收到・城市規劃委員會 只會在他到時行从更的資料及文件後才正式確認收到

6 FEB 2024

The training Board will formally acknowledge the a freceipt of the application only upon receipt and is received on of all the required information and documents.

Form No. S16-III 表格第 S16-III 號

### APPLICATION FOR PERMISSION **UNDER SECTION 16 OF** THE TOWN PLANNING ORDINANCE (CAP. 131)

《城市規劃條例》(第131章) 根據 第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development\*

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行 為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議\*

\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development. \*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發 展的許可續期,應使用表格第516-1號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.tpb.gov.hk/en/plan application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行 土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知: https://www.tpb.gov.hk/tc/plan\_application/apply.html

#### General Note and Annotation for the Form 填寫表格的一般指引及註解

- "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made 「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的 土地的擁有人的人
- \* Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 🗸 」at the appropriate box 請在適當的方格內上加上「🗸」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YCKTS 1993
	Date Received 收到日期	6 FEB 2024

- 1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <a href="http://www.info.gov.hk/tipb/">http://www.info.gov.hk/tipb/</a>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories). 讀先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址: http://www.info.gov.hk/pb/),亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙 田上禾輋路 1號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete. 此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

#### Name of Applicant 申請人姓名/名稱

(☑ Mr. 先生 /□ Mrs. 夫人 /□ Miss 小姐 /□ Ms. 女士 /□ Company 公司 /□ Organisation 機構 )

Tsui Yat Wah (徐日華)

#### Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱(如適用)

(□Mr. 先生 /□Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 / ☑ Company 公司 /□ Organisation 機構 )

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3.	Application Site 申請地點		
(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 403 RP (Part) in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories	
(b)	Site area and/or gross floor area involved 涉及的地盤面橫及/或總樓面面 積	☑Site area 地盤面積 9,000 sq.in 平方米☑About 約 Not more than □Gross floor area 總樓面面積 7,020 sq.m 平方米☑About 約	167
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	1,068 sq.m 平方米 ☑About 約	

(d)	Name and number of the related statutory plan(s) 有關法定國則的名稱及編號	Approved Kam Tin South Outline Zoning Plan I	No. S/YL-K15/15
(e) ·	Land use zone(s) involved 沙及的土地用途地帶	'Agriculture' ("AGR")	
		Vacant site	
<b>(1</b> )	Current use(s) 現時用途	(If there are any Government, institution or community finian and specify the use and gross floor area) (如有任何政府、機構或計區設施,讀在圖則上顯示,	
4.	"Current Land Owner" of A	Application Site 申請地點的「現行土地	擁有人」
The	applicant 申請人 -		
	is the sole "current land owner" (t	please proceed to Part 6 and attach documentary proof o 誘鐵續填寫第 6 部分,並夾附業權證明文件)。	f ownership).
	is one of the "current land owners"* 是其中一名「現行土地擁有人」	《(please attach documentary proof of ownership). 《(謂夾附梁權證明文件)。	
Ø	is not a "current land owner". 並不是「現行土地擁有人」"。		
	The application site is entirely on G 申請地點完全位於政府土地上(i	overnment land (please proceed to Part 6). 附組續填寫第 6.部分)。	
5.	Statement on Owner's Cons 就土地擁有人的同意/通	sent/Notification i知土地擁有人的陳述	
(a)	According to the record(s) of the L	and Registry as af(DD/MN "ourrent land owner(s)"". 年	MYYYY), this application 目的記錄,這宗申請共奉
(b)			-
	has obtained consent(s) of		
	Details of consent of "currer	nt land owner(s)" # obtained 取得「現行土地擁有人」	」"同意的詳情
	No. of 'Current Land Owner(s)' Lot num Land Res	ber/address of premises as shown in the record of the gistry where consent(s) has/have been obtained 也註冊慶記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
	(Please use separate sheets if the	e space of any box above is insufficient. 如上列任何方格的2	空間不足,請另頁說明)

-	Details of the "current land owner(s)" notified 已獲通知「現行土地擁有人」"的詳細資料										資料		
L	fo. of 'Current and Owner(s)' 現行土地擁 引人」數目	Land I	mber/add Registry v 土地註冊[	where n	otificat	ion(s) h	ıs/have	been g	iven		given (DD/	MM/Y	otificati YYYY) 日/月/年
									,				
			•					,					ı
(Pl	ease use separate s	sheets if t	he space o	of any bo	x above	is insuff	icient.	如上列	王何方	各的空	間不足	! , 請.	另頁說明
已:	s taken reasonabl 採取合理步驟以 asonable Steps to	人取得土	地擁有力	人的同意	意或向語	该人發約	通知	• 詳情	如下:	採取的	<u> </u>	步驟	
	sent request fo												ŶYYY
Re	asonable Steps to	o Give N	otification	on to O	· wner(s)	向土	地擁有	人發出	通知戶	近採取	的合理	里步駅	ž
	published noti									A/YY	YY) <sup>&amp;</sup>		
	·												
$\checkmark$			ninent po (DD/M			ear appli	cation	site/pre	mises (	on .			
$\square$		2023	_ (DD/M	IM/YY	YY) <sup>&amp;</sup>			-		•	貼出關	引於該	申請的
	27.12. 於	relevant	(DD/M (日/月 owners' mittee on (日/月	IM/YY /年)在「 corpor	YY) <sup>&amp;</sup> 申請地 ation(s) 25.1.20	點/申記 /owners )24	情處所: ' comn _ (DD/	或附近 nittee(s) MM/Y	的顯明 /mutu: YYY)	· 目位置 al aid &	comm	ittee(s	)/manag
-	於	relevant	(DD/M (日/月 owners' mittee on (日/月	IM/YY /年)在「 corpor	YY) <sup>&amp;</sup> 申請地 ation(s) 25.1.20	點/申記 /owners )24	情處所: ' comn _ (DD/	或附近 nittee(s) MM/Y	的顯明 /mutu: YYY)	· 目位置 al aid &	comm	ittee(s	)/manag
Ø	27.12. 於	relevant	(DD/M (日/月 owners' mittee on (日/月	IM/YY /年)在「 corpor	YY) <sup>&amp;</sup> 申請地 ation(s) 25.1.20	點/申記 /owners )24	情處所: ' comn _ (DD/	或附近 nittee(s) MM/Y	的顯明 /mutu: YYY)	· 目位置 al aid &	comm	ittee(s	)/manag
Ø	27.12. 於	relevant tral common 勺鄉事委	_ (DD/M _ (日/月 owners' mittee on _ (日/月 :員會&	IM/YY /年)在「 corpor	YY) <sup>&amp;</sup> 申請地 ation(s) 25.1.20	點/申記 /owners )24	情處所: ' comn _ (DD/	或附近 nittee(s) MM/Y	的顯明 /mutu: YYY)	· 目位置 al aid &	comm	ittee(s	)/manag
Ø	27.12 於 sent notice to office(s) or ru 於 處,或有關的 hers 其他 others (please	relevant tral common 勺鄉事委	_ (DD/M _ (日/月 owners' mittee on _ (日/月 :員會&	IM/YY /年)在「 corpor	YY) <sup>&amp;</sup> 申請地 ation(s) 25.1.20	點/申記 /owners )24	情處所: ' comn _ (DD/	或附近 nittee(s) MM/Y	的顯明 /mutu: YYY)	· 目位置 al aid &	comm	ittee(s	)/manag
Ø	27.12 於 sent notice to office(s) or ru 於 處,或有關的 hers 其他 others (please	relevant tral common 勺鄉事委	_ (DD/M _ (日/月 owners' mittee on _ (日/月 :員會&	IM/YY /年)在「 corpor	YY) <sup>&amp;</sup> 申請地 ation(s) 25.1.20	點/申記 /owners )24	情處所: ' comn _ (DD/	或附近 nittee(s) MM/Y	的顯明 /mutu: YYY)	· 目位置 al aid &	comm	ittee(s	)/manag
Ø	27.12 於 sent notice to office(s) or ru 於 處,或有關的 hers 其他 others (please	relevant tral common 勺鄉事委	_ (DD/M _ (日/月 owners' mittee on _ (日/月 :員會&	IM/YY /年)在「 corpor	YY) <sup>&amp;</sup> 申請地 ation(s) 25.1.20	點/申記 /owners )24	情處所: ' comn _ (DD/	或附近 nittee(s) MM/Y	的顯明 /mutu: YYY)	· 目位置 al aid &	comm	ittee(s	)/manag

6. Type(s) of Application	n申請類別						
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展							
(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))							
(如屬位於鄉郊地區臨時用途/發展的規劃許可續期,請填寫(B)部分)							
Control man 2 Mary Land Comment (1)	<u> </u>	es Centre for a Period of 3 Years and Filling of					
(a) Proposed		•					
use(s)/development							
擬議用途/發展							
	(Please illustrate the details of the pr	oposal on a layout plan) (請用平面圖說明擬識詳情)					
(b) Effective period of	☑ year(s) 年	3					
permission applied for 申請的許可有效期	□ month(s) 個月						
(c) Development Schedule 發展網	細節表	•					
Proposed uncovered land area	擬議露天土地面積	1,980 sq.m ☑About 約					
Proposed covered land area 携	<b>承議有上蓋土地面積</b>	7,020 sq.m ☑About 約					
<del>-</del>	s/structures 擬議建築物/構築物	数目2					
Proposed domestic floor area		NA sq.m □About 約					
Proposed non-domestic floor		Not more than 7,020 sq.m □About 約					
· Proposed gross floor area 擬詞		Not more than 7,020 sq.m □About 約					
Proposed height and use(s) of dif	ferent floors of buildings/structures	(if applicable) 建築物/構築物的擬議高度及不同樓層					
<u> </u>	_	is insufficient) (如以下空間不足,請另頁說明)					
Structure 1: Logistics centre (	Not exceeding 13m, 1 storey),						
Structure 2: Toilet (Not exceed	ding 3m, 1 storey)						
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	***************************************						
Proposed number of car parking s	spaces by types 不同種類停車位的	勺擬議數目					
Private Car Parking Spaces 私家	車車位	4 spaces of 5m x 2.5m					
Motorcycle Parking Spaces 電單	中車位	Nil					
Light Goods Vehicle Parking Spa		Nil					
Medium Goods Vehicle Parking	-	Nil					
Heavy Goods Vehicle Parking Sp		Nil NA					
Others (Please Specify) 其他 (部	<b>有列9月)</b>	IVA .					
Proposed number of loading/unlo	Proposed number of loading/unloading spaces 上落客貨車位的擬議數目						
	ading spaces 上落客貨車位的擬語	義數目					
Taxi Spaces 的士車位	ading spaces 上落客貨車位的擬語	後數目 Nil					
Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位	ading spaces 上落客貨車位的擬語	Nil Nil					
		Nil Nil Nil					
Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕極 Medium Goods Vehicle Spaces	型貨車車位 中型貨車車位	Nil Nil 4 spaces of 11m x 3.5m (MGV & HGV)					
Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕勁 Medium Goods Vehicle Spaces Heavy Goods Vehicle Spaces 重	型貨車車位 中型貨車車位 型貨車車位	Nil Nil 4 spaces of 1 lm x 3.5m (MGV & HGV) Nil					
Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕極 Medium Goods Vehicle Spaces	型貨車車位 中型貨車車位 型貨車車位	Nil Nil 4 spaces of 11m x 3.5m (MGV & HGV)					

	osed operating hours # 0a.m. to 7:00p.m. fro			Saturdays. No operation will be l	neld on Sundays & p	public holidays		
(d)	Any vehicular acce the site/subject build 是否有車路通往地 有關建築物?	ss to	es 是	☑ There is an existing access. appropriate) 有一條現有車路。(請註明車 Vehicular access leading from I □ There is a proposed access. width) 有一條擬議車路。(請在圖)	路名稱(如適用)) Kam Tin Road (please illustrate on p	plan and specify the		
	•	N	o否					
(e)	(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁表示可盡量減少可能出現不良影響的措施,否則請提供理據/理由。)							
(i)	Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	☐ I	Please provide details 請提供詳情				
		Yes 是	di (訂	lease indicate on site plan the boundary of version, the extent of filling of land/pond(s) at 背用地盤平面圖顯示有關土地/池塘界線, 範圍) ] Diversion of stream 河道改道	nd/or excavation of land)	•		
(ii)	Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	· No 否		Filling of pond 填塘 Area of filling 填塘面積 Depth of filling 填塘深度  Filling of land 填土 Area of filling 填土面積 Depth of filling 填土面積  Excavation of land 挖土 Area of excavation 挖土面積  Depth of excavation 挖土流渡	m 米  00 sq.m 平方米  0.2 m 米 sq.m 平方米	□About 約 □About 約 □About 約		
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	Landscar Tree Fell Visual In	数交 supply age 對 s 對斜 by slop te Impa ing 矿 upact 村	通 對供水 排水 坡 les 受斜坡影響 ct 構成景觀影響	Yes 會 □	No 不會 以 No 不會 以		

diameter a 講註明盡 幹直徑及	te measure(s) to minimise the impact(s). For tree felling, please state the number, it breast height and species of the affected trees (if possible) 量減少影響的措施。如涉及砍伐樹木,請說明受影響樹木的數目、及胸高度的樹品種(倘可)
位於鄉郊地區臨時用途/發展	
(a) Application number to which the permission relates 與許可有關的申請編號	A//
(b) Date of approval 獲批給許可的日期	(DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	(DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	□ The permission does not have any approval condition 許可並沒有任何附帶條件: □ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件: □ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件: □ Reason(s) for non-compliance: 仍未履行的原因: □ (Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明)
(f) Renewal period sought 要求的續期期間	□ year(s) 年 □ month(s) 個月

7. Justifications 理由
The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 現請申請人提供申請理由及支持其申請的資料。如有需要,請另頁說明)。
1. The application site is in close proximity to other open storage yards with planning permission.
2. Insufficient supply to meet exigent open storage and warehouse demand in Kam Tin.
3. Adequate circulation path is proposed near the ingress/egress for the manoeuvring of medium/heavy goods vehicle.
4. The application site is classified as 'Category 2 Area' according to the Town Planning Board Guidelines for application for open storage and port back-up uses under section 16 of Town Planning Ordiannee (TPB PG-No. 13G) of which open storage and port-back uses would be considered if no objection is received from Government departments.
5. The proposed development is compatible with the surrounding environment especially that significant portion of the application site would be enclosed.
6. Minimal traffic impact. Estimated traffic generation has been submitted.
7. Insignificant noise and environmental impacts especially that no operation will be held during sensitive hours.
8. Adjacent land has been approved for open storage purpose such as A/YL-KTS/896.
9. No container tractor/trailer will allow to access/park at the application site.
10. No workshop activity is proposed at the application site.
11. The applicant can maintain the minimum safe working clearance between the proposed structure 1 and the existing overhead electric lines and conductors.
***************************************
***************************************

8. Declaration 聲明
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief. 本人謹此聲明,本人就這宗申請提交的資料,據本人所知及所信,均屬真實無誤。
I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站,供公眾免費瀏覽或下戰。
Signature 安都 Patrick Tsui Patrick Tsui Applicant 申請人 / Authorised Agent 獲授權代理人  Consultant  Consultant
Name in Block Letters  Position (if applicable)  姓名 (請以正楷填寫)  職位 (如適用)
Professional Qualification(s)  □ Member 會員 / □ Fellow of 資深會員 □ HKIP 香港規劃師學會 / □ HKIA 香港建築師學會 / □ HKIS 香港測量師學會 / □ HKIE 香港工程師學會 / □ HKILA 香港園境師學會 / □ HKIUD 香港城市設計學會 □ RPP 註冊專業規劃師 Others 其他
on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司) 代表
☑ Company 公司 / □ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)
Date 日期 19/12/2023 (DD/MM/YYYY 日/月/年)
Remark 備註
The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate. 委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下,有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。
Warning 警告
Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance. 任何人在明知或故意的情况下,就這宗申請提出在任何要項上是虛假的陳述或資料,即屬違反《刑事罪行條例》。
Statement on Personal Data 個人資料的聲明
1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes: 委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門,以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途:  (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and 處理這宗申請,包括公布這宗申請供公眾查閱,同時公布申請人的姓名供公眾查閱:以及  (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  方便申請人與委員會秘書及政府部門之間進行聯絡。
2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above. 申請人就這宗申請提供的個人資料,或亦會向其他人士披露,以作上述第 1 段提及的用途。
3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 根據《個人資料(私隱)條例》(第 486 章)的規定,申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料應向委員會秘書提出有關要求,其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Applica	ation 申請摘要
consultees, uploaded deposited at the Plan (請 <u>盡量</u> 以英文及中	ails in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant d to the Town Planning Board's Website for browsing and free downloading by the public and ming Enquiry Counters of the Planning Department for general information.)  文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及署規劃資料查詢處以供一般參閱。)
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 403 RP (Part) in D.D. 103 & Adjoining Government Land, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	9,000 sq. m 平方米 ☑ About 約
	(includes Government land of 包括政府土地 1,068 sq. m 平方米 ☑ About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
Zoning 地帶	'Agriculture' ("AGR")
Type of Application 申請類別	☑ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期
·	☑ Year(s) 年 <u>3</u> □ Month(s) 月
	□ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期
	□ Year(s) 年 □ Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land
;	

(i)	Gross floor area		sq.m	平方米	Plot Ra	atio 地積比率
	and/or plot ratio 總樓面面積及/或 地積比率	Domestic 住用	NA	□ About 約 □ Not more than 不多於	NA	□About 約 □Not more than 不多於
		Non-domestic 非住用	7,020	□ About 約 ☑ Not more than 不多於	0.78	口About 約 如Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用	ŅĀ.			
		Non-domestic 非住用	2.			
(iii)	Building height/No. of storeys 建築物高度/屬數	Domestic 住用	NA		□ (Not	m 米 more than 不多於)
			NA	•	□ (Not	Storeys(s) 履 more than 不多於)
		Non-domestic 非住用	13		· 🛛 (Not	m 米 t more than 不多於)
	<u></u>		1	7	. (No	Storeys(s) 層 t more than 不多於)
(iv)	Site coverage 上蓋面積		<u>, ,</u>		78 %	☑ About 約
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Medium Goods Heavy Goods Vo Others (Please S NA	ing Spaces 私意ing Spaces 電車 nicle Parking Spaces 電車 Vehicle Parking Specify) 其他( Lie loading/unloa/停車處總數 士車位 依遊巴車位 hicle Spaces 輕 Vehicle Spaces 章	東車位 單車車位 paces 輕型貨車泊 Spaces 中型貨車 paces 重型貨車泊 調列明) ————————————————————————————————————	泊車位	4 0 0 0 0 0 0 0 4 (MGV & HGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese	English
	中文	英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		$\square$
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		Ц
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明)		☑
Site plan, vehicular access plan and proposed drainage plan		
Proposed site paving plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估	. 🗆	
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		<u>δ</u> .
Estimated traffic generation & drainage proposal		
Note: May insert more than one 「✓」. 註:可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註: 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異,城市規劃委員會概不負責。若有任何疑問,應查閱申請人提交的文件。

#### 1.2 Runoff Estimation

1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A/3,600$$

Assuming that:

- i. The area of the catchment and the application site is 19,800m<sup>2</sup>; (**Figure 4**)
- ii. The external catchment is paved with vegetation. It is assumed that the value of run-off co-efficient (k) is taken as 0.8.

Difference in Land Datum = 
$$110m - 7.5m = 102.5m$$
  
L =  $420m$   
Average fall =  $102.5m$  in  $420m$  or  $1m$  in  $4.1m$ 

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and Management" published by the Drainage Services Department (DSD),

Time of Concentration (t<sub>c</sub>) 
$$= 0.14465 \ [ \ L/(H^{0.2} \times A^{0.1}) \ ]$$
 
$$t_c = 0.14465 \ [ 420/\ 24.4^{0.2} \times 19,800^{0.1}) \ ]$$
 
$$t_c = 11.92 \ minutes$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 220 mm/hr

#### By Rational Method,

Q<sub>1</sub> = 
$$0.8 \times 220 \times 19,800 / 3,600$$
  
 $\therefore$  Q<sub>1</sub> =  $968 \text{ l/s} = 58,080 \text{ l/min} = 0.97 \text{m}^3/\text{s}$ 

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of about 1:28 and 1:33 in order to follow the gradient of the application site, 600mm surface U-channel along the site periphery is considered adequate to dissipate all the stormwater accrued by the application site.

#### 1.3 **Proposed Drainage Facilities**

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 600mm concrete surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 5**).
- 1.3.2 The collected stormwater will then be discharged directly to the river to the immediate east of the application site.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.5 Prior to the commencement of the drainage works, the applicant will seek consent from District Lands Office/Yuen Long and relevant land owners for the provision of drainage facilities outside the application site.
- 1.3.6 The proposed development would not affect the existing ditches, drains and obstruct the flow of the flow of surface runoff.
- 1.3.7 The provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, is inevitably for the provision of surface channel. The accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings. Hence, the soil will be cleared at the soonest possible after the completion of the excavation process.
- (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
- (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. The works at the site periphery would not either alter the flow of surface runoff from adjacent areas.
- (d) 100mm gap will be provided at the toe of site hoarding to allow unobstructed flow of surface runoff.

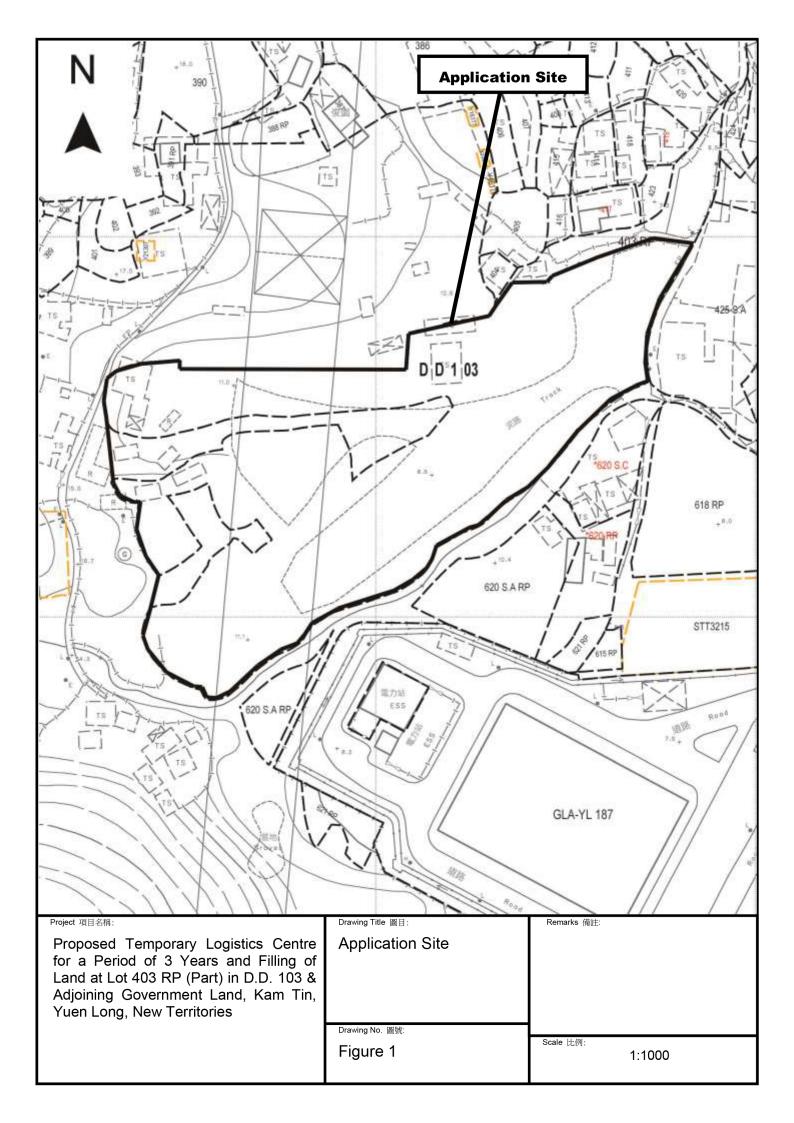
#### **Annex 2** Estimated Traffic Generation

