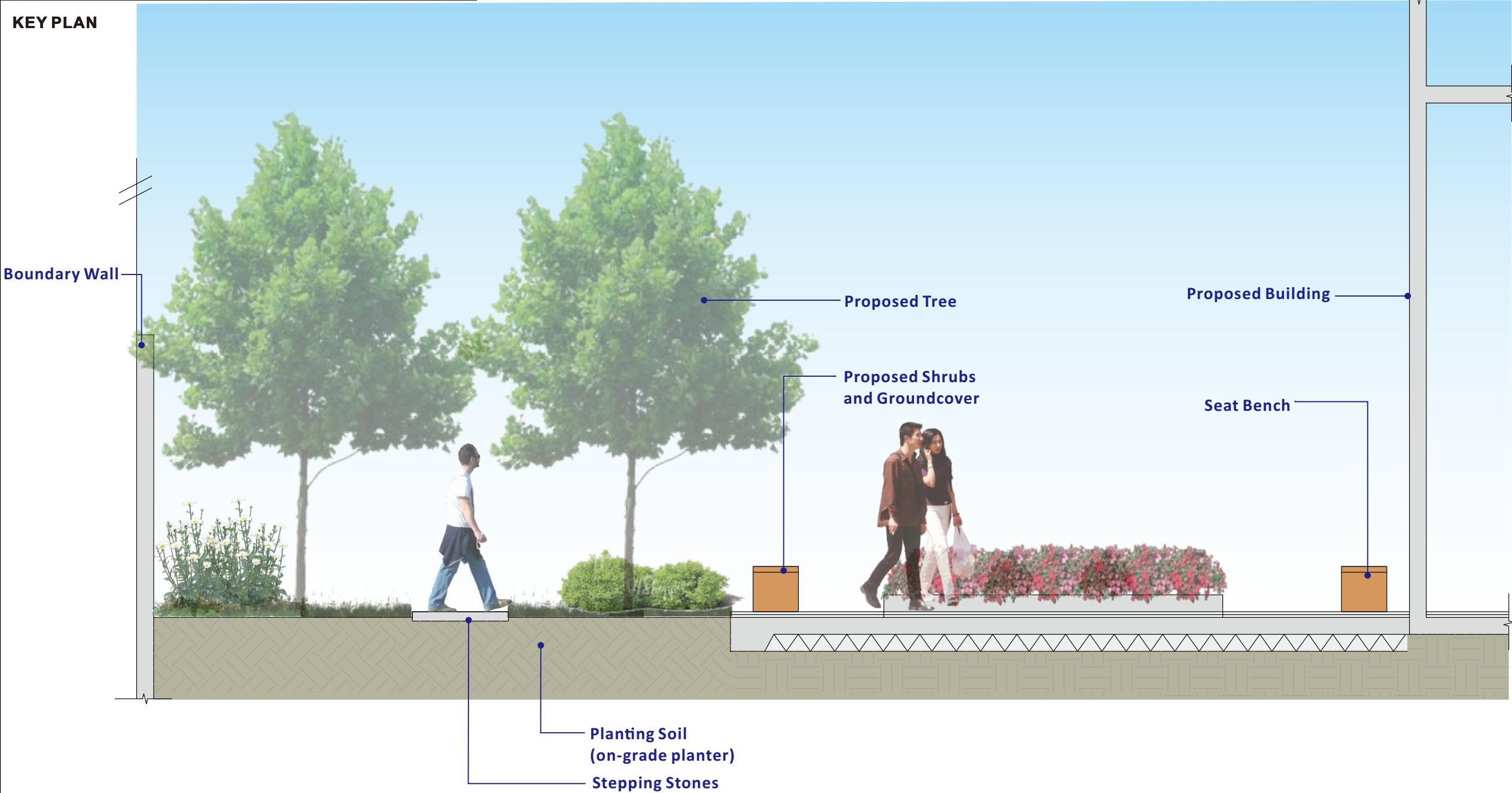
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KEY PLAN



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DRAWING TITLE :
LANDSCAPE SECTION AT L1

