2024年 10月 2 8日

申請的日期。

Appendix I of RNTPC Paper No. A/YL-PH/1036

> <u>Form No. S16-III</u> 表格第 S16-III 號

#### the date of receipt of the application only upon receipt of all the required information and documents APPLICATION FOR PERMISSION

The Town Planning Board will formally acknowledge

會在收到所有必要的資料及文件後才正式確認收到

This document is received on 28 OCT 2024

收到・城市規劃委員會

# UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

# (CAP. 131)

# 根據《城市規劃條例》(第131章)

# 第16條遞交的許可申請

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

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 S16-I 號。

Applicant who would like to publish the <u>notice of application</u> 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: <u>https://www.tpb.gov.hk/en/plan\_application/apply.html</u>

申請人如欲在本地報章刊登<u>申請通知</u>,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

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

<sup>4</sup> "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

2402431	7/10	by hand Fo	orm No. S16-III 表格第 S16-III 號
For Official Use Only	Application No. 申請編號	A/YL-PH/1036	*
請勿填寫此欄	Date Received 收到日期	2 8 OCT 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 <u>http://www.tpb.gov.hk/</u>. 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). 請先細関《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: <u>http://www.tpb.gov.hk/</u>),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。
- 3. 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。

#### 1. 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 )

東泰工程有限公司 Eastime Engineering Limited

#### 2. 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 )

志科有限公司 Chief Force Limited

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)	新界元朗八鄉七星崗DD110 LOT NO. 247(部份), 249, 250(部份), 251S.A RP(部份), 251S.B(部份), 262(部份), 263S.A&S.B&S.C(部份), 264(部份), 265, 266(部份), 267(部份), 269(部份), 270S.E(部份), 272, 273S.A, 273S.B, 274, 275, 276RP(部份), 277, 278, 279S.A, 279S.B, 280, 281(部份), 285, 286, 287, 295, 299
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	30211       sq.m 平方米又About 約         Gross floor area 總樓面面積       3170         sq.m 平方米又About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	N/Asq.m 平方米口About 約

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#### Form No. S16-III 表格第 S16-III 號

(d)	Name and number of the relat statutory plan(s) 有關法定圖則的名稱及編號	ed S/YL-PH/11							
(e)	Land use zone(s) involved 涉及的土地用途地帶								
(f)	Current use(s) 現時用途	臨時貨倉及露天存放建築機械和建築材料連附 辦公室及員工休息室(為期3年)及填土工程 (If there are any Government, institution or communi plan and specify the use and gross floor area) (如有任何政府、機構或社區設施,請在圖則上顯示	ty facilities, please illustrate on						
4.	"Current Land Owner" o	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"#8	(please proceed to Part 6 and attach documentary proo (請繼續填寫第 6 部分,並夾附業權證明文件)。	f of ownership).						
	is one of the "current land owner" 是其中一名「現行土地擁有人	<sup>"# &amp;</sup> (please attach documentary proof of ownership). <sup>#&amp;</sup> (請夾附業權證明文件)。							
$\checkmark$	is not a "current land owner" <sup>#</sup> . 並不是「現行土地擁有人」 <sup>#</sup> 。								
	The application site is entirely on 申請地點完全位於政府土地上	Government land (please proceed to Part 6). 請繼續填寫第 6 部分)。	<i>1</i> .						
5.	Statement on Owner's Co 就土地擁有人的同意/	nsent/Notification 通知土地擁有人的陳述							
(a) ,	According to the record(s) of the involves a total of	Land Registry as at(DD/N . "current land owner(s) " <sup>#</sup> . 年	Sector and the sector and the sector for the sector for the sector of th						
(b)	The applicant 申請人 -								
	has obtained consent(s) of .								
		3「現行土地擁有人」"的同意。							
	Details of consent of "curr	ent land owner(s)" # obtained 取得「現行土地擁有」	、」"同意的詳情						
	Land Owner(S) 「用行十冊擁有 Registr	ber/address of premises as shown in the record of the Land where consent(s) has/have been obtained 也註冊處記錄已獲得同意的地段號碼/處所地址	A Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)						
	(Please use separate sheets if the sheets of the second se	e space of any box above is insufficient. 如上列任何方格的	空間不足,請另頁說明)						

ş

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Parts 3 (Cont'd), 4 and 5 第3 (續)、第4及第5部分

Land 「町 有人 (Pleas 中語 民採り <u>Reasc</u>	ken reasonabl 取合理步驟以 onable Steps to	e steps to obtain co 取得土地擁有人的	here notifica 記錄已發出 、	tion(s) has/ha 出通知的地段	ive been givo 號碼/處所	en	Date of notificat given (DD/MM/YYYY) 通知日期(日/月/年		
has ta 已採J <u>Reasc</u>	ken reasonabl 取合理步驟以 onable Steps to	e steps to obtain co 取得土地擁有人的	any box abov	e is insufficien	2				
has ta 已採J <u>Reasc</u>	ken reasonabl 取合理步驟以 onable Steps to	e steps to obtain co 取得土地擁有人的	any box abov	ve is insufficien	1				
has ta 已採J <u>Reasc</u>	ken reasonabl 取合理步驟以 onable Steps to	e steps to obtain co 取得土地擁有人的		e is insufficien					
has ta 已採J <u>Reasc</u>	ken reasonabl 取合理步驟以 onable Steps to	e steps to obtain co 取得土地擁有人的		e is insufficien		and the second se			
已採り <u>Reaso</u>	取合理步驟以 onable Steps to	取得土地擁有人的	onsent of or		t. 如上列任(	可方格的空	2間不足,請另頁說明		
		Obtain Cancont a	的同意或向	-					
	sent request fo	o Obtain Consent o	of Owner(s)	取得土地扬	<b>街</b> 人的同意	意所採取自	<u> </u>		
							(DD/MM/YYYY		
	於(日/月/年)向每一名「現行土地擁有人」"郵遞要求同意書。								
	Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟								
	✓ published notices in local newspapers on(DD/MM/YYYY) <sup>&amp;</sup> 於23/10/2024 (日/月/年)在指定報章就申請刊登一次通知 <sup>&amp;</sup>								
	•	n a prominent pos (DD/MN		near applicatio	on site/premi	ses on			
				點/申請處用	听或附近的	顧明位置	貼出關於該申請的		
		al committee on	- 1.0	(D	D/MM/YYY	YY) <sup>&amp;</sup>	committee(s)/manag 自會/互助委員會或管		
	處,或有關的	]鄉事委員會&							
Other	<u>Others 其他</u>								
	others (please 其他(請指明								
_	2-								
				9 S					

6. Type(s) of Application	n 申請類別	
(A) Temporary Use/Develo	pment of Land and/or Bui	lding Not Exceeding 3 Years in Rural Areas or
<b>Regulated Areas</b>		
		皆行為期不超過三年的臨時用途/發展
	on for Temporary Use or Dev	velopment in Rural Areas or Regulated Areas, please
proceed to Part (B)) (加屬於於鄉郊地區武盛時	1管地區臨時用途/發展的規劃計	
	目地吧咖啡用之好及吃小水画。	·马须知,明承禄(n)印刀)
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時貨倉(危險品倉庫 料連附屬設施(為期3年)及林	除外)及露天存放建築機械和建築材 目關填土工程
	(Please illustrate the details of the	proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of	<b>V</b> year(s) 年	
permission applied for 申請的許可有效期	month(s) 個月	
(c) <u>Development Schedule 發展</u> 約	田節表	
Proposed uncovered land area	a擬議露天土地面積	28016 sq.m 🗹 About 約
Proposed covered land area 携	疑議有上蓋土地面積	2195 sq.m 🖬 About 約
Proposed number of buildings	s/structures 擬議建築物/構築物	6
Proposed domestic floor area		N/A sq.m □About 約
Proposed non-domestic floor	area 擬議非住用樓面面積	.3170sq.m NAbout 約
Proposed gross floor area 擬語		3170 sq.m MAbout 約
Proposed height and use(s) of dif	ferent floors of buildings/structu	res (if applicable) 建築物/構築物的擬議高度及不同樓層
的擬議用途(如適用)(Please us 構築物A,作臨時貨櫃辦公室及員 構築物B,作儲物用途,2層,模面 構築物C,作儲物用途,1層,樓面 構築物D,作儲物用途,1層,樓面 構築物E,作消防泵房用途,1層	e separate sheets if the space belo	ow is insufficient) (如以下空間不足,請另頁說明) 超過1500平方米,高度不超過8米。 超過15米。 超過15米。 不超過3米。 了和過4米。
Proposed number of car parking s	spaces by types 不同種類停車位	
Private Car Parking Spaces 私家	至重重位	8
Motorcycle Parking Spaces 電單	间車車位	10
Light Goods Vehicle Parking Spa		10
Medium Goods Vehicle Parking	-	Λ
Heavy Goods Vehicle Parking Sp Others (Please Specify) 其他 (諭		±
Others (i lease speeny) 共同 (ii	f / 1-/1)	
Proposed number of loading/unlo	ading spaces 上落客貨車位的携	
Taxi Spaces 的士車位		
Coach Spaces 旅遊巴車位		
Light Goods Vehicle Spaces 輕型	型貨車車位	
Medium Goods Vehicle Spaces		
Heavy Goods Vehicle Spaces 重		
Others (Please Specify) 其他 (訂	青列明)	

Form No. S16-III 表格第 S16-III 號

(d)	Any vehicular acce the site/subject build 是否有車路通往地 有關建築物?	ess to ing? 2盤/	7es 是 Jo 否	<ul> <li>There is an existing access. (please appropriate) 有一條現有車路。(請註明車路名稱( 錦田公路經鄉村道路進入。</li> <li>There is a proposed access. (please illus 有一條擬議車路。(請在圖則顯示)</li> </ul>	(如適用)) strate on plan	and specify the width
(e)	Impacts of Developp			L		
(0)	(If necessary, please	use separa for not p	te sheet roviding	s to indicate the proposed measures to minimi such measures. 如需要的話,請另頁註明		
(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		Please provide details 請提供詳情	2	
		Yes 是	di (1	lease indicate on site plan the boundary of concerner version, the extent of filling of land/pond(s) and/or excar 有用地盤平面圖顯示有關土地/池塘界線,以及河道 圍) ] Diversion of stream 河道改道	vation 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?			Filling of pond 填塘         Area of filling 填塘深度         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         Depth of filling 填土面積         0.1         Excavation of land 挖土         Area of excavation 挖土面積	m 米 sq.m 平方米 m 米 sq.m 平方米	□About 約 ■About 約 ■About 約 ◆□About 約
		No 否		Depth of excavation 挖土深度		
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會 否造成不良影響?	On envir On traffi On wate On drain On slope Affected Landsca Tree Fel Visual In	c 對交 r supply age 對斜 by slop pe Impa ling 矿 mpact 林	通     Ye       對供水     Ye       背水     Ye       非水     Ye       皮     Ye       es 受斜坡影響     Ye       ct 構成景觀影響     Ye       次伐樹木     Ye       費成視覺影響     Ye	s會□ s會會□ ss會會□ ss會會□ ss會會□ ss會□ ss會□ ss	No 不會 No 不會 No 不會 No 不會 No 不會 No 不會 No 不會 No 不會 No 不會 No 不會

Part 6 (Cont'd) 第6部分(續)

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团樹
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期				
(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	<ul> <li>□ The permission does not have any approval condition 許可並沒有任何附帶條件</li> <li>□ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</li> <li>□ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件 :</li> <li>□ Reason(s) for non-compliance: 仍未履行的原因 :</li> <li>□ (Please use separate sheets if the space above is insufficient)</li> </ul>			
	(如以上空間不足,請另頁說明)			
(f) Renewal period sought 要求的續期期間	<ul> <li>year(s) 年</li> <li>month(s) 個月</li> </ul>			

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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)。
詳情請參閱附帶規劃文件。 
· · · · · · · · · · · · · · · · · · ·

Part 7 第7部分

8. Declaration 聲明	
I hereby declare that the particulars given in this application are a 本人謹此聲明,本人就這宗申請提交的資料,據本人所知及	
I hereby grant a permission to the Board to copy all the materials to the Board's website for browsing and downloading by the pub 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	lic free-of-charge at the Board's discretion. 製及/或上載至委員會網站,供公眾免費瀏覽或下載。
Signature 簽署	]Applicant 申請人 / Authorised Agent 獲授權代理人
鄭嘉翔	文員
Name in Block Letters 姓名(請以正楷填寫)	Position (if applicable) 職位 (如適用)
Professional Qualification(s) 事業資格 HKIP 香港規劃師學會 HKIS 香港測量師學會 HKILA 香港園境師學會 RPP 註冊專業規劃師 Others 其他	/ □ HKIA 香港建築師學會 / □ HKIE 香港工程師學會 /
on behalf of 代表	
🖌 Company 公司 / 🗌 Organisation Name and	Chop (if applicable) 機構名稱及蓋章(如適用)
Date 日期 04/10/2024 (	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況下,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

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government 1. 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 Application 申請摘要

(Please provide details in both English and Chinese <u>as far as possible</u>. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請<u>盡量</u>以英文及中文填寫。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

	劃資料查詢處供一般參閱。)
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗八鄉七星崗DD110 LOT NO. 247(部份), 249, 250(部份), 251S.A RP(部份), 251S.B(部份), 262(部份), 263S.A&S.B&S.C(部份), 264(部份), 265, 266(部份), 267(部份), 269(部份), 269(部份), 270S.E(部份), 272, 273S.A, 273S.B, 274, 275, 276RP(部份), 277, 278, 279S.A, 279S.B, , 280, 281(部份), 285, 286, 287, 295, 299
Site area 地盤面積	30211 sq. m 平方米口 About 約
	(includes Government land of 包括政府土地 N/A sq. m 平方米 □ About 約)
Plan 圖則	S/YL-PH/11
Zoning 地帶	農業
Type of Application 申請類別	<ul> <li>✓ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期</li> <li>✓Year(s) 年3 □ Month(s) 月</li> <li>□ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期</li> </ul>
	□ Year(s) 年 □ Month(s) 月
Applied use/ development 申請用途/發展	擬議臨時貨倉(危險品倉庫除外)及露天存放建築機械和建築材 料連附屬設施(為期3年)及相關填土工程

the second s	1	n 平方米	1101	Ratio 地積比率
Domestic 住用		□ About 約 □ Not more than _不多於		□About 約 □Not more th 不多於
Non-domestic 非住用	3170	<ul><li>✓ About 約</li><li>□ Not more than 不多於</li></ul>	0.1	■About 約 □Not more th 不多於
Domestic 住用				
Non-domestic 非住用		6		
Domestic 住用			□ (No	m ot more than 不多
			□ (No	Storeys(s) ot more than 不多
Non-domestic 非住用		15		m ot more than 不多
	2	2		Storeys(s) ot more than 不多
		7	%	About
Total no. of vehic		22		
Private Car Parki	ing Spaces 私家	<b> </b>		8
	<b>e</b> .		位	10
Medium Goods V	Vehicle Parking	Spaces 中型貨車泊	]車位	4
		7	<u>11)/</u>	4
		ding bays/lay-bys		
Coach Spaces 施 Light Goods Veh Medium Goods V	《遊巴車位 hicle Spaces 輕 Vehicle Spaces	中型貨車位		
	非住用 Domestic 住用 Non-domestic 非住用 Domestic 住用 Non-domestic 住用 Non-domestic 非住用 Total no. of vehic Private Car Parki Motorcycle Park Light Goods Veh Medium Goods Veh Medium Goods Veh Coach Spaces 前 Light Goods Veh Medium Goods Veh	非住用       3170         中山田田田田田田田田田田田田田田田田田田田田田田田田田田田田田田田田田田田田	Non-domestic 非住用       3170       About 約 Not more than 不多於         Domestic 住用       6         Non-domestic 非住用       6         Domestic 住用       15         Non-domestic 非住用       15         Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車 Medium Goods Vehicle Parking Spaces 重型貨車泊車 Others (Please Specify) 其他 (請列明)         Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數         Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	Non-domestic       3170       About 約       0.1         非住用       Not more than        0.1         Domestic        6         Domestic       6          Domestic        6         Domestic           非住用         (No         Domestic            住用          (No         Domestic       15        (No         r       2        (No         Non-domestic       15        (No         r       2        (No         2             7       %       %           7       %             7       %               15                 16       Oods Vehicle parking Spaces 電電車車位

	<u>Chinese</u> 中文	<u>English</u> 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		
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		
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)		
填土工程圖則,行車路線圖則		
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		M
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		M
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明) 樹木保育及園景設計建議,消防裝置建議	M	

- 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。

#### Appendix Ia of RNTPC Paper No. A/YL-PH/1036

# 附帶規劃文件

按城市規劃條例第16條,於新界元朗八鄉七星崗 DD110 LOT NO. 247(部份), 249, 250(部份), 251S.A RP(部份), 251S.B(部份), 262(部份), 263S.A&S.B&S.C(部份), 264(部份), 265, 266(部份), 267(部份), 269(部份), 270S.E(部份), 272, 273S.A, 273S.B, 274, 275, 276RP(部份), 277, 278, 279S.A, 279S.B, 280, 281(部份), 285, 286, 287, 295, 299, 申請作 「擬議臨時貨 倉(危險品倉庫除外)及露天存放建築機械和建築材料連附屬設施(為期3年)及相關填土 工程」用途。

地帶用途:「農業」

地盤面積:約30211平方米

擬在新界元朗八鄉七星崗 DD110 LOT NO. 247(部份), 249, 250(部份), 251S.A RP(部份), 251S.B(部份), 262(部份), 263S.A&S.B&S.C(部份), 264(部份), 265, 266(部份), 267(部份), 269(部份), 270S.E(部份), 272, 273S.A, 273S.B, 274, 275, 276RP(部份), 277, 278, 279S.A, 279S.B, , 280, 281(部份), 285, 286, 287, 295, 299, 八鄉分區計劃大綱核准圖編號 S/YL-PH/11,「農業」地帶內,申請作「擬議臨時貨倉(危險品倉庫除外)及露天存放建 築機械和建築材料連附屬設施(為期3年)及相關填土工程」。

由於受到元朗南發展的收地程序影響,大批原來位於唐人新村及大棠的露天存放建築 材料及建築機械場地需要進行搬遷,以騰出規劃土地予作都會商業核心區發展,其中 申請人「東泰工程有限公司(Eastime Engineering Limited)」亦是受收地影響的苦主之一(見 附件一)。因此是次申請是為協助受元朗南房屋發展收地影響的現有露天儲物場地進行 場地搬遷,以提供適合的場地作為安置地點,在符合政府規範的情況下,合理利用現 有荒廢的土地。亦在不影響城市發展計劃的同時,保障香港建造業的產業鏈維持正常 運作,配合特區政府的元朗南發展計劃項目。

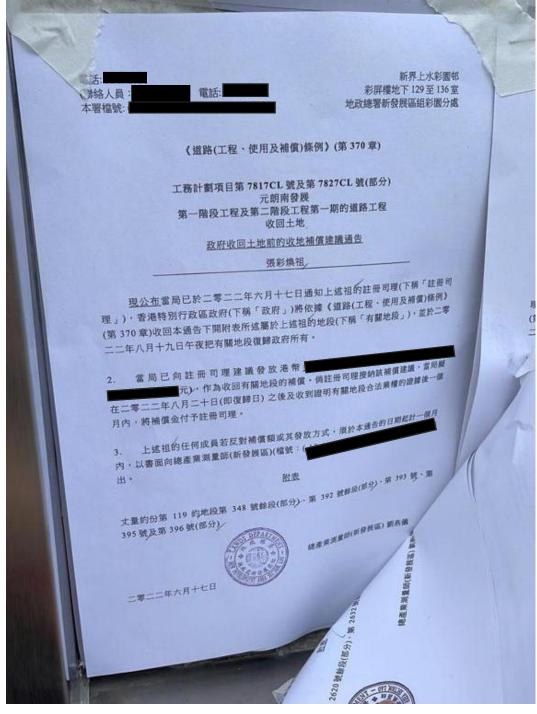
申請人選擇本次申請地點是基於八鄉七星崗同樣位於元朗區內,距離相對較近,交通 運輸亦有現存的道路網絡可以直達,申請地點的場地平坦可以即時使用,附近居住人 口亦不多和分散,影響程度較小,在成本、交通及附近環境的考量下,本次規劃申請 的八鄉七星崗範圍屬於其首選搬遷位址。

申請地點開放時間為開放時間為星期一至星期六、上午9時至下午6時,星期日及公眾 假期休息。

申請地點主要用作臨時貨倉及露天存放建築機械和建築材料用途,不會設置任何形式 的工場作業,更不會有任何形式的工程進行,場地內也不會進行拆卸、保養、修理、 噴漆或其他的工場作業。

是次申請是規劃許可編號A/YL-PH/960的重新申請,由於規劃許可編號A/YL-PH/960期間 申請地點部份的地段業主需收回土地自用,加上獲批的附屬設施面積不足,因此無奈 需要進行重新申請。倘若時次申請獲批,申請人亦會盡力在時限內完成全部的附帶條 件,並在相關處方接受了相關建議後,馬上邀請相關處方的人員前來檢閱,希望貴署 可以酌情處理是次申請。

## 附件(一)



## 附件一

## 元朗南第二期房屋發展集中十八鄉一帶 7成屬公營屋料建1.1萬單位

撰文: 林襄嫺 出版: 2023-02-25 19:58 更新: 2023-02-27 12:24



電	話	Tel: 3582 3	867
圖文	傳真	Fax: 3565 4	270
電郵	地址	Email:	
本署	檔號	Our Ref: (	) in LD NDA/YLS/BUT/FPD/107 Pt.2
來函	檔號	Your Ref:	

來函請註明本署檔號 Please quote our reference in your reply



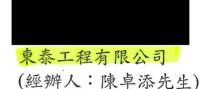
地政總署 新發展區組 EW DEVELOPMENT AREA SECTION LANDS DEPARTMENT

我們矢志努力不懈,提供盡善盡美的土地行政服務。 We strive to achieve excellence in land administration.