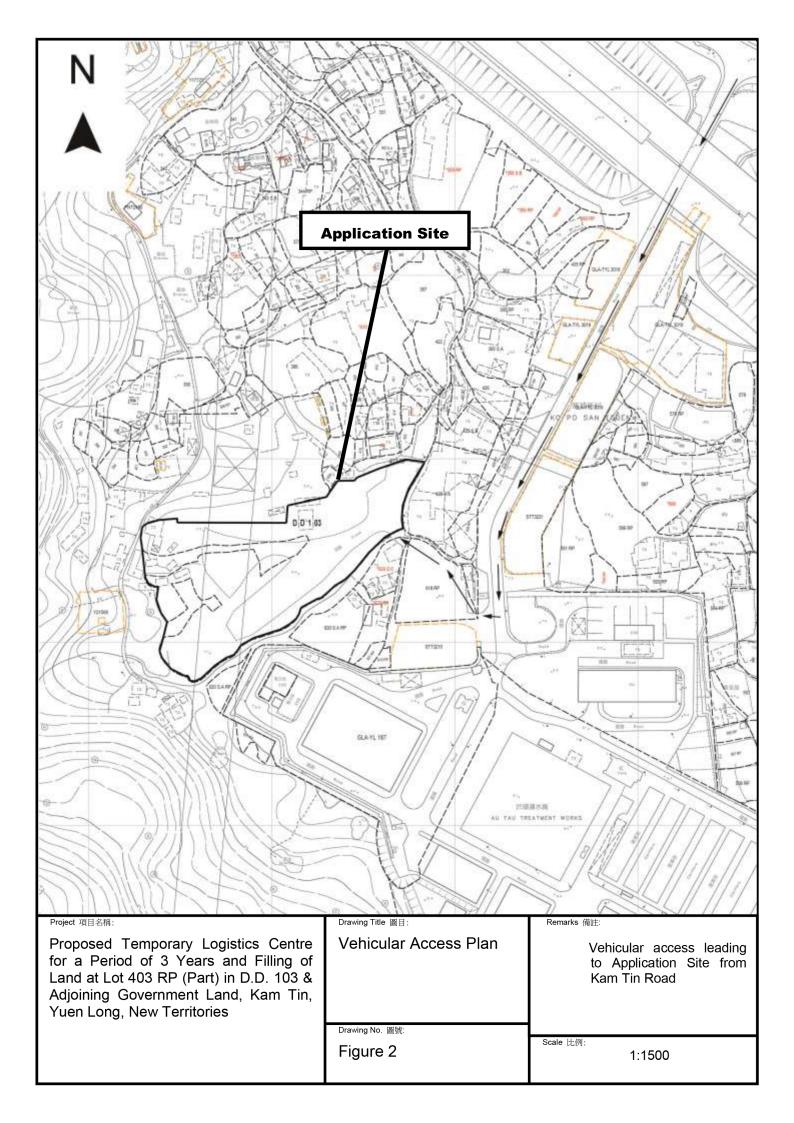
- 2.1 The application site is serviced by a vehicular access leading from Kam Tin Road. Having mentioned that the site is intended for logistics centre with four 11m x 35m loading/unloading spaces for medium and heavy goods vehicle, traffic generated by the proposed development is not significant.
- 2.2 There will be 4 loading/unloading space of 11m x 3.5m for medium/heavy goods vehicle for loading/unloading purpose and 4 parking spaces of 5m x 2.5m for private car. The estimated traffic generation/attraction rate is shown below:

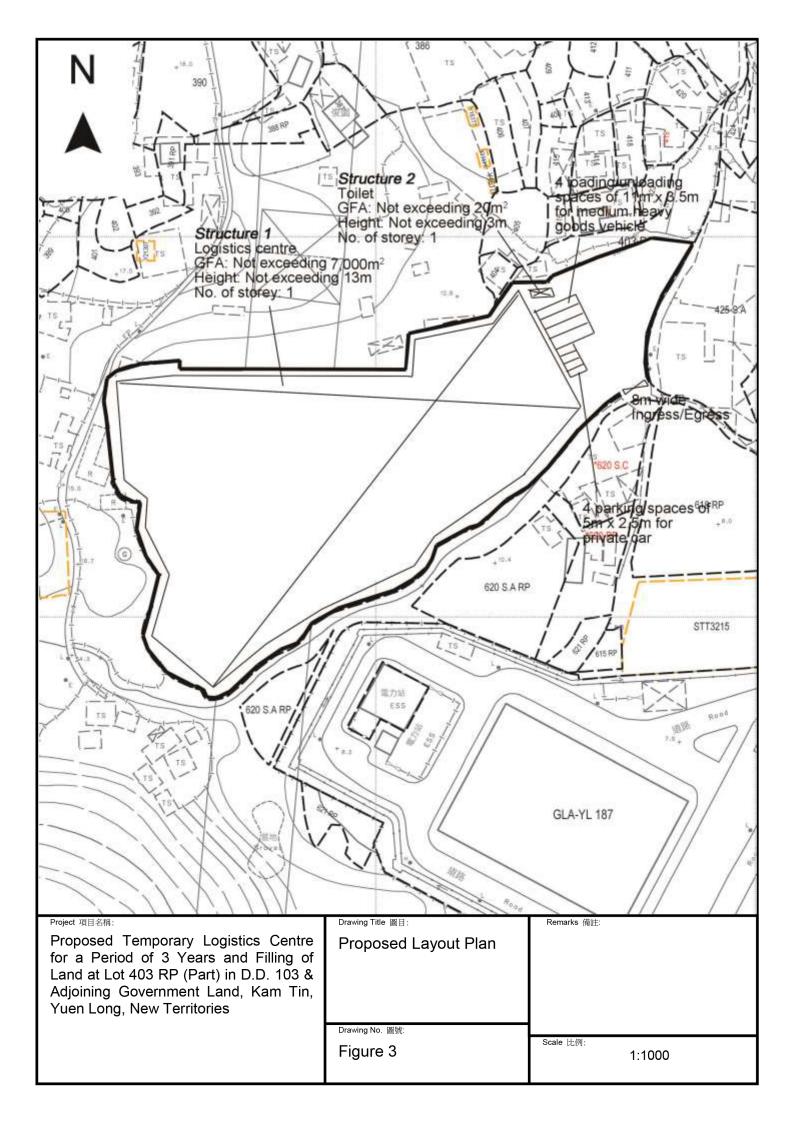
Type of	Average Traffic	<u>Average</u>	Traffic	Traffic	
Vehicle	Generation Rate	Traffic	Generation Rate	Attraction Rate	
	(pcu/hr)	Attraction Rate	at Peak Hours	at Peak Hours	
		(pcu/hr)	(pcu/hr)	(pcu/hr)	
Private car	0.4	0.4	2	1	
Medium/					
heavy goods	1.2	1.2	4	0	
vehicle					
Total	1.6	1.6	6	1	

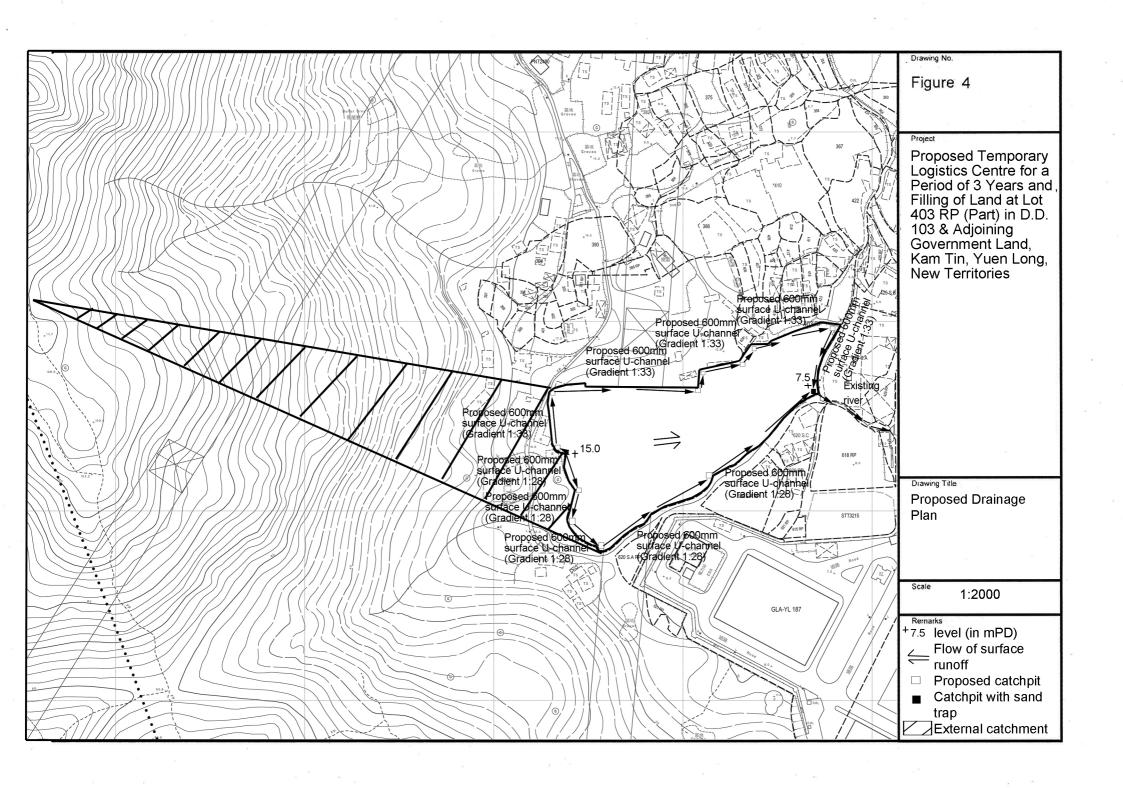
#### Note:

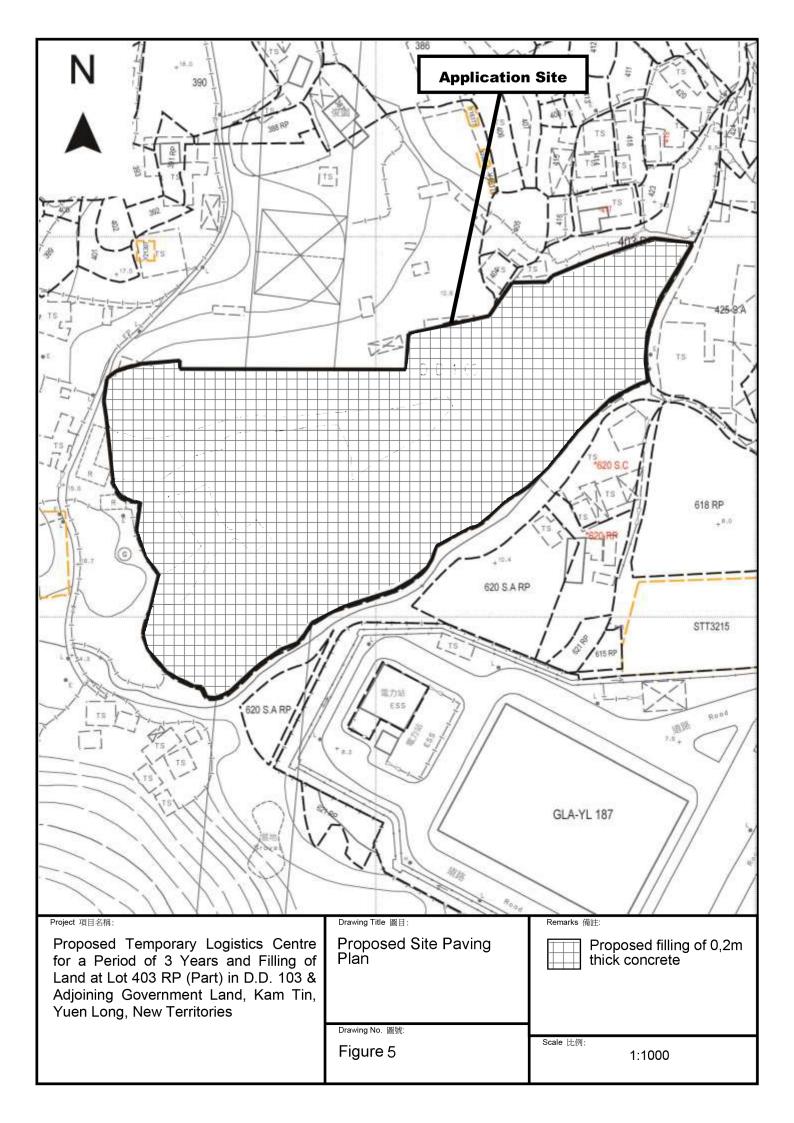
- 1. The operation hours of the proposed development is from 9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays;
- 2. The pcu of private car and medium/heavy goods vehicle are taken as 1 and 2 respectively; &
- 3. Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.
- 2.3 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Sufficient space within the application site is provided so that no queueing up of vehicle would be occurred outside the application site.











Appendix Ia of RNTPC Paper No. A/YL-KTS/993B

□ Urgent □ Return receipt □ Expand Group □ Restricted □ Prevent Copy						
From: Sent: To:	2024-06-04 星期二 22:44:37					
Cc: Subject: Attachment:	tpbpd/PLAND <tpbpd@pland.gov.hk> A/YL-KTS/993 (Part 1) KTS993-ltr-02a.pdf</tpbpd@pland.gov.hk>					
Dear Mr. MO,						
Please see attached letter. In view of that the file size is too large so that we have truncated the letter in 3 parts.						
Best Regards,						

Patrick Tsui

Total: 204 pages

Date: 4 June 2024

TPB Ref.: A/YL-KTS/993

By Email

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

Dear Sir,

## Proposed Temporary Logistics Centre for a Period of 3 Years & Filling of Land at Lot 403 RP (Part) in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

Our response to the comments of the CE/MN, DSD is found below:

#### Comments of the CE/MN, DSD

#### (i) It is noted that 9000m<sup>2</sup> of land to be filled as mentioned in the planning application and shown in Figure 5. However, according to section 1.3.7 (c) of the submitted drainage proposal, it is stated that no levelling works will be carried out at the site periphery. Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given. Please be reminded that the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.

# (ii) Please provide site photos to demonstrate that there is an existing open drain at the southern side of the site to intercept the overland flow form the adjacent lands. Otherwise, the ground to the south of the application site is significantly higher, external catchment shall be

#### Applicant's response

Noted. The applicant confirms 200mm thick concrete will be paved for the proposed development. There is typo in the section 1.3.7 (c) of the submitted drainage proposal. The cross existing section showing the proposed ground levels of the captioned site with respect to the adjacent areas is shown on the updated drainage plan. The development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.

Noted. Please see photo 1 below.

considered in the calculation.

- (iii) The existing watercourse, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by this office. The applicant should demonstrate drainage that the proposed construction/improvement /modification works and its operation of the drainage can be practicably implemented on site. the case that it is a local drains, DO/YL should be consulted.
- (iv) Further to (iii) above, there is no record of the said discharge path, please provide site photos to demonstrate its presence and existing condition.
- (v) The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development.
- (vi) The cover levels and invert levels of the proposed u-channels, catchpits/sand trap should be shown on the discharge plan.
- (vii) Please provide the details of the proposed 100mm gap at the toe of the site hoardings on the drainage plan for comment.
- (viii)The applicant should consult DLO/YL and demonstrate that the proposed drainage construction/improvement/ modification works and the operation of the drainage outside his lot boundary can be practicably implemented on site.

Noted. The applicant is the tenant of the application site so that he has the full control on the construction of the drainage facilities within on the private land. He will liaise with DLO/YL for the provision of drainage facilities at the adjoining Government land such as renting the land under short term tenancy. In the case that it is a local drains, DO/YL would be consulted.

Noted. Please see photo 2.

Noted and confirmed in the calculation. The existing river is much wider than 600mm so that it would be adequate to cater for the additional stomwater from the subject site.

Noted and please see the updated drainage plan.

Noted and please see the updated drainage plan.

Noted. The applicant will liaise with DLO/YL for the provision of drainage facilities at the adjoining Government land such as renting the land under short term tenancy.



Photo 2



Our response to the comments of the Transport Department is found in the attachment.

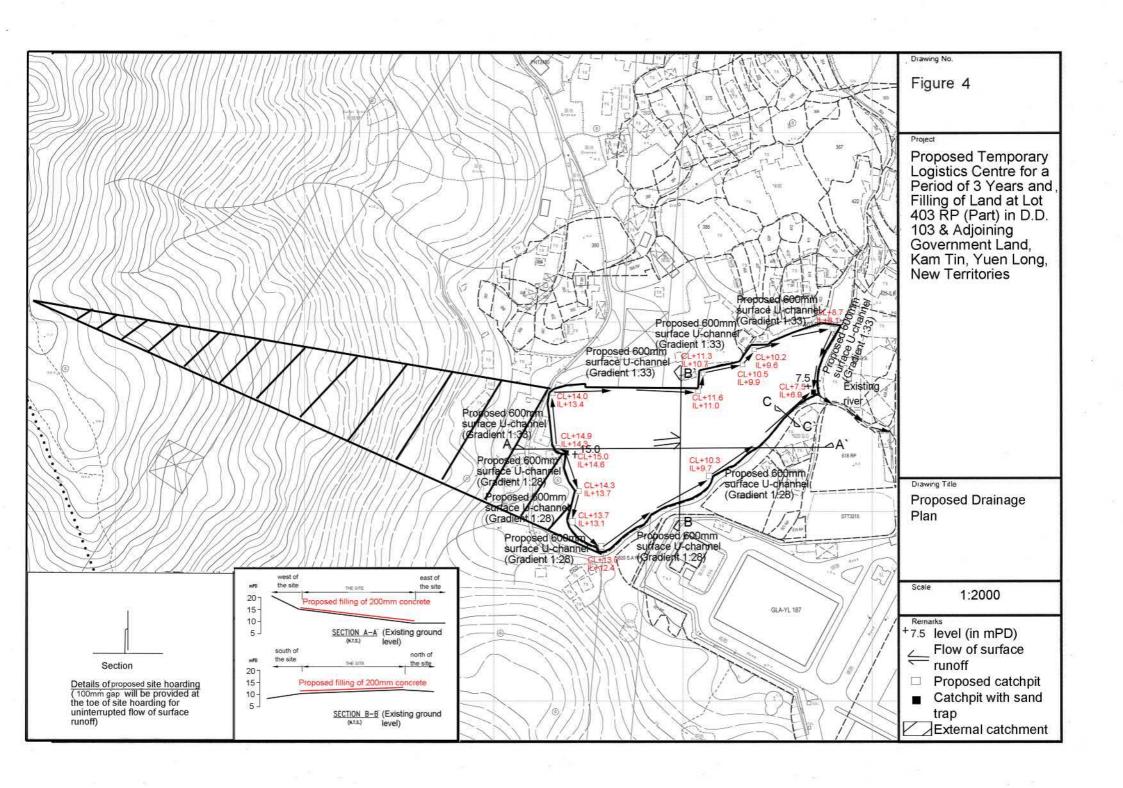
Our response to the comments of the UD&L, Planning Department is found in the attachment.

Should you have any enquiries, please feel free to contact at your convenience.

Yours faithfully,

Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Y. Y. MO) – By Email



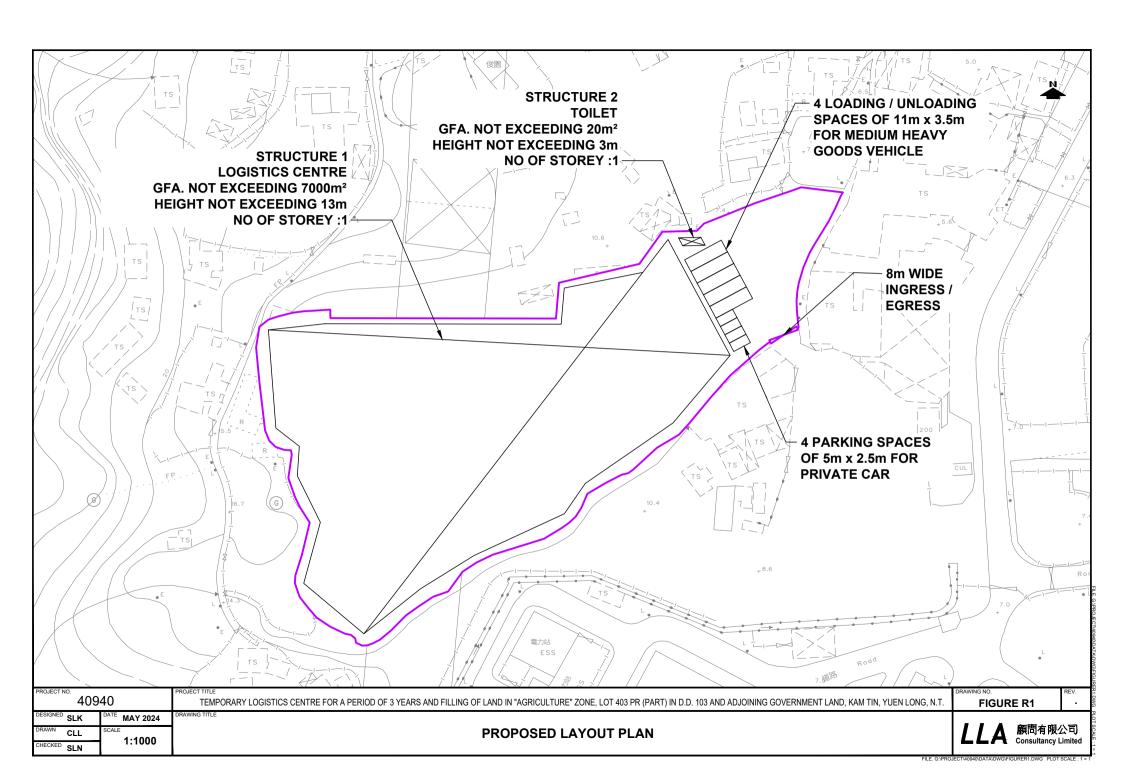
Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lot 403 RP (Part) in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories (Planning Application No. A/YL-KTS/993)