PROJECT No. C2527

DRAWING No. LD102

SCALE : 1:40

DATE OF ISSUE : NOV 2025

CAD FILENAME : C2527-LD102

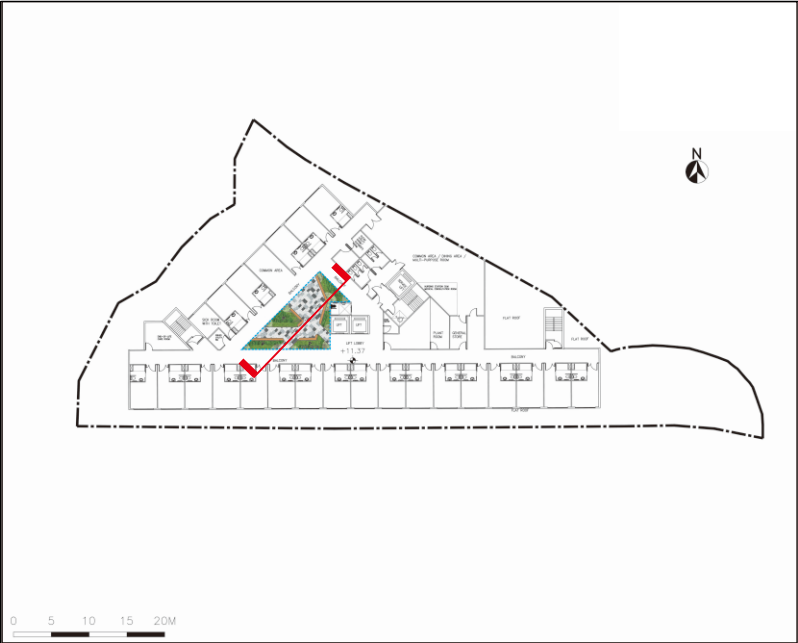
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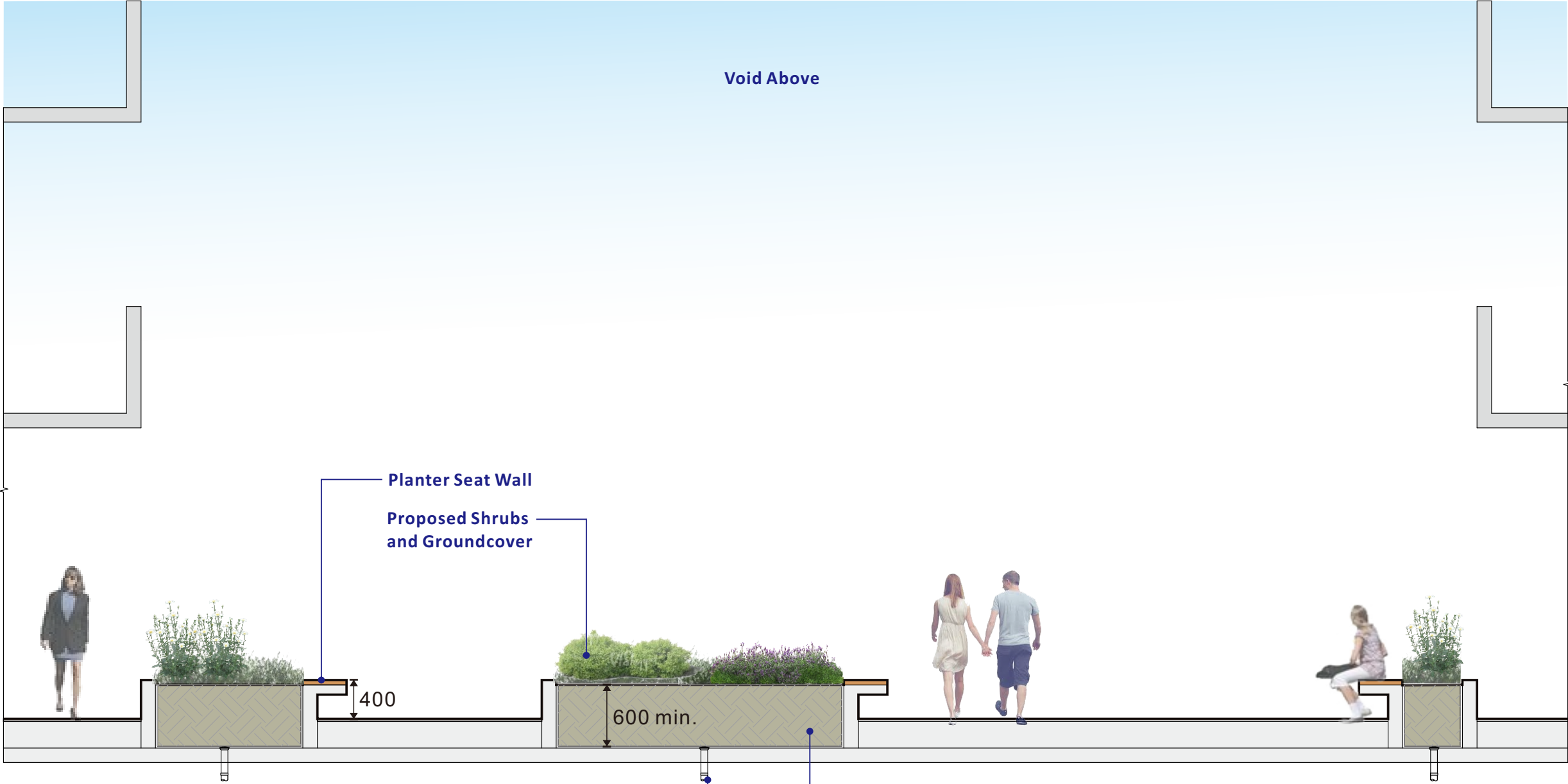
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DRAWING TITLE :
LANDSCAPE SECTION AT L2