新界上水龍琛路 39 號上水廣場 15 樓 1501 至 1510 室 Units 1501-10, Level 15, Landmark North, 39 Lung Sum Avenue, Sheung Shui, New Territories.

網址 Website : www.landsd.gov.hk

#### 掛號郵遞及現場派遞



陳先生:

#### 元朗南第一期發展計劃

貴公司在上址經營的部分業務,因上述工務計劃影響而須清 拆。本署已於2022年9月27日援引《土地(雜項條文)條例》(第28 章),在涉及的構築物及/或相關範圍張貼告示,通知貴公司須於 2023年1月3日前停止佔用有關土地。在告示限期屆滿日後,本署 會安排展開清拆行動。

經審核後,貴公司符合領取露天/戶外業經營者的特惠津貼 資格,本署將會向貴公司發放港幣<u>元</u>的特惠津貼。惟 貴公司須將該等在用地上的不合資格構築物拆卸。

本署將於稍後通知貴公司前來領取特惠津貼。在領取特惠津 貼前,貴公司需已經自願搬離有關土地及向政府交出所有清理後的 土地及騰空的構築物,並且需簽署一份彌償書。若貴公司希望在搬 離有關土地前提早獲發特惠津貼,可聯絡本署以作安排,屆時貴公 司需簽署一份承諾書承諾貴公司會於擬議及地政總署同意的「預定 離場日」(不得遲於清拆日)或之前無條件自願搬離有關土地及向政 府交出所有清理後的土地及騰空的構築物。在領取提早發放的特惠 津貼時,貴公司亦需簽署一份彌償書。

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本署在此提醒貴公司不能將上述經營範圍改作其他用途,並 須於清拆日/「預定離場日」或之前無條件自願搬離有關土地,並 向政府交出所有清理後的土地及騰空的構築物。否則,地政總署可 根據香港法例第 28 章於任何時間採取適當的土地管制行動清理該 土地及有關構築物。

日後,如貴公司能在清拆日/「預定離場日」之前提早向政 府交出所有清理後的土地及騰空的構築物,請盡快聯絡本署安排, 而交回的土地及構築物內有任何留下的物件,地政總署會當棄置之 廢物處理。

請注意,如貴公司同意領取露天/戶外業務經營者的特惠津 貼,即表示同意以此作為完全及最終解決貴公司就政府收回該土地 的業務經營所提出的騷擾補償申索及同意放棄提出其他任何補償申 索。

倘政府日後發現貴公司的特惠津貼申請有不誠實成分或提供 失實資料,貴公司須在政府要求下立即全數償還有關特惠津貼連利 息,否則政府會向貴公司提出有關法律行動。

## 地政總署 總產業測量師/新發展區

(吳國基

副本送:

地政總署新發展區組清拆小組(傳真:3793 4547) 高力國際物業顧問(香港)有限公司(傳真:2374 5818)

- 2 -

#### 2023年8月15日

申請地點地盤面積約30211平方米,當中不佔用任何政府土地。

申請地點會進行填土,填土範圍約26170平方米,填土厚度約0.1米,填土材料為瀝青和水泥,場地內不涉及挖土。

申請地點中作露天存放建築機械的區域面積約 10548 平方米,存放的建築機械類型為「挖泥機」、「起重機」;作露天存放建築材料的區域面積約 9938 平方米,存放的建築材料類型為「鐵器」和「石料」,場地內不會存放危險品。

申請地點中露天存放的建築機械和建築材料,堆放的高度不超過12米。

申請地點中露天存放的建築機械和建築材料區域,和附近地區最近的居住民居之間的 距離超過20米。此外申請地點邊界會設置有綠色圍板,令場地保持綠化、隔絕噪音和 視野觀感,使場地與四周環境融為一體,美化環境。

申請地點內擬議設置有6個臨時性質的構築物,分別為:

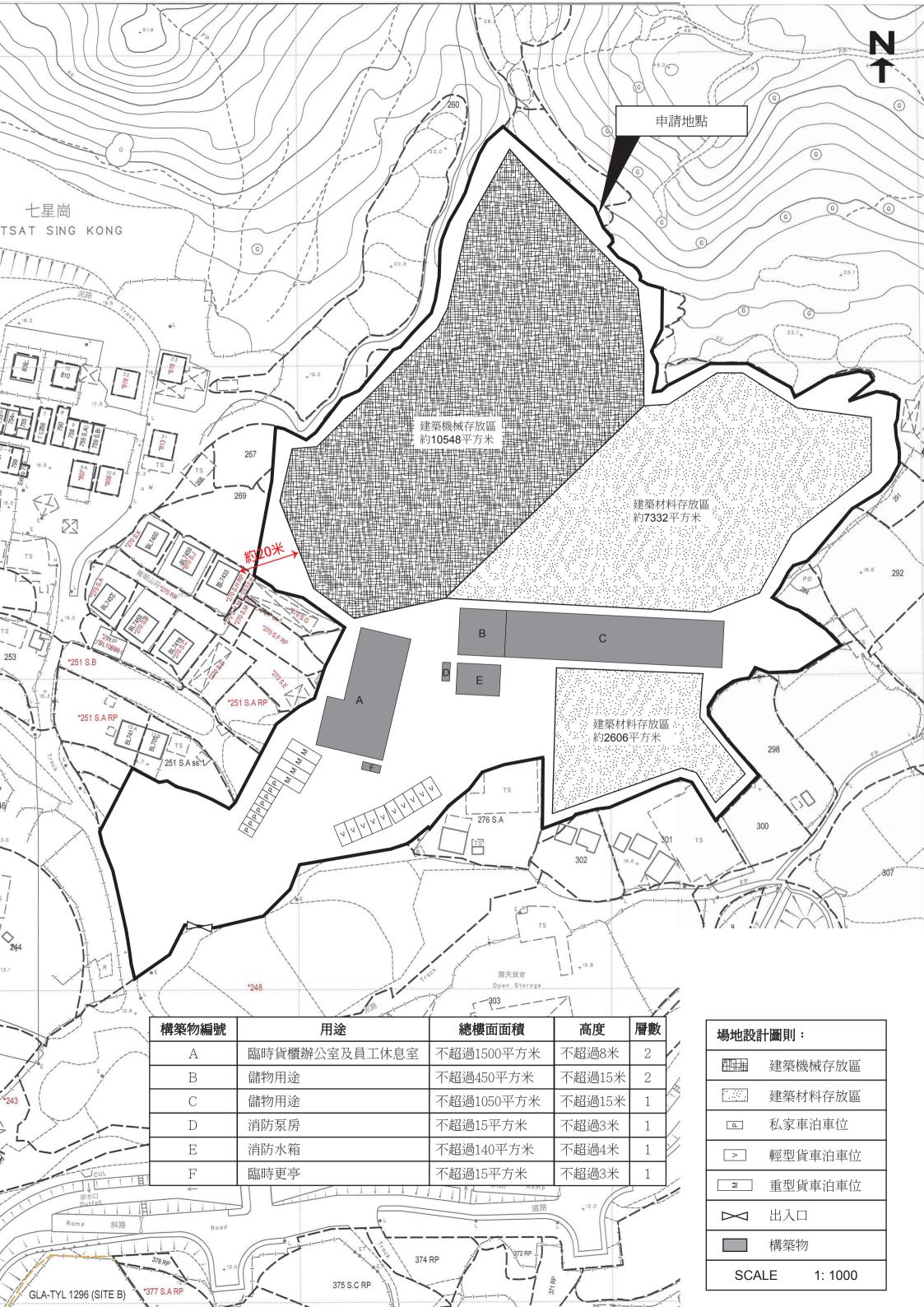
- 構築物 A,作臨時貨櫃辦公室及員工休息室用途,2 層,樓面面積不超過 1500 平方米,高度不超過 8 米。
- 構築物 B,作儲物用途,2 層,樓面面積不超過 450 平方米,高度不超過 15 米。
- 構築物 C,作儲物用途,1 層,樓面面積不超過 1050 平方米,高度不超過 15 米。
- 構築物 D,作消防泵房用途,1 層,樓面面積不超過 15 平方米,高度不超過 3 米。
- 構築物 E,作消防水箱用途,1 層,樓面面積不超過 140 平方米,高度不超過 4 米。
- 構築物 F, 作臨時更亭用途, 1 層, 樓面面積不超過 15 平方米, 高度不超過 3 米。

申請地點內的構築物只作臨時辦公室及員工休息室用途以及儲物(建築機械)用途,不提供任何住宿服務。

申請地點露天存放區距離最近的民居至少有 20 米,並且中間間隔有邊界圍板和植物, 不會對鄰近居民構成太大影響。

申請地點設有私家車泊車位8個,每個尺寸約5米x2.5米;輕型貨車泊車位10個,每個尺寸約7米x3.5米,重型貨車泊車位4個,每個尺寸約11米x3.5米。

詳細請參閱以下圖則。





## 排水設施:

申請人提供有關申請地點的渠務報告文件(DIA),並承諾有相關渠務報告文件獲得部門 批准後,會盡快安排合資格承辦商展開排水設施建造工程。

如是次申請獲批,在進行涉及排水方面的附帶條件工程時,申請人會在工程展開前諮詢相關業主的同意。

隨件附上相關文件以供參考。

## **Drainage Impact Assessment**

in compliance with the Planning Approval Condition (f) of the

Planning Application No. A/YL-PH/960

for Proposed Temporary Warehouse (excluding Dangerous Goods

Godown) and Open Storage of Construction Machinery and

**Construction Materials with Ancillary Facilities (for a period of 3** 

years) and associated filling of land in "Agriculture" Zone, Various

Lots in D.D. 110, Tsat Sing Kong, Pat Heung, Yuen Long, N.T.

(HT23105)

## Drainage Impact Assessment (DIA) Report

November 2024





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- 2. General Site Description and the Proposed Development
- 3. Existing Drainage System of the Area
- 4. Proposed Drainage Works
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Figure 2	Proposed Development Layout
Figure 3	Catchment Areas
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APPENDIX	Assessment of Hydraulic Ca	apacities of the Propose	d Drainage System
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#### 1. Introduction

- 1.1 Ho Tin & Associates Consulting Engineers Limited (HTA) was appointed by the client to prepare a Drainage Impact Assessment (DIA) in compliance with the planning approval condition (f) of the Planning Application No. A/YL-PH/960 for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Machinery and Construction Materials with Ancillary Facilities (for a period of 3 years) and associated filling of land in "Agriculture" Zone at various lots in D.D. 110, Tsat Sing Kong, Pat Heung, Yuen Long, New Territories (the 'subject site').
- 1.2 This report presents the DIA for the proposed temporary uses at the subject site.
- 1.3 The objectives of this DIA are to:-
  - indicate any changes/increase in drainage characteristics due to the proposed development;
  - assess any potential drainage impacts of the existing/planned drainage facilities nearby due to the proposed development; and
  - propose mitigation measures and drainage improvement work, if necessary, to minimize any adverse drainage impact.
- 1.4 The scope of this DIA includes:-
  - site description and existing land use;
  - identification of stormwater flow pattern before and after proposed development of the Subject site;
  - assessment of impact on the existing drainage facilities due to the proposed development; and
  - proposal of new drainage facilities for the proposed development if found necessary.

#### 2. General Site Description and the Proposed Development

2.1 The subject site is currently zoned "Agriculture" and "Village Type Development" on the Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10 and Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11. It is located in front of the south toes of Kai Kung Leng and at about 380m to the north of Kam Tai Road and at about 85m to the north from the bank of an about 13m wide trapezoidal shape branch channel of the Kam Tin Main Stormwater Channel (refer to **Plate 1**). The subject site is currently occupied for

temporary open storage (refer to Plate 2 to 4). A Location Plan with the locations of photo taken is shown in Figure 1.



Plate 1 – View at the about 13m wide trapezoidal shape branch channel of the Kam Tin Main Stormwater Channel at about 85m away from the subject site

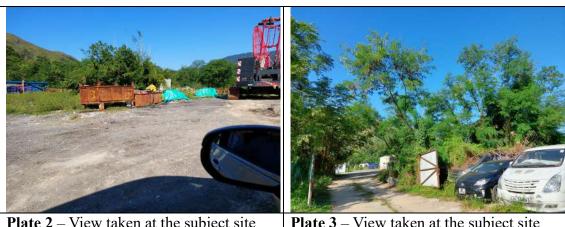


Plate 2 – View taken at the subject site (1)

Plate 3 – View taken at the subject site (2)



Plate 4 – View taken at the subject site Plate 5 – Existing village houses at relatively higher elevations on the west side of the subject site

(3)

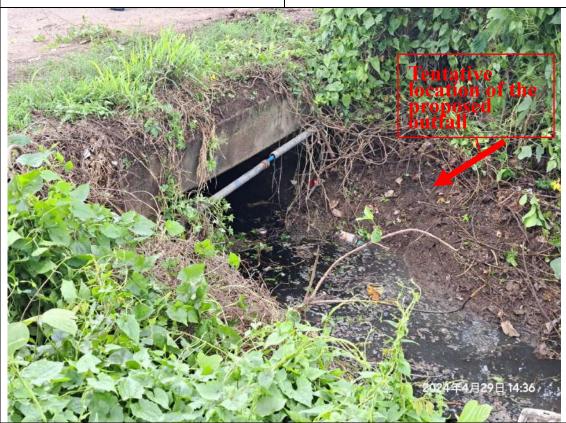
2.2 To the west of the subject site are some village houses located at relatively higher elevations (refer to **Plate 5**). On the southeast side between the subject site and the about 13m wide trapezoidal shape branch channel of the Kam Tin Main Stormwater Channel are some vacant lands and existing temporary structures (refer to **Plate 6** and **7**).



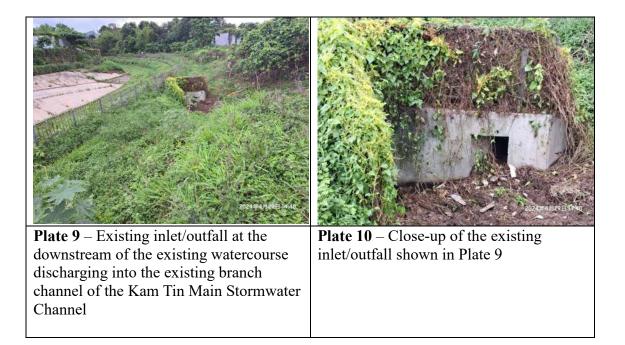


**Plate 6** – Existing vacant lands between the subject site and the existing branch channel of the Kam Tin Main Stormwater Channel

Plate 7 – Existing temporary structures on the southeast side of the subject site



**Plate 8** – Existing watercourse to the south receiving stormwater discharge from the subject site and discharging into the existing branch channel of the Kam Tin Main Stormwater Channel



- 2.3 It is proposed to use the subject site for temporary warehouse and open storage of construction materials and machineries with ancillary office and staff resting room for a period of 3 years and filling of land. The subject site covers total land area of approximately 30,307m<sup>2</sup>. The proposed use comprises of 6 nos. of structures with total covered area about 2,600m<sup>2</sup>. The remaining area would be used for open storage (occupying most of the subject site) and open parking spaces. The Proposed Development Layout is shown in **Figure 2**.
- 2.4 The present vehicular ingress / egress point of the subject site is via an existing vehicular access crossing over the existing branch channel of the Kam Tin Main Stormwater Channel connecting to Kam Tai Road.

#### 3. Existing Drainage System of the Area

- 3.1 The subject site is located at knoll toes with the ground levels gradually declining from about +28.0mPD at the northern corner to about +13.0mPD at the southern corner. Surface runoff of the subject site would follow the ground levels running from the north to the south in general into an existing watercourse (refer to **Plate 8**) from which the flow would be discharged into the existing branch channel of the Kam Tin Main Stormwater Channel.
- 3.2 At present, there is no existing engineering drainage provisions within the subject site. The existing drainage patterns and catchments of the concerned area are shown in **Figure 3**.

#### 4. **Proposed Drainage Works**

- 4.1 Levels of the subject site will be maintained similar to those of the existing site levels. Ground surfaces of the subject site would be generally paved with 25mm thick asphalt to minimize nuisance caused by dust.
- 4.2 In general, the existing flow path of surface runoff of the subject site would be maintained after the proposed development, i.e. the surface runoff would be still discharged into the existing watercourse to the south of the subject site. However, in order to properly manage surface runoff flowing across the boundary of the subject site and avoid surface runoff flowing outside from the subject site directly onto the surrounding areas as present, peripheral U-channels will be constructed around the subject site to intercept all surface runoff. The flows inside the channels will be discharged into a proposed terminal manhole TM with desilting trap located near the vehicular ingress / egress of the subject site and from which the flow will be discharged via twin 900mm dia. pipe into the existing watercourse and then into the branch channel of the Kam Tin Main Stormwater Channel. A Stormwater Drainage Management Plan and Site Cross Sections is shown in Figure 4 and 4A respectively. Proposed Outfall Details at the existing watercourse are shown in Figure 5.
- 4.3 No solid fence wall of the subject site will be constructed. Hoarding with 100mm gap at bottom will be erected around the subject site for security reasons. The proposed development will not obstruct any flow paths of the area.
- 4.4 The Applicant is committed to obtain consents from owners of adjacent relevant land/lots prior to commencement of the proposed drainage works outside the subject site and to maintain the completed drainage works to the satisfaction of relevant Government departments. Besides, the Applicant will clear the vegetation at the existing watercourse to which the surface runoff of the subject site would be discharged into.
- 4.5 Details of proposed drainage provisions shall follow relevant details shown in Government departments' Standard Drawings as follows:

Proposed Drainage Provisions	Standard Drawings	Drawing No. & Title
Terminal manhole with trap	DSD Standard Drawings	DS 1091A - Terminal Manhole Type T2_1

Proposed Drainage Provisions	Standard Drawings	Drawing No. & Title
Manhole		DS 1082C – Standard Manhole Type G1 (without desilting opening)
Catchpit	CEDD Standard Drawings	C 2405/1 to /5 – Standard Catchpit Details
U-channel		C2409I – Details of Half-round and U-channels

#### 5. **Hydraulic Calculation**

- 5.1 Assessment criteria is based on the recommendation set out in the Stormwater Drainage Manual (Fifth edition, Jan 2018) (SDM) and its Corrigendum No. 1/2022 issued by DSD. Design Return Period of 50 years (recommended for 'Main Rural Catchment Drainage Channels' in SDM) is being adopted.
- 5.2 The corresponding runoffs under rainfall intensity for various return period are worked out with reference to Rational Method. Brandy-Williams method is used in calculation of the time of concentration. A uniformly distributed rainfall with an intensity is determined by the Intensity-Duration-Frequency. With referenced to Table 3b - Storm Constants for different return periods of Tai Mo Shan Area from SDM, the rainfall profiles are derived based on the following equation:

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

where	i	= mean rainfall intensity (mm/hr)
	t	= duration time of concentration (min)
	a, b and c	= storm constants given in Table below