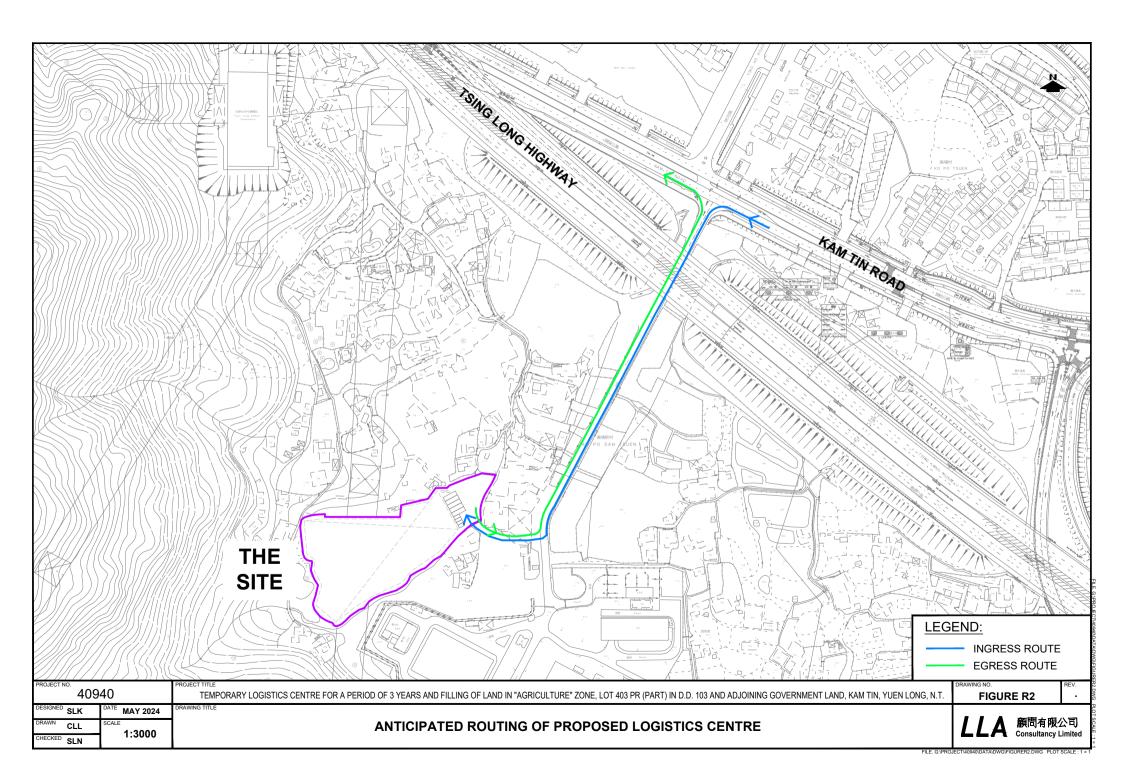
#### **Response to Comments**

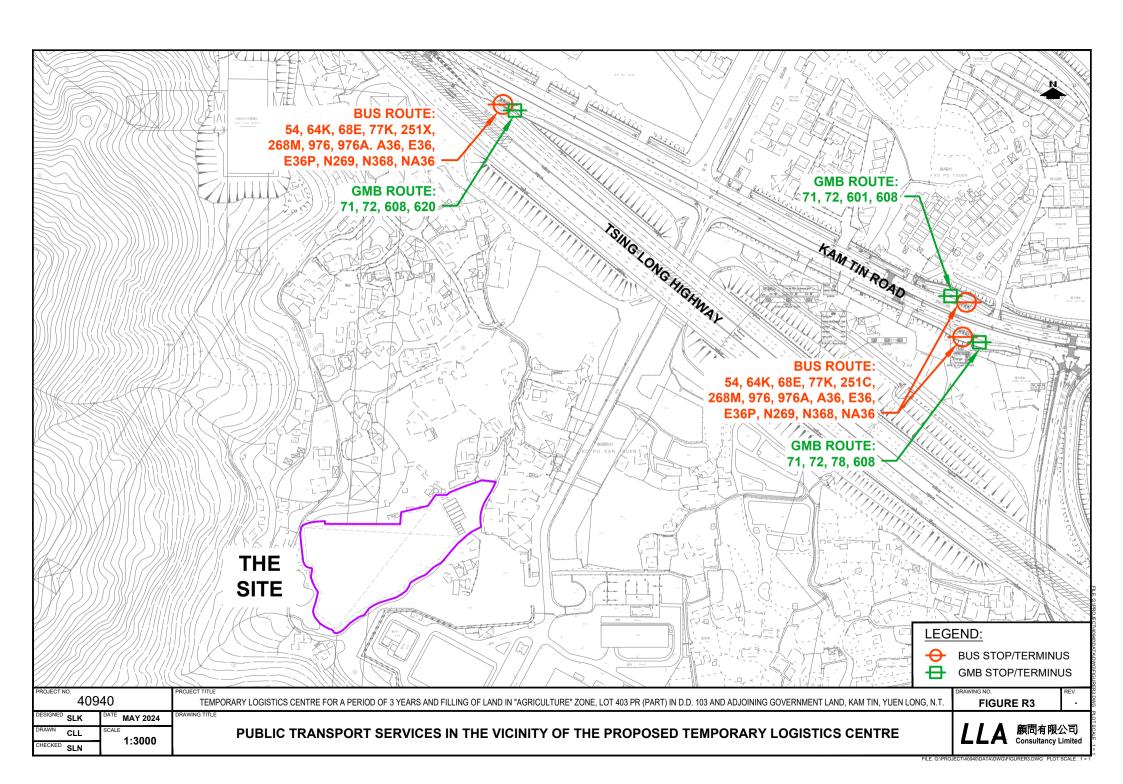
4 June 2024

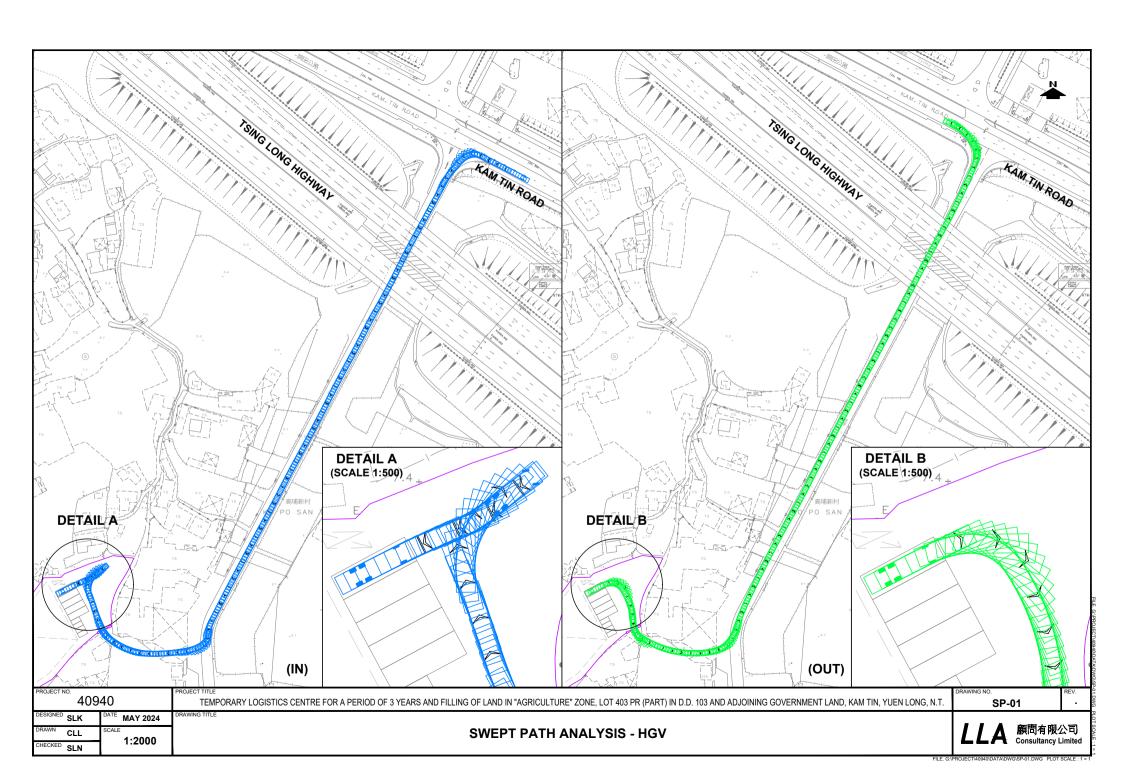
	Comments	Responses						
Со	mments from Transport Department via F	Planning Department						
1.	The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Kam Tin Road and the local access;	According to the applicant the proposed temporary logistics centre will generate and attract at most 4 heavy goods vehicles and 4 private cars in an hour which is equivalent to 14 pcu/hr (by adopting a pcu factor of 1 to private car and 2.5 to heavy goods vehicle).						
		For conservative assessment traffic will arrive and leave within proposed temporary logistics of two-way traffic of 28 pcu/hr during the subsequent assessment.	in the same h entre will gen	our, there	efore, the I attract a			
		Traffic count survey is conduct the vicinity on 31 May 2024 dur The result of junction capacity The junction calculation shee reference.	ing the AM ar / assessmen	nd PM pe t is show	ak hours. n below.			
		Existing Junction Capacity Road / Local Access Road	Assessment	at J/O	Kam Tin			
		Scenario	Type/ Capacity Index <sup>(1)</sup>	AM Peak	PM Peak			
		Without proposed temporary logistics centre	Priority/DFC	0.16	0.23			
		With proposed temporary logistics centre	Priority/DFC	0.21	0.31			
		Note: (1) DFC = Design Flo	w to Capacity ra	tio for prior	ity junction.			
		The results show that the concerned junction is operating with spare capacity during both AM and PM peak hours after accommodating the traffic induced by the proposed temporary logistics centre.						
The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kam Tin Road along the local access and within the site;		manoeuvring of vehicles to / from Kam Tin Road along the						
The applicant should indicate the clear width of the vehicular ingress/egress on the layout plan;		Noted. Please refer to the atta	ched <b>Figure</b>	R1.				
4.	The application should provide the routing between Kam Tin Road and the site;	Noted. Please refer to the atta	ched <b>Figure</b>	R2.				

	Comments	Responses
5.	The applicant should provide nearest public transport services and indicate on the layout plan;	Noted. Please refer to the attached <b>Figure R3</b> .
6.	The applicant should note the local access between Kam Tin Road and the site is not managed by this Department.	Noted.



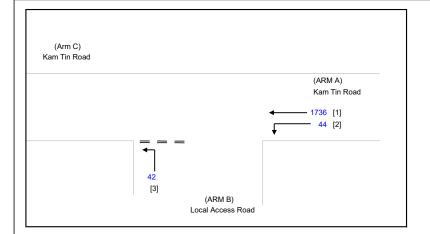






Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lot 403 RP (Part) in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories (Planning Application No. A/YL-KTS/993)

#### J1 Kam Tin Road / Local Access Road



## PRIORITY JUNCTION CALCULATION 2024 Existing AM [Without Proposed Logistics Centre] PROJECT NO.: 40940 FILENAME: J1\_KTR\_LAF

CALCULATION		INITIALS	DATE
PROJECT NO.: 40940	PREPARED BY:	SKL	Jun-24
FILENAME: J1_KTR_LAR	CHECKED BY:	SLN	Jun-24
REFERENCE NO.:	REVIEWED BY:	SLN	Jun-24

```
NOTES: (GEOMETRIC INPUT DATA)
     W =
                MAJOR ROAD WIDTH
                 CENTRAL RESERVE WIDTH
     W cr =
     W b-a =
                LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-a
     W b-c =
                LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-c
     W c-b =
                LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM c-b
     VI b-a =
                VISIBILITY TO THE LEFT FOR VEHICLES WAITING IN STREAM b-a
                VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-a
     Vr b-a =
                VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-c
     Vr b-c =
     Vr c-b =
                VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM c-b
       D =
                 STREAM-SPECIFIC B-A
       E =
                STREAM-SPECIFIC B-C
      F =
                STREAM-SPECIFIC C-B
       Y =
                (1-0.0345W)
```

```
GEOMETRIC FACTORS: THE CAPACITY OF MOVEMENT: COMPARISION OF DESIGN FLOW TO CAPACITY:
```

											I O OAI AOII I.			
MAJOR	ROAD	(ARM A)												
W =	=	7.20	(metres)	D	=	0.53322	Q b-a =	79				DFC b-a	=	0.0000
W cr =	=	0	(metres)	E	=	1.01478	Q b-c =	269	Q b-c (O) =	269		DFC b-c	=	0.1561
q a-b =	=	44	(pcu/hr)	F	=	0.58595	Q c-b =	151				DFC c-b	=	0.0000
q a-c =	=	1736	(pcu/hr)	Υ	=	0.75160	Q b-ac =	269				DFC b-ac (share lane)	=	0.1561
MA IOD I		(ADM C)		E f (OI		4	TOTAL FLA	O14/ -	4000	(DOLL/LID)				

MAJOR ROAD	(ARM C)		F for (Qb-ac) =	1	TOTAL FLOW	=	1822	(PCU/HR)
W c-b =	0.00	(metres)						
Vr c-b =	0	(metres)						

#### MINOR ROAD (ARM B) CRITICAL DFC = 0.16

W b-a =	0.00	(metres
W b-c =	4.50	(metres
VI b-a =	0	(metres
Vr b-a =	0	(metres
Vr b-c =	53	(metres
q b-a =	0	(pcu/hr
q b-c =	42	(pcu/hr

(pcu/hr) (pcu/hr)

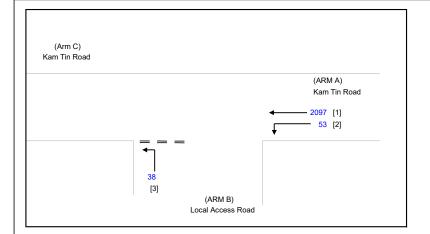
GEOMETRIC DETAILS:

g c-a =

q c-b =

Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lot 403 RP (Part) in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories (Planning Application No. A/YL-KTS/993)

#### J1 Kam Tin Road / Local Access Road



## PRIORITY JUNCTION CALCULATION 2024 Existing PM [Without Proposed Logistics Centre] | PROJECT NO.: 40940 | FILENAME: J1\_KTR\_LAI | REFERENCE NO.:

١	CALCULATION		INITIALS	DATE
	PROJECT NO.: 40940	PREPARED BY:	SKL	Jun-24
	FILENAME: J1_KTR_LAR	CHECKED BY:	SLN	Jun-24
	REFERENCE NO.:	REVIEWED BY:	SLN	Jun-24

```
NOTES: (GEOMETRIC INPUT DATA)
     W =
                MAJOR ROAD WIDTH
                 CENTRAL RESERVE WIDTH
     W cr =
     W b-a =
                LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-a
     W b-c =
                LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-c
     W c-b =
                LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM c-b
     VI b-a =
                VISIBILITY TO THE LEFT FOR VEHICLES WAITING IN STREAM b-a
                VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-a
     Vr b-a =
                VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-c
     Vr b-c =
     Vr c-b =
                 VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM c-b
       D =
                 STREAM-SPECIFIC B-A
       E =
                 STREAM-SPECIFIC B-C
      F =
                STREAM-SPECIFIC C-B
       Y =
                (1-0.0345W)
```

GEOMETRIC DETAILS:	GEOMETRIC FACTORS:	THE CAPACITY OF MOVEMENT :	COMPARISION OF DESIGN FLOW
			TO CAPACITY:
MAJOR ROAD (ARM A)			

W =	7.20	(metres)	D	=	0.53322	Q b-a =	25			DFC b-a	=	0.0000
W cr =	0	(metres)	E	=	1.01478	Q b-c =	168	Q b-c (O) =	168	DFC b-c	=	0.2262
q a-b =	53	(pcu/hr)	F	=	0.58595	Q c-b =	92			DFC c-b	=	0.0000
q a-c =	2097	(pcu/hr)	Υ	=	0.75160	Q b-ac =	168			DFC b-ac (share lane)	=	0.2262

MAJOR ROAD (ARM C) F for (Qb-ac) = 1 TOTAL FLOW = 2188 (PCU/HR)

W c-b = 0.00 (metres)

Vr c-b = 0 (metres)

q c-b = 0 (pcu/hr)

MINOR ROAD (ARM B) W b-a = 0.00 (metres) W b-c = 4.50 (metres) VIb-a = (metres) Vr b-a = (metres) Vr b-c = (metres) q b-a = (pcu/hr) (pcu/hr) q b-c =

0

(pcu/hr)

Vrc-b = q c-a =

CRITICAL DFC

0.23

Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lot 403 RP (Part) in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories (Planning Application No. A/YL-KTS/993)

#### J1 Kam Tin Road / Local Access Road

GEOMETRIC DETAILS:

W cr =

qa-b =

qa-c =

W c-b =

Vr c-b = q c-a =

q c-b =

W b-c =

VIb-a =

Vr b-c =

q b-a =

q b-c =

MAJOR ROAD (ARM A)

MAJOR ROAD (ARM C)

MINOR ROAD (ARM B) W b-a =

7.20

58

1736

0.00

0

0

0

0.00

4.50

(metres)

(metres)

(pcu/hr)

(pcu/hr)

(metres)

(metres)

(pcu/hr)

(pcu/hr)

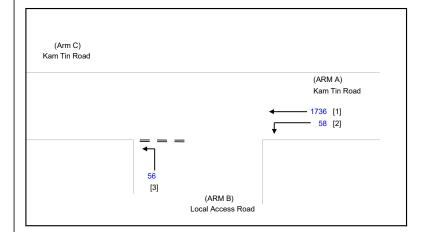
(metres)

(metres)

(metres) (metres)

(metres)

(pcu/hr) (pcu/hr)



GEOMETRIC FACTORS:

Ε

0.53322

1.01478

0.58595

0.75160

```
PRIORITY JUNCTION CALCULATION
   2024 Design AM
  [Without Proposed
   Logistics Centre]
```

`	N CALCULATION		INITIALS	DATE
	PROJECT NO.: 40940	PREPARED BY:	SKL	Jun-24
	FILENAME: J1_KTR_LAR	CHECKED BY:	SLN	Jun-24
	REFERENCE NO.:	REVIEWED BY:	SLN	Jun-24
_				

```
NOTES: (GEOMETRIC INPUT DATA)
      W =
                 MAJOR ROAD WIDTH
                 CENTRAL RESERVE WIDTH
     W cr =
                 LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-a
     W b-a =
     W b-c =
                 LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-c
     W c-b =
                 LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM c-b
      VI b-a =
                 VISIBILITY TO THE LEFT FOR VEHICLES WAITING IN STREAM b-a
                 VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-a
     Vr b-a =
                 VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-c
     Vr b-c =
      Vr c-b =
                 VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM c-b
       D =
                 STREAM-SPECIFIC B-A
       E =
                 STREAM-SPECIFIC B-C
      F =
                 STREAM-SPECIFIC C-B
```

THE CAPACITY OF MOVEMENT: COMPARISION OF DESIGN FLOW TO CAPACITY:

> Q b-a = 78 DFC b-a 0.0000 Q b-c = 268 Q b-c (O) = DFC b-c 0.2090 268 Q c-b = 149 DFC c-b 0.0000 Q b-ac = 268 DFC b-ac (share lane) = 0.2090

F for (Qb-ac) = TOTAL FLOW (PCU/HR)

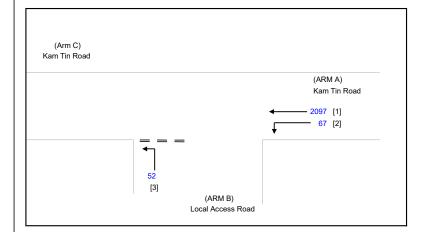
Y =

(1-0.0345W)

**CRITICAL DFC** 0.21

Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Lot 403 RP (Part) in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories (Planning Application No. A/YL-KTS/993)

#### J1 Kam Tin Road / Local Access Road



#### 2024 Design PM [Without Proposed **Logistics Centre**]

PRIORITY JUNCTION CALCULATION INITIALS DATE PROJECT NO.: 40940 PREPARED BY: SKL Jun-24 FILENAME: J1\_KTR\_LAR CHECKED BY: SLN Jun-24 REFERENCE NO.: REVIEWED BY: SLN Jun-24

```
NOTES: (GEOMETRIC INPUT DATA)
     W =
                MAJOR ROAD WIDTH
                 CENTRAL RESERVE WIDTH
     W cr =
     W b-a =
                LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-a
     W b-c =
                LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM b-c
     W c-b =
                LANE WIDTH AVAILABLE TO VEHICLE WAITING IN STREAM c-b
     VI b-a =
                VISIBILITY TO THE LEFT FOR VEHICLES WAITING IN STREAM b-a
                VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-a
     Vr b-a =
                VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM b-c
     Vr b-c =
     Vr c-b =
                VISIBILITY TO THE RIGHT FOR VEHICLES WAITING IN STREAM c-b
       D =
                 STREAM-SPECIFIC B-A
       E =
                 STREAM-SPECIFIC B-C
       F =
                STREAM-SPECIFIC C-B
```

GEOMETRIC FACTORS:	THE CAPACITY OF MOVEMENT :	COMPARISION OF DESIGN FLOW TO CAPACITY:

Y =

(1-0.0345W)

W =	7.20	(metres)	D	=	0.53322	Q b-a =	25			DFC b-a	=	0.0000
W cr =	0	(metres)	E	=	1.01478	Q b-c =	166	Q b-c (O) =	166	DFC b-c	=	0.3133
q a-b =	67	(pcu/hr)	F	=	0.58595	Q c-b =	90			DFC c-b	=	0.0000
q a-c =	2097	(pcu/hr)	Υ	=	0.75160	Q b-ac =	166			DFC b-ac (share lane)	=	0.3133

MAJOR ROAD (ARM C) F for (Qb-ac) = TOTAL FLOW = 2216 (PCU/HR) W c-b =(metres) (metres) Vr c-b = 0

#### MINOR ROAD (ARM B)

q c-a =

q c-b =

MAJOR ROAD (ARM A)

GEOMETRIC DETAILS:

W b-a = 0.00 (metres) W b-c = 4.50 (metres) VIb-a = (metres) Vr b-a = (metres) Vr b-c = (metres) (pcu/hr) q b-a = (pcu/hr) q b-c =

0

0

(pcu/hr)

(pcu/hr)

CRITICAL DFC 0.31

## TREE GROUP INSPECTION REPORT FOR

**LOT NO. 403RP (PART) IN D.D. 103** 

Ms. Lee Hiu Wa

ISA Certified Arborist (HK-1104A)

Tree Management Personnel

Registration Scheme

Arborist (TM522127)

Tree Risk Assessor (TM522127)

Tree Work Supervisor (TM522127)

## Content

1. Introduction	P. 2
2. Methodology	P. 2
3. General Descriptions on Existing Trees	P. 3
4. Appendix A – Tree Location Plan	P. 5
5. Appendix B – General View	P. 6
6. Appendix C – Tree Survey Schedule	P. 8
7. Appendix D – Tree Photographic Records	P.16

#### 1. Introduction

The land owner was instructed to perform tree inspection service so as to examine the target trees inside the Lot no. 403 RP (Part) in D.D. 103. This tree group inspection report describes the inspection methodology, the results, Arborist's recommendations and conclusion.

### 2. Methodology

An ISA Certified Arborist was assigned to conduct a tree inspection at the site on 23 May, 2024.

Thorough visual inspection of the trees was conducted by the Arborists from various vantage points on the ground to examine the subject trees. Within the designated site boundary, all living trees (in some case large tree-form shrubs) with a main trunk equal to or over 95 mm in Diameter at Breast Height (DBH) were included in the tree survey (AFCD Practice Note No. 2 / 2006). Each tree was allocated and tagged with a tree number, and its position was plotted on plans. They were then identified (1) to species, or in some cases to genus if full identification was not possible. Measurements were taken of its trunk diameter, height and spread, with a photograph taken. The report includes the following information on each tree surveyed:

- Tree No. (numbers allocated to individual trees);
- Tree Species Name (Scientific Name and Chinese Name);
- DBH at 1.3m above Ground level (mm);
- Crown spread (m);
- Overall Height (m);
- Amenity Value (High/Medium/Low);
- Form (Good/Fair/Poor);
- Health Condition (Good/Fair/Poor);
- Structural Condition (Good/Fair/Poor);
- Suitability for Transplanting (High/Medium/Low);
- Origin;
- Remarks (special features of particular trees)

### **3.** General Descriptions on Existing Trees

There are 169 trees surveyed in site. For the composition of the surveyed trees, it is composed of 20 species. *Ficus hispida* (對葉榕) was the dominant species with the quantities of 57. More information is shown in the Table 3.1.

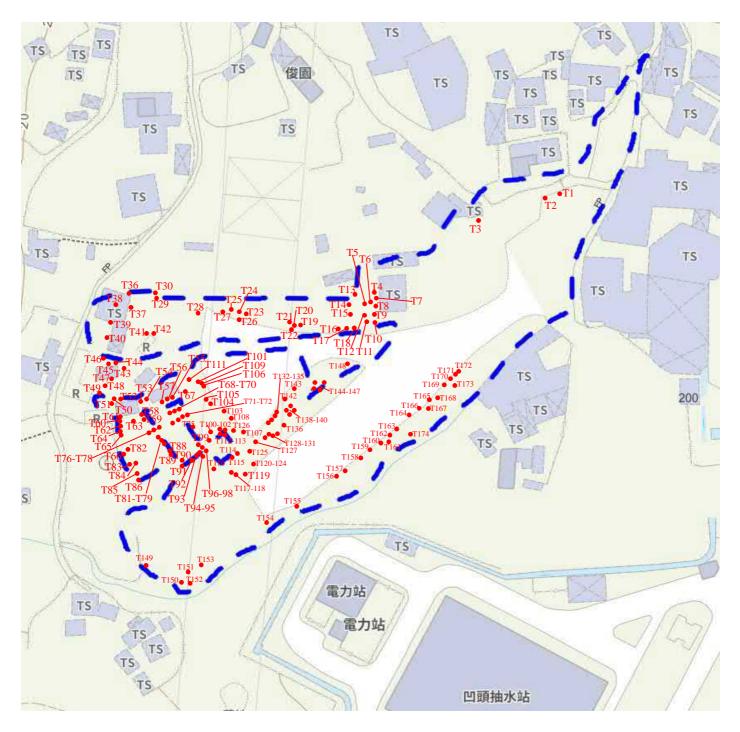
Table 3.1: Individual Surveyed Trees Species & Quantities

Scientific Name	Recommendation	Conservation Status	Quantities
Acacia confusa	Fell	-	5
Aporusa dioica	Fell	-	1
Artocarpus	Fell	-	
heterophyllus			2
Bischofia javanica	Fell	-	1
Bridelia tomentosa	Fell	-	2
Celtis sinensis	Fell	-	5
Citrus maxima	Fell	-	12
Clausena lansium	Fell	-	1
Dimocarpus longan	Fell	-	5
Ficus hispida	Fell	-	57
Ficus variegata	Fell	-	1
Leucaena	Fell	-	
leucocephala			18
Ligustrum sinense	Fell	-	5
Litchi chinensis	Fell	-	2
Litsea glutinosa	Fell	-	1
Litsea monopetala	Fell	-	10
Macaranga tanarius	Fell	-	
var. tomentosa			37
Melia azedarach	Fell	-	1
Microcos nervosa	Fell	-	1
Morus alba	Fell	-	2
	Total Quan	tity of Surveyed Trees:	169

Review the proposed layout plan, the site would be fully occupied by proposed structure. There is not adequate space for health growth of the compensatory trees to their mature size.

Please refer to Appendix A for Tree Location Plan, Appendix B for General View, Appendix C for Tree Survey Schedule and Appendix D for Tree Photographic Records.