PROJECT No. C2527

DRAWING No. LD103

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DATE OF ISSUE : NOV 2025

CAD FILENAME : C2527-LD103

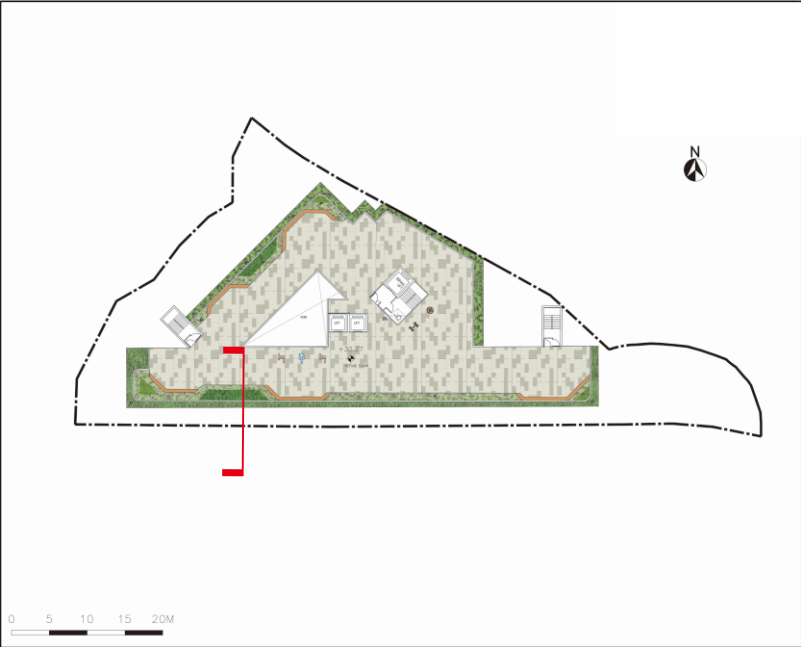
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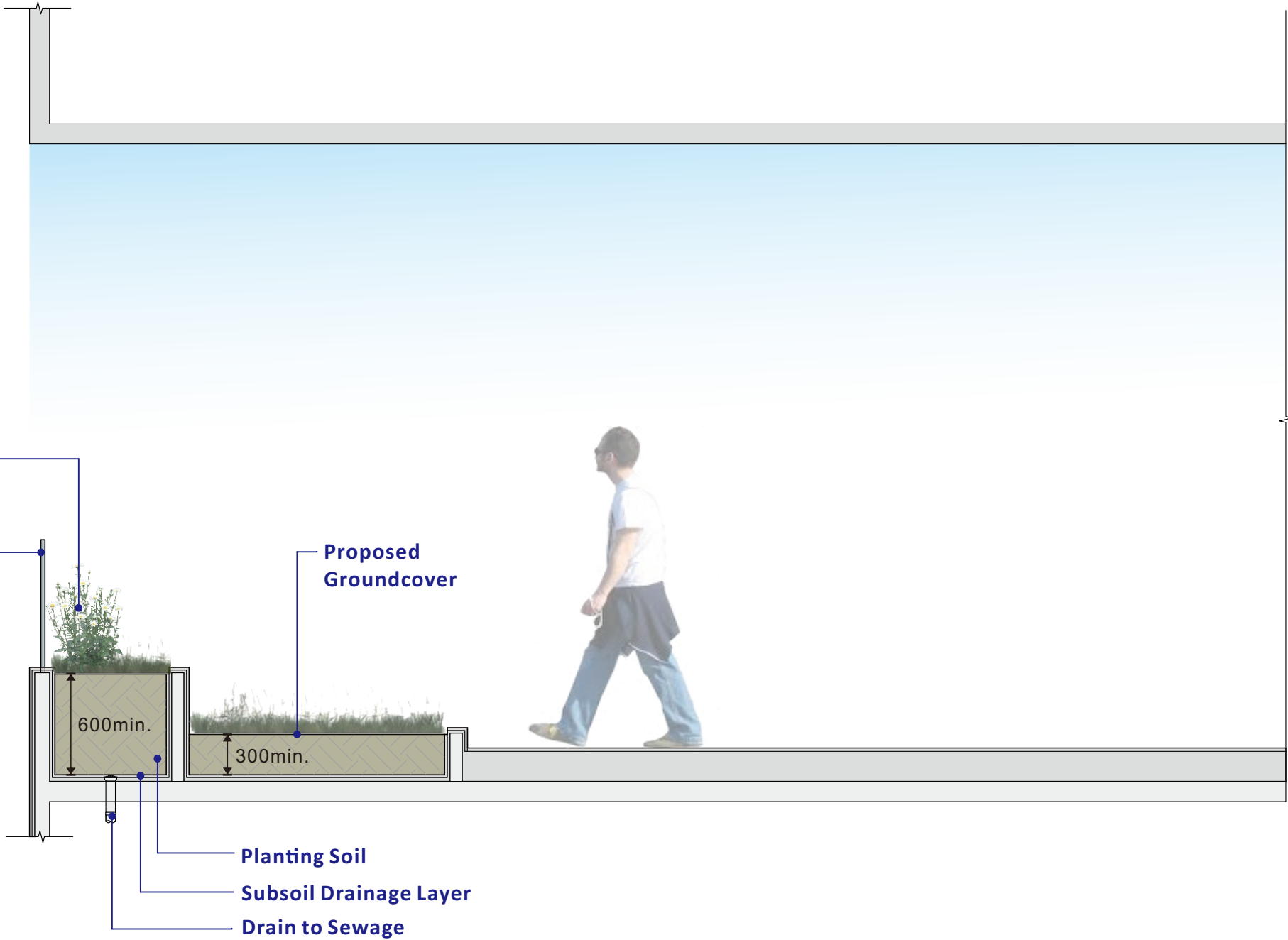
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KEY PLAN



PROJECT :

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DRAWING TITLE :

LANDSCAPE SECTION AT L8

PROJECT No. C2527

DRAWING No. LD104

SCALE : 1:40

DATE OF ISSUE : NOV 2025

CAD FILENAME : C2527-LD104

REV	DESCRIPTION	DATE
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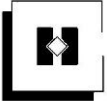
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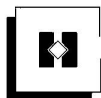
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APPENDIX 7

VISUAL APPRAISAL



2 THE INDICATIVE SHCEME

2.1 Indicative Development Scheme

- 2.1.1 The Application Site covers an area of about 1,940 square metres (“sq.m.”) with structure erected. The Proposed Development is a standalone single-block Residential Care Home for the Elderly (RCHE) compound, providing a total of 504 nos. of beds. The total gross floor area (“GFA”) will be not more than 12,000 sq.m., and the maximum BH will not be more than 13 storeys.
- 2.1.2 Key development parameters of the Proposed Development are summarised in **Table 1** below. The Indicative Architectural Drawings of the Proposed Development is illustrated in **Annex 1**.

Development Parameters	Proposed Scheme
Site Area (Gross)	About 1,940 sq.m.
Gross Floor Area	Not more than 12,000 sq.m.
Plot Ratio	About 6.2
Site Coverage	About 63%
Maximum Building Height (in storey)	13 storeys
Maximum Building Height (in m)	Not more than 52mPD
No. of Block	1
No. of Rooms	252 ¹
No. of Beds	504
Loading/Unloading Bays (L/UL)	1
Parking Spaces for Private Cars	8
Parking Spaces for Light Bus	1
Expected Completion Year	2032