Table : Storm Constants		
Return Period (years)	50	
a	1740.1	
b	19.78	
с	0.570	

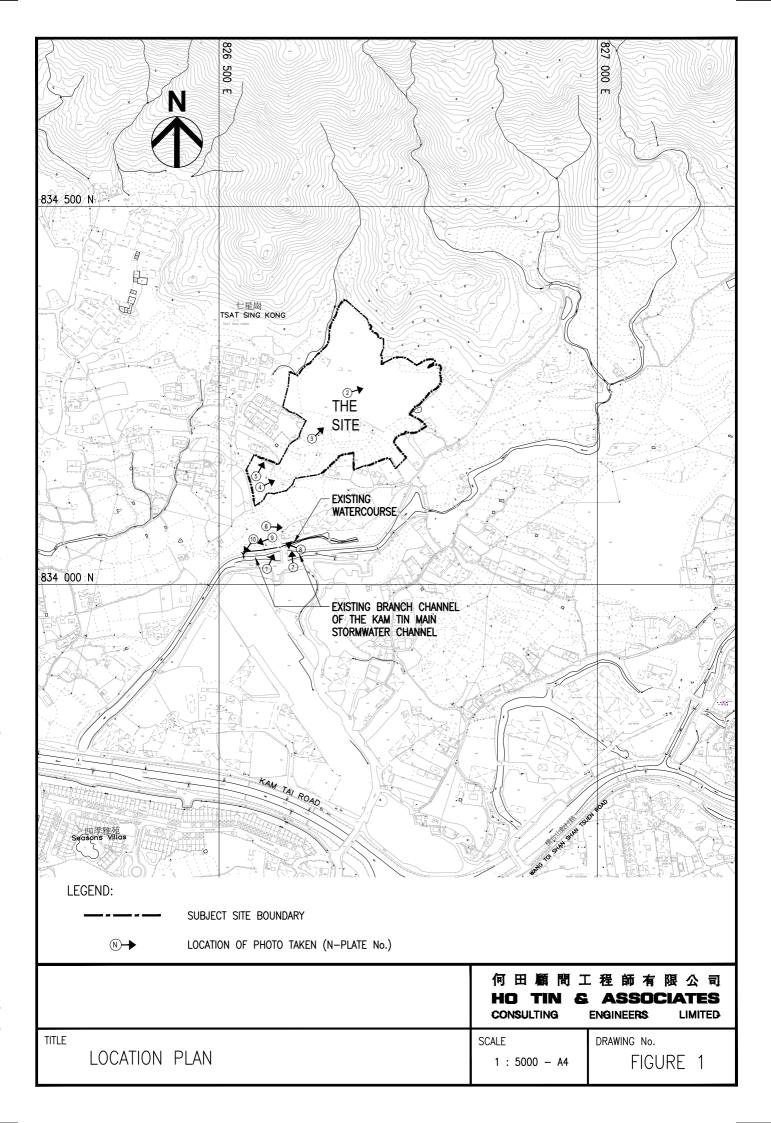
Table :	Storm	Constant

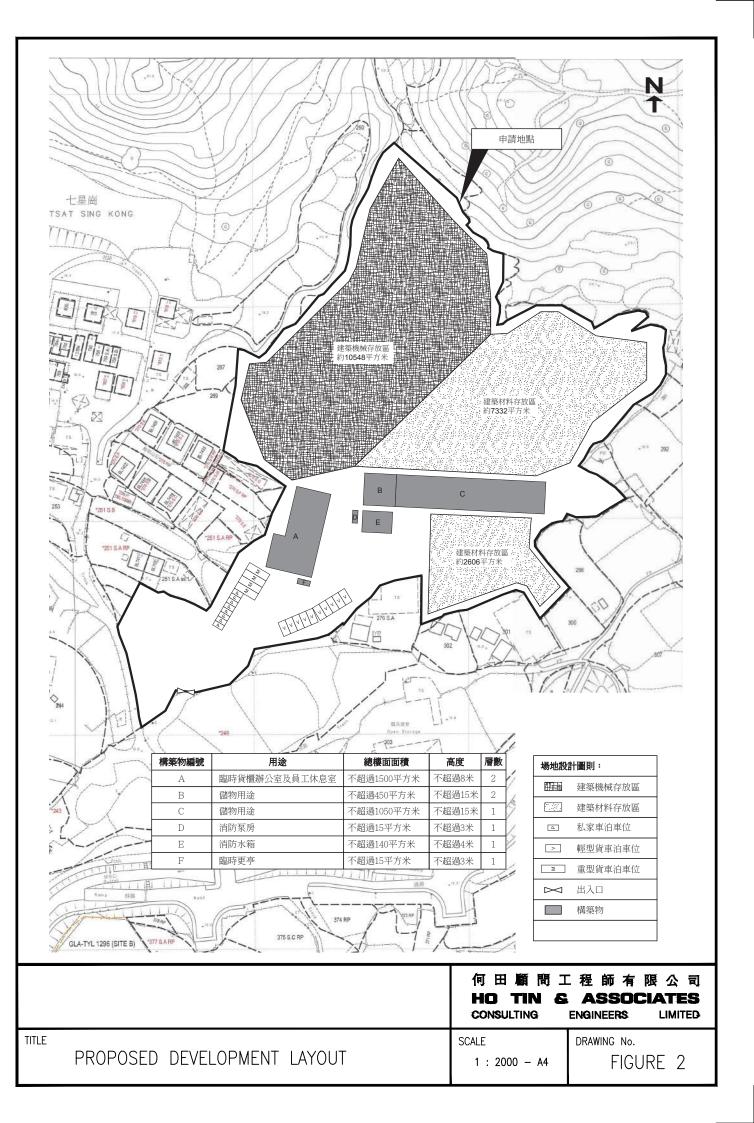
A 16.0% rainfall increase is adopted in the hydraulic calculation to cater for effects due to climate change in accordance with the table 28 with projection to End of 21st Century (it is very conservative, as the subject application is only for 3 years) as stipulated in the item (e) and (k) of the SDM - Corrigendum No. 1/2022. Besides, taking into consideration of design allowance in End of 21st Century, a further 12.1% rainfall increase is incorporated into the hydraulic assessment.

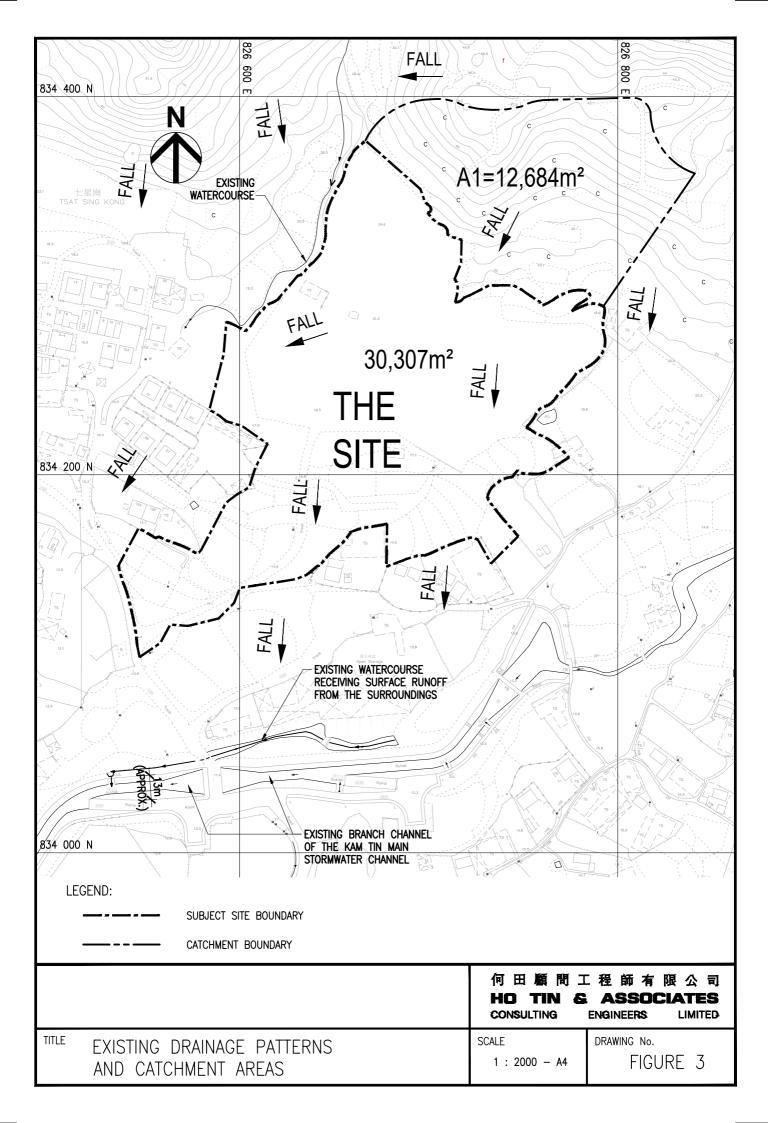
- 5.3 Hydraulic assessment is enclosed in the **Appendix**. 10% reduction in flow area has been incorporated to cater for potential deposition of sediment in stormwater channels and pipes as recommended in the SDM. The proposed channels and underground drainage were designed to cater for the estimated runoff under the designed rainstorms. With respect to the calculation, the proposed stormwater drainage system is capable to cater for the surface runoff without causing any adverse drainage impacts on the subject site and its surroundings.
- 5.4 Since all channels/pipes have sufficient spare capacity, no water backup will occur at the upstream under rainstorms of 50-year (or lower) return periods.

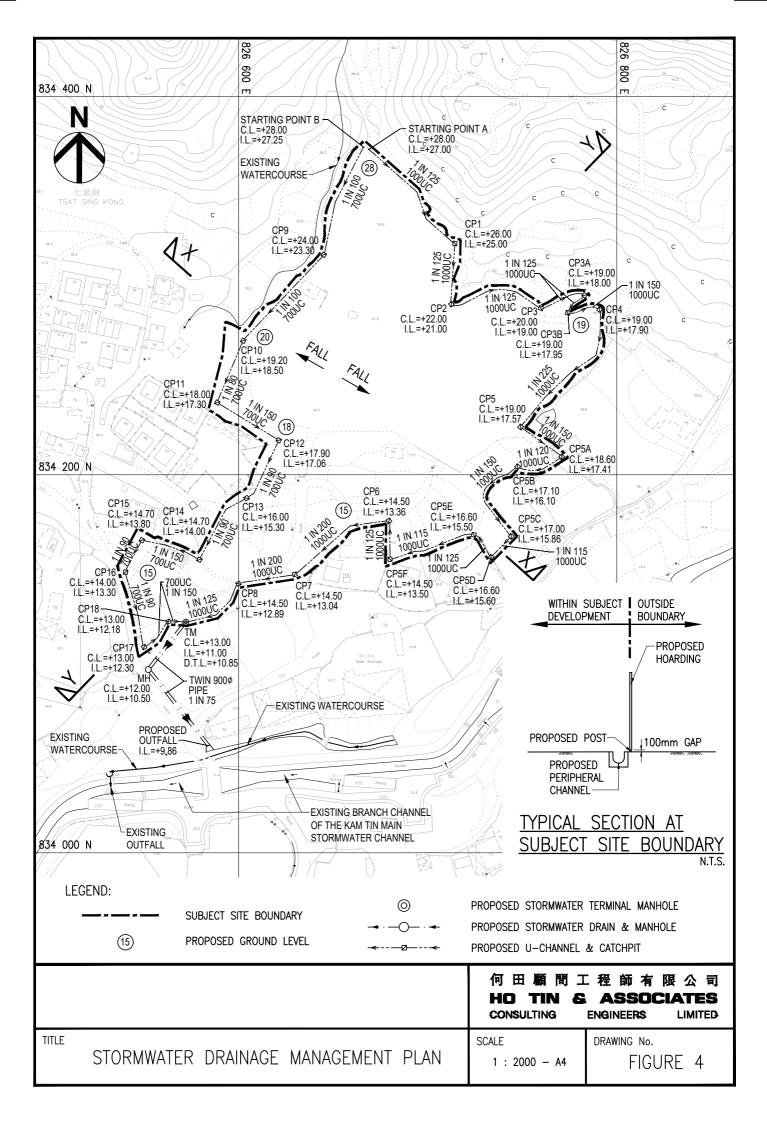
#### 6. Conclusion

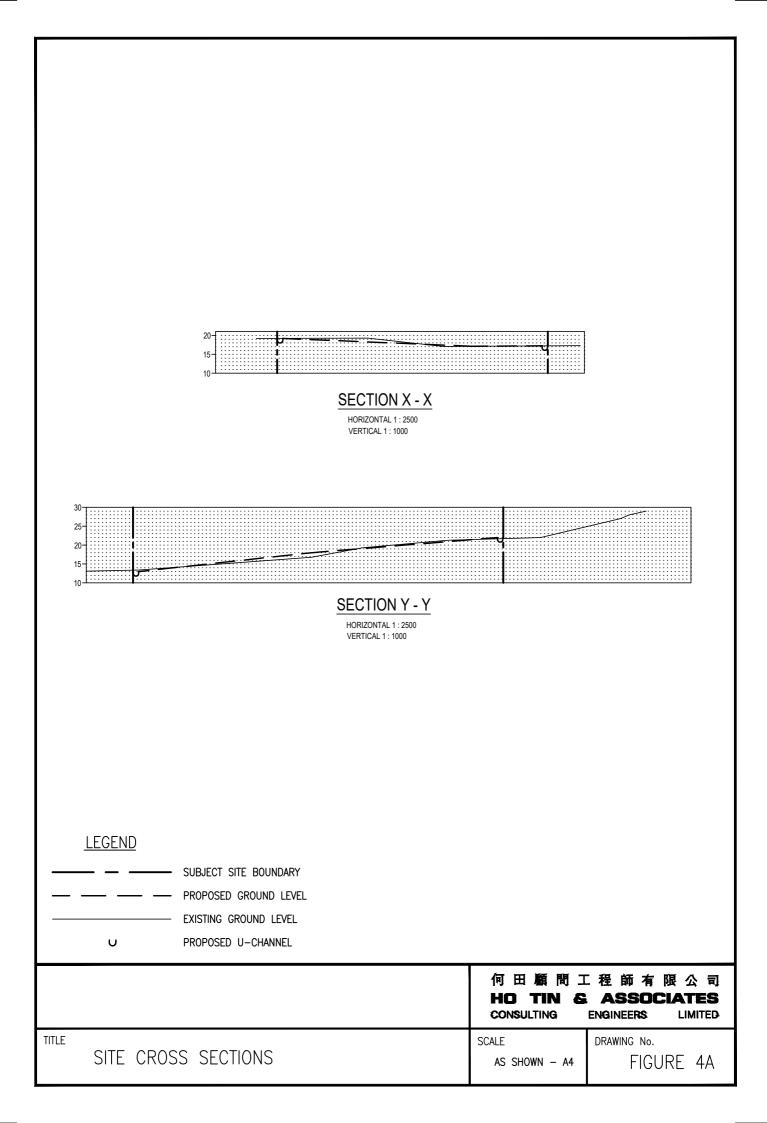
- 6.1 The subject site will be for temporary warehouse and open storage of construction materials and machineries with ancillary office and staff resting room for a period of 3 years and filling of land only. Only minor land filling would be carried out at the subject site.
- 6.2 Peripheral U-channels will be constructed around the subject site to intercept all surface runoff crossing the boundary. The flows inside the channels will be discharged into a proposed terminal manhole TM with desilting trap and from which discharges via twin 900mm dia. pipe into the existing watercourse and from which into the existing branch channel of the Kam Tin Main Stormwater Channel. There would be no change in principle nor obstruction to the existing flow paths of the area.
- 6.3 The Applicant is committed to obtain consents from owners of adjacent relevant land/lots prior to commencement of the proposed drainage works outside the subject site and to maintain the completed drainage works to the satisfaction of relevant Government departments, and to clear the vegetation at the existing watercourse to which the surface runoff of the subject site would be discharged into.
- 6.4 In conclusion, the Proposed Development would not cause any adverse drainage impact onto the area.