# Appendix A-Site Plan



Appendix B – General View



















Location: Lot no. 403 in D.D. 103

Date of Inspection: 2024/05/23

	Tree Species	S	Tree Si	ize Measureme	nt			W 14 G 194	G	Suitability for Transplanting		
Tree No.	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)	Amenity Value (High / Medium /Low)	Form (Good/ Fair/ Poor)	Health Condition (Good / Fair / Poor /Dead)	Structural Condition (Good/ Fair/ Poor)	(High/ Medium/ Low)	Origin	Remarks
T1	Artocarpus heterophyllus	菠蘿蜜	254 + 216 + 171	9	6	Low	Fair	Fair	Fair	Low	Exotic	wound (trunk) dieback
T2	Artocarpus heterophyllus	菠蘿蜜	176 + 186 + 114	8	7	Low	Fair	Fair	Fair	Low	Exotic	root restriction, dieback
Т3	Litchi chinensis	荔枝	179 + 132 + 106 + 98	5	4	Low	Fair	Fair	Fair	Low	Exotic	dead twigs
T4	Leucaena leucocephala	銀合歡	219	7	3	Low	Fair	Fair	Fair	Low	Exotic	bent (trunk)
Т5	Leucaena leucocephala	銀合歡	155	6	3	Low	Fair	Fair	Fair	Low	Exotic	bent (trunk)
T6	Leucaena leucocephala	銀合歡	131	7	4	Low	Fair	Fair	Fair	Low	Exotic	cross-trunk
Т7	Leucaena leucocephala	銀合歡	109	6	2	Low	Fair	Fair	Fair	Low	Exotic	cross-trunk
Т8	Leucaena leucocephala	銀合歡	141	6	5	Low	Fair	Fair	Fair	Low	Exotic	cross-trunk , lean, wound (trunk)
Т9	Leucaena leucocephala	銀合歡	97	5	3	Low	Fair	Fair	Fair	Low	Exotic	lean
T10	Leucaena leucocephala	銀合歡	194	7	5	Low	Fair	Fair	Fair	Low	Exotic	lean, wound (trunk)
T11	Macaranga tanarius var. tomentosa	血桐	159	5	5	Low	Fair	Fair	Fair	Low	Native	lean
T12	Macaranga tanarius var. tomentosa	血桐	171	4	5	Low	Fair	Fair	Fair	Low	Native	normal
T13	Litchi chinensis	荔枝	126 + 140 + 115	5	5	Low	Fair	Fair	Fair	Low	Exotic	normal
T14	Dimocarpus longan	龍眼	140 + 94 + 90	4	3	Low	Fair	Fair	Fair	Low	Exotic	normal
T15	Ficus variegata	青果榕	230 + 107 + 108	5	5	Low	Fair	Fair	Fair	Low	Native	vine
T16	Leucaena leucocephala	銀合歡	94	5	5	Low	Fair	Fair	Fair	Low	Exotic	lean
T17	Leucaena leucocephala	銀合歡	184 + 97	8	6	Low	Fair	Fair	Fair	Low	Exotic	lean
T18	Leucaena leucocephala	銀合歡	165	8	4	Low	Fair	Fair	Fair	Low	Exotic	lean
T19	Macaranga tanarius var. tomentosa	血桐	210	6	6	Low	Fair	Fair	Fair	Low	Native	lean
T20	Ficus hispida	對葉榕	233 + 100	7	6	Low	Fair	Fair	Fair	Low	Native	dead branch, vine
T21	Ficus hispida	對葉榕	163 + 153	6	7	Low	Fair	Fair	Fair	Low	Native	vine
T22	Macaranga tanarius var. tomentosa	血桐	112	4	2	Low	Fair	Fair	Fair	Low	Native	lean
T23	Litsea monopetala	假柿樹	344 + 169	10	6	Low	Fair	Fair	Fair	Low	Native	cavity

Location: Lot no. 403 in D.D. 103

Date of Inspection: 2024/05/23

Location Lot no	ocation: Lot no. 403 in D.D. 103			024/03/23				Surveyed by, LEE					
	Tree Specie	es	Tree S	ize Measureme	nt	Amenity Value		Health Condition	Structural	Suitability for Transplanting			
Tree No.	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)	Amenity Value (High / Medium /Low)	Form (Good/ Fair/ Poor)	(Good / Fair / Poor /Dead)	Condition (Good/ Fair/ Poor)	(High/ Medium/ Low)	Origin	Remarks	
T24	Macaranga tanarius var. tomentosa	血桐	109	3	3	Low	Fair	Fair	Fair	Low	Native	lean	
T25	Macaranga tanarius var. tomentosa	血桐	107	5	4	Low	Fair	Fair	Fair	Low	Native	lean	
T26	Macaranga tanarius var. tomentosa	血桐	142 + 108	6	4	Low	Fair	Fair	Fair	Low	Native	lean	
T27	Macaranga tanarius var. tomentosa	血桐	163	5	3	Low	Fair	Fair	Fair	Low	Native	normal	
T28	Macaranga tanarius var. tomentosa	血桐	94	6	4	Low	Fair	Fair	Fair	Low	Native	normal	
T29	Macaranga tanarius var. tomentosa	血桐	101	6	4	Low	Fair	Fair	Fair	Low	Native	lean	
T30	Macaranga tanarius var. tomentosa	血桐	90	6	3	Low	Fair	Fair	Fair	Low	Native	lean	
T31	Litsea monopetala	假柿樹	180 + 141	8	3	Low	Fair	Fair	Fair	Low	Native	normal	
T32	Ficus hispida	對葉榕	161 + 161 + 129 + 193 +141 + 118	5	7	Low	Fair	Fair	Fair	Low	Native	multi-trunks	
T33	Ficus hispida	對葉榕	138 + 142	7	4	Low	Fair	Fair	Fair	Low	Native	multi-trunks	
T34	Ficus hispida	對葉榕	170 + 190	7	6	Low	Fair	Fair	Fair	Low	Native	multi-trunks	
T35	Macaranga tanarius var. tomentosa	血桐	122 + 127	6	6	Low	Fair	Fair	Fair	Low	Native	codominant trunks	
T36	Macaranga tanarius var. tomentosa	血桐	116	6	4	Low	Fair	Fair	Fair	Low	Native	bent (trunk)	
T37	Macaranga tanarius var. tomentosa	血桐	90 + 76	8	4	Low	Fair	Fair	Fair	Low	Native	fallen	
T38	Litsea monopetala	假柿樹	176	5	4	Low	Fair	Fair	Fair	Low	Native	roots restriction	
T39	Ficus hispida	對葉榕	106	6	4	Low	Fair	Fair	Fair	Low	Native	roots restriction	
T40	Macaranga tanarius var. tomentosa	血桐	135 + 86 + 123	5	5	Low	Fair	Fair	Fair	Low	Native	roots restriction	
T41	Macaranga tanarius var. tomentosa	血桐	90	5	2	Low	Fair	Fair	Fair	Low	Native	roots restriction	
T42	Macaranga tanarius var. tomentosa	血桐	173	5	5	Low	Fair	Fair	Fair	Low	Native	roots restriction	
T43	Melia azedarach	苦楝	146	8	5	Low	Fair	Fair	Fair	Low	Exotic	normal	
T44	Celtis sinensis	朴樹	127	7	4	Low	Fair	Fair	Fair	Low	Native	dieback	
T45	Ficus hispida	對葉榕	125 + 98	5	5	Low	Fair	Fair	Fair	Low	Native	root restriciton	
T46	Ficus hispida	對葉榕	109	5	3	Low	Fair	Fair	Fair	Low	Native	root restriciton	

Location: Lot no. 403 in D.D. 103

Date of Inspection: 2024/05/23

Location, Lot no.	ocanon: Lot no. 403 m D.D. 103		Date of Hispection, 20	124/03/23				Surveyed by. LEE	IIIC WA				
	Tree Specie	s	Tree Si	ize Measureme	nt	Amenity Value		Health Condition	Structural	Suitability for Transplanting			
Tree No.	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)	Amenity Value (High / Medium /Low)	Form (Good/ Fair/ Poor)	(Good / Fair / Poor /Dead)	Condition (Good/ Fair/ Poor)	(High/ Medium/ Low)	Origin	Remarks	
T47	Macaranga tanarius var. tomentosa	血桐	101 + 141	6	5	Low	Fair	Fair	Fair	Low	Native	codominant trunks, vine, root restriction	
T48	Macaranga tanarius var. tomentosa	血桐	79	5	4	Low	Fair	Fair	Fair	Low	Native	lean	
T49	Clausena lansium	黄皮	173 + 119	4	6	Low	Fair	Fair	Fair	Low	Exotic	root cavity, root restriction	
T50	Celtis sinensis	朴樹	94	6	4	Low	Fair	Fair	Fair	Low	Native	vine	
T51	Celtis sinensis	朴樹	103	4	3	Low	Fair	Fair	Fair	Low	Native	wound, root restriction	
T52	Ficus hispida	對葉榕	174	4	4	Low	Fair	Fair	Fair	Low	Native	root restriction, vine, wound (trunk)	
T53	Litsea monopetala	假柿樹	233	8	4	Low	Fair	Fair	Fair	Low	Native	root restriction, vine	
T54	Microcos paniculata / Microcos nervosa	破布葉	90 + 90 + 76 + 102	6	6	Low	Fair	Fair	Fair	Low	Native	multi-trunks	
T55	Ligustrum sinense	山指甲	80 + 100	6	3	Low	Fair	Fair	Fair	Low	Exotic	multi-trunks	
T56	Ligustrum sinense	山指甲	83	6	2	Low	Fair	Fair	Fair	Low	Exotic	multi-trunks	
T57	Macaranga tanarius var. tomentosa	血桐	85	6	4	Low	Fair	Fair	Fair	Low	Native	sparse	
T58	Litsea monopetala	假柿樹	136	8	4	Low	Fair	Fair	Fair	Low	Native	signs of pests	
T59	Citrus maxima	柚	132 + 76	4	6	Low	Fair	Fair	Fair	Low	Exotic	multi-trunks, signs of pests	
T60	Celtis sinensis	朴樹	123	6	2	Low	Fair	Fair	Fair	Low	Native	wound (trunk)	
T61	Ligustrum sinense	山指甲	43 + 44	3	4	Low	Fair	Fair	Fair	Low	Exotic	multi-trunks	
T62	Ligustrum sinense	山指甲	55 + 56	3	5	Low	Fair	Fair	Fair	Low	Exotic	normal, multi-trunks	
T63	Ficus hispida	對葉榕	195	6	5	Low	Fair	Fair	Fair	Low	Native	normal	
T64	Citrus maxima	柚	105 + 90 + 73	7	6	Low	Fair	Fair	Fair	Low	Exotic	multi-trunks	
T65	Ficus hispida	對葉榕	94	7	3	Low	Fair	Fair	Fair	Low	Native	normal	
T66	Litsea monopetala	假柿樹	159	8	4	Low	Fair	Fair	Fair	Low	Native	normal	
T67	Litsea glutinosa	潺槁樹	107	6	3	Low	Fair	Fair	Fair	Low	Native	normal	
T68	Ficus hispida	對葉榕	144	6	6	Low	Fair	Fair	Fair	Low	Native	wound (trunk)	
T69	Citrus maxima	柚	94 + 85	4	4	Low	Fair	Fair	Fair	Low	Exotic	sparse	

Location: Lot no. 403 in D.D. 103

Date of Inspection: 2024/05/23

Location, Lot no.	Eocation, Eot no. 403 in D.D. 103		Date of Hispection, 20	2 1/05/25				Surveyed by, LEE	1110 1111				
	Tree Specie	es	Tree S	ize Measureme	nt	Amenity Value		Health Condition	Structural	Suitability for Transplanting			
Tree No.	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)	Amenity Value (High / Medium /Low)	Form (Good/ Fair/ Poor)	(Good / Fair / Poor /Dead)	Condition (Good/ Fair/ Poor)	(High/ Medium/ Low)	Origin	Remarks	
T70	Ficus hispida	對葉榕	91	6	4	Low	Fair	Fair	Fair	Low	Native	multi-trunks	
T71	Ficus hispida	對葉榕	160	6	5	Low	Fair	Fair	Fair	Low	Native	root restriction	
T72	Citrus maxima	柚	89 + 99	5	6	Low	Fair	Fair	Fair	Low	Exotic	root restriction	
T73	Macaranga tanarius var. tomentosa	血桐	96	6	3	Low	Fair	Fair	Fair	Low	Native	wound (trunk)	
T74	Macaranga tanarius var. tomentosa	血桐	89	5	3	Low	Fair	Fair	Fair	Low	Native	dead tree	
T75	Ficus hispida	對葉榕	109 + 82 + 72	4	7	Low	Fair	Fair	Fair	Low	Native	multi-trunks	
T76	Citrus maxima	柚	79 + 68	5	4	Low	Fair	Fair	Fair	Low	Exotic	sparse	
T77	Ficus hispida	對葉榕	208	6	6	Low	Fair	Fair	Fair	Low	Native	root restriction	
T78	Ficus hispida	對葉榕	103	6	3	Low	Fair	Fair	Fair	Low	Native	root restriction	
T79	Ficus hispida	對葉榕	135	6	5	Low	Fair	Fair	Fair	Low	Native	wound (trunk)	
T80	Citrus maxima	柚	99 + 89 + 88	4	7	Low	Fair	Fair	Fair	Low	Exotic	multi-trunks	
T81	Macaranga tanarius var. tomentosa	血桐	150	7	4	Low	Fair	Fair	Fair	Low	Native	lean	
T82	Citrus maxima	柚	119	4	4	Low	Fair	Fair	Fair	Low	Exotic	vine	
T83	Citrus maxima	柚	88 + 69 + 69	5	6	Low	Fair	Fair	Fair	Low	Exotic	normal	
T84	Ficus hispida	對葉榕	114	6	4	Low	Fair	Fair	Fair	Low	Native	normal	
T85	Ficus hispida	對葉榕	180	6	6	Low	Fair	Fair	Fair	Low	Native	lean	
T86	Macaranga tanarius var. tomentosa	血桐	104	7	4	Low	Fair	Fair	Fair	Low	Native	normal	
T87	Litsea monopetala	假柿樹	71 + 69	8	2	Low	Fair	Fair	Fair	Low	Native	codominant trunks, root restriction	
T88	Ficus hispida	對葉榕	134 + 145 + 125	7	5	Low	Fair	Fair	Fair	Low	Native	root restriction	
T89	Ficus hispida	對葉榕	195	7	8	Low	Fair	Fair	Fair	Low	Native	root restriction	
T90	Ficus hispida	對葉榕	107	8	3	Low	Fair	Fair	Fair	Low	Native	normal	
T91	Citrus maxima	柚	99 + 107 + 85 + 89	5	6	Low	Fair	Fair	Fair	Low	Exotic	spares	
T92	Ficus hispida	對葉榕	163 + 155 + 125	7	6	Low	Fair	Fair	Fair	Low	Native	multi-trunks, wound (trunk)	

Location: Lot no. 403 in D.D. 103

Date of Inspection: 2024/05/23

Location, Lot no.	ocation: Lot no. 403 in D.D. 103		Date of Hispection, 20	024/03/23				Surveyed by. LEE	THE THE					
	Tree Specie	es	Tree S	ize Measureme	nt	Amenity Value		Health Condition	Structural	Suitability for Transplanting				
Tree No.	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)	Amenity Value (High / Medium /Low)	Form (Good/ Fair/ Poor)	(Good / Fair / Poor /Dead)	Condition (Good/ Fair/ Poor)	(High/ Medium/ Low)	Origin	Remarks		
Т93	Ficus hispida	對葉榕	202	7	5	Low	Fair	Fair	Fair	Low	Native	spares		
T94	Ficus hispida	對葉榕	123	7	5	Low	Fair	Fair	Fair	Low	Native	wound(trunk)		
T95	Citrus maxima	柚	93 + 86 + 99	6	7	Low	Fair	Fair	Fair	Low	Exotic	spares		
T96	Ficus hispida	對葉榕	97	6	3	Low	Fair	Fair	Fair	Low	Native	bent(trunk), sparse		
T97	Ficus hispida	對葉榕	102	7	3	Low	Fair	Fair	Fair	Low	Native	normal		
T98	Ficus hispida	對葉榕	159	7	4	Low	Fair	Fair	Fair	Low	Native	normal		
Т99	Ficus hispida	對葉榕	183	5	7	Low	Fair	Fair	Fair	Low	Native	dead branch		
T100	Ligustrum sinense	山指甲	84 + 85 + 89	6	4	Low	Fair	Fair	Fair	Low	Exotic	multi-trunks		
T101	Ficus hispida	對葉榕	93	5	5	Low	Fair	Fair	Fair	Low	Native	normal		
T102	Ficus hispida	對葉榕	120 + 190	6	6	Low	Fair	Fair	Fair	Low	Native	vine		
T103	Ficus hispida	對葉榕	76 + 95 + 142	5	6	Low	Fair	Fair	Fair	Low	Native	vine		
T104	Morus alba	桑	129	5	5	Low	Fair	Fair	Fair	Low	Native	pressed		
T105	Ficus hispida	對葉榕	140	4	5	Low	Fair	Fair	Fair	Low	Native	lean		
T106	Celtis sinensis	朴樹	116	6	2	Low	Fair	Fair	Fair	Low	Native	normal		
T107	Leucaena leucocephala	銀合歡	169 + 69	8	6	Low	Fair	Fair	Fair	Low	Exotic	normal		
T108	Leucaena leucocephala	銀合歡	110	7	6	Low	Fair	Fair	Fair	Low	Exotic	lean		
T109	Ficus hispida	對葉榕	114 + 130	4	7	Low	Fair	Fair	Fair	Low	Native	codominant trunks		
T110	Ficus hispida	對葉榕	110	4	3	Low	Fair	Fair	Fair	Low	Native	root restriction		
T111	Macaranga tanarius var. tomentosa	血桐	170	5	6	Low	Fair	Fair	Fair	Low	Native	root restriction, lean		
T112	Ficus hispida	對葉榕	172 + 102	7	8	Low	Fair	Fair	Fair	Low	Native	normal		
T113	Bridelia tomentosa	土蜜樹	94	7	3	Low	Fair	Fair	Fair	Low	Native	cross trunk		
T114	Macaranga tanarius var. tomentosa	血桐	95 + 78 + 102	6	4	Low	Fair	Fair	Fair	Low	Native	multi-trunks		
T115	Citrus maxima	柚	97 + 76	5	6	Low	Fair	Fair	Fair	Low	Exotic	multi-trunks		

Location: Lot no. 403 in D.D. 103

Date of Inspection: 2024/05/23

Location, Lot no. 403 in D.D. 103		Date of Hispection, 2					Surveyed by. LEE					
	Tree Species	s	Tree S	Size Measureme	nt	Amenity Value		Health Condition	Structural	Suitability for Transplanting		
Tree No.	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)	Amenity Value (High / Medium /Low)	Form (Good/ Fair/ Poor)	(Good / Fair / Poor /Dead)	Condition (Good/ Fair/ Poor)	(High/ Medium/ Low)	Origin	Remarks
T116	Ficus hispida	對葉榕	153 + 82	5	6	Low	Fair	Fair	Fair	Low	Native	topping, wound
T117	Ficus hispida	對葉榕	117 + 129	5	6	Low	Fair	Fair	Fair	Low	Native	lean
T118	Ficus hispida	對葉榕	119	6	3	Low	Fair	Fair	Fair	Low	Native	lean
T119	Citrus maxima	柚	237	5	5	Low	Fair	Fair	Fair	Low	Exotic	normal
T120	Ficus hispida	對葉榕	134 + 92	5	6	Low	Poor	Fair	Fair	Low	Native	lean, cavity
T121	Ficus hispida	對葉榕	125	4	4	Low	Fair	Fair	Fair	Low	Native	lean
T122	Ficus hispida	對葉榕	127	5	5	Low	Fair	Fair	Fair	Low	Native	lean
T123	Ficus hispida	對葉榕	90	4	2	Low	Fair	Fair	Fair	Low	Native	lean
T124	Ficus hispida	對葉榕	82 + 97	4	4	Low	Fair	Fair	Fair	Low	Native	codominant trunks
T125	Morus alba	桑	69 + 75	5	5	Low	Fair	Fair	Fair	Low	Native	multi-trunks
T126	Leucaena leucocephala	銀合歡	85	6	4	Low	Fair	Fair	Fair	Low	Exotic	lean
T127	Dimocarpus longan	龍眼	205 + 85	7	5	Low	Fair	Fair	Fair	Low	Exotic	normal
T128	Litsea monopetala	假柿樹	295 + 130	8	4	Low	Fair	Fair	Fair	Low	Native	vine, break branch
T129	Bridelia tomentosa	土蜜樹	96 + 80	6	6	Low	Fair	Fair	Fair	Low	Native	dead twigs
T130	Ficus hispida	對葉榕	80 + 83	6	4	Low	Fair	Fair	Fair	Low	Native	codominant trunks
T136	Macaranga tanarius var. tomentosa	血桐	94	5	4	Low	Fair	Fair	Fair	Low	Native	lean
T137	Acacia confusa	台灣相思	196	9	6	Low	Fair	Fair	Fair	Low	Exotic	normal
T138	Acacia confusa	台灣相思	128	9	4	Low	Fair	Fair	Fair	Low	Exotic	normal
T139	Acacia confusa	台灣相思	105	5	3	Low	Fair	Fair	Fair	Low	Exotic	bent (trunk)
T140	Acacia confusa	台灣相思	194	9	4	Low	Fair	Fair	Fair	Low	Exotic	normal
T141	Macaranga tanarius var. tomentosa	血桐	117	4	4	Low	Fair	Fair	Fair	Low	Native	lean, exposed root
T142	Acacia confusa	台灣相思	112	6	3	Low	Fair	Fair	Fair	Low	Exotic	dead tree
T143	Dimocarpus longan	龍眼	187	7	4	Low	Fair	Fair	Fair	Low	Exotic	sparse

Location: Lot no. 403 in D.D. 103

Date of Inspection: 2024/05/23

	Tree Specie	s	Tree S	ize Measureme	nt	Amenity Value	Form (Cood)	Health Condition	Structural	Suitability for Transplanting		
Tree No.	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)	(High / Medium /Low)	Form (Good/ Fair/ Poor)	(Good / Fair / Poor /Dead)	Condition (Good/ Fair/ Poor)	(High/ Medium/ Low)	Origin	Remarks
T144	Bischofia javanica	秋楓	130	5	6	Low	Fair	Fair	Fair	Low	Native	wound (trunk), sparse
T145	Dimocarpus longan	龍眼	149	6	4	Low	Fair	Fair	Fair	Low	Exotic	lean
T146	Aporusa dioica	銀柴	73	5	3	Low	Fair	Fair	Fair	Low	Native	lean
T147	Leucaena leucocephala	銀合歡	74	6	4	Low	Fair	Fair	Fair	Low	Exotic	lean, wound (root)
T148	Leucaena leucocephala	銀合歡	128	6	6	Low	Fair	Fair	Fair	Low	Exotic	lean
T149	Macaranga tanarius var. tomentosa	血桐	97	6	4	Low	Fair	Fair	Fair	Low	Native	wound
T150	Dimocarpus longan	龍眼	94	4	3	Low	Fair	Fair	Fair	Low	Native	normal
T151	Litsea monopetala	假柿樹	84	7	3	Low	Fair	Fair	Fair	Low	Native	normal
T152	Ficus hispida	對葉榕	91 + 115	7	4	Low	Fair	Fair	Fair	Low	Native	exposed root
T153	Macaranga tanarius var. tomentosa	血桐	193	7	7	Low	Fair	Fair	Fair	Low	Native	girdling roots
T154	Leucaena leucocephala	銀合歡	182	8	6	Low	Fair	Fair	Fair	Low	Exotic	wound (trunk), vine
T155	Macaranga tanarius var. tomentosa	血桐	164	5	7	Low	Fair	Fair	Fair	Low	Native	cavity, exposed root
T156	Ficus hispida	對葉榕	170	6	4	Low	Fair	Fair	Fair	Low	Native	normal
T157	Ficus hispida	對葉榕	110 + 83	5	6	Low	Fair	Fair	Fair	Low	Native	normal
T158	Macaranga tanarius var. tomentosa	血桐	97	3	3	Low	Poor	Fair	Fair	Low	Native	fallen
T159	Ficus hispida	對葉榕	138	6	4	Low	Fair	Fair	Fair	Low	Native	normal
T160	Ficus hispida	對葉榕	102	6	4	Low	Fair	Fair	Fair	Low	Native	root restriction
T161	Ficus hispida	對葉榕	98	6	3	Low	Fair	Fair	Fair	Low	Native	root restriction, sparsed
T162	Ficus hispida	對葉榕	184	6	3	Low	Fair	Fair	Fair	Low	Native	exposed root
T163	Ficus hispida	對葉榕	100	5	3	Low	Fair	Fair	Fair	Low	Native	root restriction, bent (trunk)
T164	Macaranga tanarius var. tomentosa	血桐	125	5	5	Low	Fair	Fair	Fair	Low	Native	lean, exposed root
T165	Ficus hispida	對葉榕	263	8	5	Low	Fair	Fair	Fair	Low	Native	wound (trunk), root restriction, dead branches
T166	Ficus hispida	對葉榕	168	8	3	Low	Fair	Fair	Fair	Low	Native	exposed root, vine

Location: Lot no. 403 in D.D. 103

Date of Inspection: 2024/05/23

	Tree Species		Tree Size Measurement			Amenity Value	F (G V	Health Condition	Structural	Suitability for Transplanting		
Tree No.	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)	(High / Medium /Low)	Form (Good/ Fair/ Poor)	(Good / Fair / Poor /Dead)	Condition (Good/ Fair/ Poor)	(High/ Medium/ Low)	Origin	Remarks
T167	Macaranga tanarius var. tomentosa	血桐	175	9	4	Low	Fair	Fair	Fair	Low	Native	root restriction, lean
T168	Macaranga tanarius var. tomentosa	血桐	103	9	2	Low	Fair	Fair	Fair	Low	Native	root restriction
T169	Litsea monopetala	假柿樹	427	14	3	Low	Fair	Fair	Fair	Low	Native	exposed root, root restriction, vine, lean, dead branches
T170	Macaranga tanarius var. tomentosa	血桐	123	5	3	Low	Fair	Fair	Fair	Low	Native	exposed root
T171	Leucaena leucocephala	銀合歡	158	12	4	Low	Fair	Fair	Fair	Low	Exotic	root restriction
T172	Leucaena leucocephala	銀合歡	258	12	7	Low	Fair	Fair	Fair	Low	Exotic	lean, root restriction, wound (trunk)
T173	Macaranga tanarius var. tomentosa	血桐	103 + 72	6	4	Low	Fair	Fair	Fair	Low	Native	root restriction
T174	Ficus hispida	對葉榕	240	6	5	Low	Fair	Fair	Fair	Low	Native	vine

Appendix D-Tree Photographic Records













T2

























































T9

















T11









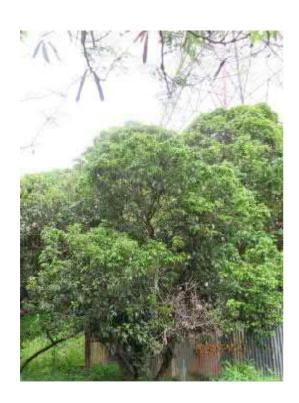
T12









































T17

























T20







T21









T22









T23









T24









T25









T26

















T28

















T30









T31

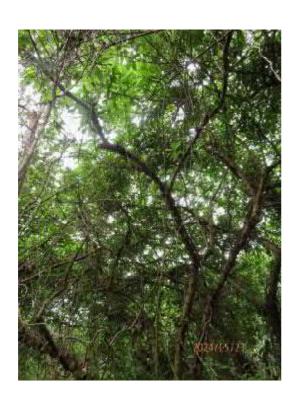








T32















T34















T36









T37









T38







T40





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From: Sent: To:	2024-06-04 星期二 22:45:18
Cc: Subject: Attachment:	tpbpd/PLAND <tpbpd@pland.gov.hk> A/YL-KTS/993 (Part 2) KTS993-ltr-02b.pdf</tpbpd@pland.gov.hk>
Dear Mr. MO,	
Please see attached letter. In view of that the file size is too large so that we have truncated the letter in 3 parts.	
Best Regards,	
Patrick Tsui	