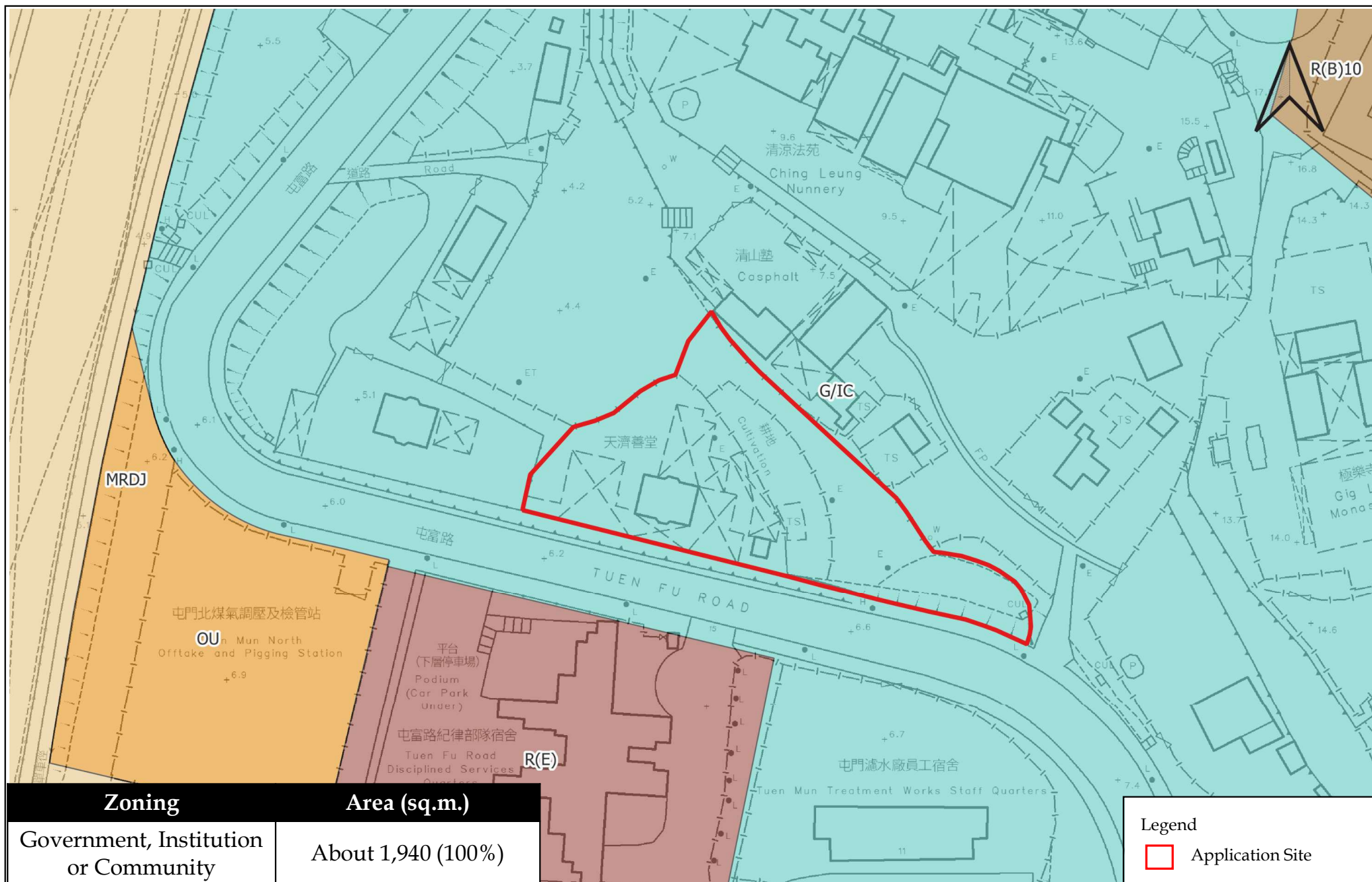
Table 1 Key Development Parameters of the Proposed Development

- 2.1.3 The Proposed Development would have 252 nos. of rooms, which targets to accommodate about 504 residents.
- 2.1.4 Details of the schedule of use by floors is provided in **Table 2**.

No. of Floor(s)	Indicative Uses
9/F-13/F	Dormitory Floor with Supporting Facilities
8/F	Refuge Floor
2/F-7/F	Dormitory Floor with Supporting Facilities
1/F	Entrance Lobby, Supporting Facilities, Electrical and Mechanical (E&M), Landscape Area and Carpark

Table 2 Schedule of Use by Floors

¹ Assuming two beds within a room.



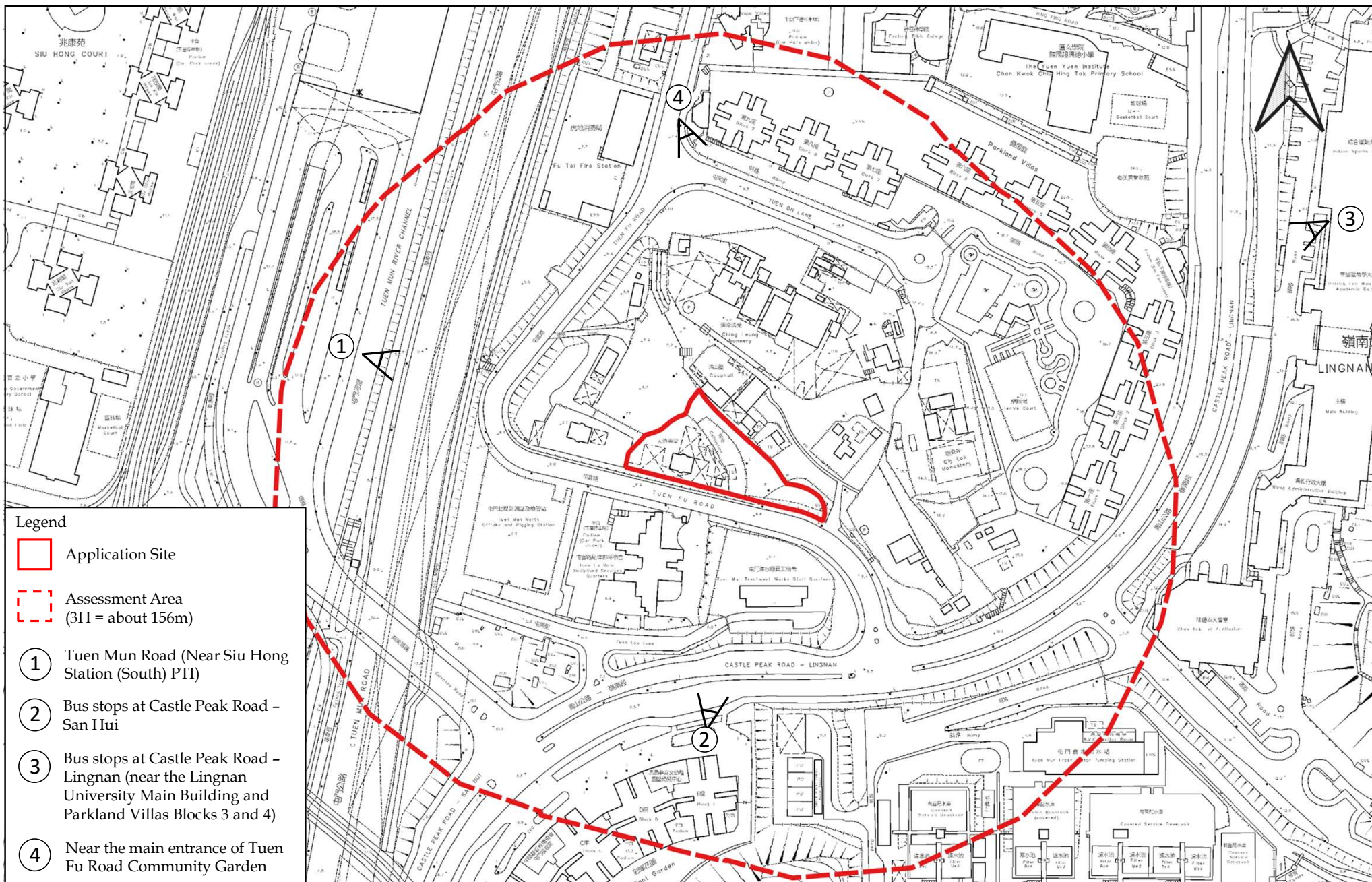
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Figure 1 : Extract of Outline Zoning Plan (No. S/TM/41)

(For reference only. Not to scale.)