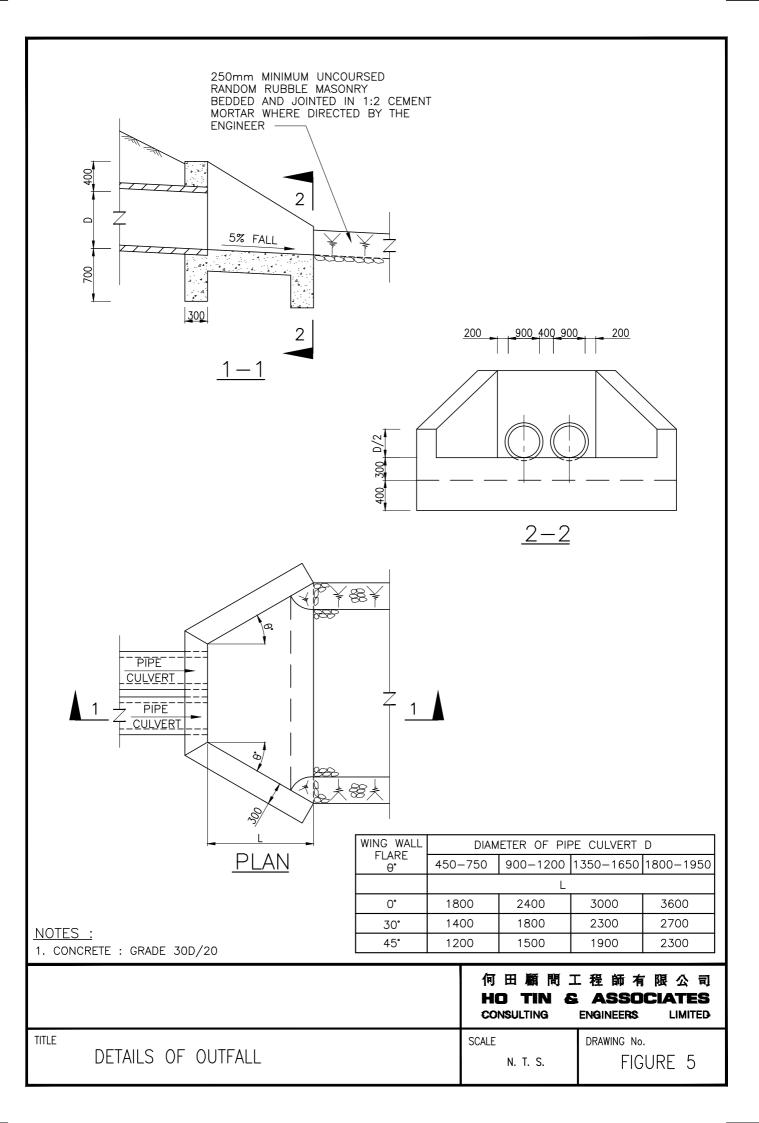


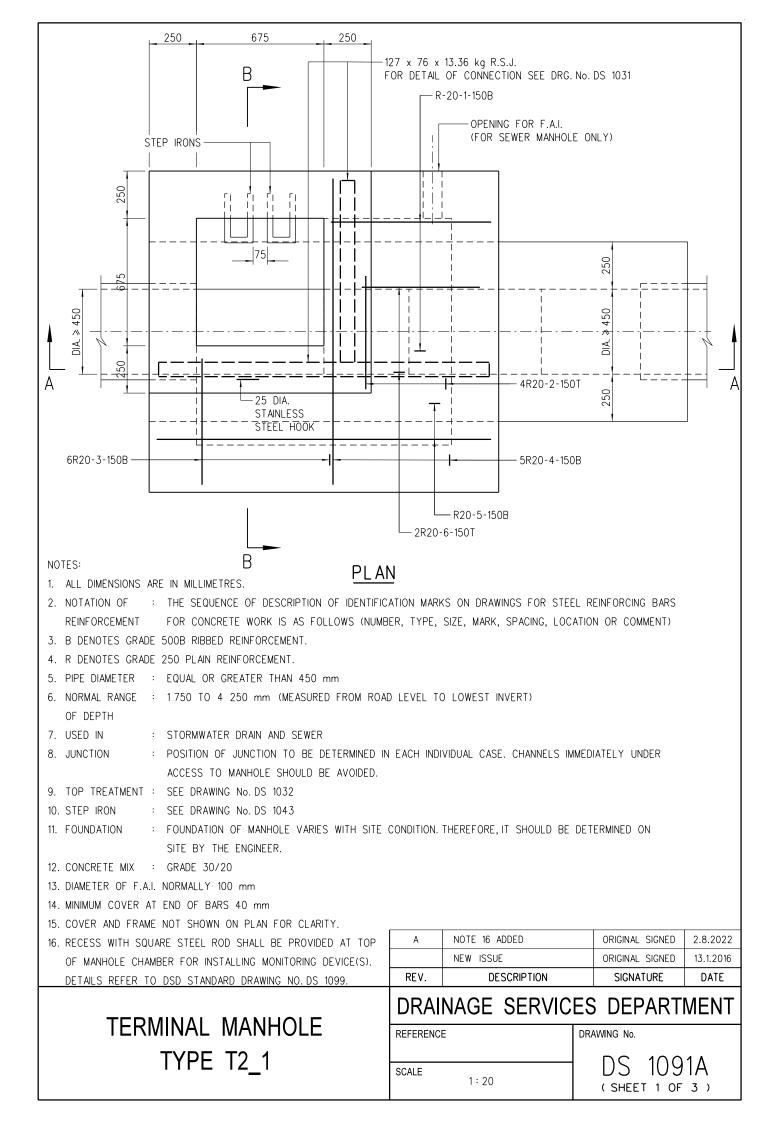


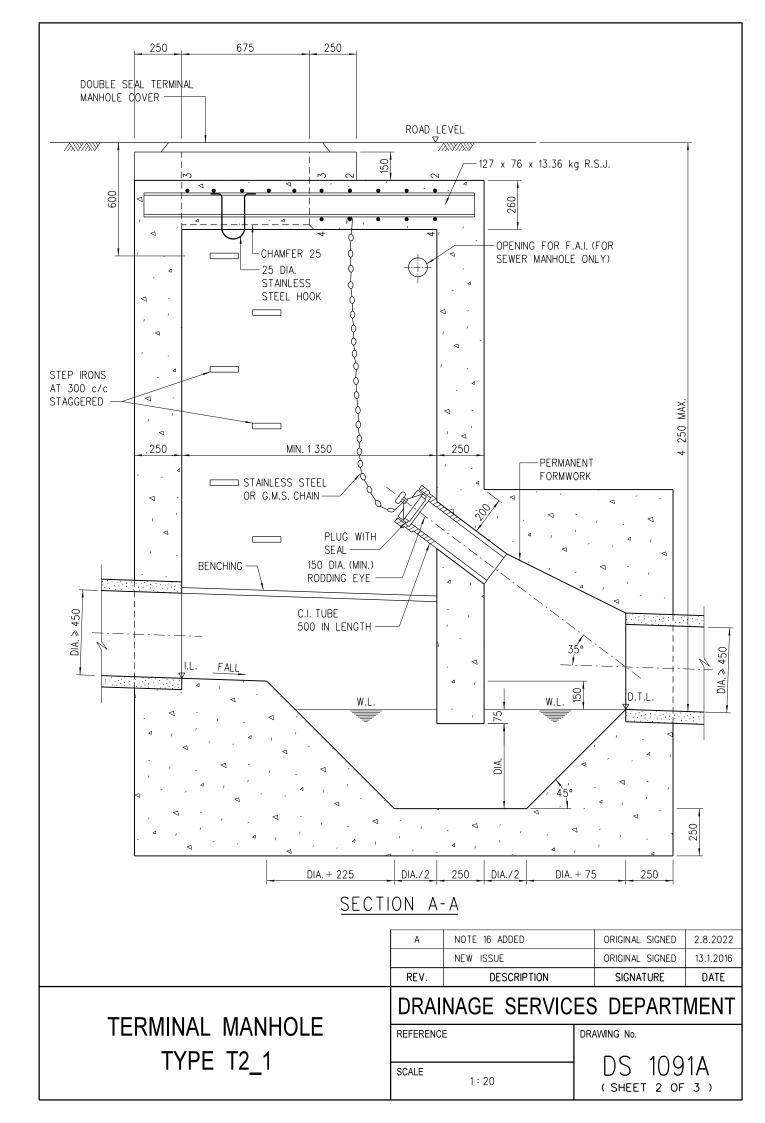


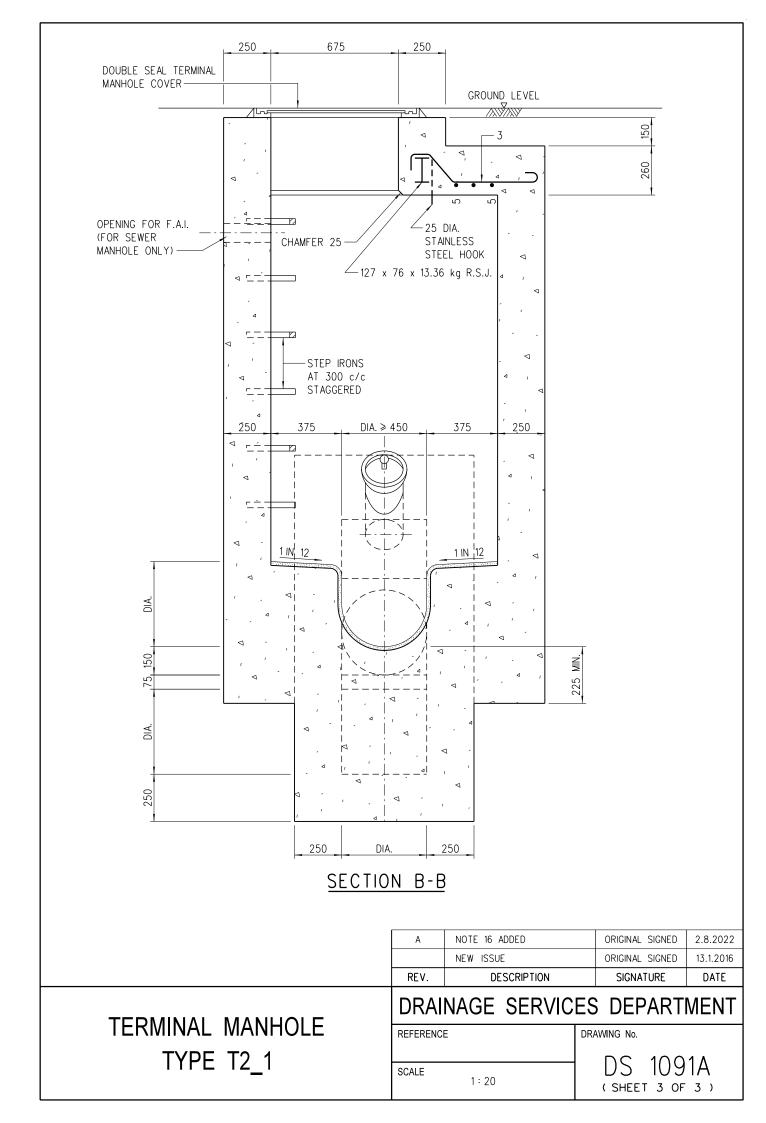


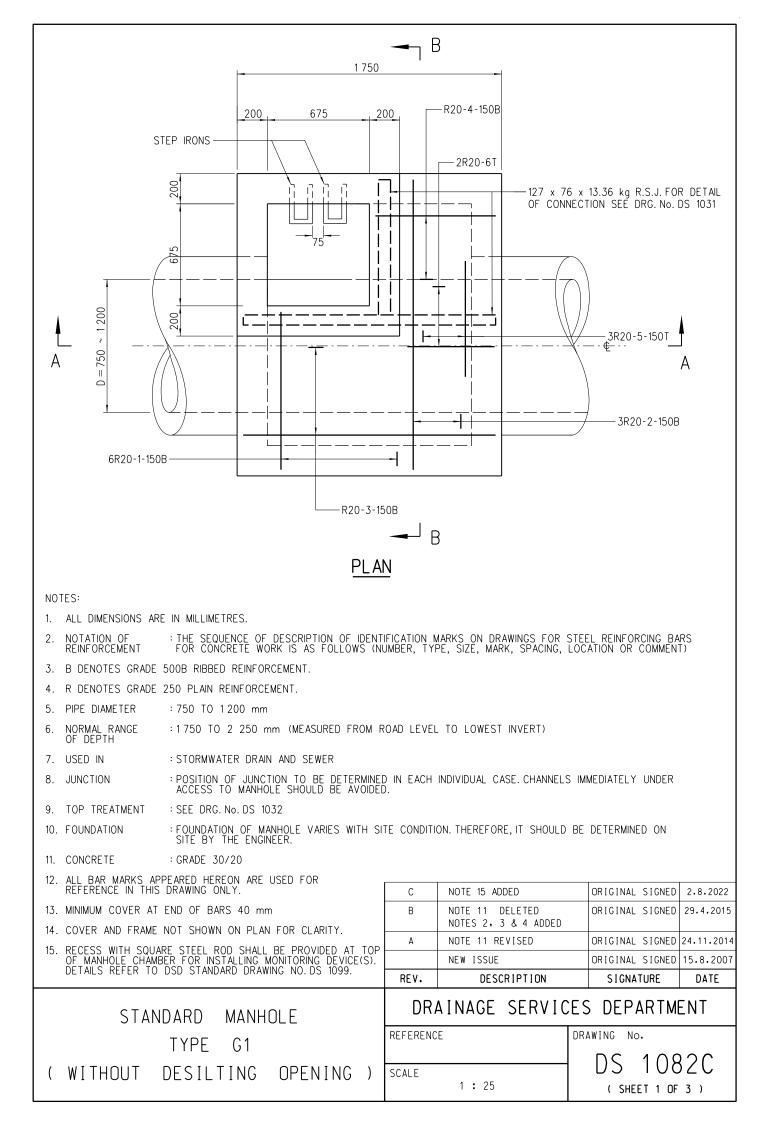


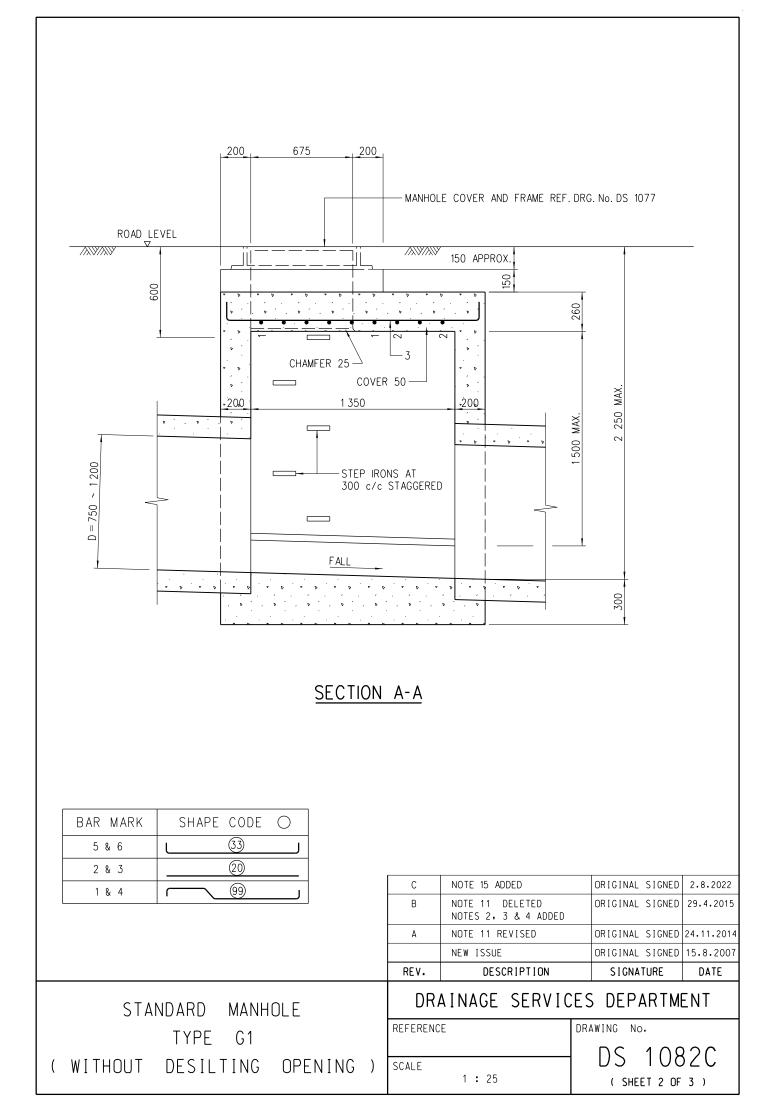


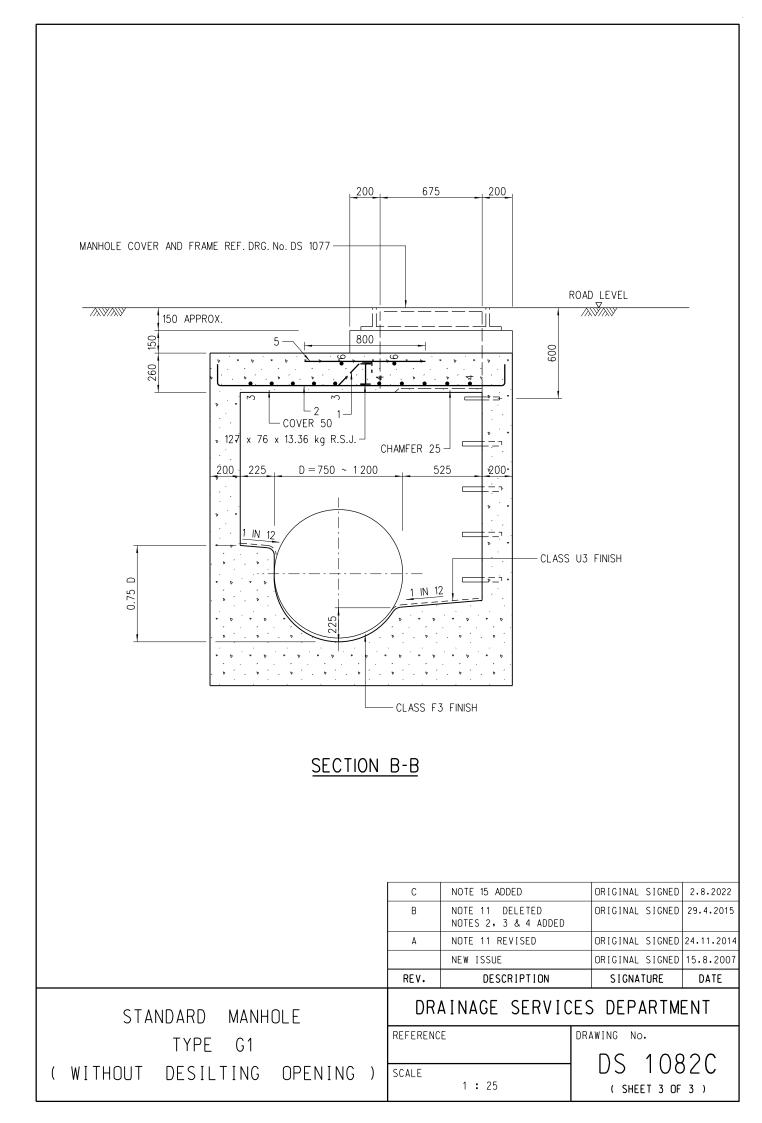


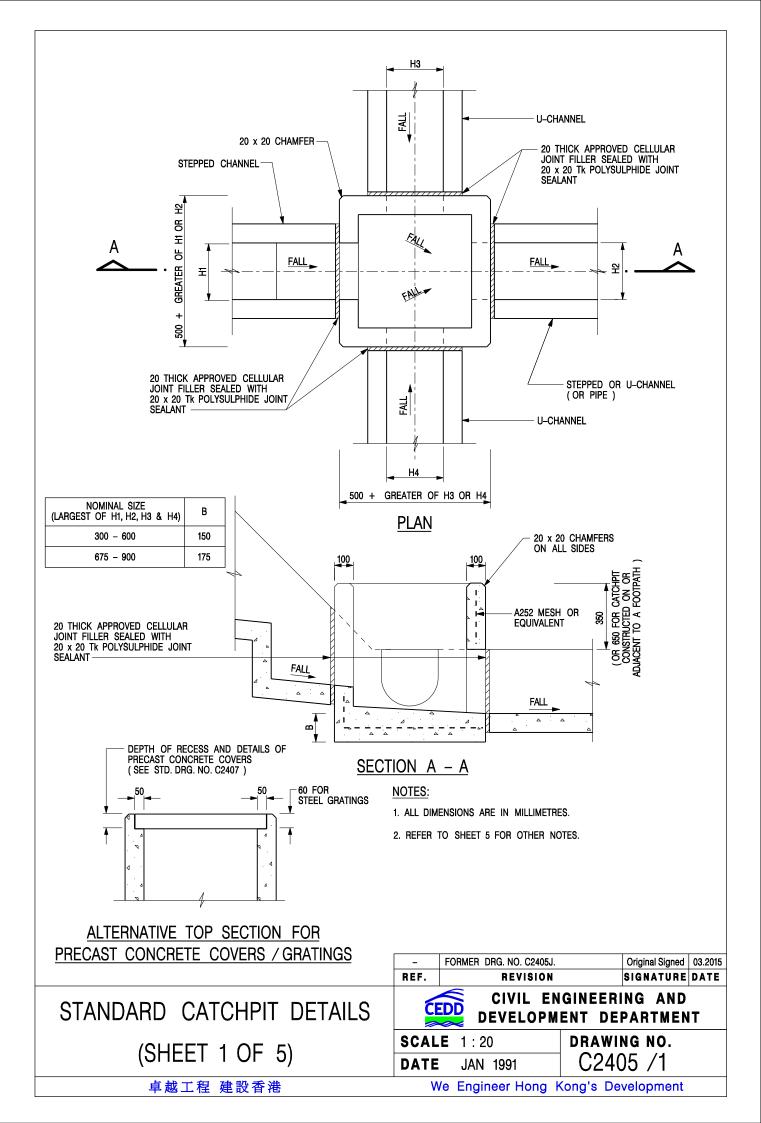


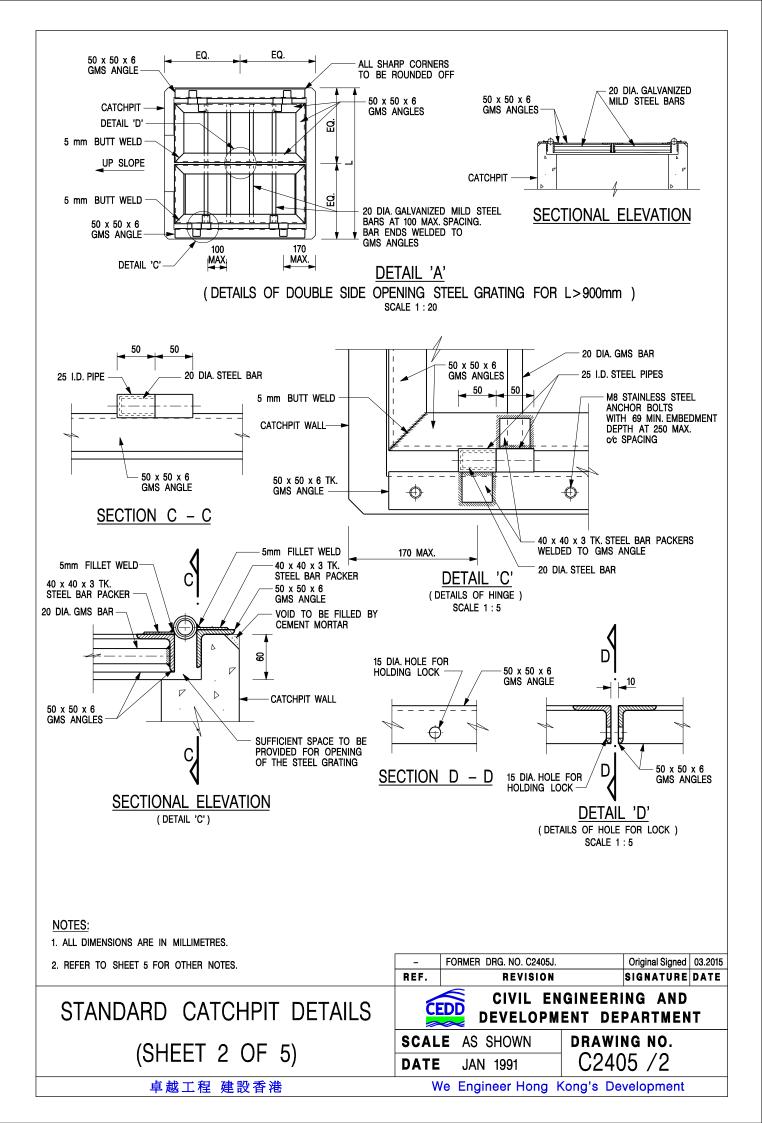


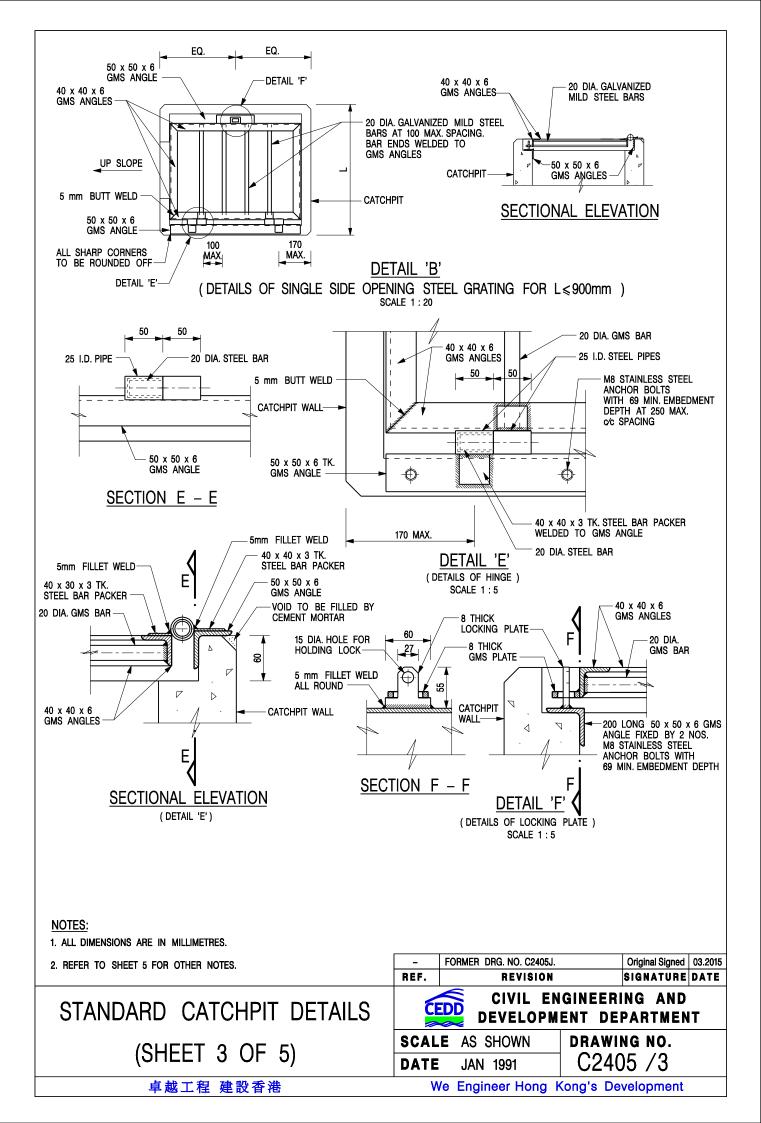


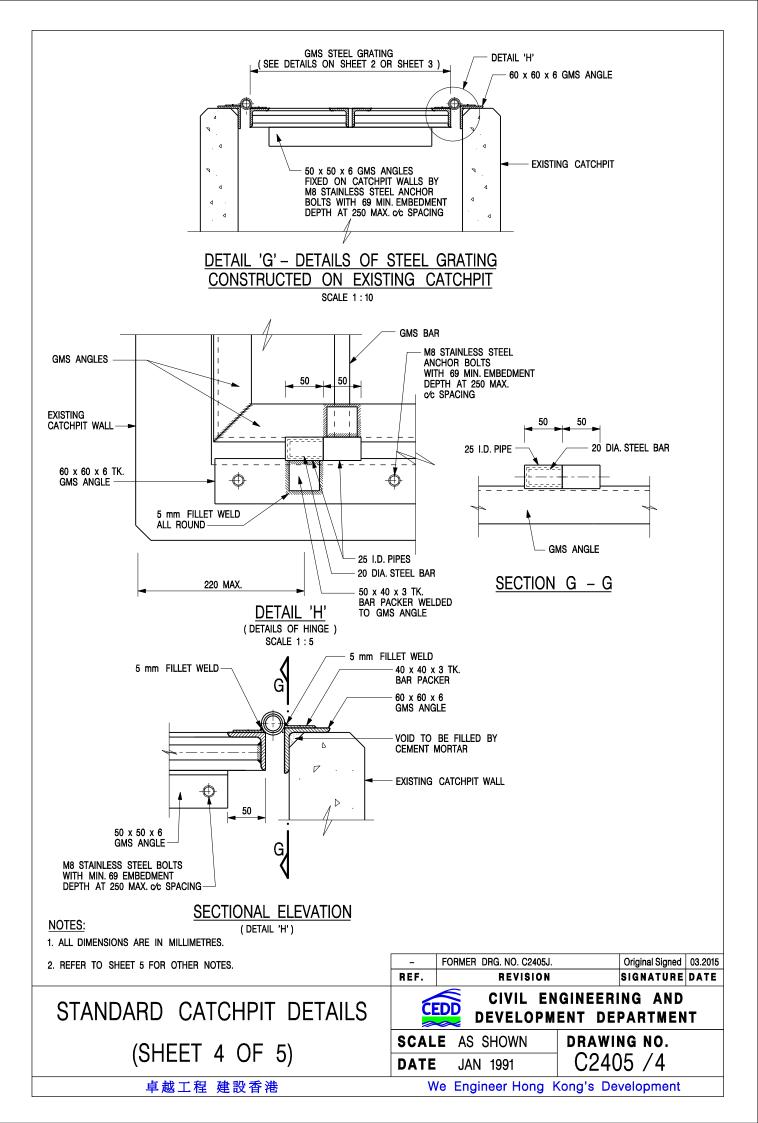


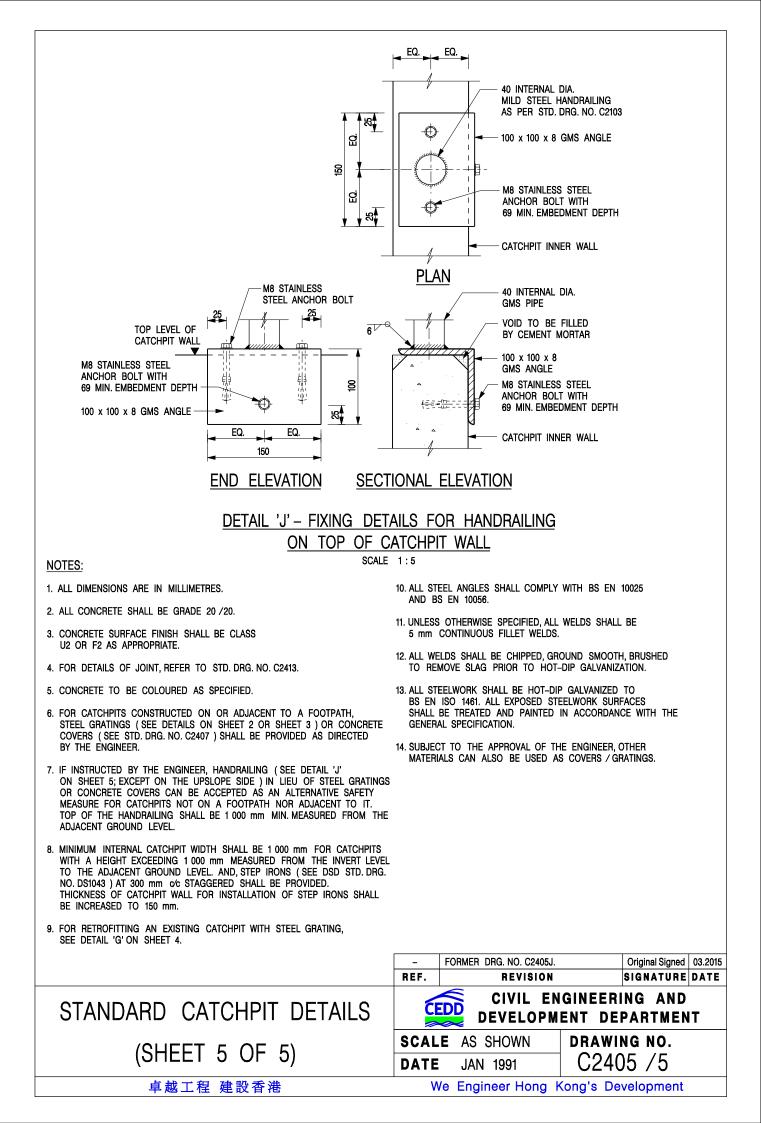


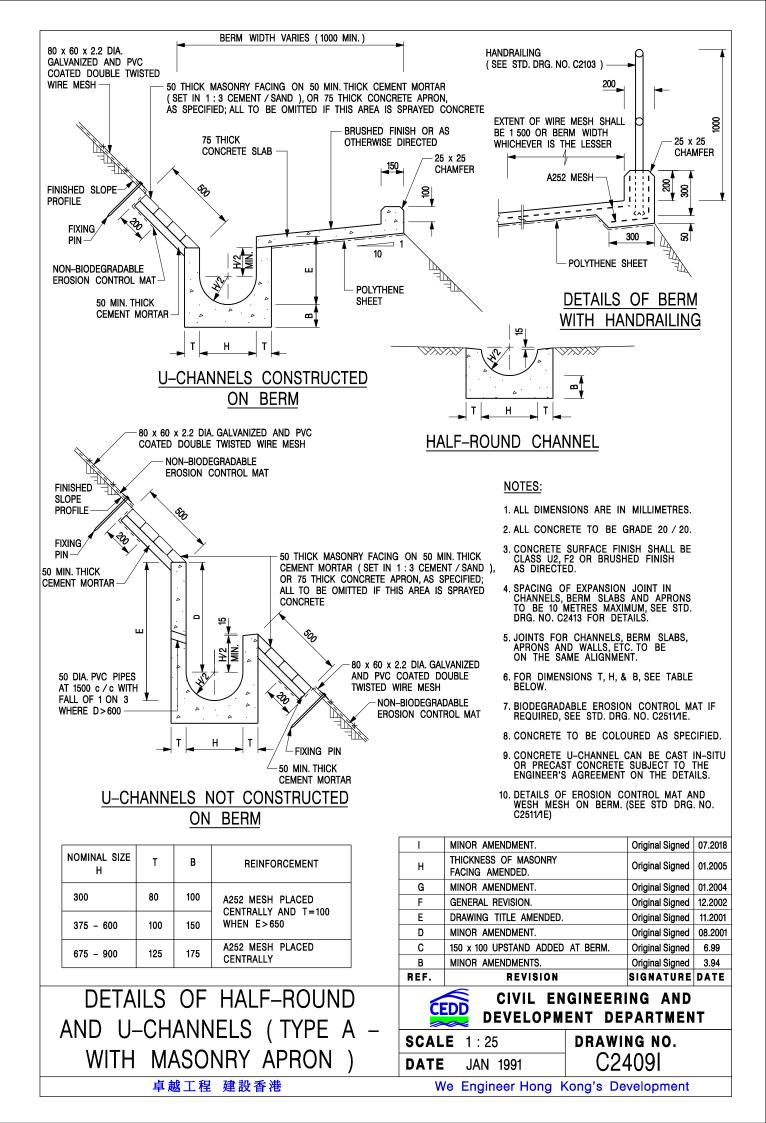












#### Assessment of Hydraulic Capacities of the Proposed Drainage System for 1 in 50 year design return period

Using Rational Method Design Flow =	0.278CiA m <sup>3</sup> /s	for grassland for concrete	. ,	oil) - steep, C 0.35 C = 0.95	
Using Manning Equation					
Design Mean Velocity =	R <sup>1/6</sup> /n(RS <sub>f</sub> ) <sup>1/2</sup>	where	n =	0.013	for concrete-lined open channel with fair surface
				0.033	for cannals with earth bottom, rubble sides with fair condition
Using Gumbel Solution in frequency analysis					
Rainfall intensity =	a / (t <sub>d</sub> +b) <sup>c</sup>	where	a =	1740.1 , b:	= 19.78 and c= 0.570 in 50 year design return period
				referenced from T	able 3b in SDM - Storm Constants for Different Return Periods of Tai Mo Shan Area
Using Bransby William's Equation (for channel flow)					
Indexting a t	0 4 4 4 0 51 / (1) 0.2 4 0.1			0	when the distance is too shout

Inlet time t <sub>0</sub>	=	0.14465L/ (H <sup>0.2</sup> A <sup>0.1</sup> )	or	2	when the distance is too short

### Using Colebrook's White Equation (for pipe flow) V = - Sqt (8gDs) x log [(k<sub>s</sub> / 3.7D) + (2.51v / D x Sqt (2gDs))]

• oq:(0900) x 10	3 [(ng / 0.1 B) / (2.0 11 / B / 0dr (29B	0//1	
For precast concrete	e pipes with 'O' ring joints with poor o	condition,	
k <sub>s</sub> (mm) =	0.6	k <sub>s</sub> (m) =	0.0006
v (m²/s) =	1.00E-06		
g (m <sup>2</sup> /s) =	9.81		

g (m /0)	0.01

USCP/USMH	DSCP/DSMH	Collected Runoff	USGL	DSGL	USIL	DSIL		LENGTH	SLOPE	SLOPE	INLET	TIME OF	RAINFALL	RAINFALL INTENSITY	ADOPTED RAINFALL		SUB-		CUM. EFF.			CHANNEL		ly flow	90% FLOW	
		from Catchment (refer to Figure 3 and 4)	(mPD)	(mPD)	(mPD)	(mPD)	DIFF. (m)	L (m)	S	1 IN	TIME t₀ (min)	CONCENTRATION to (min)	INTENSITY i (mm/hr)	INCLUDING EFFECT OF CLIMATE CHANGE (+16.0%*) (mm/lrr) [refer to item (e) and (k) in SDM Corrigendum No. 1/2022]	EFFECT OF CLIMATE CHANGE (+16.0%) & DESIGN ALLOWANCE	COEF. C	CATCHMENT AREA (m <sup>2</sup> )	AREA (m²)	AREA (m²)	FLOW (m <sup>3</sup> /s)	(mm)	TYPE	(m/s)	CAPACITY (m³/s)	<ul> <li>CAPACITY (m<sup>3</sup>/s) (to cater for potential deposition of sediment)</li> </ul>	(m³/s
Top of Area A1	Starting Point A	A1			48.20	28.00		52.00			1.41					0.35	12,684	4,439	4,439							
Starting Point A	CP1	A1 + 2/3 Site Area (conservative)	28.00	26.00	27.00	25.00	0.51	64.00	0.008	125	2.00	2.31	298.08	345.78	387.62	0.95	20,205	19,194	23,634	2.547	1000	UC	3.40	3.03	2.73	0.488
CP1	CP2	ditto	26.00	22.00	25.00	21.00	0.24	30.00	0.008	125	2.31	2.46	296.96	344.47	386.15	0.95	0	0	23,634	2.537	1000	UC	3.40	3.03	2.73	0.497
CP2	CP3	ditto	22.00	20.00	21.00	19.00	0.32	40.00	0.008	125	2.46	2.66	295.48	342.75	384.23	0.95	0	0	23,634	2.524	1000	UC	3.40	3.03	2.73	0.510
CP3	CP3A	ditto	20.00	19.00	19.00	18.00	0.02	2.00	0.008	125	2.46	2.47	296.88	344.39	386.06	0.95	0	0	23,634	2.536	1000	UC	3.40	3.03	2.73	0.498
CP3A	CP3B	ditto	19.00	19.00	18.00	17.95	0.05	6.00	0.008	125	2.46	2.49	296.74	344.22	385.87	0.95	0	0	23,634	2.535	1000	UC	3.43	3.23	2.91	0.696
CP3B	CP4	ditto	19.00	19.00	17.95	17.90	0.05	8.00	0.007	150	2.66	2.70	295.16	342.39	383.82	0.95	0	0	23,634	2.522	1000	UC	3.17	3.15	2.84	0.628
CP4 CP5	CP5 CP5A	ditto ditto	19.00 19.00	19.00 18.60	17.90 17.57	17.57 17.41	0.33	74.00 24.00	0.004 0.007	225 150	2.70 2.70	3.15 2.82	291.82 294.24	338.51 341.31	379.47 382.61	0.95 0.95	0	0	23,634 23,634	2.493 2.514	1000 1000	UC	2.72 3.22	3.59 3.49	3.23 3.14	0.741
CP5A	CP5B	ditto	18.60	17.10	17.41	16.10	0.22	26.00	0.008	120	3.15	3.28	290.91	337.46	378.29	0.95	0	0	23,634	2.485	1000	UC	3.47	3.10	2.79	0.302