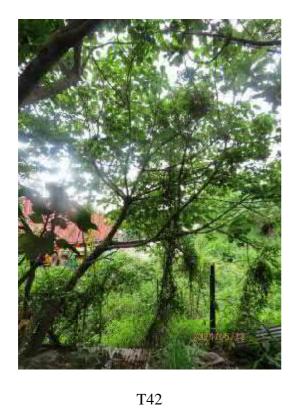




T41

















T43









T44









T45









T46









T47









T48







T49

















T51









T52









T53

















T55

























T58









T59

























T62









T63

































T67

















T69









T70













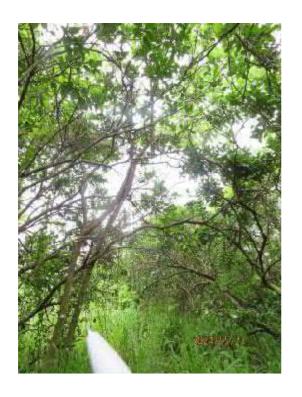




T72









T73









T74









T75

















































T81









T82









T83





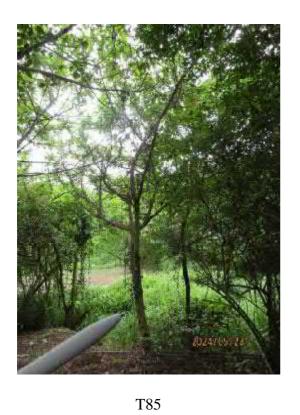




T84

































T88









T89

















T91









T92









T93









T94









T95









T96









T97









T98









T99









T100









T101









T102









T103









T104









T105









T106









T107









T108









T109









T110





□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy	
From: Sent: To:	2024-06-04 星期二 22:46:01
Cc: Subject: Attachment:	tpbpd/PLAND <tpbpd@pland.gov.hk> A/YL-KTS/993 (Part 3) KTS993-ltr-02c.pdf</tpbpd@pland.gov.hk>
Dear Mr. MO,	
Please see attached letter. In view of that the file size is too large so that we have truncated the letter in 3 parts.	
Best Regards,	
Patrick Tsui	





T111









T112









T113









T114









T115









T116









T117









T118









T119



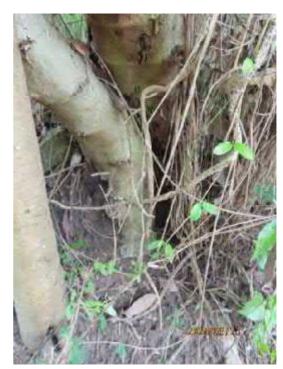






T120









T121









T122





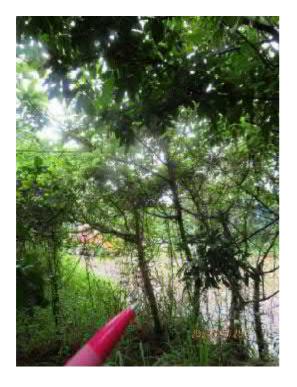




T123









T124









T125









T126









T127









T128









T129









T130









T131









T132









T133









T134









T135









T136









T137









T138









T139







T140









T141









T142









T143









T144









T145









T146









T147









T148









T149









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T152









T153









T154









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T158







T159









T160









T161









T162









T163









T164









T165









T166









T167









T168









T169









T170

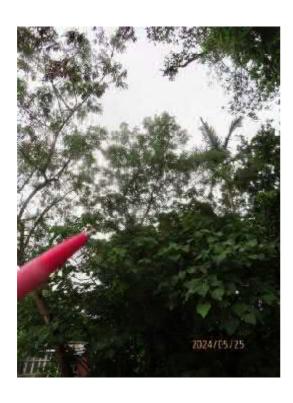








T171









T172









T173









T174





□Urgent	□Return receipt	☐Expand Group	□ Restricted	□Prevent Copy

From

**Sent:** Wednesday, June 5, 2024 4:35 PM **To:** tpbpd/PLAND < tpbpd@pland.gov.hk >

Cc:

Subject: 元朗南收地倉庫重置事宜 (補充文件)

#### 你好!

以下文件是有關於華生(中港)有限公司的貨倉重置資料包括元朗南收地影響的土地位置及新申請的補充文件。

謝謝

#### 舊有倉庫資料:

規劃申請編號: A/YL-TYST/1187

土地面積約100,000平方尺上蓋面積約65,000平方尺

另外麻煩删除今天下午 2:13 分及3:43分的電郵

## 補充文件

規劃申請編號: A/YL-KTS/993

預計上會月份:8月份

#### 受元朗南第二期收地發展影響的資料:

受影響公司名稱:華生(中港)有限公司

地段號碼:

DD117 Lot 716RP 718RP 744S.A 744S.B 745(P) 746 747(P) 749(P) 750 751 752 753(P)

754(P) 755 756 757

#### 重置倉庫的位置:

規劃申請編號: A/YL-KTS/993

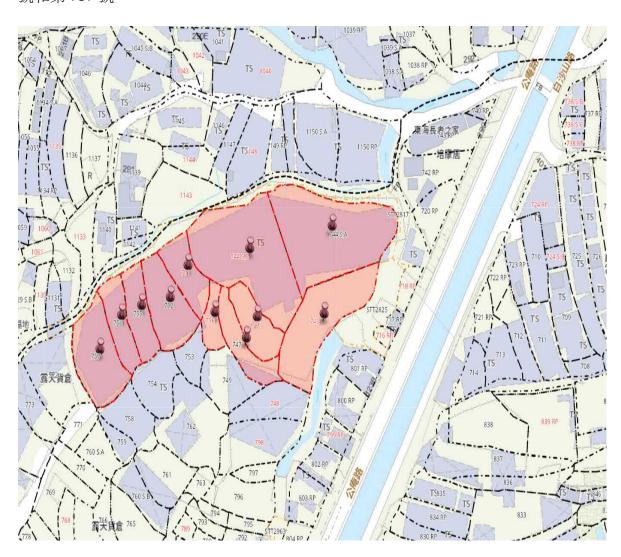
地段號碼: DD103 403RP

申請人姓名: 徐日華

顧問公司:都市規劃及發展顧問有限公司

#### 受影響的土地位置:

元朗南第二期發展道路工程及元朗南淨水設施的排污設備工程根據第 124章 { 收回土地條例)及第 370章 { 道路(工程、使用及補償)條例)擬議收回位於新界丈量約份第 117 號約地段第 744 號 A 段、第 744 號 B 段、第 745 號、第 746 號、第 747 號、第 750 號、第 751 號、第 752 號、第 755 號、第 756 號和第 757 號



#### 華生(中港)有限公司的商業登記資料:



□Urgent	□Return receipt	☐Expand Group	□Restricted	□ Prevent Copy

From:

**Sent:** Wednesday, June 5, 2024 8:56 PM **To:** tpbpd/PLAND < <a href="mailto:tpbpd@pland.gov.hk">tpbpd@pland.gov.hk</a>>

Subject: Re: 元朗南收地倉庫重置事宜 (補充文件)

補充文件(二) A/YL-KTS/993

消防圖

」在 2024年6月5日 週三,下午4:34 寫道:

#### 你好!

以下文件是有關於華生(中港)有限公司的貨倉重置資料包括元朗南收地影響的土地位置及新申請的補充文件。

謝謝

舊有倉庫資料:

規劃申請編號: A/YL-TYST/1187

土地面積約100,000平方尺

上蓋面積約65,000平方尺

另外麻煩刪除今天下午 2:13 分及3:43分的電郵

# F.S.NOTES:

### 1. GENERAL

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

# 2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m<sup>3</sup> F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/ STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FS PUMPS.

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTARY AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m<sup>3</sup> SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS: HAZARD CLASS: ORDINARY HAZARD GROUP III TYPE OF STORAGE: POST-PALLET (ST2) STORAGE CATEGORY: CATEGORY I MAXIMUM STORAGE HIEGHT: 3.5m SPRINKLER PROTECTION: CEILING PROTECTION ONLY

# 4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839 PART 1: 2017 AND FSD CIRCULAR LETTERS 6/2021
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

# 5. EMERGENCY LIGHTING

5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1:2016 AND BS EN 1838:2013", FSD CIRCULAR LETTER 4/2021, COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

# 6. EXIT SIGN

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

# 7. PORTABLE APPLIANCES

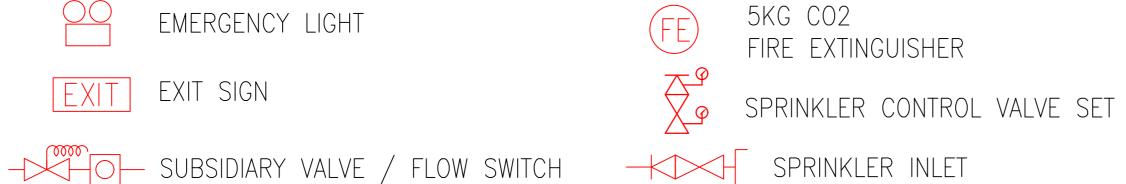
7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

# LEGEND



HR HOSE REEL







Section drawing of window opening for the structure (1)

# Structure 1 Openable Windows Calculation

Area of GF Structure B1 = 7000sq.m. Area of High Bay Window (H.B.W.) =  $2m(H) \times 220m = 440 \text{ sq.m.}$ Total openable window area = 440 sq.m.

= 6.28% of floor area

**Toilet** GFA: Not exceeding 20m<sup>2</sup> 100000 Height: Not exceeding 3m No. of story: 1 12000 12000 12000 12000

**Structure 2** 

Pump Room For FSIs 2000 LIT. FIBREGLASS F.S. WATER TANK SPRINKLER CONTROL VALVE SET 135000 LIT. RCC SPRINKLER WATER TANK (UNDER GROUND) SPRINKLER INLET Water Tank Room For FSIs

12000 12000

Section drawing of window opening for the structure (1) SCALE : 1:300 (A0)

Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land at Lot 403 RP (Part) in D.D. 103 & Adjoining Government Land, Kam Tin, Yuen Long, New Territories

DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan

			ARCHITECT :
REV	DESCRIPTION	DATE	

Structure 1

Logistics centre

No. of story: 1

GFA: Not exceeding 7,000m<sup>2</sup>

Height: Not exceeding 13m

FIRE SERVICE CONTRACTOR CONSULTANT **Century Fire Service Engineering Co., Ltd.** 

	NAME	DATE	DRAWING NO :	REV.
WN BY	C.K.NG	5 Jun 2024	FS-01	U
CKED BY			SCALE: 1:300 (A0)	
ROVED BY			SOURCE: B.O.O. Ref. BD F.S.D. Ref. FP	

Total: 207 pages

Date: 30 September 2024

TPB Ref.: A/YL-KTS/993

By Email

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

Dear Sir,

# Proposed Temporary Logistics Centre for a Period of 3 Years & Filling of Land at Lot 403 RP (Part) in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

The response to comments of CE/MN, DSD and Director of Fire Services (D of FS) are attached herewith.

The updated tree group inspection report and the compensatory planting proposal are also attached herewith.

Should you have any enquiries, please feel free to contact our at your convenience.

Yours faithfully,

Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Selena SIN) – By Email

# Response to DSD's comments - Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land in "Argriculture" Zone, Lot 403 RP (Part) in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories (Application No. A/YL-KTS/993)

(a) Please indicate the existing opening drain and the discharge	please see the updated Figure 4.
path on photo 1 & 2. Please also indicate the photo taken	
directions on drawing.	
(b) Please show the size of the existing drainage facilities, i.e. the	please see the updated Figure 4.
aforementioned existing opening drain and the discharge path, on	
drawings.	
(c) Connection details of the proposed channel at the proposed	please see the enclosed Figure 5.
channel at the proposed discharge point at river should be given.	
(d) The applicant mentioned in RtC (v) that the existing river is	Due to the catchment area of the subject site hasn't been
able to cater for the additional stormwater from the subject site.	changed, it is therefore, no additional stormwater will be
Please substantiate. Please also indicate the size of the river on	discharged to the existing river.
drawing/photo.	
(e) The velocities of stormwater flow in channels should be	please see the enclosed design chart which shown the
checked and given in the submission.	revised gradient is 1:55 and the velocites of stormwater
	flow in channel is around 3.9m/s.
Please specifiy the distance between the proposed gaps and the	please see the updated Figure 4.
height of the 100mm gaps in figure 4.	

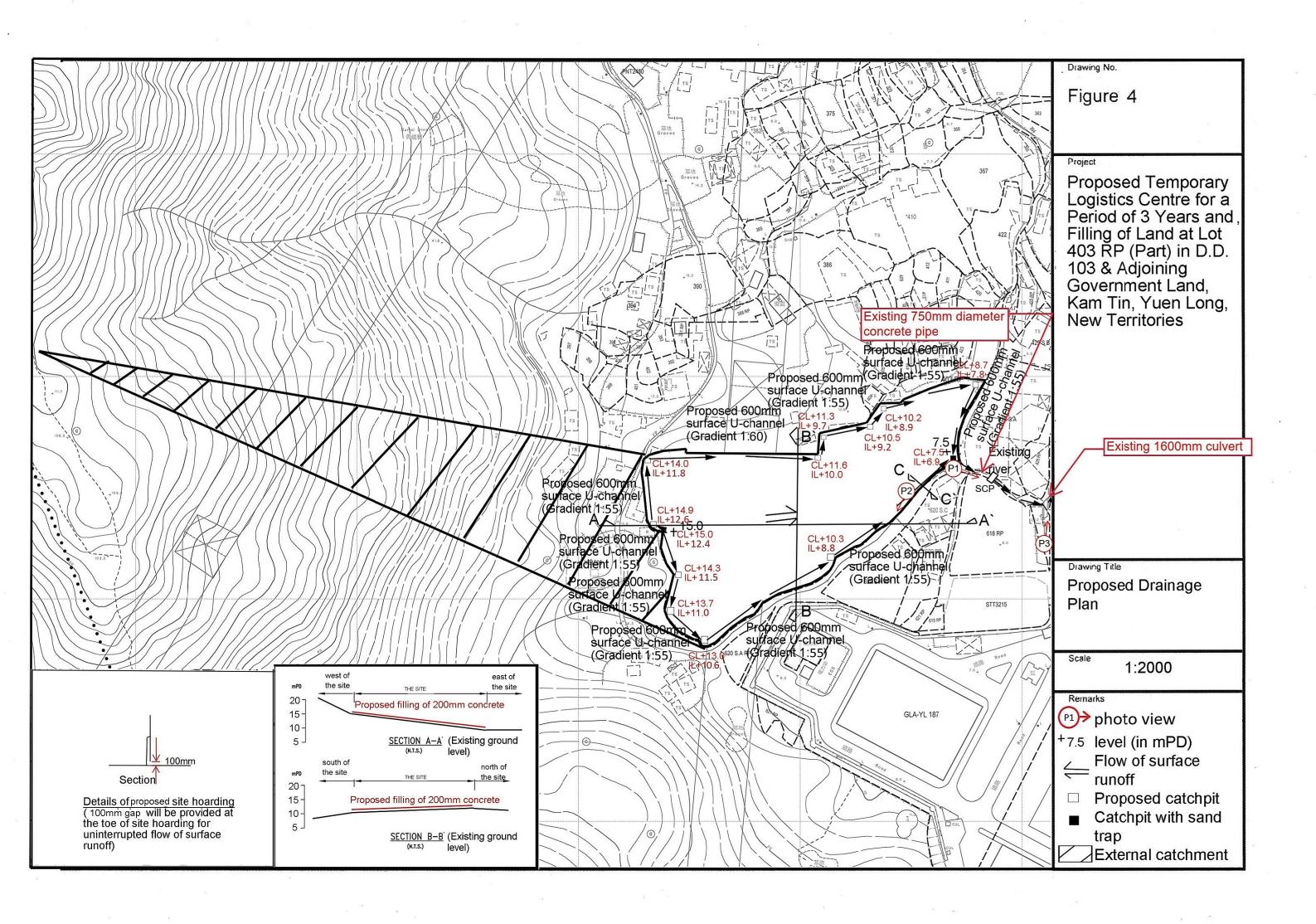


Photo 2 (P2)





Photo 3 (P3)



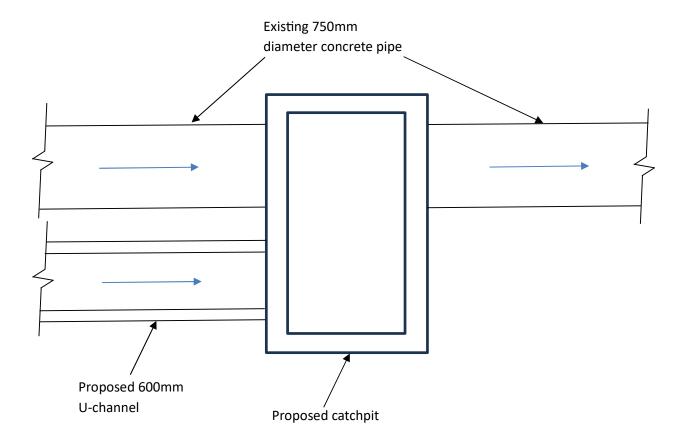
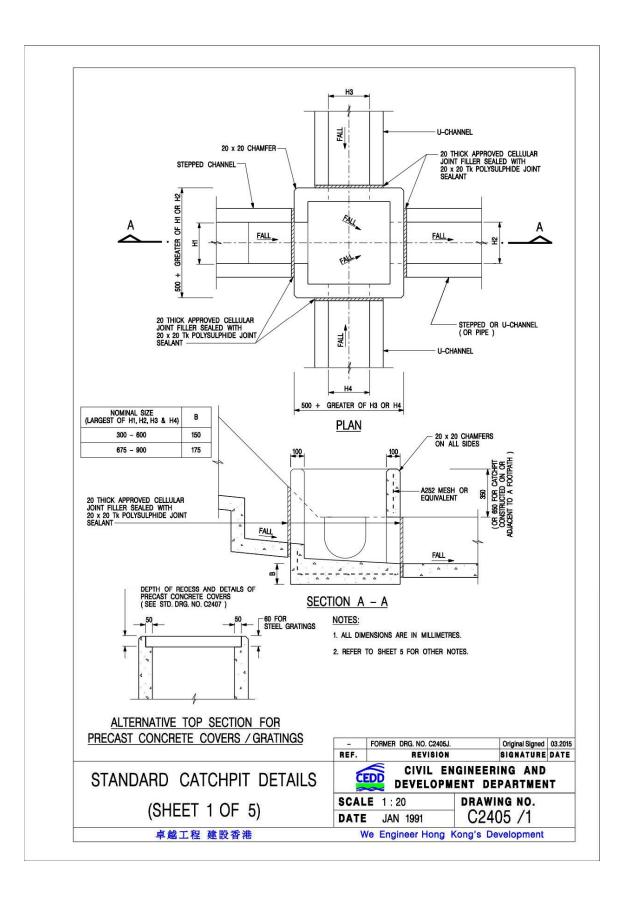


Figure 5 - Catchpit (SCP)



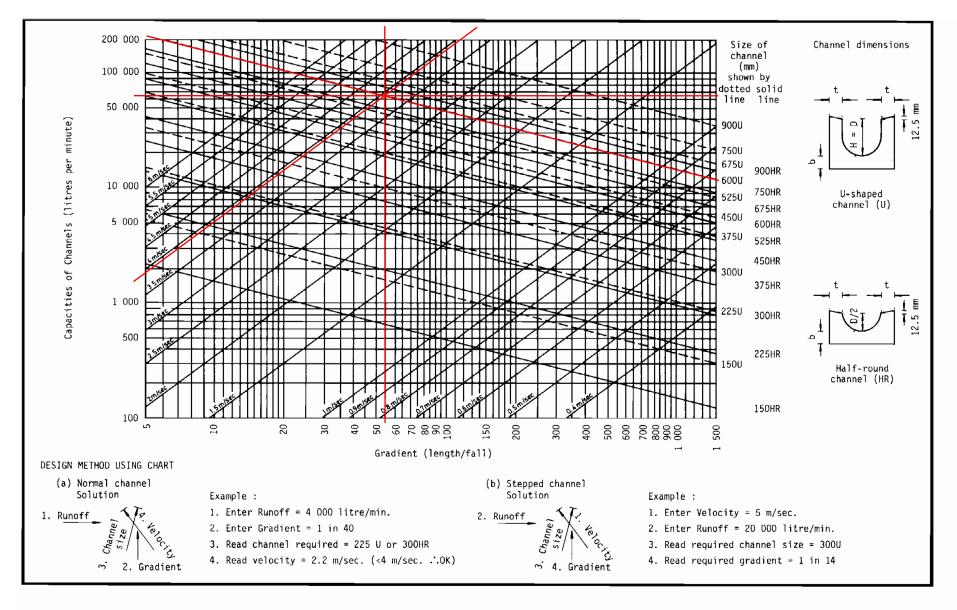


Figure 8.7 - Chart for the Rapid Design of Channels

# F.S.NOTES:

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- 1.6 SMOKE EXTRACTION SYSTEM(S) SHALL NOT BE PROVIDED AS THE AGGREGATE AREA OF OPERABLE WINDOW OF STRUCTURE 1 EXCEEDS 6.25% OF THE FLOOR AREA OF THE COMPARTMENT.
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# 4. FIRE ALARM SYSTEM

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EXIT EXIT SIGN

# 7. PORTABLE APPLIANCES

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

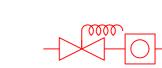
# LEGEND





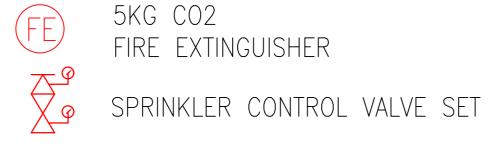






SUBSIDIARY VALVE / FLOW SWITCH

EMERGENCY LIGHT





Structure 1

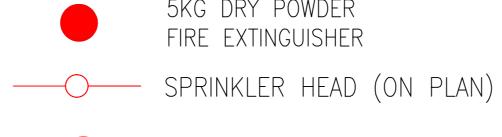
Logistics centre

No. of story: 1

GFA: Not exceeding 7,000m<sup>2</sup>

Height: Not exceeding 13m





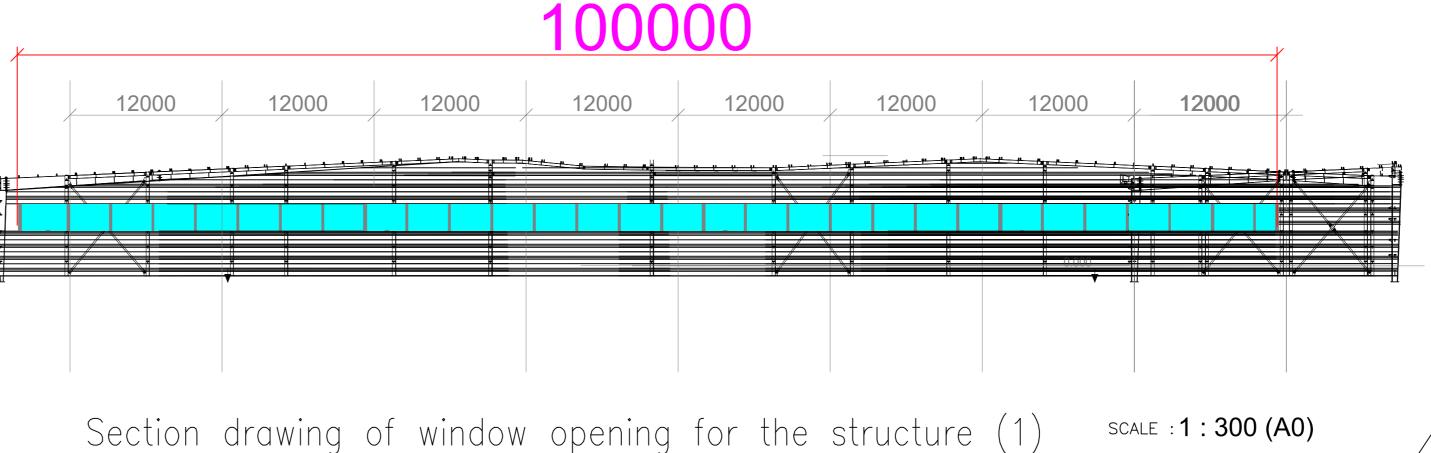
— PUMP SET

Area of High Bay Window (H.B.W.) =  $2m(H) \times 220m = 440 \text{ sq.m.}$ 

Structure 1 Openable Windows Calculation

Area of GF Structure B1 = 7000sq.m.

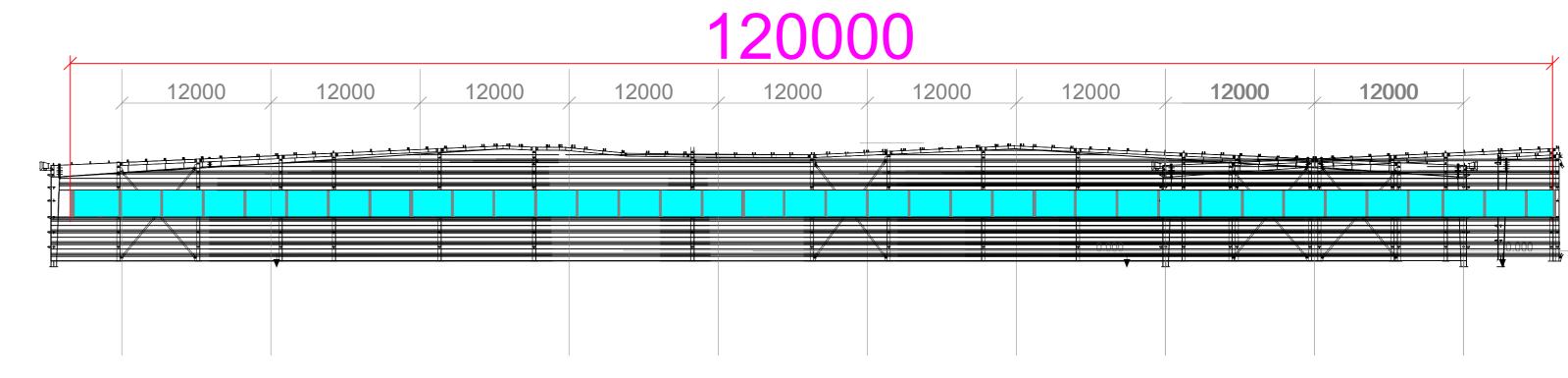
Total openable window area = 440 sq.m.