Visual Appraisal for Section 12A Application for Proposed Rezoning from "Government, Institution or Community" to "Government, Institution or Community (6)" at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496 in D.D. 132 and the adjoining Government Land, Tuen Mun, New Territories

(Sources: HK GEODATA STORE and Town Planning Board, HKSAR Government)



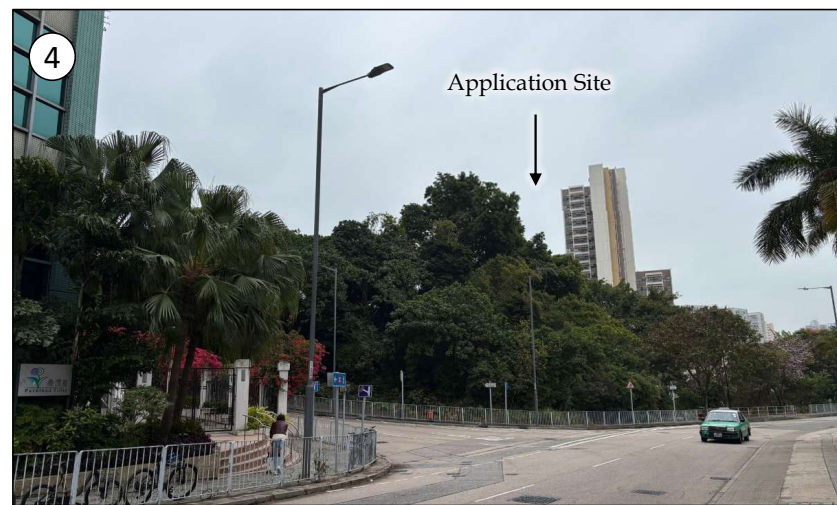
LCH Planning and Development Consultants Limited

Figure 2 : Locations of Viewpoints for the Application

(For reference only. Not to scale.)

Visual Appraisal for Section 12A Application for Proposed Rezoning from "Government, Institution or Community" to "Government, Institution or Community (6)" at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496 in D.D. 132 and the adjoining Government Land, Tuen Mun, New Territories

(Source: HKMS 2.0, HKSAR Government)



Legend

- | | |
|--|---|
| ① Tuen Mun Road (Near Siu Hong Station (South) PTI) | ② Bus stops at Castle Peak Road – San Hui |
| ③ Bus stops at Castle Peak Road – Lingnan (near the Lingnan University Main Building and Parkland Villas Blocks 3 and 4) | ④ Near the main entrance of Tuen Fu Road Community Garden |