CP5B	CP5C	ditto	17.10	17.00	16.10	15.86	0.24	36.00	0.007	150	2.46	2.65	295.54	342.82	384.31	0.95	0	0	23,634	2.525	1000	UC	3.19	3.30	2.97	0.441
CP5C	CP5D	ditto	17.00	16.60	15.86	15.60	0.11	13.00	0.009	115	2.66	2.72	295.02	342.22	383.63	0.95	0	0	23,634	2.521	1000	UC	3.54	3.16	2.85	0.327
CP5D	CP5E	ditto	16.60	16.60	15.60	15.50	0.10	12.00	0.008	125	2.47	2.53	296.45	343.88	385.49	0.95	0	0	23,634	2.533	1000	UC	3.47	3.43	3.09	0.553
CP5E	CP5F	ditto	16.60	14.50	15.50	13.50	0.40	46.00	0.009	115	2.49	2.71	295.11	342.32	383.75	0.95	0	0	23,634	2.521	1000	UC	3.54	3.16	2.85	0.326
CP5F	CP6	ditto	14.50	14.50	13.50	13.36	0.14	18.00	0.008	125	2.82	2.91	293.60	340.58	381.79	0.95	0	0	23,634	2.508	1000	UC	3.50	3.63	3.26	0.756
CP6	CP7	ditto	14.50	14.50	13.36	13.04	0.32	64.00	0.005	200	3.28	3.65	288.30	334.42	374.89	0.95	0	0	23,634	2.463	1000	UC	2.89	3.92	3.53	1.069
CP7	CP8	ditto	14.50	14.50	13.04	12.89	0.15	30.00	0.005	200	3.65	3.82	287.11	333.04	373.34	0.95	0	0	23,634	2.453	1000	UC	2.94	4.42	3.98	1.529
CP8	TM	ditto	14.50	13.00	12.89	12.00	0.26	32.00	0.008	125	3.82	3.97	286.03	331.79	371.94	0.95	0	0	23,634	2.444	1000	UC	3.40	3.03	2.73	0.287
Starting Point B	CP9	1/3 Site Area (conservative)	28.00	24.00	27.25	23.30	0.58	58.00	0.010	100	2.00	2.32	298.02	345.70	387.53	0.95	10,102	9,597	9,597	1.034	700	UC	3.00	1.31	1.18	0.277
CP9	CP10	ditto	24.00	19.20	23.30	18.50	0.62	62.00	0.010	100	2.32	2.67	295.40	342.66	384.12	0.95	0	0	9,597	1.025	700	UC	3.00	1.31	1.18	0.286
CP10	CP11	ditto	19.20	18.00	18.50	17.30	0.40	32.00	0.013	80	2.67	2.83	294.21	341.28	382.58	0.95	0	0	9,597	1.021	700	UC	3.35	1.47	1.32	0.298
CP11	CP12	ditto	18.00	17.90	17.30	17.06	0.24	36.00	0.007	150	2.83	3.06	292.47	339.27	380.32	0.95	0	0	9,597	1.015	700	UC	2.54	1.36	1.22	0.210
CP12	CP13	ditto	17.90	16.00	17.06	15.30	0.36	32.00	0.011	90	3.06	3.23	291.25	337.85	378.73	0.95	0	0	9,597	1.010	700	UC	3.16	1.38	1.24	0.233
CP13	CP14	ditto	16.00	14.70	15.30	14.00	0.47	42.00	0.011	90	3.23	3.45	289.66	336.01	376.66	0.95	0	0	9,597	1.005	700	UC	3.16	1.38	1.24	0.238
CP14	CP15	ditto	14.70	14.70	14.00	13.80	0.20	30.00	0.007	150	3.45	3.65	288.29	334.42	374.88	0.95	0	0	9,597	1.000	700	UC	2.58	1.49	1.34	0.338
CP15	CP16	ditto	14.70	14.00	13.80	13.30	0.20	18.00	0.011	90	3.65	3.74	287.63	333.65	374.02	0.95	0	0	9,597	0.998	700	UC	3.16	1.38	1.24	0.245
CP16	CP17	ditto	14.00	13.00	13.30	12.30	0.40	36.00	0.011	90	3.74	3.93	286.31	332.12	372.31	0.95	0	0	9,597	0.993	700	UC	3.16	1.38	1.24	0.250
CP17	CP18	ditto	13.00	13.00	12.30	12.18	0.12	18.00	0.007	150	3.93	4.05	285.50	331.18	371.25	0.95	0	0	9,597	0.991	700	UC	2.53	1.32	1.19	0.19
CP18	ТМ	ditto	13.00	13.00	12.18	12.16	0.02	3.00	0.007	150	3.93	3.95	286.18	331.96	372.13	0.95	0	0	9,597	0.993	700	UC	2.54	1.36	1.22	0.232
ischarge Point																										
тм	МН	A1 + Site Area	13.00	12.00	10.85	10.50	0.35	26.00	0.013	75	4.05	4.17	284.68	330.23	370.19	0.95	0	0	33,231	3.420	900	twin precast concrete	3.62	4.61	4.15	0.726
МН	Proposed outfall	ditto	12.00	12.00	10.50	9.86	0.64	48.00	0.013	75	3.97	4.19	284.52	330.04	369.98	0.95	0	0	33,231	3.418	900	pipe twin precast concrete	3.62	4.61	4.15	0.728

subcatchment Site Area 30,307 A1 12,684

30,307

42,991

OW ITY S) ter	SPARE CAPACITY (m <sup>3</sup> /s)	Occupancy of the Proposed Pipe / Channel	
tial tion			
ent)			
3	0.488	83.9%	OK!
3	0.497	83.6%	OK!
3	0.510	83.2%	OK!
3	0.498	83.6%	OK!
I	0.696	78.5%	OK!
1	0.628	80.1%	OK!
3	0.741	77.1%	OK!
1	0.624	80.1%	OK!
9	0.302	89.2%	OK!
7	0.441	85.1%	OK!
5	0.327	88.5%	OK!
9	0.553	82.1%	OK!
5	0.326	88.6%	OK!
6	0.756	76.8%	OK!
3	1.069	69.7%	OK!
3	1.529	61.6%	OK!
3	0.287	89.5%	OK!
3	0.277	78.9%	OK!
3	0.286	78.2%	OK!
2	0.298	77.4%	OK!
2	0.210	82.8%	OK!
1	0.233	81.3%	OK!
1	0.238	80.8%	OK!
1	0.338	74.7%	OK!
1	0.245	80.3%	OK!
1	0.250	79.9%	OK!
9	0.197	83.4%	OK!
2	0.232	81.1%	OK!
5	0.726	82.5%	OK!
5	0.728	82.4%	OK!
			I

申請人提供有關申請地點的園景報告文件,並承諾有相關報告文件獲得部門批准後, 會盡快安排合資格承辦商展開美化環境工程。

隨件附上相關文件以供參考。

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERY AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES (FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T.