= 6.28% of floor area

**Structure 2 Toilet** GFA: Not exceeding 20m<sup>2</sup> Height: Not exceeding 3m No. of story: 1





SCALE : 1:300 (A0) Section drawing of window opening for the structure (1)

Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land at Lot 403 RP (Part) in D.D. 103 & Adjoining Government Land, Kam Tin, Yuen Long, New Territories

DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation **Layout Plan** 

			ARCHITECT
REV	DESCRIPTION	DATE	

FIRE SERVICE CONTRACTOR CONSULTANT **Century Fire Service Engineering Co., Ltd.** 

	NAME	DATE	DRAWING NO :	REV.
WN BY	C.K.NG	18 JUL 2024	FS-01	U
CKED BY			SCALE: 1:300 (A0)	
ROVED BY			SOURCE: B.O.O. Ref. BD F.S.D. Ref. FP	

#### TREE GROUP INSPECTION REPORT FOR

**LOT NO. 403RP (PART) IN D.D. 103** 

Ms. Lee Hiu Wa

ISA Certified Arborist (HK-1104A)

Tree Management Personnel

Registration Scheme

Arborist (TM522127)

Tree Risk Assessor (TM522127)

Tree Work Supervisor (TM522127)

### Content

1. Introduction	P. 2
2. Methodology	P. 2
3. General Descriptions on Existing Trees	P. 3
4. Appendix A – Tree Location Plan	P. 5
5. Appendix B – General View	P. 6
6. Appendix C – Tree Survey Schedule	P. 8
7. Appendix D – Tree Photographic Records	P.16

#### 1. Introduction

The land owner was instructed to perform tree inspection service so as to examine the target trees inside the Lot no. 403 RP (Part) in D.D. 103. This tree group inspection report describes the inspection methodology, the results, Arborist's recommendations and conclusion.

#### 2. Methodology

An ISA Certified Arborist was assigned to conduct a tree inspection at the site on 23 May, 2024.

Thorough visual inspection of the trees was conducted by the Arborists from various vantage points on the ground to examine the subject trees. Within the designated site boundary, all living trees (in some case large tree-form shrubs) with a main trunk equal to or over 95 mm in Diameter at Breast Height (DBH) were included in the tree survey (AFCD Practice Note No. 2 / 2006). Each tree was allocated and tagged with a tree number, and its position was plotted on plans. They were then identified (1) to species, or in some cases to genus if full identification was not possible. Measurements were taken of its trunk diameter, height and spread, with a photograph taken. The report includes the following information on each tree surveyed:

- Tree No. (numbers allocated to individual trees);
- Tree Species Name (Scientific Name and Chinese Name);
- DBH at 1.3m above Ground level (mm);
- Crown spread (m);
- Overall Height (m);
- Amenity Value (High/Medium/Low);
- Form (Good/Fair/Poor);
- Health Condition (Good/Fair/Poor);
- Structural Condition (Good/Fair/Poor);
- Suitability for Transplanting (High/Medium/Low);
- Origin;
- Remarks (special features of particular trees)

#### **3.** General Descriptions on Existing Trees

There are 169 trees surveyed in site. For the composition of the surveyed trees, it is composed of 20 species. *Ficus hispida* (對葉榕) was the dominant species with the quantities of 57. More information is shown in the Table 3.1.

Table 3.1: Individual Surveyed Trees Species & Quantities

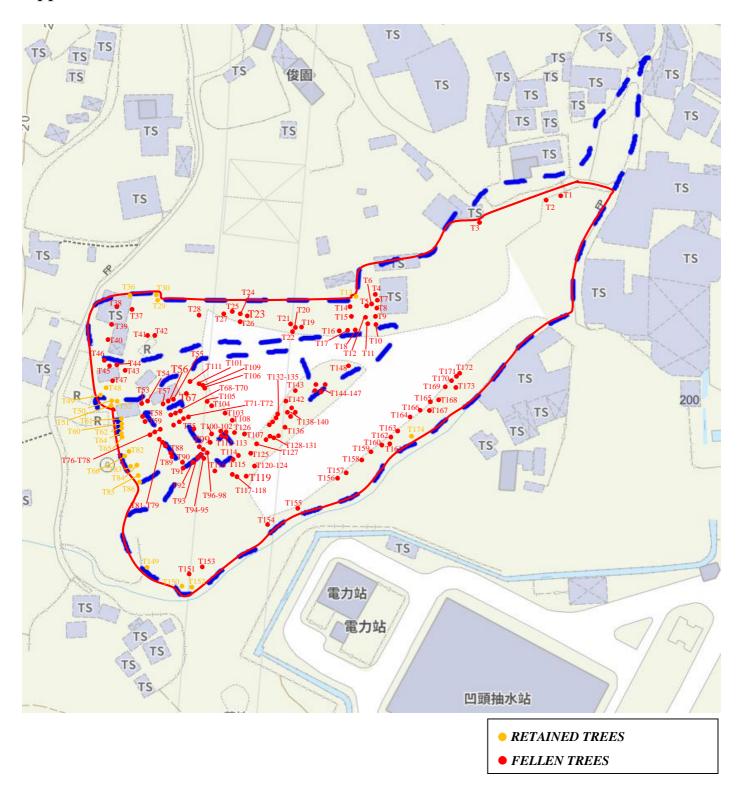
Scientific Name	Recommendation	Conservation Status	Quantities
Acacia confusa	Fell	-	5
Aporusa dioica	Fell	-	1
Artocarpus	Fell	-	
heterophyllus			2
Bischofia javanica	Fell	-	1
Bridelia tomentosa	Fell	-	2
Celtis sinensis	Retain	-	3
Celtis sinensis	Fell	-	2
Citrus maxima	Retain	-	3
Citrus maxima	Fell	-	9
Clausena lansium	Retain	-	1
Dimocarpus longan	Retain	-	1
Dimocarpus longan	Fell	-	4
Ficus hispida	Retain	-	6
Ficus hispida	Fell	-	51
Ficus variegata	Fell	-	1
Leucaena	Fell	-	
leucocephala			18
Ligustrum sinense	Retain	-	2
Ligustrum sinense	Fell	-	3
Litchi chinensis	Retain	-	1
Litchi chinensis	Fell	-	1
Litsea glutinosa	Fell	-	1
Litsea monopetala	Retain	-	1
Litsea monopetala	Fell	-	9
Macaranga tanarius	Retain	-	
var. tomentosa			6
Macaranga tanarius	Fell	-	
var. tomentosa			31
Melia azedarach	Fell	-	1

Microcos nervosa	Fell	-	1
Morus alba	Fell	-	2
	169		

Review the proposed layout plan, the site would be fully occupied by proposed structure. There is not adequate space for health growth of the compensatory trees to their mature size. However there are 24 trees would be retained in order to maintain the landscape quality of the surrounding area.

Please refer to Appendix A for Tree Location Plan, Appendix B for General View, Appendix C for Tree Survey Schedule and Appendix D for Tree Photographic Records.

### Appendix A-Site Plan



Appendix B – General View



















#### Appendix C – Tree Survey Schedule

Location: Lot no. 403 in D.D. 103

Date of Inspection: 2024/05/23

Surveyed by: LEE HIU WA

Tree Species		s	Tree S	Size Measuremer	nt	Amenity Value	A monity Voluo	Health Condition	Structural .	Suitability for Transplanting		
Tree No.	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)	(High / Medium /Low)	Form (Good/ Fair/ Poor)	m (Good/ sin/Poon) (Good/Fair/ Co	Condition (Good/ Fair/ Poor)	(High/ Medium/ Low)	Origin	Remarks
Т1	Artocarpus heterophyllus	菠蘿蜜	375	9	6	Low	Fair	Fair	Fair	Low	Exotic	wound (trunk) dieback
Т2	Artocarpus heterophyllus	菠蘿蜜	280	8	7	Low	Fair	Fair	Fair	Low	Exotic	root restriction, dieback
Т3	Litchi chinensis	荔枝	265	5	4	Low	Fair	Fair	Fair	Low	Exotic	dead twigs
T4	Leucaena leucocephala	銀合歡	219	7	3	Low	Fair	Fair	Fair	Low	Exotic	bent (trunk)
Т5	Leucaena leucocephala	銀合歡	155	6	3	Low	Fair	Fair	Fair	Low	Exotic	bent (trunk)
Т6	Leucaena leucocephala	銀合歡	131	7	4	Low	Fair	Fair	Fair	Low	Exotic	cross-trunk
Т7	Leucaena leucocephala	銀合歡	109	6	2	Low	Fair	Fair	Fair	Low	Exotic	cross-trunk
Т8	Leucaena leucocephala	銀合歡	141	6	5	Low	Fair	Fair	Fair	Low	Exotic	cross-trunk, lean, wound (trunk)
Т9	Leucaena leucocephala	銀合歡	97	5	3	Low	Fair	Fair	Fair	Low	Exotic	lean
T10	Leucaena leucocephala	銀合歡	194	7	5	Low	Fair	Fair	Fair	Low	Exotic	lean, wound (trunk)
T11	Macaranga tanarius var. tomentosa	血桐	159	5	5	Low	Fair	Fair	Fair	Low	Native	lean
T12	Macaranga tanarius var. tomentosa	血桐	171	4	5	Low	Fair	Fair	Fair	Low	Native	normal
T13	Litchi chinensis	荔枝	221	5	5	Low	Fair	Fair	Fair	Low	Exotic	normal
T14	Dimocarpus longan	龍眼	191	4	3	Low	Fair	Fair	Fair	Low	Exotic	normal
T15	Ficus variegata	青果榕	276	5	5	Low	Fair	Fair	Fair	Low	Native	vine
T16	Leucaena leucocephala	銀合歡	94	5	5	Low	Fair	Fair	Fair	Low	Exotic	lean
T17	Leucaena leucocephala	銀合歡	208	8	6	Low	Fair	Fair	Fair	Low	Exotic	lean
T18	Leucaena leucocephala	銀合歡	165	8	4	Low	Fair	Fair	Fair	Low	Exotic	lean
T19	Macaranga tanarius var. tomentosa	血桐	210	6	6	Low	Fair	Fair	Fair	Low	Native	lean
T20	Ficus hispida	對葉榕	254	7	6	Low	Fair	Fair	Fair	Low	Native	dead branch, vine
T21	Ficus hispida	對葉榕	224	6	7	Low	Fair	Fair	Fair	Low	Native	vine
T22	Macaranga tanarius var. tomentosa	血桐	112	4	2	Low	Fair	Fair	Fair	Low	Native	lean

#### Appendix C – Tree Survey Schedule

Location: Lot no. 403 in D.D. 103 Date of Inspection: 2024/05/23

#### Surveyed by: LEE HIU WA

Location: Lot no. 403 in D.D. 103			Date of Inspection: 2024/05/23 Surveyed by: LEE HIU WA									
	Tree Specie	28	Tree	ree Size Measurement		Amenity Value	Form (Good/	Health Condition	Structural	Suitability for Transplanting		
Tree No.	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)	Amenity Value (High / Medium /Low)	Form (Good/ Fair/ Poor)	(Good / Fair / Poor /Dead)	Condition (Good/ Fair/ Poor)	(High/ Medium/ Low)	Origin	Remarks
T23	Litsea monopetala	假柿樹	383	10	6	Low	Fair	Fair	Fair	Low	Native	cavity
T24	Macaranga tanarius var. tomentosa	血桐	109	3	3	Low	Fair	Fair	Fair	Low	Native	lean
T25	Macaranga tanarius var. tomentosa	血桐	107	5	4	Low	Fair	Fair	Fair	Low	Native	lean
T26	Macaranga tanarius var. tomentosa	血桐	178	6	4	Low	Fair	Fair	Fair	Low	Native	lean
T27	Macaranga tanarius var. tomentosa	血桐	163	5	3	Low	Fair	Fair	Fair	Low	Native	normal
T28	Macaranga tanarius var. tomentosa	血桐	94	6	4	Low	Fair	Fair	Fair	Low	Native	normal
T29	Macaranga tanarius var. tomentosa	血桐	101	6	4	Low	Fair	Fair	Fair	Low	Native	lean
T30	Macaranga tanarius var. tomentosa	血桐	90	6	3	Low	Fair	Fair	Fair	Low	Native	lean
T31	Litsea monopetala	假柿樹	229	8	3	Low	Fair	Fair	Fair	Low	Native	normal
T32	Ficus hispida	對葉榕	374	5	7	Low	Fair	Fair	Fair	Low	Native	multi-trunks
T33	Ficus hispida	對葉榕	198	7	4	Low	Fair	Fair	Fair	Low	Native	multi-trunks
T34	Ficus hispida	對葉榕	255	7	6	Low	Fair	Fair	Fair	Low	Native	multi-trunks
T35	Macaranga tanarius var. tomentosa	血桐	176	6	6	Low	Fair	Fair	Fair	Low	Native	codominant trunks
T36	Macaranga tanarius var. tomentosa	血桐	116	6	4	Low	Fair	Fair	Fair	Low	Native	bent (trunk)
T37	Macaranga tanarius var. tomentosa	血桐	118	8	4	Low	Fair	Fair	Fair	Low	Native	fallen
T38	Litsea monopetala	假柿樹	176	5	4	Low	Fair	Fair	Fair	Low	Native	roots restriction
T39	Ficus hispida	對葉榕	106	6	4	Low	Fair	Fair	Fair	Low	Native	roots restriction
T40	Macaranga tanarius var. tomentosa	血桐	202	5	5	Low	Fair	Fair	Fair	Low	Native	roots restriction
T41	Macaranga tanarius var. tomentosa	血桐	90	5	2	Low	Fair	Fair	Fair	Low	Native	roots restriction
T42	Macaranga tanarius var. tomentosa	血桐	173	5	5	Low	Fair	Fair	Fair	Low	Native	roots restriction
T43	Melia azedarach	苦楝	146	8	5	Low	Fair	Fair	Fair	Low	Exotic	normal
T44	Celtis sinensis	朴樹	127	7	4	Low	Fair	Fair	Fair	Low	Native	dieback

Location: Lot no. 403 in D.D. 103

Date of Inspection: 2024/05/23

ocation: Lot no.	403 in D.D. 103	Date of Inspection: 2	2024/05/23				Surveyed by: LEE	HIU WA				
	Tree Specie	es	Tree Size Measurement			Amenity Value (High / Medium	Form (Good/	Health Condition	Structural	Suitability for Transplanting		
Tree No.	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)	(High / Medium	Form (Good/ Fair/ Poor)	(Good / Fair / Poor /Dead)	Condition (Good/ Fair/ Poor)	(High/ Medium/ Low)	Origin	Remarks
T45	Ficus hispida	對葉榕	159	5	5	Low	Fair	Fair	Fair	Low	Native	root restriciton
T46	Ficus hispida	對葉榕	109	5	3	Low	Fair	Fair	Fair	Low	Native	root restriciton
T47	Macaranga tanarius var. tomentosa	血桐	173	6	5	Low	Fair	Fair	Fair	Low	Native	codominant trunks, vine, root restriction
T48	Macaranga tanarius var. tomentosa	血桐	79	5	4	Low	Fair	Fair	Fair	Low	Native	lean
T49	Clausena lansium	黄皮	210	4	6	Low	Fair	Fair	Fair	Low	Exotic	root cavity, root restriction
T50	Celtis sinensis	朴樹	94	6	4	Low	Fair	Fair	Fair	Low	Native	vine
T51	Celtis sinensis	朴樹	103	4	3	Low	Fair	Fair	Fair	Low	Native	wound, root restriction
T52	Ficus hispida	對葉榕	174	4	4	Low	Fair	Fair	Fair	Low	Native	root restriction, vine, wound (trunk)
T53	Litsea monopetala	假柿樹	233	8	4	Low	Fair	Fair	Fair	Low	Native	root restriction, vine
T54	Microcos paniculata / Microcos nervosa	破布葉	180	6	6	Low	Fair	Fair	Fair	Low	Native	multi-trunks
T55	Ligustrum sinense	山指甲	128	6	3	Low	Fair	Fair	Fair	Low	Exotic	multi-trunks
T56	Ligustrum sinense	山指甲	83	6	2	Low	Fair	Fair	Fair	Low	Exotic	multi-trunks
T57	Macaranga tanarius var. tomentosa	血桐	85	6	4	Low	Fair	Fair	Fair	Low	Native	sparse
T58	Litsea monopetala	假柿樹	136	8	4	Low	Fair	Fair	Fair	Low	Native	signs of pests
T59	Citrus maxima	柚	152	4	6	Low	Fair	Fair	Fair	Low	Exotic	multi-trunks, signs of pests
T60	Celtis sinensis	朴樹	123	6	2	Low	Fair	Fair	Fair	Low	Native	wound (trunk)
T61	Ligustrum sinense	山指甲	62	3	4	Low	Fair	Fair	Fair	Low	Exotic	multi-trunks
T62	Ligustrum sinense	山指甲	78	3	5	Low	Fair	Fair	Fair	Low	Exotic	normal, multi-trunks
T63	Ficus hispida	對葉榕	195	6	5	Low	Fair	Fair	Fair	Low	Native	normal
T64	Citrus maxima	柚	156	7	6	Low	Fair	Fair	Fair	Low	Exotic	multi-trunks
T65	Ficus hispida	對葉榕	94	7	3	Low	Fair	Fair	Fair	Low	Native	normal
T66	Litsea monopetala	假柿樹	159	8	4	Low	Fair	Fair	Fair	Low	Native	normal

Location: Lot no. 403 in D.D. 103

Date of Inspection: 2024/05/23

	Tree Specie	s	Tree Size Measurement			Amenity Value				Suitability for Transplanting		
Tree No.	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)	(High / Medium /Low)	Form (Good/ Fair/ Poor)	Health Condition (Good / Fair / Poor /Dead)	Structural Condition (Good/ Fair/ Poor)	(High/ Medium/ Low)	Origin	Remarks
T67	Litsea glutinosa	潺槁樹	107	6	3	Low	Fair	Fair	Fair	Low	Native	normal
T68	Ficus hispida	對葉榕	144	6	6	Low	Fair	Fair	Fair	Low	Native	wound (trunk)
T69	Citrus maxima	柚	127	4	4	Low	Fair	Fair	Fair	Low	Exotic	sparse
T70	Ficus hispida	對葉榕	91	6	4	Low	Fair	Fair	Fair	Low	Native	multi-trunks
T71	Ficus hispida	對葉榕	160	6	5	Low	Fair	Fair	Fair	Low	Native	root restriction
T72	Citrus maxima	柚	133	5	6	Low	Fair	Fair	Fair	Low	Exotic	root restriction
T73	Macaranga tanarius var. tomentosa	血桐	96	6	3	Low	Fair	Fair	Fair	Low	Native	wound (trunk)
T74	Macaranga tanarius var. tomentosa	血桐	89	5	3	Low	Fair	Fair	Fair	Low	Native	dead tree
T75	Ficus hispida	對葉榕	154	4	7	Low	Fair	Fair	Fair	Low	Native	multi-trunks
T76	Citrus maxima	柚	104	5	4	Low	Fair	Fair	Fair	Low	Exotic	sparse
T77	Ficus hispida	對葉榕	208	6	6	Low	Fair	Fair	Fair	Low	Native	root restriction
T78	Ficus hispida	對葉榕	103	6	3	Low	Fair	Fair	Fair	Low	Native	root restriction
T79	Ficus hispida	對葉榕	135	6	5	Low	Fair	Fair	Fair	Low	Native	wound (trunk)
T80	Citrus maxima	柚	160	4	7	Low	Fair	Fair	Fair	Low	Exotic	multi-trunks
T81	Macaranga tanarius var. tomentosa	血桐	150	7	4	Low	Fair	Fair	Fair	Low	Native	lean
T82	Citrus maxima	柚	119	4	4	Low	Fair	Fair	Fair	Low	Exotic	vine
T83	Citrus maxima	柚	131	5	6	Low	Fair	Fair	Fair	Low	Exotic	normal
T84	Ficus hispida	對葉榕	114	6	4	Low	Fair	Fair	Fair	Low	Native	normal
T85	Ficus hispida	對葉榕	180	6	6	Low	Fair	Fair	Fair	Low	Native	lean
T86	Macaranga tanarius var. tomentosa	血桐	104	7	4	Low	Fair	Fair	Fair	Low	Native	normal
T87	Litsea monopetala	假柿樹	99	8	2	Low	Fair	Fair	Fair	Low	Native	codominant trunks, root restriction
T88	Ficus hispida	對葉榕	234	7	5	Low	Fair	Fair	Fair	Low	Native	root restriction

Location: Lot no. 403 in D.D. 103

Date of Inspection: 2024/05/23

	Tree Specie	s	Tree Size Measurement			Amenity Value		Health Condition	Structural	Suitability for Transplanting		
Tree No.	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)	Amenity Value (High / Medium /Low)	Form (Good/ Fair/ Poor)	(Good / Fair / Poor /Dead)	Condition (Good/ Fair/ Poor)	(High/ Medium/ Low)	Origin	Remarks
T89	Ficus hispida	對葉榕	195	7	8	Low	Fair	Fair	Fair	Low	Native	root restriction
T90	Ficus hispida	對葉榕	107	8	3	Low	Fair	Fair	Fair	Low	Native	normal
T91	Citrus maxima	柚	191	5	6	Low	Fair	Fair	Fair	Low	Exotic	spares
T92	Ficus hispida	對葉榕	257	7	6	Low	Fair	Fair	Fair	Low	Native	multi-trunks, wound (trunk)
Т93	Ficus hispida	對葉榕	202	7	5	Low	Fair	Fair	Fair	Low	Native	spares
T94	Ficus hispida	對葉榕	123	7	5	Low	Fair	Fair	Fair	Low	Native	wound(trunk)
T95	Citrus maxima	柚	161	6	7	Low	Fair	Fair	Fair	Low	Exotic	spares
T96	Ficus hispida	對葉榕	97	6	3	Low	Fair	Fair	Fair	Low	Native	bent(trunk), sparse
Т97	Ficus hispida	對葉榕	102	7	3	Low	Fair	Fair	Fair	Low	Native	normal
T98	Ficus hispida	對葉榕	159	7	4	Low	Fair	Fair	Fair	Low	Native	normal
Т99	Ficus hispida	對葉榕	183	5	7	Low	Fair	Fair	Fair	Low	Native	dead branch
T100	Ligustrum sinense	山指甲	149	6	4	Low	Fair	Fair	Fair	Low	Exotic	multi-trunks
T101	Ficus hispida	對葉榕	93	5	5	Low	Fair	Fair	Fair	Low	Native	normal
T102	Ficus hispida	對葉榕	225	6	6	Low	Fair	Fair	Fair	Low	Native	vine
T103	Ficus hispida	對葉榕	187	5	6	Low	Fair	Fair	Fair	Low	Native	vine
T104	Morus alba	桑	129	5	5	Low	Fair	Fair	Fair	Low	Native	pressed
T105	Ficus hispida	對葉榕	140	4	5	Low	Fair	Fair	Fair	Low	Native	lean
T106	Celtis sinensis	朴樹	116	6	2	Low	Fair	Fair	Fair	Low	Native	normal
T107	Leucaena leucocephala	銀合歡	183	8	6	Low	Fair	Fair	Fair	Low	Exotic	normal
T108	Leucaena leucocephala	銀合歡	110	7	6	Low	Fair	Fair	Fair	Low	Exotic	lean
T109	Ficus hispida	對葉榕	173	4	7	Low	Fair	Fair	Fair	Low	Native	codominant trunks
T110	Ficus hispida	對葉榕	110	4	3	Low	Fair	Fair	Fair	Low	Native	root restriction

Location: Lot no. 403 in D.D. 103

Date of Inspection: 2024/05/23

	Tree Specie	s	Tree Size Measurement			Amenity Value		Health Condition	Structural .	Suitability for Transplanting		
Tree No.	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)	(High / Medium /Low)	Form (Good/ Fair/ Poor)	(Good / Fair / Poor /Dead)	Condition (Good/ Fair/ Poor)	(High/ Medium/ Low)	Origin	Remarks
T111	Macaranga tanarius var. tomentosa	血桐	170	5	6	Low	Fair	Fair	Fair	Low	Native	root restriction, lean
T112	Ficus hispida	對葉榕	200	7	8	Low	Fair	Fair	Fair	Low	Native	normal
T113	Bridelia tomentosa	土蜜樹	94	7	3	Low	Fair	Fair	Fair	Low	Native	cross trunk
T114	Macaranga tanarius var. tomentosa	血桐	160	6	4	Low	Fair	Fair	Fair	Low	Native	multi-trunks
T115	Citrus maxima	柚	123	5	6	Low	Fair	Fair	Fair	Low	Exotic	multi-trunks
T116	Ficus hispida	對葉榕	174	5	6	Low	Fair	Fair	Fair	Low	Native	topping, wound
T117	Ficus hispida	對葉榕	174	5	6	Low	Fair	Fair	Fair	Low	Native	lean
T118	Ficus hispida	對葉榕	119	6	3	Low	Fair	Fair	Fair	Low	Native	lean
T119	Citrus maxima	柚	237	5	5	Low	Fair	Fair	Fair	Low	Exotic	normal
T120	Ficus hispida	對葉榕	163	5	6	Low	Poor	Fair	Fair	Low	Native	lean, cavity
T121	Ficus hispida	對葉榕	125	4	4	Low	Fair	Fair	Fair	Low	Native	lean
T122	Ficus hispida	對葉榕	127	5	5	Low	Fair	Fair	Fair	Low	Native	lean
T123	Ficus hispida	對葉榕	90	4	2	Low	Fair	Fair	Fair	Low	Native	lean
T124	Ficus hispida	對葉榕	127	4	4	Low	Fair	Fair	Fair	Low	Native	codominant trunks
T125	Morus alba	桑	102	5	5	Low	Fair	Fair	Fair	Low	Native	multi-trunks
T126	Leucaena leucocephala	銀合歡	85	6	4	Low	Fair	Fair	Fair	Low	Exotic	lean
T127	Dimocarpus longan	龍眼	222	7	5	Low	Fair	Fair	Fair	Low	Exotic	normal
T128	Litsea monopetala	假柿樹	322	8	4	Low	Fair	Fair	Fair	Low	Native	vine, break branch
T129	Bridelia tomentosa	土蜜樹	125	6	6	Low	Fair	Fair	Fair	Low	Native	dead twigs
T130	Ficus hispida	對葉榕	115	6	4	Low	Fair	Fair	Fair	Low	Native	codominant trunks
T136	Macaranga tanarius var. tomentosa	血桐	94	5	4	Low	Fair	Fair	Fair	Low	Native	lean
T137	Acacia confusa	台灣相思	196	9	6	Low	Fair	Fair	Fair	Low	Exotic	normal