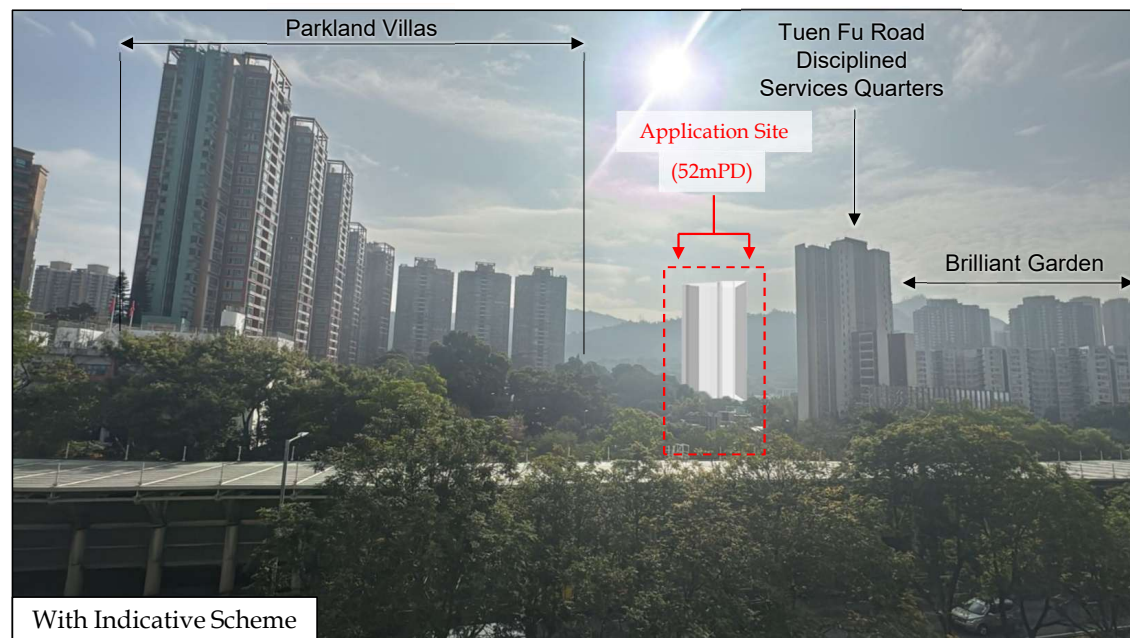
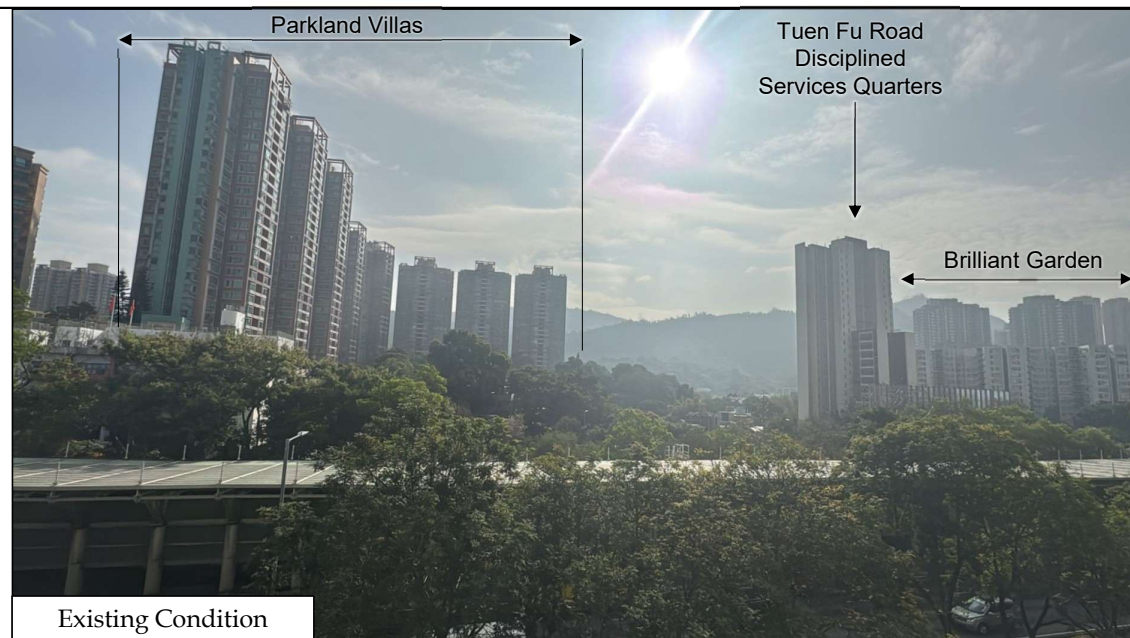
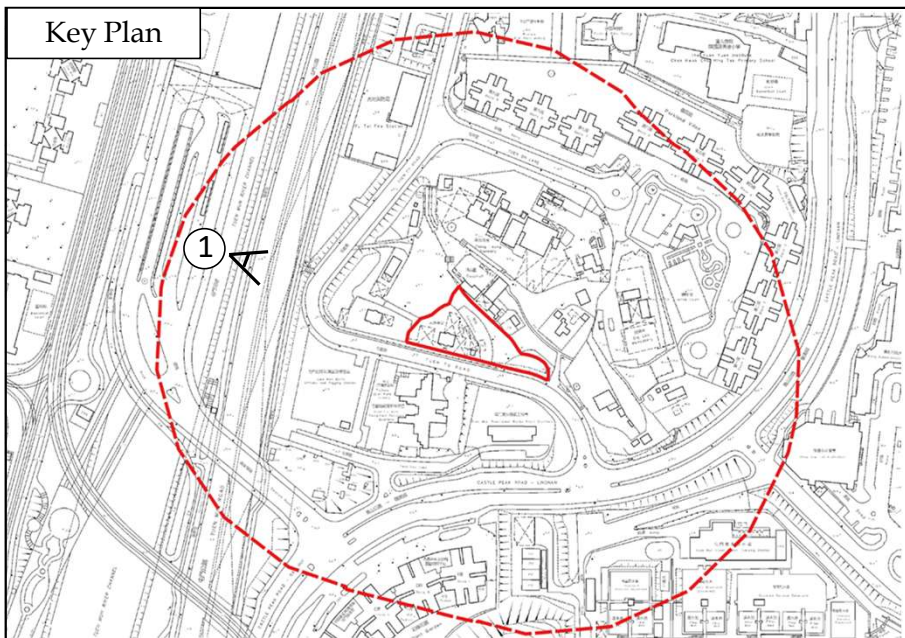


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Figure 3 : Existing Condition of Viewpoints for the Application

Visual Appraisal for Section 12A Application for Proposed Rezoning from “Government, Institution or Community” to “Government, Institution or Community (6)” at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496 in D.D. 132 and the adjoining Government Land, Tuen Mun, New Territories

(Source: On-site Survey)



Legend

□ Application Site

① Tuen Mun Road (Near Siu Hong Station (South) PTI)



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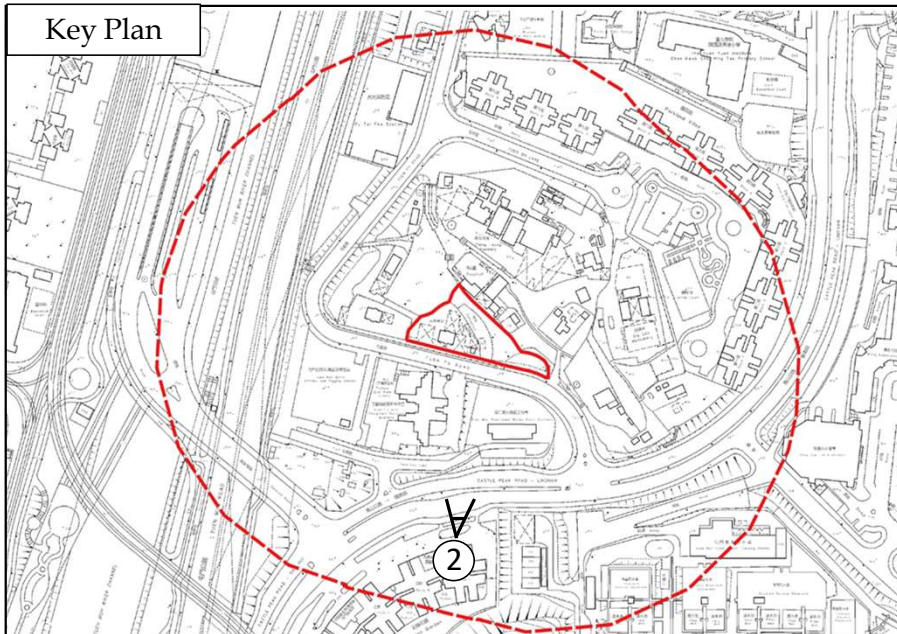
Figure 4 : Photomontage (VP 1)

(For reference only. Not to scale.)

Visual Appraisal for Section 12A Application for Proposed Rezoning from “Government, Institution or Community” to “Government, Institution or Community (6)” at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496 in D.D. 132 and the adjoining Government Land, Tuen Mun, New Territories

(Sources: HK GEODATA STORE, HKSAR Government; and On-site Survey)

Key Plan



Legend

 Application Site

 Bus stops at Castle Peak Road - San Hui



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Figure 5 : Photomontage (VP 2)

(For reference only. Not to scale.)