> Tree Preservation and Landscape Proposal 1<sup>st</sup> Submission

> > by



Date: 5 November 2024

#### CONTENTS

- 1.0 Introduction
- 2.0 The Site Context
- 3.0 The Proposed Development
- 4.0 Existing Vegetation
- 5.0 Landscape Proposal
- 6.0 Planting Proposal
- 7.0 Proposal for Tree Preservation

#### **APPENDICES**

- Appendix I Tree Schedule, Tree Survey Plan and Photographic Record of Existing Trees
- Appendix II Landscape Master Plan and Landscape Sections
- Appendix III Planting Plans
- Appendix IV Maintenance Schedule of Soft Landscape Works

#### 1.0 INTRODUCTION

- 1.1 The proposed temporary warehouse (excluding dangerous goods godown) and open storage of construction machinery and construction materials with ancillary facilities and associated filling of land ('The Proposed Development") for a period of 3 years in "Agriculture" Zone, at various Lots in D.D.110, Tsat Sing Kong, Pat Heung, Yuen Long, New Territories. This proposal is prepared as part of the planning application for the proposed development.
- 1.2 There was an approved planning application for proposed temporary warehouse and open storage use for the subject Site by TPB on 22.09.2023, ref: A/YL-PH/960. The site area of the approved scheme is **26,670**m<sup>2</sup> while that in the current scheme is **30,007**m<sup>2</sup>.
- 1.3 This proposal describes the concepts and principles underlying the Master Landscape Plan of the Proposed Development. It describes the proposed temporary warehouse and open storage and landscape design of the associated open space and tree preservation strategies. A more comprehensive package of proposals will be formulated during the detailed design stage of the project.
- 1.3 This landscape and tree preservation proposal present:
  - The existing tree vegetation;
  - The Landscape Master Plan;
  - Proposal for Tree Preservation; and
  - Planting Proposal of the Development.

#### 2.0 THE SITE AND ITS' CONTEXT

- 2.1 The proposed temporary warehouses and open storage are located at various Lots in D.D. 110, Tsat Sing Kong, Pat Heung, Yuen Long, New Territories. To the north of the Site is Lam Tsuen Country Park while Tsat Sing Kong Tsuen is located to the west of the Site. It is accessible from Kam Tin Road via a local track.
- 2.2 The Site is a gentle sloping area with the highest point at +24.6mPD at north and the lowest point at 13.4mPD at south, which is the vehicular entrance of the Site. It is currently occupied by a temporary open storage. The Site is mainly covered by bare concrete, sands and asphalt. Vegetation was mainly identified at periphery of the Site, particular along the northwest boundary. Trees are mainly in semi-mature size and in fair to poor health condition. It is confirmed that no Old and Valuable Trees, OVT and protected species were identified in accordance with the DEVB TWC No. 5/2020 Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance (Cap. 96) respectively.
- 2.3 The landscape character of the site and its surroundings is mainly rural in nature, comprising predominantly natural hill slopes, i.e. Lam Tsuen Country Park, open storages, workshops and villages, i.e. Tsat Sing Kong Tsuen, Tai Kong Po, etc.

#### 3.0 THE PROPOSED DEVELOPMENT

- 3.1 The Proposed Development involved of warehouse and open storage (construction materials and machineries) with ancillary facilities (i.e. site office and staff resting room), storages, fire services provisions, guard house, drainage works and periphery planting areas. Due to temporary nature, no permanent building structures is proposed in this project. Drawings of proposed development could be referred to indicative layout plan in planning application.
- 3.3 The vehicular road and footpath connect from the existing road to the south of the Proposed Development. The formation level of the site follows the local topography from the lowest point at **+13.4mPD** at south and the highest point at **+24.6mPD** at north in order to minimize the extent of site formation works. As the ground level needs to be recontoured and some of the vegetation would be affected by the site formation work. The detailed tree assessment shall refer to the Para 4.0 below.
- 3.4 The development layout has been overlaid on the Tree Survey Plan in **Appendix I** to illustrate the impact of the development on existing vegetation.

#### 4.0 EXISTING VEGETATION

4.1 A tree survey has been carried out on **26.08.2024**. A total of **16** nos. of trees within the Application Site Boundary were recorded. The tree survey schedule, tree survey plan and photographic record of existing trees are shown in **Appendix I** and are outlined below:

Tree Species	Chinese Name	Qty	Tree No.
Bauhinia purpurea	紅花羊蹄甲	2	T03, T04
Broussonetia papyrifera	構樹	12	T01, T02, T05, T06, T07, T08, T09, T10, T11, T12, T13, T14
Celtis sinensis	朴樹	1	T16
Ficus hispida	對葉榕	1	T15
	Total:	16	

Table 1.0Composition of Surveyed Trees

4.2 The Site is dominated by *Broussonetia papyrifera* 構樹 (**12** nos.) which is common hillside species. They are propagated naturally from the adjacent hillsides.

#### Retention of Trees

4.3 The subject Site was approved for the use of proposed warehouse and open storage on 22.09.2023, ref: A/YL-PH/960. According to the applicant, the trees proposed to be felled previously in the approved scheme have been removed already and they are mainly growing at the central portion of the Site. All 16 identified trees will be preserved in situ. All of them are growing at the northwest corner of the Site. They will be protected and maintained during the construction stage and operation phase, in accordance with the details in Section 25 - Landscape Work in the General Specification for Building (2017) by the Applicant.

#### Felling and Transplantation of Trees

4.5 All the identified trees will be retained in situ and none of them is proposed to be felled or transplanted. The proposed treatment to the existing trees is summarized as follows:

#### Table 2.0 Summary of Treatment to Existing Trees

Proposed Treatment to Existing Trees	No. of Trees
Number of Trees to be Retained	16
Number of Trees to be Felled	0
Number of Trees to be Transplanted	0
Total Number of Trees in Survey	16

Tree Preservation and Landscape Proposal, 1<sup>st</sup> Submission

#### 5.0 LANDSCAPE PROPOSAL

- 5.0.1 The aim of the landscape proposals is to respond to site conditions, development layout and function of the proposed development and to provide a quality landscape scheme. The main factors to be taken into consideration are:
  - Response to the site context, both in terms of landscape character and visual amenity;
  - Creation of a green setting by maximising the opportunity for soft landscape;
  - Establishment of pleasant landscape areas which meet the varying needs of users; and
  - Minimization of future maintenance requirements.
- 5.0.2 Landscape drawings showing the proposed landscape treatment for the proposed development, and their underlying principles have been attached in **Appendix II** for ease of reference. Hong Kong Planning Standards and Guidelines:
  - Technical Guidelines on Landscape Treatment for Slopes (GEO Publication No. 1/2011);
  - Design Manual: Barrier Free Access 2008 (Building Department);
  - LAO Practice Note No. 6/2023 Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects – Compliance with Tree Preservation Clause under Lease;
  - PlanD's PNPP No. 1/2019 Processing and Compliance Checking of Landscape Submissions related to Planning Applications; and
  - Guidance Notes for Application for Permission under Section 12A of the Town Planning Ordinance (Cap. 131).

#### 5.1 Landscape Design Concept

5.1.1 The landscape concept mentioned below describe considerations, which had been considered as being general to the whole landscape design.

#### Minimisation of Extent of Site Formation Works

5.1.2 As the Site is gentle sloping lands with levels ranging from **+13.4**mPD at south to **+24.6**mPD at north, the proposed site formation levels are carefully designed to follow the natural topography of the site, so as to minimize the extent of site formation work and the landscape impact. Consequently, this has greatly reduced the amount of the cutting/ filling required for the proposed development.

#### Integration of the Proposed Development with the Surrounding Landscape

- 5.1.3 In order to provide buffer area between the Proposed Development and the surrounding context, edge planting beds (mini. 2m wide) are proposed at various sections along the Site boundary, where possible. This will help to provide opportunities for new tree plantings. More importantly, majority of the existing trees to northwest corner of the Site, which is important landscape resources, can be preserved in situ. It is intended the soft planted edge can be created along the Site enhancing its interface with the surrounding natural context to blend in with more with the naturalistic vegetation. Please refer to the landscape section, dwg. No. **LD101** in **Appendix II** for reference.
- 5.1.4 As a consequence, all **16** surveyed trees will be retained. Together with a total **40** of new tree planting, the conscious green design will provide greening in better quality to further enhance the overall appearance and visual quality of the development. All the retained trees and proposed trees within Application Site Boundary will all be maintained by the Applicant.

#### Planting Design

5.1.5 Where practicable, heavy standard trees and grass are proposed. These soft landscape measures will ensure that the hard lines of the built form to be visually softened. The use of planting in heavy standard size would provide a more instant greening effect. Drawings showing the soft landscape treatment such as trees, shrubs, groundcovers and climbing plants shall refer to planting plan in **Appendix III**.

#### 5.2 Soil Depth and Drainage for Planting

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

Table 3.0	Planting Medium	(Soil Depth)

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

#### 5.3 Irrigation

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

#### 5.4 Future Maintenance

#### Soft Landscape Element

- 5.4.1 For the Proposed Development, the softworks contractor will be responsible for maintenance of the planting during the establishment period allowed for in the construction contract, usually for the first year after the beginning of the schemes operational phase. This will ensure that the soft landscape measures are in a healthy condition prior to the finished scheme being handed back to the Applicant.
- 5.4.2 Ultimately the management office will employ maintenance staff to take care of all landscape areas within the Site.
- 5.4.3 The maintenance schedule for soft landscape works has been included in **Appendix IV**. It is important to mention that tree risk assessment will be conducted at appropriate time to facilitate proper tree management and maintenance.

Tree Preservation and Landscape Proposal, 1st Submission

#### 6.0 PLANTING PROPOSALS (Refer to Appendix III)

- 6.1 In order to provide quality landscape for the proposed development, soft landscape works will be the major landscape element of the landscaping proposal and satisfy the following criteria:
  - To compensate the loss of affected trees;
  - To enhance the ecological value of the existing plantation; and
  - To screen the temporary storage area and reduce the visual impact to the nearby occupants.
- 6.2 The proposed planting species list is shown as follows and details shall refer to the Planting Plans in **Appendix III.**

Table 4.0	Planting Schedule of Ornamental Trees and Grass
-----------	---

Botanical Name	Chinese Name	Size (mm)	Spacing (mm)
TREES		Height x Spread x DBH (mm)	
Bauhinia blakeana	洋紫荊	4500x1500x75	5000
Lagerstroemia speciosa	大花紫薇	3500x1500x75	5000
GRASS			
Axonopus compressus	大葉草	-	-

- 6.3 In this study area, **16** trees within the Application Site Boundary were surveyed and all of them are proposed to be retained in-situ.
- 6.4 **40** heavy standard trees with average DBH approx. 75 are proposed to be planted within the Application Site Boundary. All the retained trees and new trees will all be maintained by the Applicant.

#### 7.0 PROPOSAL FOR TREE PRESERVATION

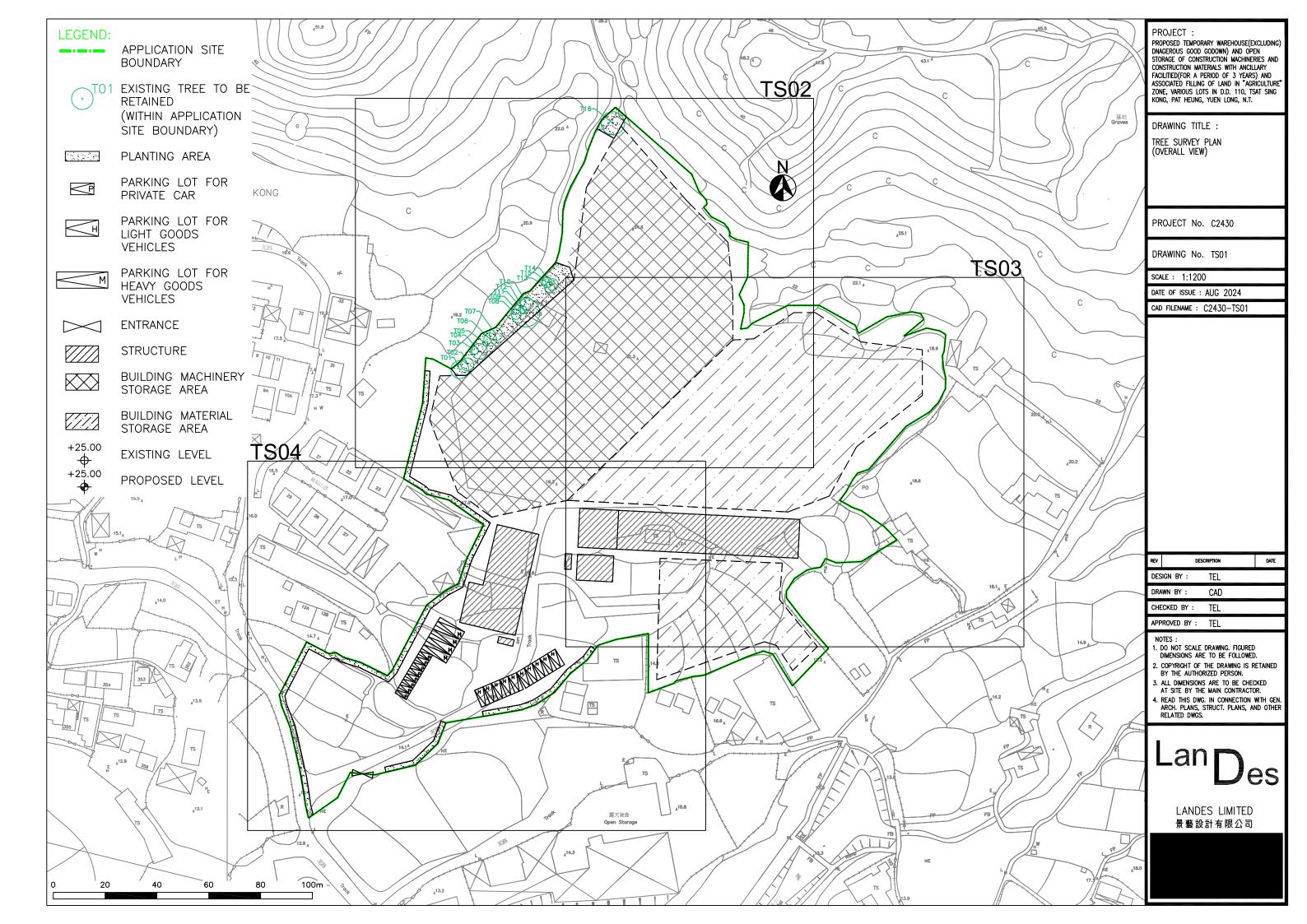
- 7.1 In this project, total **16** nos. of trees were identified within the Application Site Boundary. All of them are preserved and protected on site. The following measures should be undertaken:
- 7.1.1 In order to determine the impact to the existing vegetation by the proposed development, a full Tree Felling Application in accordance with LAO Practice Note No. 6/2023 "Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects Compliance with Tree Preservation Clause under Lease" should be undertaken and submitted to the relevant Government departments for approval.
- 7.1.2 Retention of all trees where possible. It is proposed that unaffected trees are to be retained on site due to their amenity and conservation value. The contractor will need to be made aware of the need to minimize the encroachment of the construction works on the trees, so as to minimize the impact on them. The area under the drip line of the tree canopy will be fenced by 1.2m high temporary protective fencing during construction stage. Besides, all provisions for tree preservation and protection measures of retained trees should follow the details in Section 25 Landscape Work in the General Specification for Building (2017).
- 7.1.3 The softworks contractor will be responsible for maintenance of the planting during the establishment period allowed for in the construction contract, usually for the first year after the beginning of the schemes operational phase. This will ensure that the soft landscape measures within lot boundary and at open space are in a healthy condition prior to the finished scheme being handed back to the Applicant. The maintenance schedule for soft landscape works has been included in **Appendix IV**.
- 7.1.4 During the construction and operation period, the Applicant should be responsible to undertake vegetation maintenance and tree risk assessment in accordance with the Handbook on Tree Management (HTM) by DEVB. Besides, the Applicant shall maintain all the preserved trees, proposed trees, shrubs, groundcovers and lawn in healthy conditions.