Location: Lot no. 403 in D.D. 103

Date of Inspection: 2024/05/23

	Tree Specie	s	Tree Size Measurement			Amenity Value		Health Condition	Structural .	Suitability for Transplanting		
Tree No.	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)	(High / Medium /Low)	Form (Good/ Fair/ Poor)	(Good / Fair / Poor /Dead)	Condition (Good/ Fair/ Poor)	(High/ Medium/ Low)	Origin	Remarks
T138	Acacia confusa	台灣相思	128	9	4	Low	Fair	Fair	Fair	Low	Exotic	normal
T139	Acacia confusa	台灣相思	105	5	3	Low	Fair	Fair	Fair	Low	Exotic	bent (trunk)
T140	Acacia confusa	台灣相思	194	9	4	Low	Fair	Fair	Fair	Low	Exotic	normal
T141	Macaranga tanarius var. tomentosa	血桐	117	4	4	Low	Fair	Fair	Fair	Low	Native	lean, exposed root
T142	Acacia confusa	台灣相思	112	6	3	Low	Fair	Fair	Fair	Low	Exotic	dead tree
T143	Dimocarpus longan	龍眼	187	7	4	Low	Fair	Fair	Fair	Low	Exotic	sparse
T144	Bischofia javanica	秋楓	130	5	6	Low	Fair	Fair	Fair	Low	Native	wound (trunk), sparse
T145	Dimocarpus longan	龍眼	149	6	4	Low	Fair	Fair	Fair	Low	Exotic	lean
T146	Aporusa dioica	銀柴	73	5	3	Low	Fair	Fair	Fair	Low	Native	lean
T147	Leucaena leucocephala	銀合歡	74	6	4	Low	Fair	Fair	Fair	Low	Exotic	lean, wound (root)
T148	Leucaena leucocephala	銀合歡	128	6	6	Low	Fair	Fair	Fair	Low	Exotic	lean
T149	Macaranga tanarius var. tomentosa	血桐	97	6	4	Low	Fair	Fair	Fair	Low	Native	wound
T150	Dimocarpus longan	龍眼	94	4	3	Low	Fair	Fair	Fair	Low	Native	normal
T151	Litsea monopetala	假柿樹	84	7	3	Low	Fair	Fair	Fair	Low	Native	normal
T152	Ficus hispida	對葉榕	147	7	4	Low	Fair	Fair	Fair	Low	Native	exposed root
T153	Macaranga tanarius var. tomentosa	血桐	193	7	7	Low	Fair	Fair	Fair	Low	Native	girdling roots
T154	Leucaena leucocephala	銀合歡	182	8	6	Low	Fair	Fair	Fair	Low	Exotic	wound (trunk), vine
T155	Macaranga tanarius var. tomentosa	血桐	164	5	7	Low	Fair	Fair	Fair	Low	Native	cavity, exposed root
T156	Ficus hispida	對葉榕	170	6	4	Low	Fair	Fair	Fair	Low	Native	normal
T157	Ficus hispida	對葉榕	138	5	6	Low	Fair	Fair	Fair	Low	Native	normal
T158	Macaranga tanarius var. tomentosa	血桐	97	3	3	Low	Poor	Fair	Fair	Low	Native	fallen
T159	Ficus hispida	對葉榕	138	6	4	Low	Fair	Fair	Fair	Low	Native	normal

Location: Lot no. 403 in D.D. 103 Date of Inspection: 2024/05/23 Surveyed by: LEE HIU WA

	Tree Specie	es	Tree Size Measurement			Amenity Value		Health Condition	Structural	Suitability for Transplanting		
Tree No.	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)	(High / Medium /Low)	Form (Good/ Fair/ Poor)		Condition (Good/ Fair/ Poor)	(High/ Medium/ Low)	Origin	Remarks
T160	Ficus hispida	對葉榕	102	6	4	Low	Fair	Fair	Fair	Low	Native	root restriction
T161	Ficus hispida	對葉榕	98	6	3	Low	Fair	Fair	Fair	Low	Native	root restriction, sparsed
T162	Ficus hispida	對葉榕	184	6	3	Low	Fair	Fair	Fair	Low	Native	exposed root
T163	Ficus hispida	對葉榕	100	5	3	Low	Fair	Fair	Fair	Low	Native	root restriction, bent (trunk)
T164	Macaranga tanarius var. tomentosa	血桐	125	5	5	Low	Fair	Fair	Fair	Low	Native	lean, exposed root
T165	Ficus hispida	對葉榕	263	8	5	Low	Fair	Fair	Fair	Low	Native	wound (trunk), root restriction, dead branches
T166	Ficus hispida	對葉榕	168	8	3	Low	Fair	Fair	Fair	Low	Native	exposed root, vine
T167	Macaranga tanarius var. tomentosa	血桐	175	9	4	Low	Fair	Fair	Fair	Low	Native	root restriction, lean
T168	Macaranga tanarius var. tomentosa	血桐	103	9	2	Low	Fair	Fair	Fair	Low	Native	root restriction
T169	Litsea monopetala	假柿樹	427	14	3	Low	Fair	Fair	Fair	Low	Native	exposed root, root restriction, vine, lean, dead branches
T170	Macaranga tanarius var. tomentosa	血桐	123	5	3	Low	Fair	Fair	Fair	Low	Native	exposed root
T171	Leucaena leucocephala	銀合歡	158	12	4	Low	Fair	Fair	Fair	Low	Exotic	root restriction
T172	Leucaena leucocephala	銀合歡	258	12	7	Low	Fair	Fair	Fair	Low	Exotic	lean, root restriction, wound (trunk)
T173	Macaranga tanarius var. tomentosa	血桐	103 + 72	6	4	Low	Fair	Fair	Fair	Low	Native	root restriction
T174	Ficus hispida	對葉榕	240	6	5	Low	Fair	Fair	Fair	Low	Native	vine

Appendix D-Tree Photographic Records





















































































T11









T12

















































T18

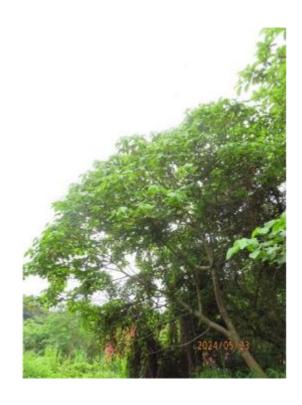








T19















T21









T22

















T24









T25









T26

















T28

























T31









T32















T34







T35









T36









T37















T40









T41









T42









T43









T44









T45









T46

















T48







T49

















T51









T52

















T54









T55

























T58

























T61









T62









T63









T64

























T67

















T69

























T72

















T74









T75

















T77

































T81









T82









T83









T84

























T87









































T92









T93















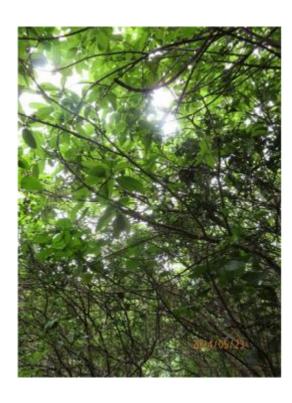


























T98

















T100

















T102









T103

























T106

























T109

























T112









T113









T114









T115









T116









T117









T118









T119









T120









T121

















T123









T124









T125









T126









T127









T128









T129

















T131

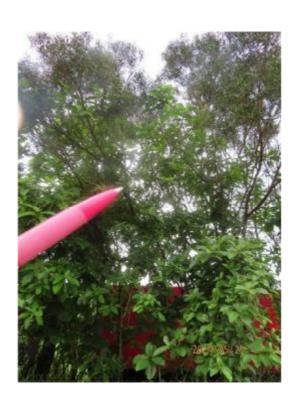








T132









T133









T134

















T136









T137

















T139







T140









T141

















T143









T144









T145









T146









T147









T148









T149

















T151







T152









T153









T154

















T156









T157







































T162

































T166

























T169









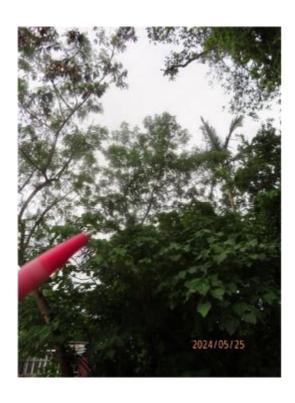








T171









T172

















T174





## **Compensatory Planting Proposal**

LOT NO. 403RP (PART) IN D.D. 103

Ms. Lee Hiu Wa

ISA Certified Arborist (HK-1104A)

Tree Management Personnel Registration Scheme

Arborist (TM522127)

Tree Risk Assessor (TM522127)

Tree Work Supervisor (TM522127)

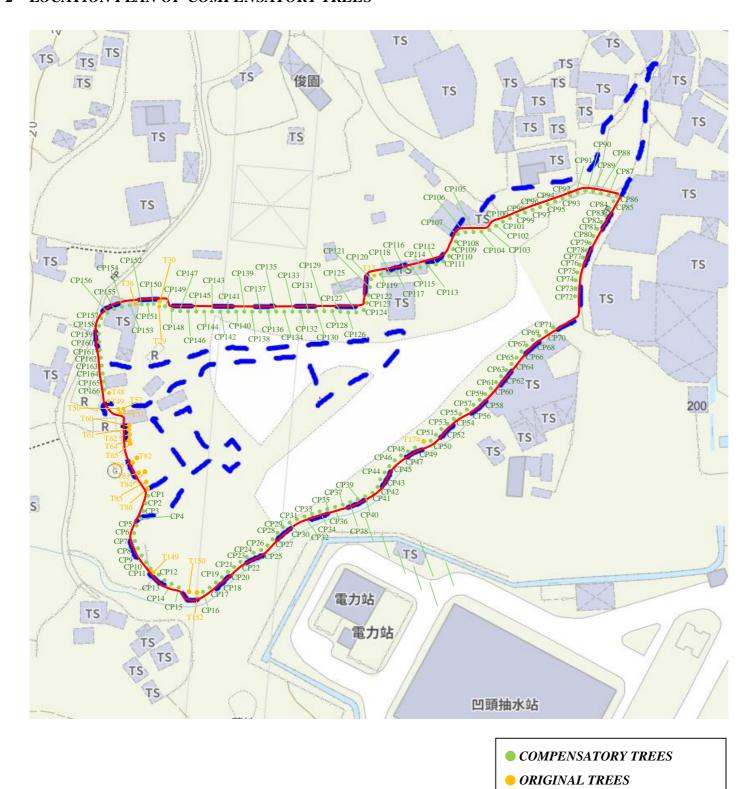
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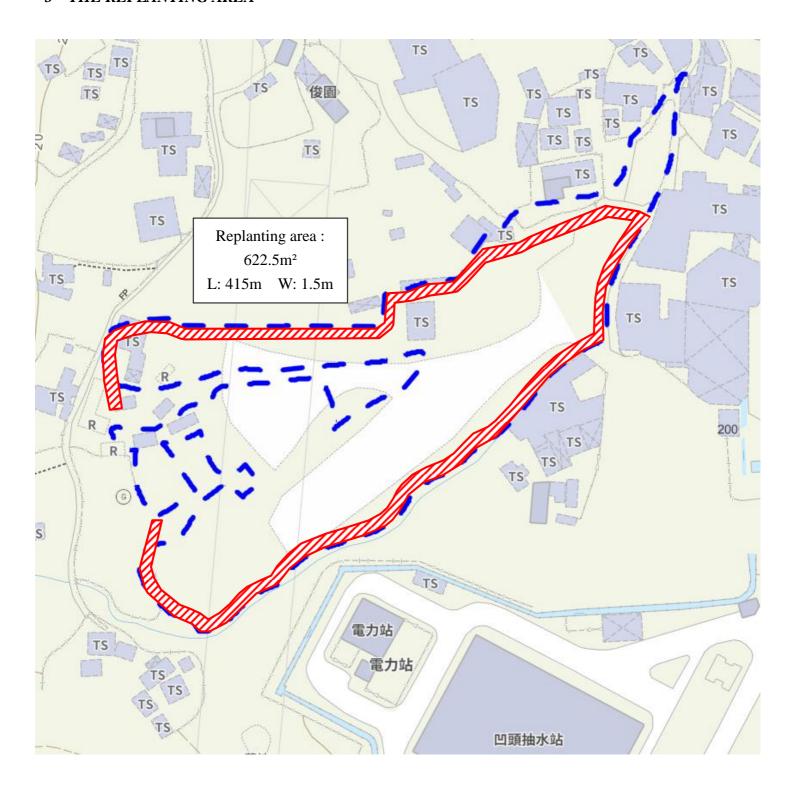
#### 1 OBJECTIVE

The loss of the concerned trees within will be compensated according to item 4 of Section I, Appendix II of LAO PN No. 2/2020 and 2/2020A. In general, implementation of compensatory planting, of a ratio not less than 1:1 in terms of quantity and quality, within the subject Lot would be acceptable. That is, the total number of compensatory trees shall be equal or not less than that of the lost tree. According to proposed layout plan, the site is fully occupied by facilities. There is not adequate space for health growth of the total number of compensatory trees to their mature size. We recommend replanting 89 whip trees and 77 standard trees within the Lot.

#### 2 LOCATION PLAN OF COMPENSATORY TREES



## 3 THE REPLANTING AREA



#### 4 THE REPLANTING AREA

#### RECOMMAND COMPENSATORY TREES

- 4.1 Replanting area (A): 223m<sup>2</sup>
- The gradient of the landscape: 0°
- 4.1.1 Species
  - Ø 5 nos. of Celtis sinensis (朴樹): CP1, 3, 5, 7, 9
  - **Ø** 5 nos. of *Cinnamomum camphora* (樟): CP11, 13, 15, 17, 19
  - **Ø** 5 nos. of Cinnamomum burmanni (陰香): CP21, 23, 25, 27, 29
  - Ø 5 nos. of Lagerstroemia speciosa (大花紫薇): CP31, 33, 35, 37, 39
  - **Ø** 7 nos. of Syzygium nervosum (水翁): CP41, 43, 45, 47, 49, 61, 62
  - Ø 5 nos. of Tabebuia chrysantha (黃花風鈴木): CP52, 54, 56, 58, 60
  - Ø7 nos. of Sterculia lanceolata (假蘋婆): CP63, 65, 67, 69, 71, 164, 166
  - **Ø**7 nos. of Liquidambar formosana (楓香): CP 79, 81, 114, 116, 118, 120, 122
  - Ø 5 nos. of Xanthostemon chrysanthus (金蒲桃): CP83, 85, 87, 89, 91
  - Ø 6 nos. of Osmanthus fragrans (桂花): CP103, 104, 106, 108, 110, 112
  - **Ø** 10 nos. of Schefflera heptaphylla (鴨腳木): CP124, 126, 128, 130, 132, 144, 146, 148, 150, 152
  - Ø 5 nos. of Triadica sebifera (鳥桕): CP134, 143, 138, 140, 142
  - Ø 5 nos. of Bischofia javanica (秋楓): CP154, 156, 158, 160, 162
- DBH(mm): 50 (standard tree)
- Height(m): 3
- · Spread(m): 1
- Live-crown ratio (%): 50
- Rootball: A rootball at least 450 mm in diameter and 300 mm deep
- Surface treatment: the recipient tree pits will be backfilled with the mixture of 1 part of soil condition with 4 parts of existing soil
- Alinement: 3 meters centre apart will be proposed between the compensatory and existing trees for having better development. Also the compensation trees will be planted at least 1.2m from drainage, channel and curb.
- Depth of soil: at least 1.2m excluding drainage layer

#### 4.1.2 Species

- **Ø** 20 nos. of Aglaia odorata(米仔蘭): CP2, 4, 6, 8, 10, 42, 44, 46, 48, 50, 94, 96, 98, 100, 102, 125, 127, 129, 131, 133
- **Ø** 33 nos. of *Polyspora axillaris* (大頭茶): CP12, 14, 16, 18, 20, 52, 54, 56, 58, 60, 64, 66, 68, 70, 72, 73, 74, 75, 76, 77, 78, 80, 82, 115, 117, 119, 121, 123, 145, 147, 149, 151, 153
- **Ø** 25 nos. of *Podocarpus macrophyllus* (羅漢松): CP22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 84, 86, 88, 90, 92, 105, 107, 109, 111, 113, 135, 137, 139, 141, 143
- **Ø** 11 nos. of Murraya paniculata (九里香): CP93, 95, 97, 99, 101, 155, 157, 159, 161, 163, 165
- DBH(mm): 15 (whip tree)
- Height(m): 1.5
- Spread(m): 0.5
- Live-crown ratio (%): 50
- Rootball: A rootball at least 125mm in diameter and 200mm deep
- Surface treatment: the recipient tree pits will be backfilled with the mixture of 1 part of soil condition with 4 parts of existing soil
- Alinement: 2 meters centre apart will be proposed between the compensatory and existing trees for having better development. Also the compensation trees will be planted at least 1.2m from drainage, channel and curb.
- Depth of soil: at least 1.2m excluding drainage layer

# 5 SUMMARY OF PROPOSED PLANTING SPECIES FOR COMPENSATORY PLANTING

Location	Species	DBH	Crown	Overall	Quantity	Live-crown	Planting Matrix
		(mm)	Spread	Height	(nos.)	ratio (%)	
			(m)	(m)			
Agricultural	Aglaia odorata	15	0.5	1.5	20	50	2m centre apart
area	(米仔蘭)						
Agricultural	Bischofia javanica	50	1	3	5	50	3m centre apart
area	(秋楓)						
Agricultural	Cinnamomum	50	1	3	5	50	3m centre apart
area	burmanni						
	(陰香)						
Agricultural	Cinnamomum	50	1	3	5	50	3m centre apart
area	camphora						
	(樟)						
Agricultural	Celtis sinensis	50	1	3	5	50	3m centre apart
area	(朴樹)						
Agricultural	Lagerstroemia	50	1	3	5	50	3m centre apart t
area	speciosa						
	(大花紫薇)						
Agricultural	Liquidambar	50	1	3	7	50	3m centre apart
area	formosana						
	(楓香)						
Agricultural	Murraya paniculata	15	0.5	1.5	11	50	2m centre apart
area	(九里香)						
Agricultural	Podocarpus	15	0.5	1.5	25	50	2m centre apart
area	macrophyllus						
	(羅漢松)						
Agricultural	Polyspora axillaris	15	0.5	1.5	33	50	2m centre apart
area	(大頭茶)						
Agricultural	Osmanthus fragrans	50	1	3	6	50	3m centre apart
area	(桂花)						
Agricultural	Schefflera	50	1	3	10	50	3m centre apart
area	heptaphylla						
	(鴨腳木)						

Agricultural	Sterculia lanceolata	50	1	3	7	50	3m centre apart
area	(假蘋婆)						
Agricultural	Syzygium nervosum	50	1	3	7	50	3m centre apart
area	(水翁)						
Agricultural	Tabebuia chrysantha	50	1	3	5	50	3m centre apart
area	(黃花風鈴木)						
Agricultural	Triadica sebifera	50	1	3	5	50	3m centre apart
area	(鳥桕)						
Agricultural	Xanthostemon	50	1	3	5	50	2m centre apart
area	chrysanthus						
	(金蒲桃)						
Total					166		

# Relevant Extracts of Town Planning Board Guidelines on <u>Application for Open Storage and Port Back-up Uses</u> (TPB PG-No.13G)

- 1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
  - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
  - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
  - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
  - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

- 2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
  - (a) port back-up sites and those types of open storage uses generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
  - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
  - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
  - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
  - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused notwithstanding other criteria set out in the Guidelines are complied with.

# **Previous s.16 Applications covering the Application Site**

# **Rejected Application**

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTS/624	Proposed Filling of Pond and Land for	6.6.2014
		Temporary Open Storage of Recycled	(review)
		Vehicles and Metal Scaffolding/Machinery	
		for Construction for a Period of 3 Years	

#### **Government Departments' General Comments**

#### 1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Government land (GL) and Old Schedule agricultural Lot No. 403 RP in D.D. 103 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- no permission is given for occupation of GL (about 1,068m² as mentioned in the application form) included in the Site. Any occupation of GL without Government's prior approval is an offence under Cap. 28;
- the business operation at a Site in Yuen Long is affected by land resumption for the Second Phase of Yuen Long South New Development area. Notification letters for land resumption were delivered to the affectees in June 2023. The works for the Second Phase of Yuen Long South New Development area will be commenced in 2025; and
- his advisory comments are in **Appendix V**.

#### 2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- his advisory comments are in **Appendix V**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no adverse comment on the application from highways maintenance perspective; and
- his advisory comments are in **Appendix V**.

### 3. <u>Drainage</u>

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the application from public drainage point of view;
- should the application be approved, conditions should be stipulated requiring the applicant to submit a drainage proposal and to implement and maintain the drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- his advisory comments are in **Appendix V**.

## 4. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no objection in principle to the application subject to fire service installations (FSIs) being provided to the satisfaction of the D of FS;
- the submitted FSIs proposal is considered acceptable; and
- his advisory comments are in **Appendix V**.

#### 5. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no objection to the application from landscape planning perspective;
- based on the aerial photo of 2023, the Site is located in a miscellaneous rural fringe landscape character comprising temporary structures, open storage, scattered tree groups, Au Tau Water Treatment works to the southeast and dense woodland within the "Conservation Area" zone to the south. The proposed use is not incompatible with the surrounding planned landscape character;
- based on the site photos, the Site is partly hard paved with some temporary structures. An existing pond is observed in the northeast of the Site. Tree groups of common species are identified within the Site. According to the applicant's submission, 169 nos. of existing trees of common species were surveyed within the Site and all were proposed to be felled. Based on para.2 of Compensatory Planting Proposal, 24 nos. of trees are proposed to be retained and no tree transplantation is proposed. 89 nos. of whips and 77 nos. of standard trees are proposed to mitigate the loss of existing tree within site. Significant adverse impact on landscape resources is not anticipated; and
- her advisory comments are in **Appendix V**.

#### 6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- there is no record of approval granted by the Building Authority at the Site; and
- his advisory comments are in **Appendix V**.

#### 7. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department:

• no comment on the application; and

• his office has not received any comment from locals.

# 8. Other Departments

The following government departments have no objection to/no adverse comment/no comment on the application:

- Project Manager (West), Civil Engineering and Development Department;
- Commissioner of Police;
- Chief Engineer/Construction, Water Supplies Department; and
- Director of Electrical and Mechanical Services.

#### **Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
  - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the private lot and the occupation of Government land. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use of temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that:
  - the application site (the Site) is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
  - sufficient manoeuvring space shall be provided within the Site; and
  - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Tin Road; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road and drains;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
  - the applicant is advised that the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the D of FS;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
  - regarding the submitted drainage proposal, he has reservation that no additional stormwater will be discharged to the existing river, since the flow path of the stormwater has been changed. Connection details of the proposed channel at the proposed discharge point at river should be given;

- (g) to note the comments of the Director of Environmental Protection that:
  - the applicant is advised to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by the Environmental Protection Department;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
  - the applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works; and
  - noting that the proposed compensatory tree species Cinnamomum camphora (樟) is large tree species that can grow up to approx. 30m height with wide crown spread. The proposed 3m centre apart as stated in para.5 of Compensatory Planting Proposal is too narrow for the captioned species. The applicant is advised to revise the proposed species to small tree species to suit the site context;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
  - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulations at the building plan submission stage;
  - if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
  - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - it is noted that 2 structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings and land filling, etc.) are to be carried out on Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - detailed checking under the BO will be carried out at building plan submission stage.

- (j) to note the comments of the Director of Electrical and Mechanical Services that:
  - in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site; and
  - the applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines;

A/YL-I	rn Receipt Requested
	<tpbpd@pland.gov.hk> ppland.gov.hk</tpbpd@pland.gov.hk>
A/YL-KTS/993	
Lot 403 RP (Part) Kam Tin	in D.D. 103 and Adjoining Government Land, Ko Po San Tsuen,
Site area: About 9	,000sq.m Includes Government Land of about 1,068sq.m
Zoning: "Agricultur	·e"
Applied use: Logis	stics Centre / 8 Vehicle Parking / Filling of Land
Dear TPB Membe	rs,
Strong Objections. 2014.	. An application for brownfield use was rejected on review in
· · · · · · · · · · · · · · · · · · ·	uld involve the chopping of a number of trees but no details includes 1,0000sq.mts of government land and is close to 'CA"
This would be a la local village.	rge logistics centre indicating heavy traffic that would impact the
	nas gone ahead with its NT development plans but has taken no at displaced logistic operations would be accommodated in state e, logistic centres.
The solution cannot	ot be to extend the footprint of brownfield operations.