Tuen Fu Road Disciplined Services Quarters

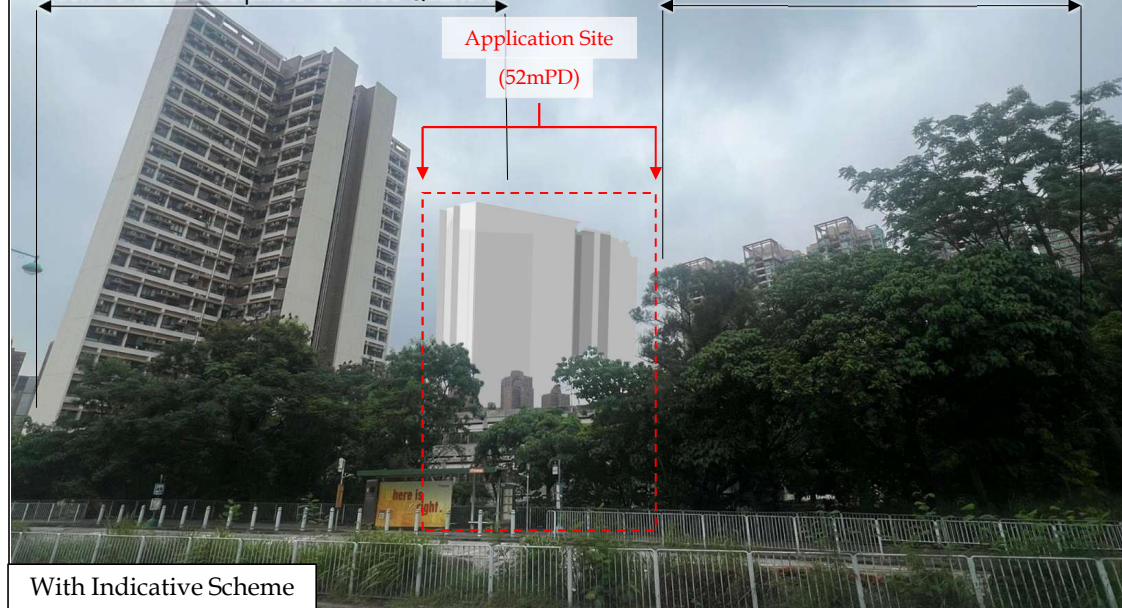
Parkland Villas



Existing Condition

Tuen Fu Road Disciplined Services Quarters

Parkland Villas

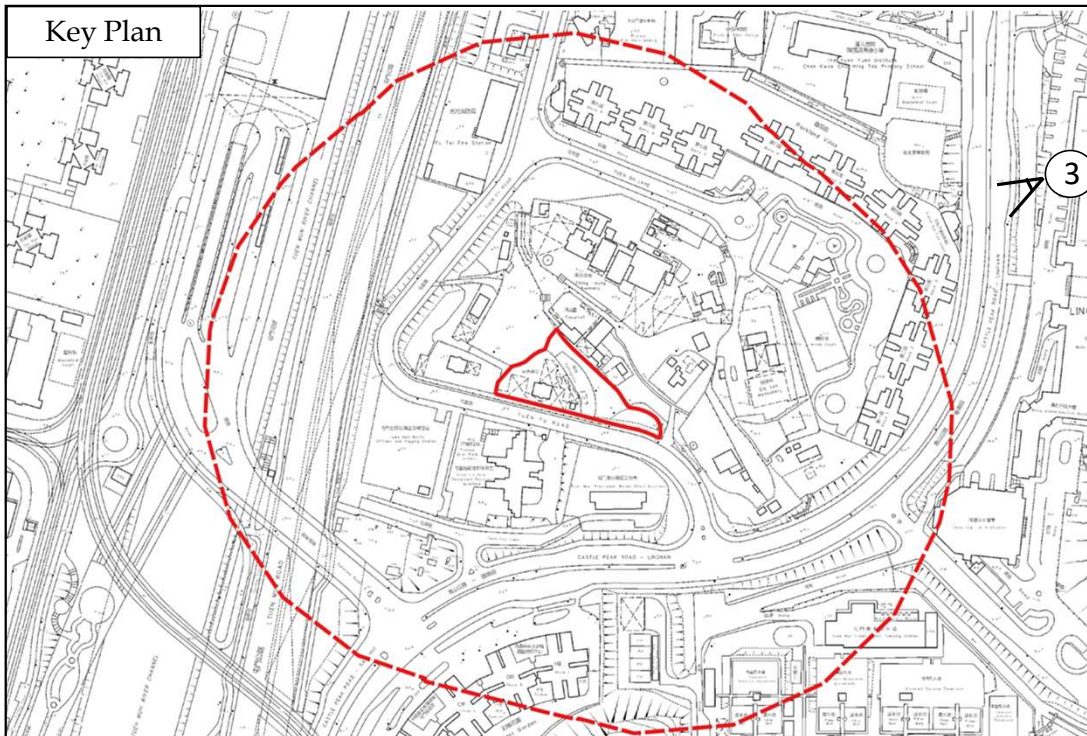


With Indicative Scheme

Visual Appraisal for Section 12A Application for Proposed Rezoning from “Government, Institution or Community” to “Government, Institution or Community (6)” at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496 in D.D. 132 and the adjoining Government Land, Tuen Mun, New Territories

(Sources: HK GEODATA STORE, HKSAR Government; and On-site Survey)

Key Plan



Legend

Application Site

3 Bus stops at Castle Peak Road – Lingnan (near the Lingnan University Main Building and Parkland Villas Blocks 3 and 4)



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Figure 6 : Photomontage (VP 3)

(For reference only. Not to scale.)