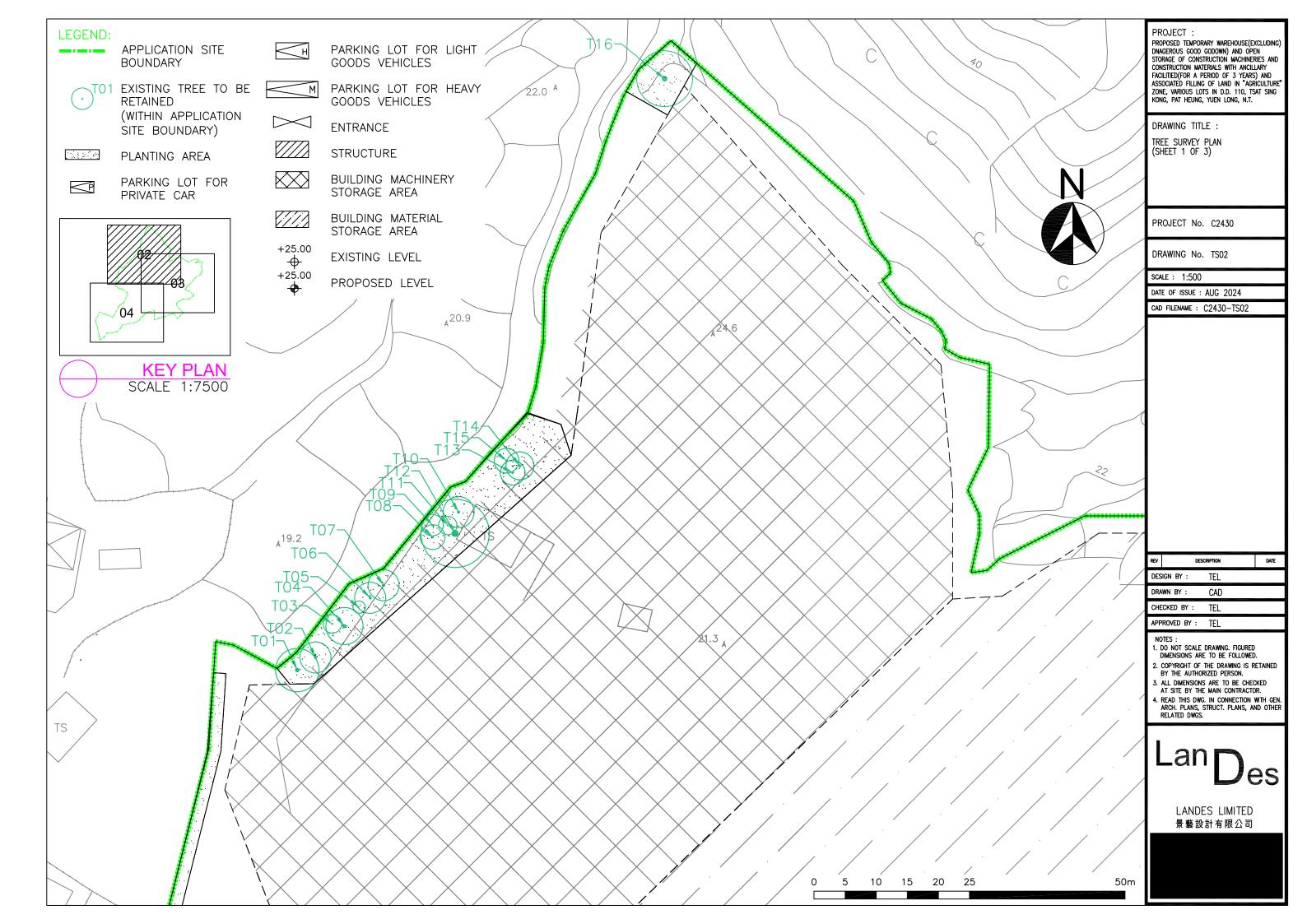
Appendix I

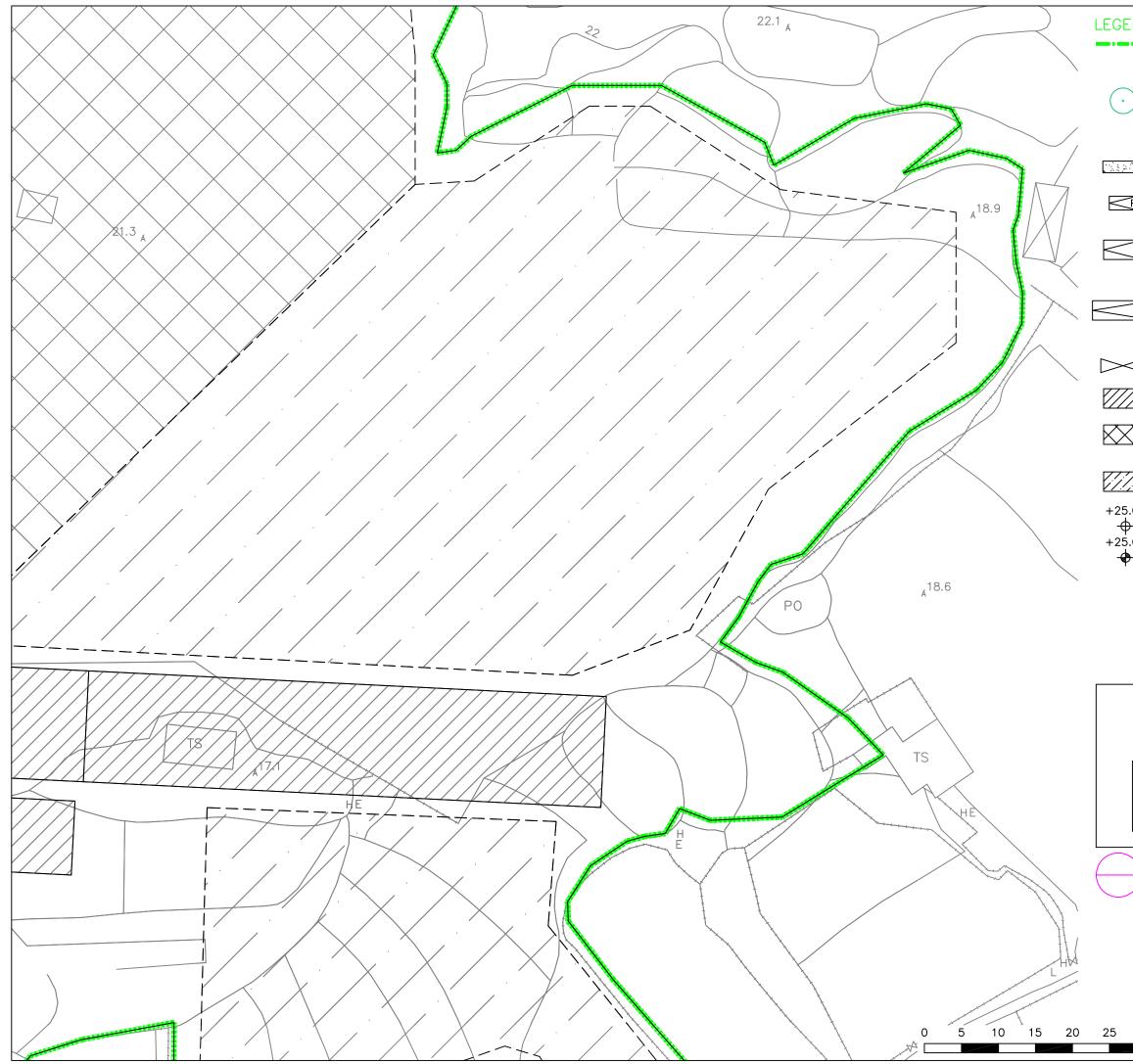
Tree Schedule, Tree Survey Plan

And

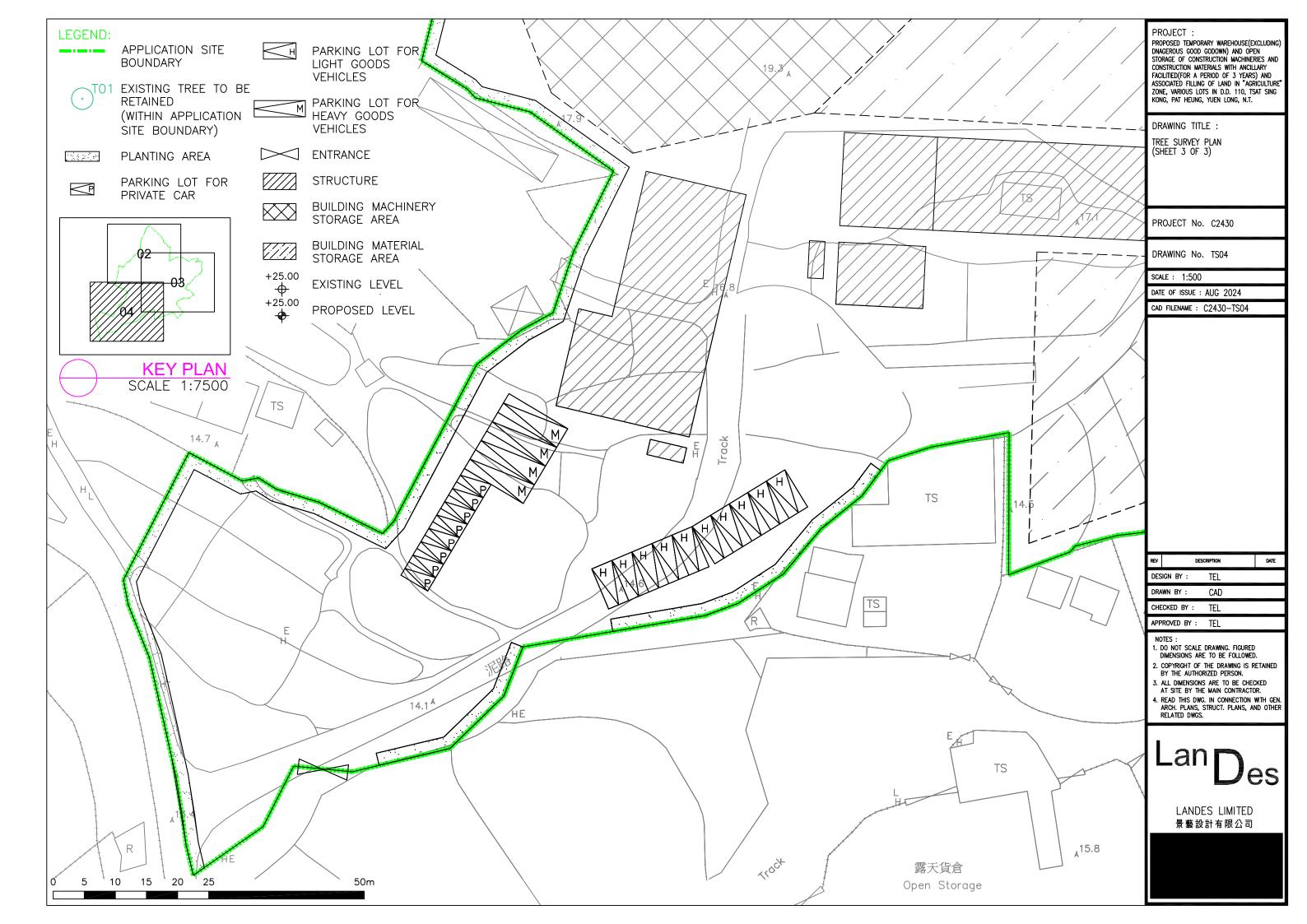
Photographic Record of Existing Trees







TO1	APPLICATION SITE BOUNDARY EXISTING TREE TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY) PLANTING AREA	PROJECT : PROPOSED TEMPORARY WAREHOUSE(EXCLUDING DNAGEROUS GOOD CODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERIES AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIED(FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T. DRAWING TITLE : TREE SURVEY PLAN (SHEET 2 OF 3)			
P-J	PARKING LOT FOR PRIVATE CAR				
$  \pi \rangle$	PARKING LOT FOR LIGHT GOODS VEHICLES	PROJECT No. C2430 DRAWING No. TS03			
M	PARKING LOT FOR HEAVY GOODS VEHICLES	scale : 1:500 date of issue : AUG 2024 cad filename : C2430-TS03			
$\triangleleft$	ENTRANCE				
$\square$	STRUCTURE				
$\bigtriangledown$	BUILDING MACHINERY STORAGE AREA				
	BUILDING MATERIAL STORAGE AREA				
5.00 <del>)</del> -	EXISTING LEVEL				
5.00	PROPOSED LEVEL				
		REV DESCRIPTION DATE			
		design by : TEL			
		DRAWN BY : CAD			
		CHECKED BY : TEL			
	04	NOTES : 1. DO NOT SCALE DRAWING, FIGURED DIMENSIONS ARE TO BE FOLLOWED. 2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON. 3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR. 4. READ THIS DWG. IN CONNECTION WITH GEN ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.			
	KEY PLAN SCALE 1:7500	Lan Des			
		LANDES LIMITED 景藝設計有限公司			
	50m				



#### Tree Assessment Schedule at

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Machinery and Construction Materials with Ancillary Facilities (for a period of 3 years) and associated filling of land for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Various Lots in D.D.110, Tsat Sing Kong, Pat Heung, Yuen Long, N.T.

Prepared by Ted Lam (R.L.A. No. R-073) on 26.08.2024

To be read in conjunction with Tree Survey Plan, dwg. no. C2430-TS01 to C2430-TS04

Tree	Photo No.	Species					Proposed Treatment	Remark <sup>1</sup>
No.		Scientific Name	Chinese Name	Height (m)	DBH <sup>2</sup> (mm)	Crown Spread (m)	(Retain/Transpla nt/Fell)	
T1	T1	Broussonetia papyrifera	構樹	8.0	360.0	7.0	Retain	NIL
T2	T2	Broussonetia papyrifera	構樹	7.5	180.0	5.0	Retain	NIL
Т3	ТЗ	Bauhinia purpurea	紅花羊蹄甲	7.0	100.0	3.0	Retain	NIL
T4	T4	Bauhinia purpurea	紅花羊蹄甲	5.0	160.0	6.0	Retain	NIL
T5	T5	Broussonetia papyrifera	構樹	9.0	180.0	2.0	Retain	NIL
Т6	Т6	Broussonetia papyrifera	構樹	8.0	230.0	5.0	Retain	NIL
T7	Τ7	Broussonetia papyrifera	構樹	8.0	110.0	5.0	Retain	NIL
Т8	Т8	Broussonetia papyrifera	構樹	8.0	160.0	4.0	Retain	NIL
Т9	Т9	Broussonetia papyrifera	構樹	9.0	130.0	3.5	Retain	NIL
T10	T10	Broussonetia papyrifera	構樹	9.0	150.0	5.0	Retain	NIL
T11	T11	Broussonetia papyrifera	構樹	9.0	170.0	3.0	Retain	NIL
T12	T12	Broussonetia papyrifera	構樹	7.0	400.0	11.0	Retain	NIL
T13	T13	Broussonetia papyrifera	構樹	6.5	110.0	4.0	Retain	NIL
T14	T14	Broussonetia papyrifera	構樹	6.5	95.0	4.5	Retain	NIL
T15	T15	Ficus hispida	對葉榕	3.0	110.0	4.0	Retain	NIL
T16	T16	Celtis sinensis	朴樹	8.0	230.0	9.0	Retain	NIL

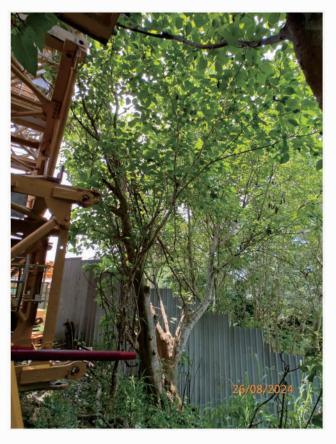
#### Summary Table

Tree to be Retained	16 nos.				
Tree to be Transplanted	0				
Tree to be Felled	0				
Total Number of Existing Trees	16 nos.				

<sup>1</sup> Please state whether the OVT, potentially registrable OVT, trees of rare or protected species, trees with ecological and historical significance, etc. within and/or adjacent to the site is likely to be affected <sup>2</sup> DBH of a tree refers to its diameter at breast height (i.e. measured at 1.3m above ground level)



T01(R) - Label



T01(R) - Overview



T01(R) - Trunk

LEGEND:

(R) - Retain , (F) - Fell , (T) - Transplant

T01(R) - Large Cavity at Trunk Base

**Photographic Record of Existing Trees** 

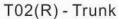


T02(R) - Label

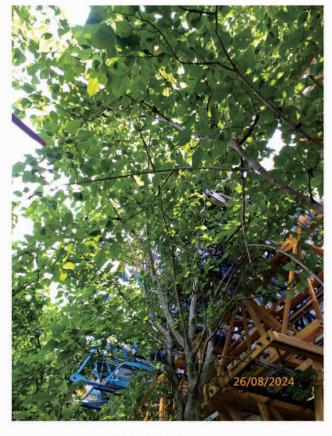


T02(R) - Overview





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



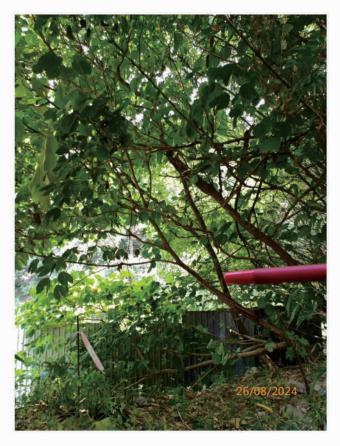
T02(R) - Crown

<sup>in</sup>Di

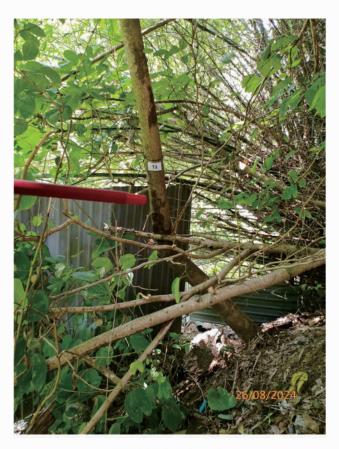
**Photographic Record of Existing Trees** 



T03(R) - Label



T03(R) - Overview



T03(R) - Trunk

LEGEND:

(R) - Retain , (F) - Fell , (T) - Transplant

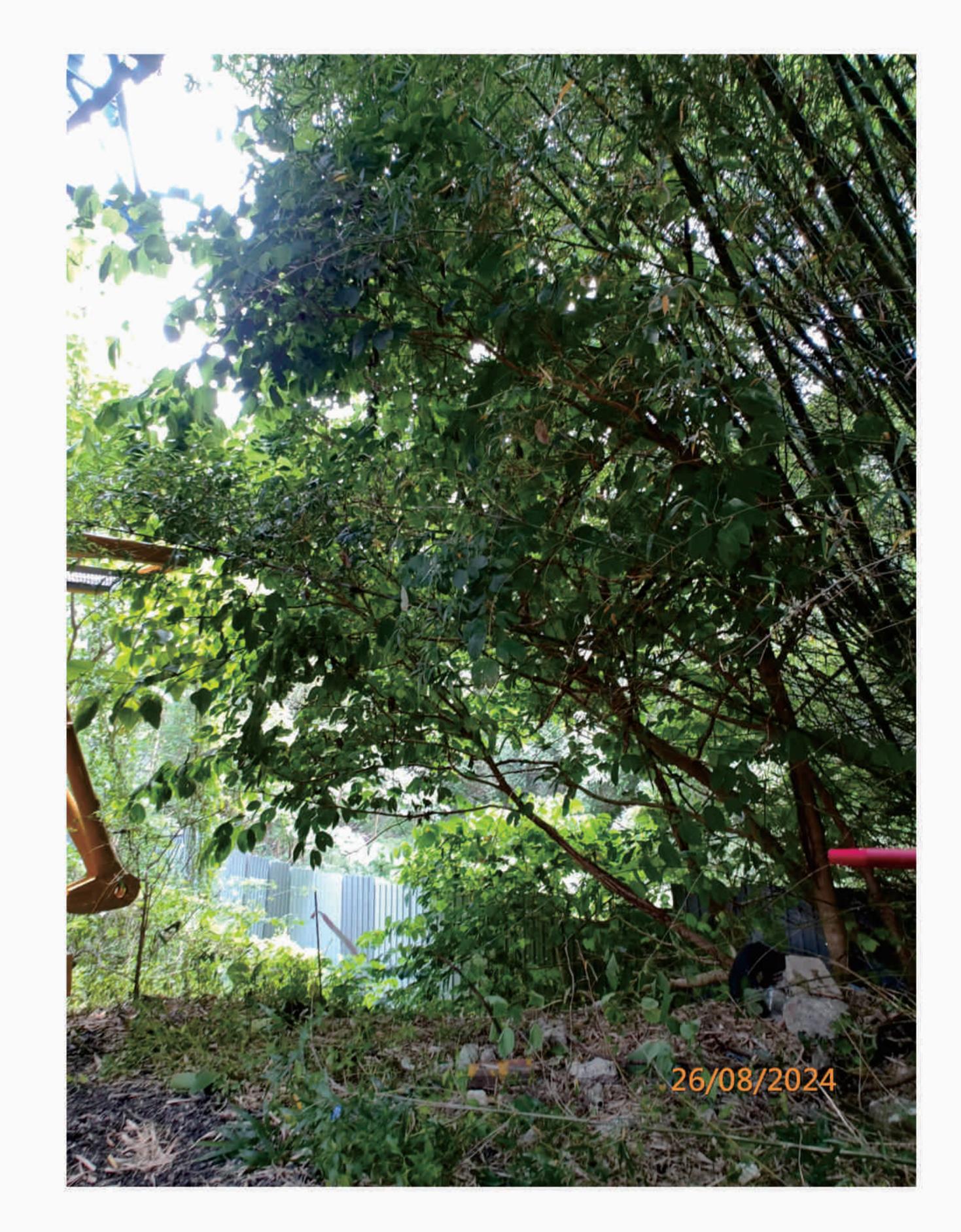


T03(R) - Heartwood Damage in Trunk

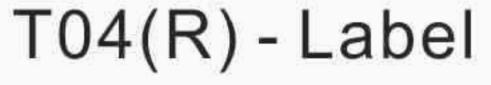
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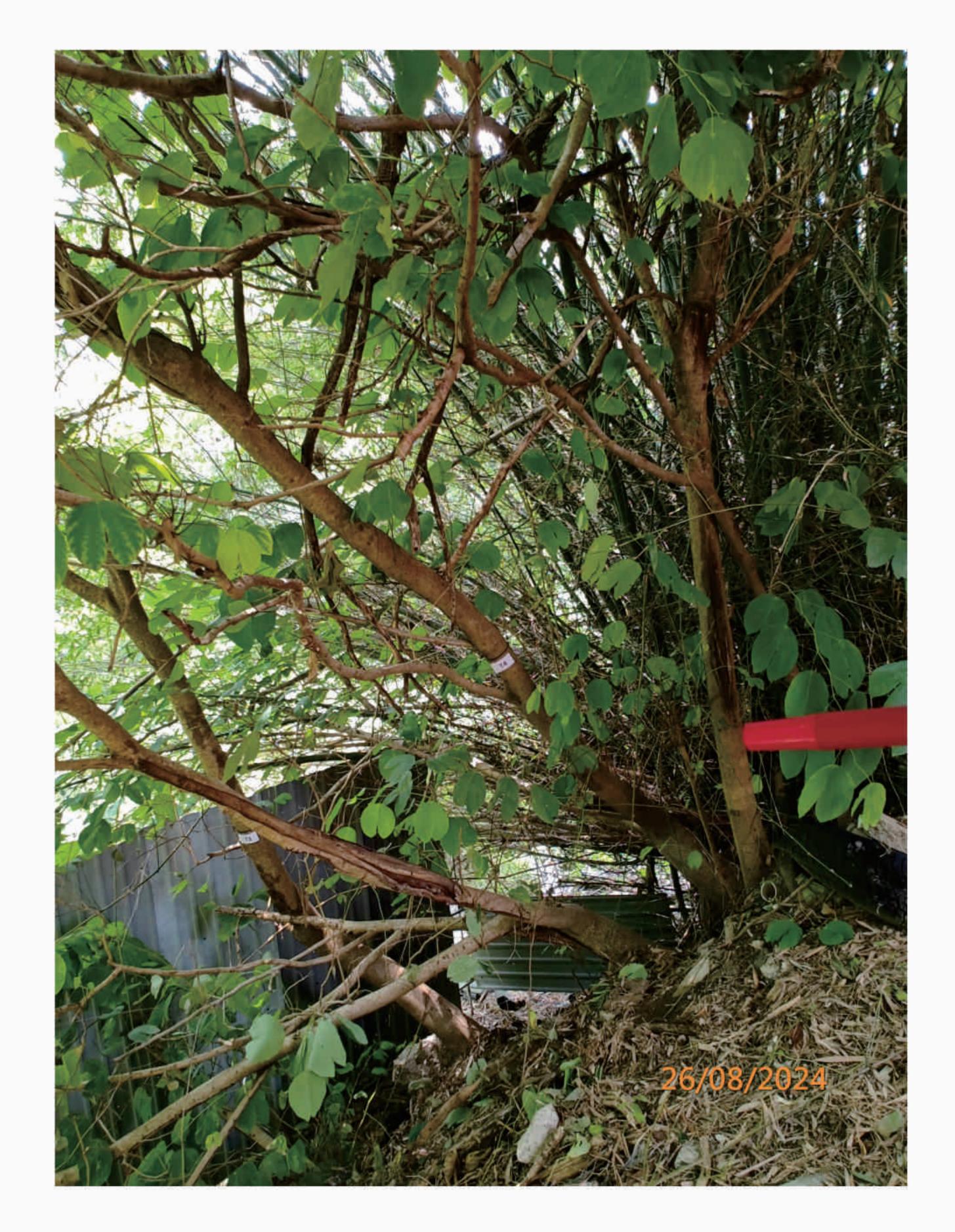
Photographic Record of Existing Trees