Mary Mulvihill

☐ Urgent	☐ Return Receipt Reque	sted Sign	□ Encrypt	☐ Mark Subject Restricte	d 🗌 Expand	personal&publi
100	有關申請編號: A/YL 27/02/2024 18:49	-KTS/993				

From: To: Sent by:

File Ref:

<tpbpd@pland.gov.hk> tpbpd@pland.gov.hk

## 敬啟者,

本人是高埔新村的居民, 對於申請編號: A/YL-KTS/993,本有以下意見,

- 1. 監於申請地點位於高埔新村內,而進出該地段只有一條道路,假設該地段日後變成物流中心的話,相信有很多貨車會進出該道路,本人擔心該道路不能承受.
- 2. 高埔新村內現時亦有很多居民居住,居民進出都是依靠唯一的道路,如果日後有大量貨車進出的話,相信亦會影響行人的安全.

有見及此,本人希望貴署認真考慮以上因素和評估該地段是否適合作為物流中心.

謝謝,

Aaron Ki

☐ Urgent	Return Receipt Requested	☐ Sign ☐ Encrypt ☐ Mark Subject Res	stricted
	Opposition Letter for App 29/02/2024 22:56	olication No: A/YL-KTS/993	
From: To: Sent by: File Ref:	tpbpd@pland.gov.hk tpbpd@pland.gov.hk		
1 attachme	ent	30	
Letter of Oppos	sition.pdf		

Dear Officers,

Please kindly consider the Letter of Opposition for Application No: A/YL-KTS/993 attached. The Letter attached serves as a formal opposition to the above Application. Best regards,

## **Town Planning Board**

15/F, North Point Government Offices333, Java Road, North PointHong Kong

## **Attention: Board Members**

Date: 29 February 2024

# Your ref: A/YL-KTS/993

Dear Officers and/or the Board members,

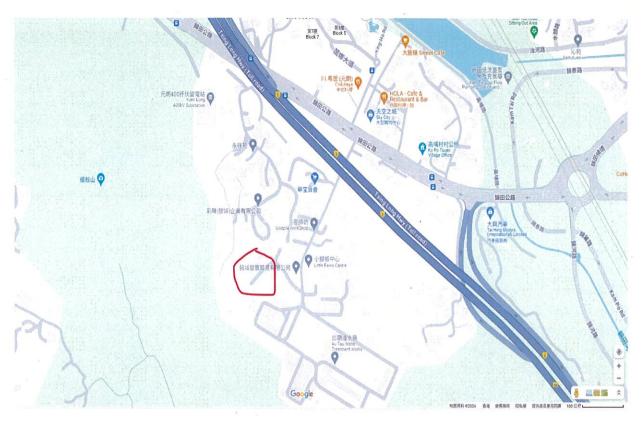
By Post and E-mail:tpbpd@pland.gov.hk

Re: Proposed Planning of Lot 403 RP (Part) in D.D. 103 and Adjoining Government Land, Kam Tin South Outline Zoning Plan No. S/YL-KTS/15, Application No: A/YL-KTS/993 (The "Purposed Planning")

I am a resident of Ko Po San Tsuen, having lived here for 60 years, and I write in relation to the Proposed Planning adjacent to our community. For personal safety and due to concerns about potential connections between the planning and powerful local groups or authorities, I prefer to remain anonymous.

I am writing to express my **strong opposition** to the Proposed Planning for the following reasons:

<u>Firstly, the chosen location is entirely unsuitable for a logistics centre.</u> I would like to draw your attention to the enclosed Google Map, which highlights the Proposed Planning site within a red circle. This site, approximately 100,000 sq. ft., is currently under application to change its zoning from agricultural to a logistics centre:-



The red circle Proposed Planning was a 100,000 sqt feet site plan for application to amend Zoning and Planning from the Agriculture Logistics Centre.

1) As illustrated below, the proposed site is accessible by only one "Inner Road," which is not only unpaved but also too narrow for two cars to pass simultaneously, making it inadequate for the heavy and frequent traffic of a logistics centre. This road also traverses land owned by villagers from Ko Po San Tsuen, potentially leading to conflicts even if a right of way is granted.

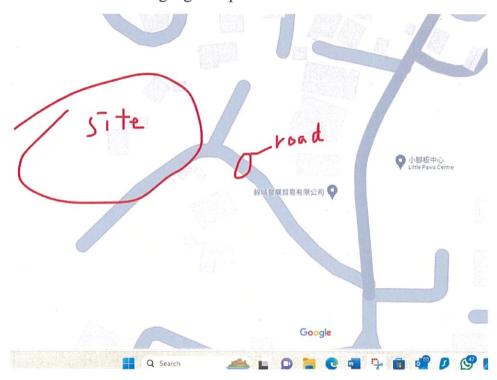


Figure above shows the "Inner Road" connected to the Proposed Development.

The actual photographs below taken from the site show the only road connecting to it, underscoring its unsuitability for the intended logistics centre:



Which is shown in the google map below:-



The inner road is the sole access route for villagers to connect their homes to the Sub Road and Main Road (as defined below), already bearing high traffic volumes without the Proposed Development. The introduction of a logistics centre would exacerbate this, posing significant risks and inconvenience to local residents, as demonstrated by satellite photos below.



Note\* A small blue circle is the picture of the live photo above.

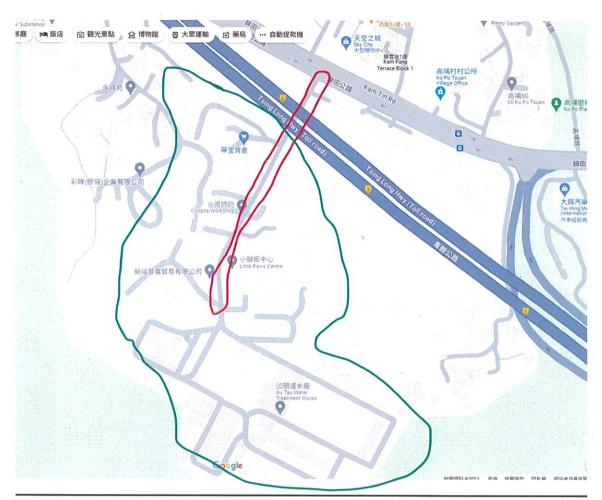
The red line indicates the road that villagers access to the main road.

The pine line is defined as the Inner Road in this letter

The green circle show the household of villagers accessing the inner road as the only way to access the outside world.

Due to the access difficulty inherently by the sub-road, it was expected that if 100,000 sqr feet Logistic Centre is built, there would be a long line of trucks need to line up due to the bottleneck shape Inner Road. Which creates significant inconvenience and danger to nearby households.

Secondly, the "Sub-Road" is not recognized as a qualified road by the Transportation Department and is critical to a larger community, including businesses and a government water treatment plant. This road, already inadequate for current traffic, cannot support the additional load from a large-scale logistics centre. Please refer to the below Google map:



Note: Read the circle defined as "sub-road" in this area

As illustrated in the above photo, the Sub-road is the primary and only road that villagers, businesses and the Government water treatment Plan in the Green Circle connected to Kim Tin Road (defined as "Main Road") in this letter. Kim Tin Road is the primary road connecting Kim Tin to Yuen Long, Route 3 to Kolwoon and Shang Shui. So for villagers in the Green Area to access the outside world, they may get to the Sub-Road and then to the Main Road.

However, the Sub-Road was initially designed by the government for the purpose of creating access to the Water Treatment Plan many years ago, when there were much fewer businesses and villagers and traffic volume. As a result, the width of the Sub-Road is less than the qualified road as defined by the Transportation Department. In a sense, 2 Trucks going in opposite directions cannot pass through without one gives way. The Sub-road itself is not qualified; how can it handle the traffic of 100,000 sqr feet scale Logistic Centre, which can be characteristic high and frequent traffic volume?

My point can be further enforced by the satellite picture below:



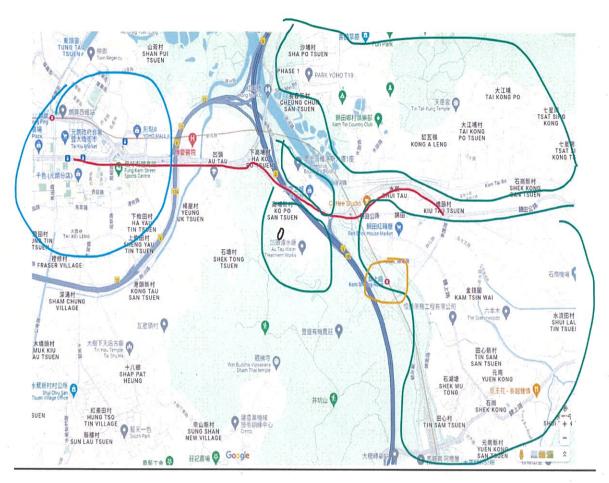
Note: Back represents Proposed Development

Red: Sub-road

Green: Households, and businesses mainly rely on the sub-road to connect

to Kim Tin Road ("Main Road")

Thirdly, the Main Road, Kin Tin Road, is already facing congestion issues. It serves as a vital artery for the community, including key developments and public services. The Proposed Development would only worsen this situation, impacting the broader strategic planning for the area, especially considering upcoming residential projects and infrastructure developments like 北環線 and 北部都會區 as illustrated below:



#### Note:

The Black circle represents the Proposed Development

The red line is the main road connecting the Whole Kim Tin to Yuen Long and Route 3 The Green Circle is the affected area by high traffic volume.

The Blue circle is Yuen Long.

The Main Road was already congested and had a high volume of traffic. Along the Main Road, there are many developments, to name a few: Kim Tin MTR Station, Kim Tin Town Centre, international school, and private residential; all can mainly (if not only) rely on the Main Road to travel to Yuen Long and Route 3 to Kowloon. Furthermore, there are many depots and small and medium-sized logistic centres in the Kim Tin areas. Hence, the Main Road is already packed with cargo trucks and heavy-duty vehicles.

Lastly, it is well-known that Kim Tin South is targeted for significant residential development by the government, including both public housing estates and private developments. This is in line with the construction of the 北環線 and 北部都會區.

However, the existing infrastructure, particularly the already congested Main Road, is the sole transportation artery for this burgeoning area. The introduction of the Proposed Development is poised to exacerbate traffic congestion, thereby impacting broader strategic objectives for regional development and adversely affecting both governmental plans and the daily lives of local residents.

From a broader perspective, the Proposed Development is fundamentally misaligned with the medium and long-term development plans for the area. This misalignment not only challenges the immediate logistical and infrastructural adequacy but also undermines the strategic vision intended for sustainable growth and community well-being in the region.

Given these points, I strongly oppose the Proposed Development and urge the board to consider the long-term implications for our community. We have sought legal advice and reserve the right to take further action if necessary. I humbly request that the board consult with the Environmental and Transportation Departments and engage in a broader consultation with affected stakeholders, including residents of Ko Po San Tsuen and neighbouring communities, to ensure a comprehensive assessment of the Proposed Planning's impact.

If your honourable Board decide to consider this further, I will humbly ask the Board to seek consultations from the Environmental Department, and Transportation Department and consult villagers on a bigger scale, which includes the Villager of Kim Tin, residences of Riva, Park Yoho, the International School and Sino Group (which is building the big scale of a private residential area near MTR stations)

Yours Sincerely,

AA

Residence of Ko Po San Tsuen

Seq. 1 4

收件者:

tphpd@pland.gov.hk

主旨:

有關申請編號: A/YK-KTS/993 意見反映

## 敬啟者,

本人是高埔新村的居民,對於 A/YK-KTS/993 的申請有以下意見反映,希望有關當局關注,

- 1) 首先,元錦錦田公路轉入高埔新村的唯一道路,是政府當時因為讓有關車輛進入凹頭濾水廠而修建的,現在此道路是給予濾水廠的相關車輛和村民使用,而此道路現在是車輛和行人共同使用的(並沒有區分行車路和行人路),如果日後該地段改變用途為物流中心的話,恐怕此必經的道路不能承受並會對行人做成相當大的危險性.
- 2) 而另一個因素就是去年在高埔新村內亦開設了一家新的 NGO 流浪貓狗的收容所, 現在高埔新村內已有 2 家這樣的 NGO, 相信物流中心的車輛亦會對此 2 家 NGO 造成不便,

## 敬希垂注

村民紀先生

□Urgent	□Return receipt	$\square$ Expand Group	$\square$ Restricted	□Prevent Copy

From:

Sent:

2024-06-29 星期六 13:30:07

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

有關申請編號: A/YK-KTS/993 意見反映

敬啟者,

本人是高埔新村的居民,對於 A/YK-KTS/993 的申請有以下意見反映,希望有關當局關注,

- 1. 首先,元錦錦田公路轉入高埔新村的唯一道路,是政府當時因為讓有關車輛進入凹頭濾水 廠而修建的,現在此道路是給予濾水廠的相關車輛和村民使用,而此道路現在是車輛和行 人共同使用的(並沒有區分行車路和行人路),如果日後該地段改變用途為物流中心的話, 恐怕此必經的道路不能承受並會對行人做成相當大的危險性.
- 2. 而另一個因素就是去年在高埔新村內亦開設了一家新的 NGO 流浪貓狗的收容所, 現在高埔新村內已有 2 家這樣的 NGO, 相信物流中心的車輛亦會對此 2 家 NGO 造成不便.

散希

□Urgent □Return receipt	□Expand Group □Restricted □Prevent Copy				
From: Sent: To: Subject: Attachment:	2024-07-01 星期一 18:47:55 tpbpd/PLAND <tpbpd@pland.gov.hk> Re: Opposition Letter for Application No: A/YL- Letter of Opposition 2nd version .pdf</tpbpd@pland.gov.hk>	· ·KTS/993			
Dear Officers,					
Please kindly consider the 2nd Letter of Opposition for Application No: A/YL-KTS/993 attached.					
The Letter attached serves as a formal opposition to the above Application and further information provided by applicants in relation to filling the land.					
Best regards,					
On Thu, Feb 29, 2024 at Dear Officers,	10:56 PM Alan Au wrote:				
Please kindly consider t	ne Letter of Opposition for Application No: A/YL-KTS/993	3 attached.			
The Letter attached serves as a formal opposition to the above Application.					

Best regards,

#### **Town Planning Board**

15/F, North Point Government Offices333, Java Road, North PointHong Kong

## **Attention: Board Members**

Date: 1 July 2024

## Your ref: A/YL-KTS/993

Dear Officers and/or the Board members,

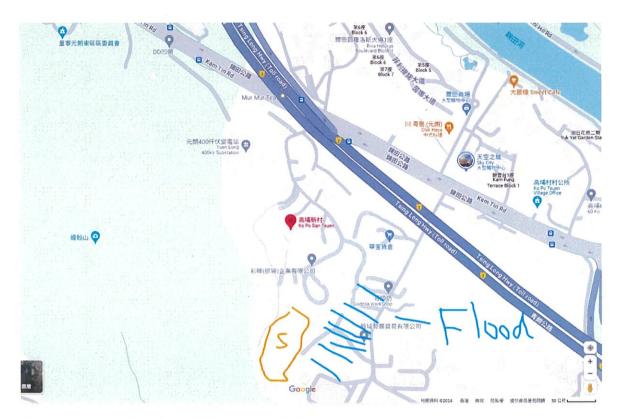
By Post and E-mail:tpbpd@pland.gov.hk

Re: Proposed Planning of Lot 403 RP (Part) in D.D. 103 and Adjoining Government Land, Kam Tin South Outline Zoning Plan No. S/YL-KTS/15, Application No: A/YL-KTS/993 (The "Purposed Planning")

n reference to my letter of opposition dated 29 February 2024, attached herein, I am further writing to express my strong opposition to the proposed planning and land filling for the following reasons:

Firstly, the filling of the land will Increase the flooding risk for the villagers downstream.

The filling of the land will significantly increase the risk of flooding for the villagers downstream. I would like to draw your attention to the drainage of that area. During heavy rains, the village of Ko Po San Tsuen usually floods due to water flowing from the mountain of "蠔殼山" as shown in the Google map below:



S=approximate location of the proposed site

Flood=flooded area

## **Impact on Residential and Community Areas**

Please note that the proposed site is located on a middle mountainside (山腰) at a higher altitude than the villages and flooded areas where residences and properties are located.

Recently, the government approved two large-scale charity dog shelters (狗場), (one is closed to build, and the other is already in operation) near the proposed site, located downstream and at a lower altitude from the proposed site, which is also within the flooded area. Additionally, there is a public utility, the Water Sewage Plant, near the proposed site at a lower altitude, which cannot afford to be flooded.

## **Insufficient Drainage Infrastructure during heavy rains**

As a long-time resident, my understanding of the current drainage structure is shown below:



The blue line represents the "明渠" a channel that directs the water from the mountain to Kam Tin River to avoid flooding.

As can be seen on the Google map above, if a logistic centre is located at a higher altitude and the route of 明渠,暗渠 is landfilled, there will be significant flooding risks posed to the residences, dogs in shelters, and properties in the lower altitude downstream area. Despite the current drainage system normally preventing flooding under normal circumstances, in cases of heavy rain, such as last year's heavy rain, the water flowing from the mountain overloaded the current drainage system and flooded the lower area of the village, with water depths reaching 1-1.2 meters.

#### Long-Term Residents' Experience

As a resident of Ko Po San Tsuen for 50 years, I have experienced flooding almost every year with water depths of 0.5 meters or more. Given the location of the proposed site with land filling (cement, which cannot absorb water compared to farmland) and its position at the upper latitude of the mountainside (山腰), it may inevitably cause more serious flooding issues downstream, posing a threat to residents and properties.

Unless the Sewage and Drainage Department is consulted satisfactorily, it is procedurally irregular to approve the said proposal.

For the safety of the residents, I urge the committee to oppose the said proposal.

Yours Sincerely,

AA

Residence of Ko Po San Tsuen



The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

2nd July, 2024.

By email only

Dear Sir/ Madam,

# Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land (A/YL-KTS/993)

- 1. We refer to the captioned.
- 2. We would like the Board to seriously investigate the current site status with relevant authorities and also to investigate whether there is ongoing enforcement case covering the application sites first before making a decision.
- 3. Thank you for your attention.

Ecological Advisory Programme Kadoorie Farm and Botanic Garden



From:

Sent:

2024-07-05 星期万 03:58:01

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

Re: A/YL-KTS/993 DD 103 Ko Po San Tsuen, Kam Tin

Dear TPB Members,

It is shocking that so many trees would be chopped down - note that the photographer was obviously charged with taking images their most negative angle. There would be extensive impact on flora and fauna that interacts with the nearby CA zone.

In recent weeks there has been extensive coverage of flooding and landslips in areas of the mainland close to HK. Slathering so much land in concrete increases the risks posed here.

It is unacceptable that brownfield developments be allowed to encroach further into buffer zones when there has already so much damage inflicted on the natural terrain.

The application should be rejected.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Wednesday, 6 March 2024 3:40 AM HKT

Subject: A/YL-KTS/993 DD 103 Ko Po San Tsuen, Kam Tin

A/YL-KTS/993

Lot 403 RP (Part) in D.D. 103 and Adjoining Government Land, Ko Po San Tsuen, Kam Tin

Site area: About 9,000sq.m Includes Government Land of about 1,068sq.m

Zoning: "Agriculture"

Applied use: Logistics Centre / 8 Vehicle Parking / Filling of Land

Dear TPB Members,

Strong Objections. An application for brownfield use was rejected on review in 2014.

The operation would involve the chopping of a number of trees but no details provided. The site includes 1,0000sq.mts of government land and is close to 'CA"

This would be a large logistics centre indicating heavy traffic that would impact the local village.

Jrgent □Return receipt □Expand Group □Restricted □Prevent Copy	
The government has gone ahead with its NT development plans but has taken no steps to ensure that displaced logistic operations would be accommodated in state of the art, high rise, logistic centres.	
The solution cannot be to extend the footprint of brownfield operations.	
Mary Mulvihill	





29 October 2024

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

(E-mail: tpbpd@pland.gov.hk)

Dear Sir/Madam,

By E-mail ONLY

Re: Proposed Logistics Centre for a Period of 3 Years and Filling of Land
in "Agriculture" zone in Kam Tin, Yuen Long (A/YL-KTS/993)

WWF would like to lodge an objection to the captioned proposal.

#### Suspected unauthorised development

By comparing the site plan in the gist of the captioned application with the latest image retrieved from Google Earth (Fig 1.), there was likely unlawful site formation and several containers located on the site. In this case, we suspect a "destroy first, build later" approach has been adopted by acquiring land with degraded environmental conditions and unauthorised structures in order to obtain planning permission. Since we lack of knowledge of the update environmental conditions at the application site, we would be grateful if the Town Planning Board members could request relevant government departments to investigate whether the captioned proposal is linked to any unauthorised development. If that is the case, we urge the Town Planning Board to reject the application to prevent legitimizing actions to destroy the environment in pursuit of development approval.

We would be grateful if our comments could be considered by the Town Planning Board.

Yours faithfully, Ms. Bonnie LEUNG Conservation Officer, Conservation Policy WWF Hong Kong



# together possible

贊助人:中華、民共和國 香港特別行政區行政長官 李家超先生,大紫荊動賢, SBS, PDSM 主 第:白丹尼先生 行政總裁:黃碧茵女士 核數師:中審眾環(香港)會計師事務所有限公司 公司秘書:嘉信恕書服務有限公司 義務司庫:應豐銀行 註冊慈善機構

Patron: The Honourable John Lee Ka-Chiu, GBM, SBS, PDSM The Chief Executive, Hong Kong Special Administrative Region People's Republic of China Chairman: Mr Daniel R Bradshaw CEC: Ms Nicole Wong Auditors: Mazars CPA Limited Company Secretary: McCabe Secretarial Services Limited Honorary Treasurer: HSBC Registered Charity (Incorporated With Limited Liability)



Fig 1. Containers at the application site as of Feburary, 2024

Image source: Google Earth (Accessed 29 October 2024)



The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

29th October, 2024.

Dear Sir/ Madam,



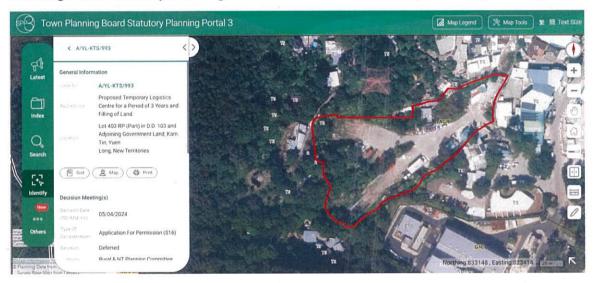
# Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land (A/YL-KTS/993)

- 1. We refer to the captioned.
- 2. There is a rejected application (A/YL-KTS/624; Proposed Temporary Filling of Pond and Filling of Land for Temporary Open Storage of Recycled Vehicles and Metal Scaffolding/Machinery for Construction for a Period of 3 Years) largely covering the current application site and the reasons for rejection (review application) are reproduced below.
  - (a) the development is not in line with the planning intention of the "AGR" zone which is to retain and safeguard good agricultural land for agricultural purposes. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis;
  - (b) the application does not comply with the TPB PG-No. 13E in that the development is not compatible with the surrounding land uses which are predominantly rural in character; there is no previous approval granted at the site; and there are adverse departmental comments and public objections against the application;
  - (c) the applicant fails to demonstrate that the development would not generate adverse environmental, landscape and drainage impacts on the surrounding areas; and
  - (d) the approval of the application, even on a temporary basis, would set an undesirable



precedent for similar applications within this part of the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

3. Then, we would like the Board to look at the below aerial photo which is from the Town Planning Board Statutory Planning Portal 3 which shows the site (bounded by red line).



- 4. We urge the Board to first investigate with relevant authorities the existing site status and whether the existing site status is/ is needed to be supported by any planning permission, and then also to investigate whether there is any ongoing enforcement/ unauthorised activities/ uses happening/ appearing at the site; if yes, to consider whether it is appropriate to approve this application.
- 5. Second, we urge the Board to consider whether any of the above reasons for rejection would also be applicable to this application.
- 6. We would also like to remind the current Town Planning Board that a spokesman for the Board has said, 'The Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.' This is documented in a government press release entitled 'Town Planning Board adopts approaches to deter "destroy first, build later" activities'.

<sup>&</sup>lt;sup>1</sup> https://www.info.gov.hk/gia/general/201107/04/P201107040255.htm



- 7. We urge the current Board to understand (and can also appropriately implement) the stance as claimed by the aforementioned spokesman.
- 8. We urge the Board to reject this application as the proposed use is unlikely to be in line with the planning intention of the zoning of concern.
- 9. Thank you for your attention.

Ecological Advisory Programme Kadoorie Farm and Botanic Garden



# The Conservancy Association

29th October 2024

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

RECEIVED
2 9 OCT 2024
Town Planning
Board

By e-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

#### Comments on the Section 16 Application No. A/YL-KTS/993

The Conservancy Association (CA) would express concerns on the captioned application. We worry that there would be several potential adverse environmental impacts caused by the application:

- No plans on land recovery: Concrete paving would be temporarily proposed in the entire application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- Potential adverse drainage impact: The scale of site formation and land filling work is quite large. We worry that proposed application site would largely change the hydrology of the site and its adjacent area.
- Potential impact on the watercourse: A watercourse is spotted at southern periphery of the application site. No sufficient details are available to demonstrate any indirect environmental impacts would be resulted, and how these impacts could be mitigated.

Yours faithfully, The Conservancy Association