Parkland Villas



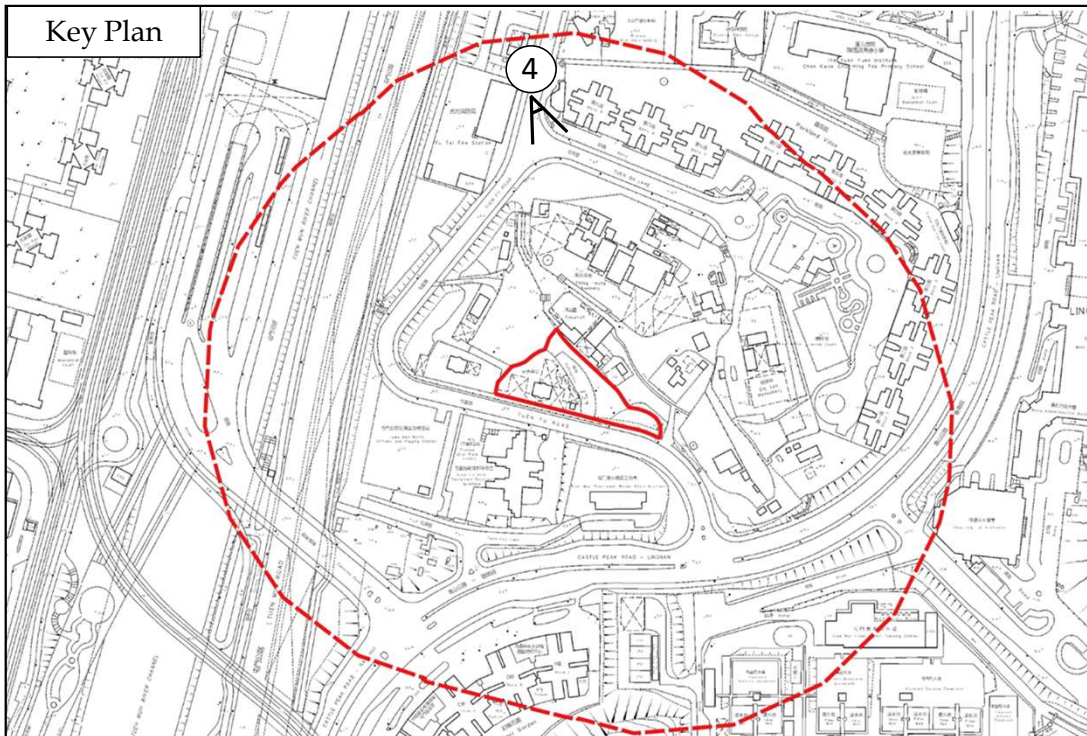
Parkland Villas



Visual Appraisal for Section 12A Application for Proposed Rezoning from “Government, Institution or Community” to “Government, Institution or Community (6)” at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496 in D.D. 132 and the adjoining Government Land, Tuen Mun, New Territories

(Sources: HK GEODATA STORE, HKSAR Government; and On-site Survey)

Key Plan



Legend



Application Site



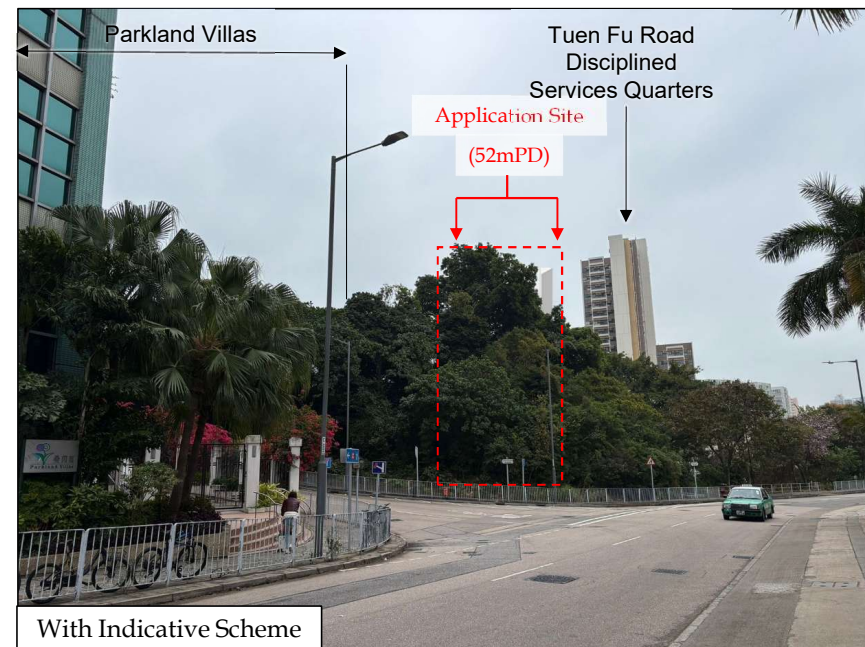
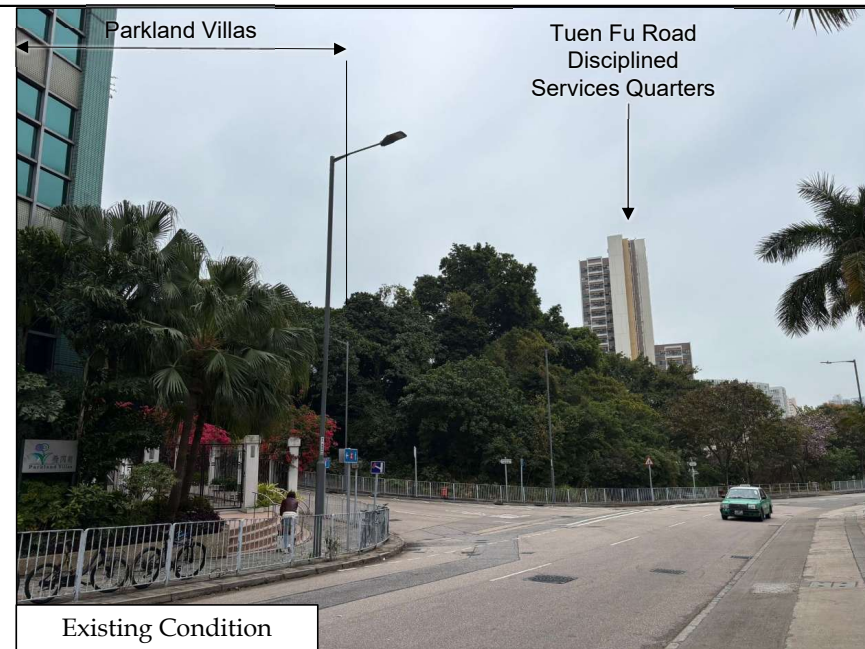
Near the main entrance of Tuen Fu Road Community Garden



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Figure 7 : Photomontage (VP 4)

(For reference only. Not to scale.)



Visual Appraisal for Section 12A Application for Proposed Rezoning from “Government, Institution or Community” to “Government, Institution or Community (6)” at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496 in D.D. 132 and the adjoining Government Land, Tuen Mun, New Territories

(Sources: HK GEODATA STORE, HKSAR Government; and On-site Survey)