## T04(R) - Overview









LEGEND: T04(R) - Trunk

P. 04

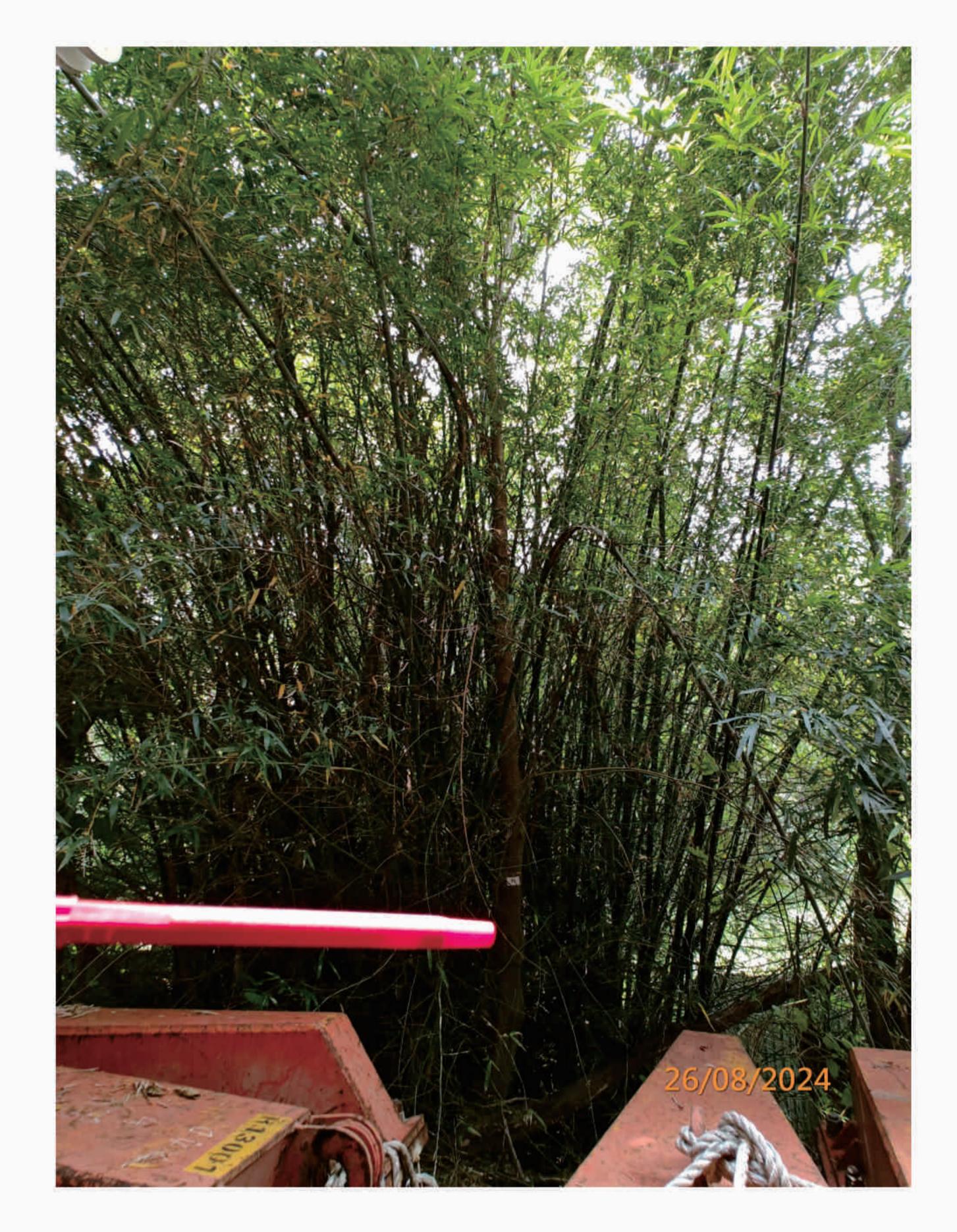
T04(R) - Broken Branches

LanDes

(R) - Retain , (F) - Fell , (T) - Transplant

### Photographic Record of Existing Trees





# T05(R) - Overview







T05(R) - Trunk

(R) - Retain , (F) - Fell , (T) - Transplant

P. 05

T05(R) - Crown

LanDes

Photographic Record of Existing Trees





# T06(R) - Overview







T06(R) - Trunk

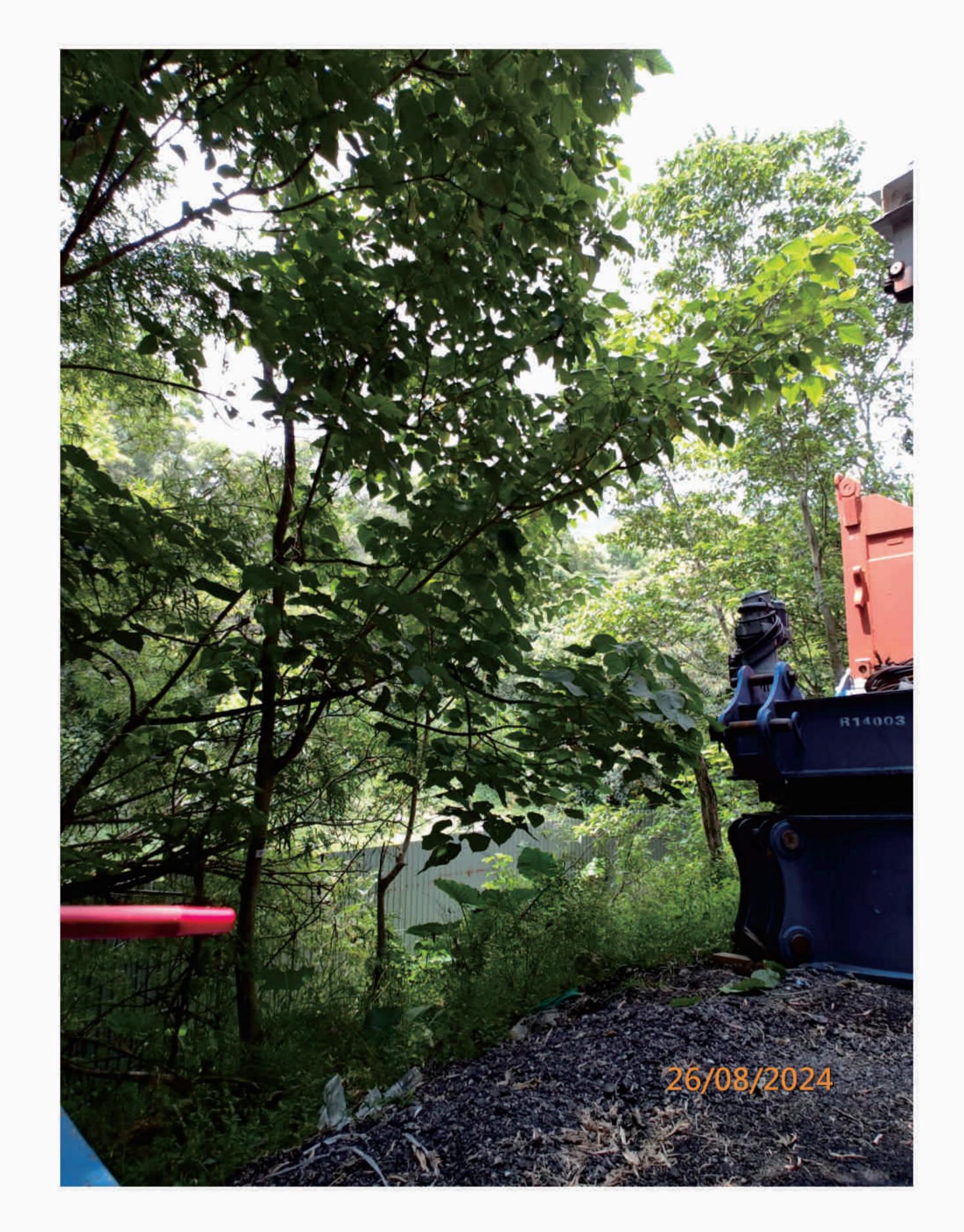
(R) - Retain , (F) - Fell , (T) - Transplant

P. 06

T06(R) - Decay Trunk

Photographic Record of Existing Trees





### T07(R) - Label

#### T07(R) - Overview







# T07(R) - Trunk

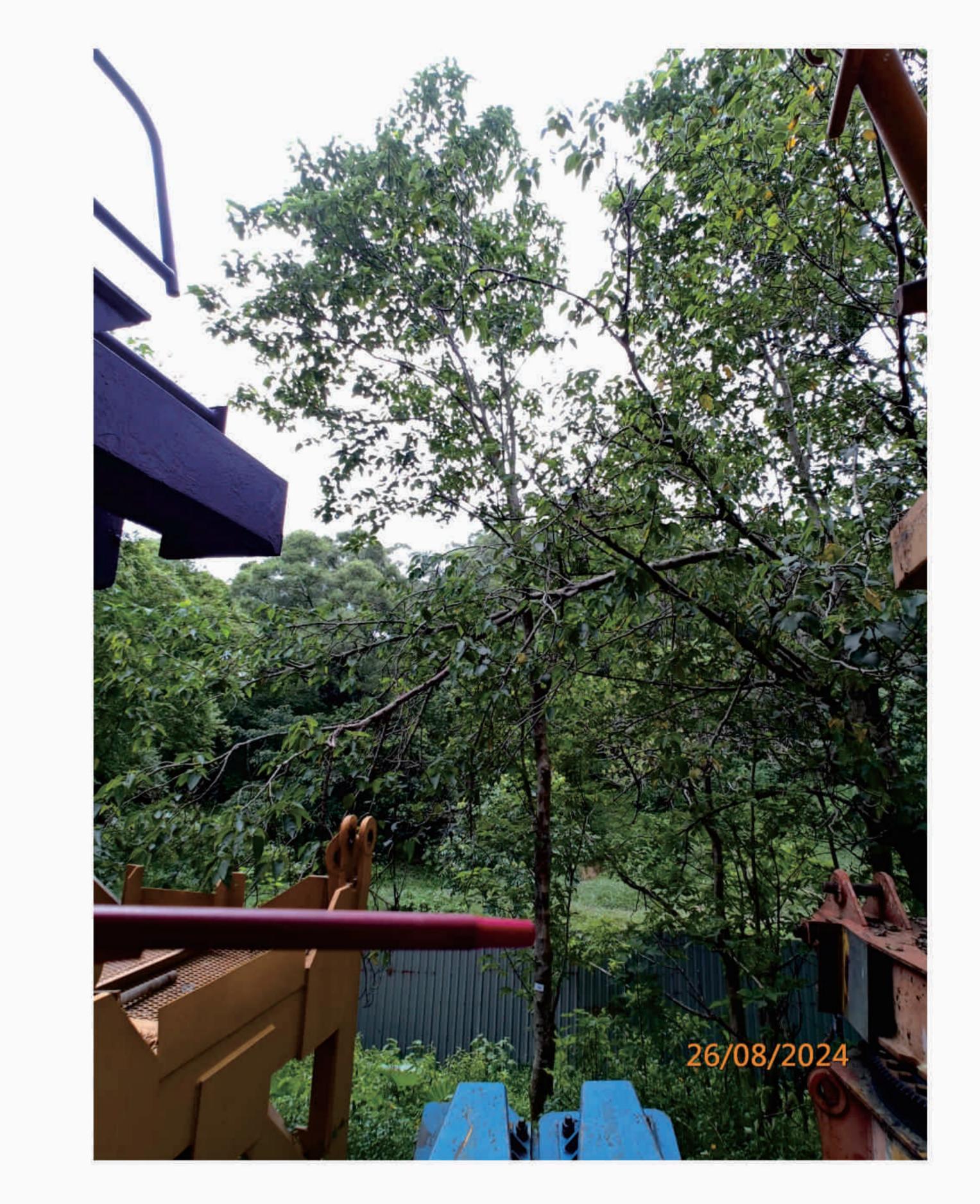
(R) - Retain , (F) - Fell , (T) - Transplant

P. 07

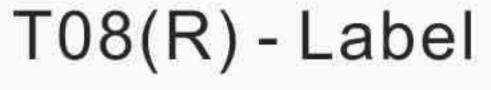
### T07(R) - Imbalanced Crown

Photographic Record of Existing Trees

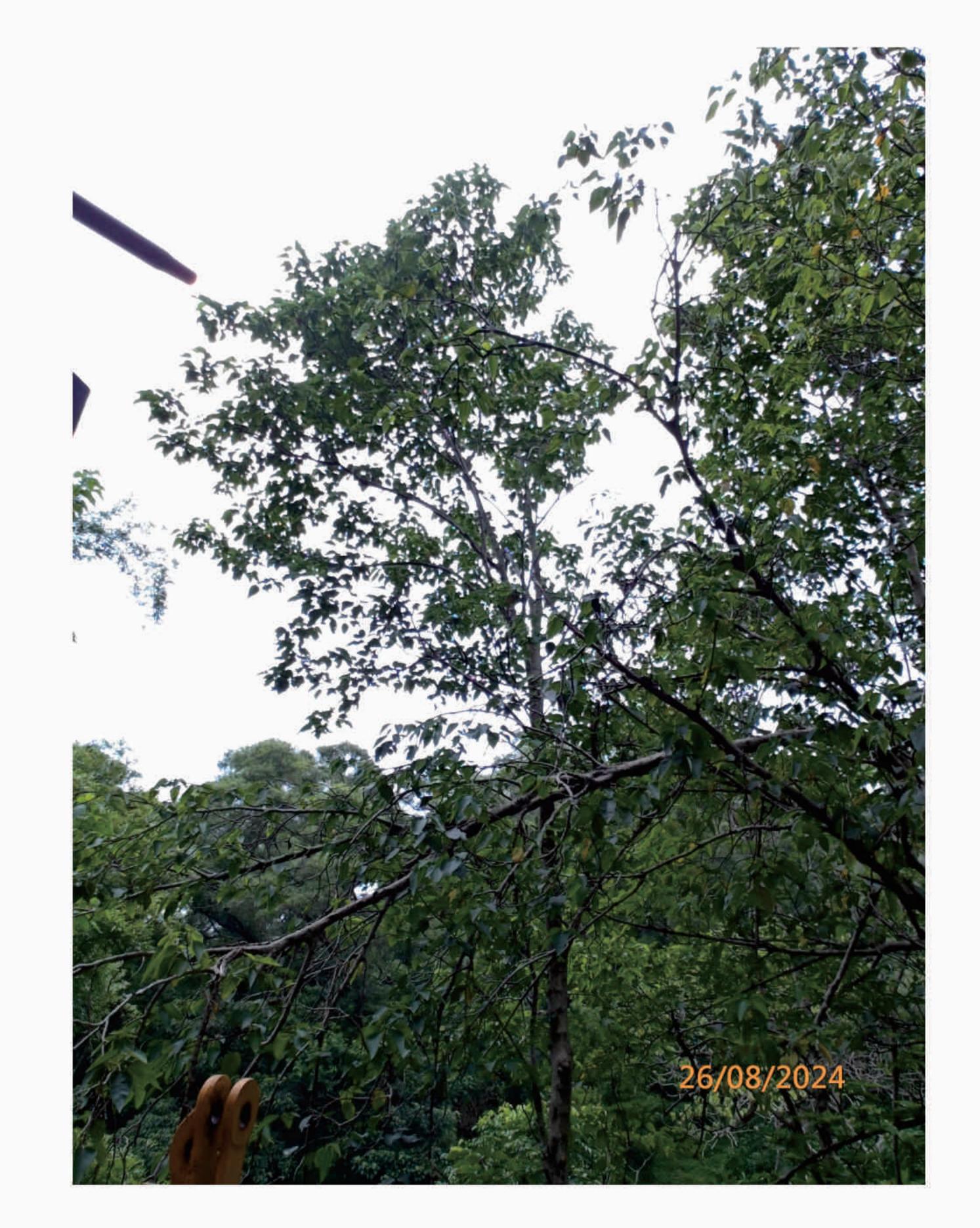




#### T08(R) - Overview







T08(R) - Trunk

(R) - Retain , (F) - Fell , (T) - Transplant

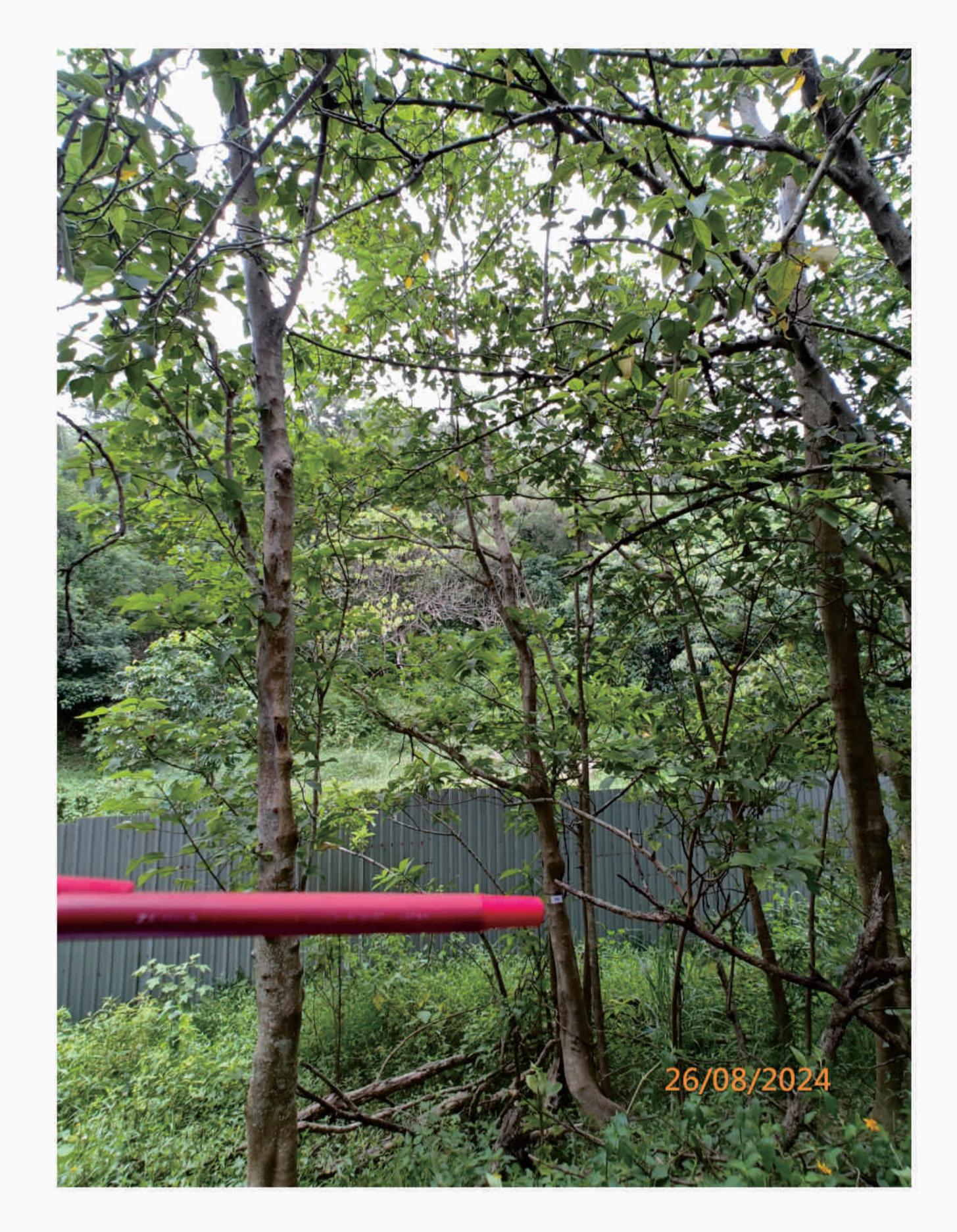
P. 08

T08(R) - Crown

LanDes

Photographic Record of Existing Trees

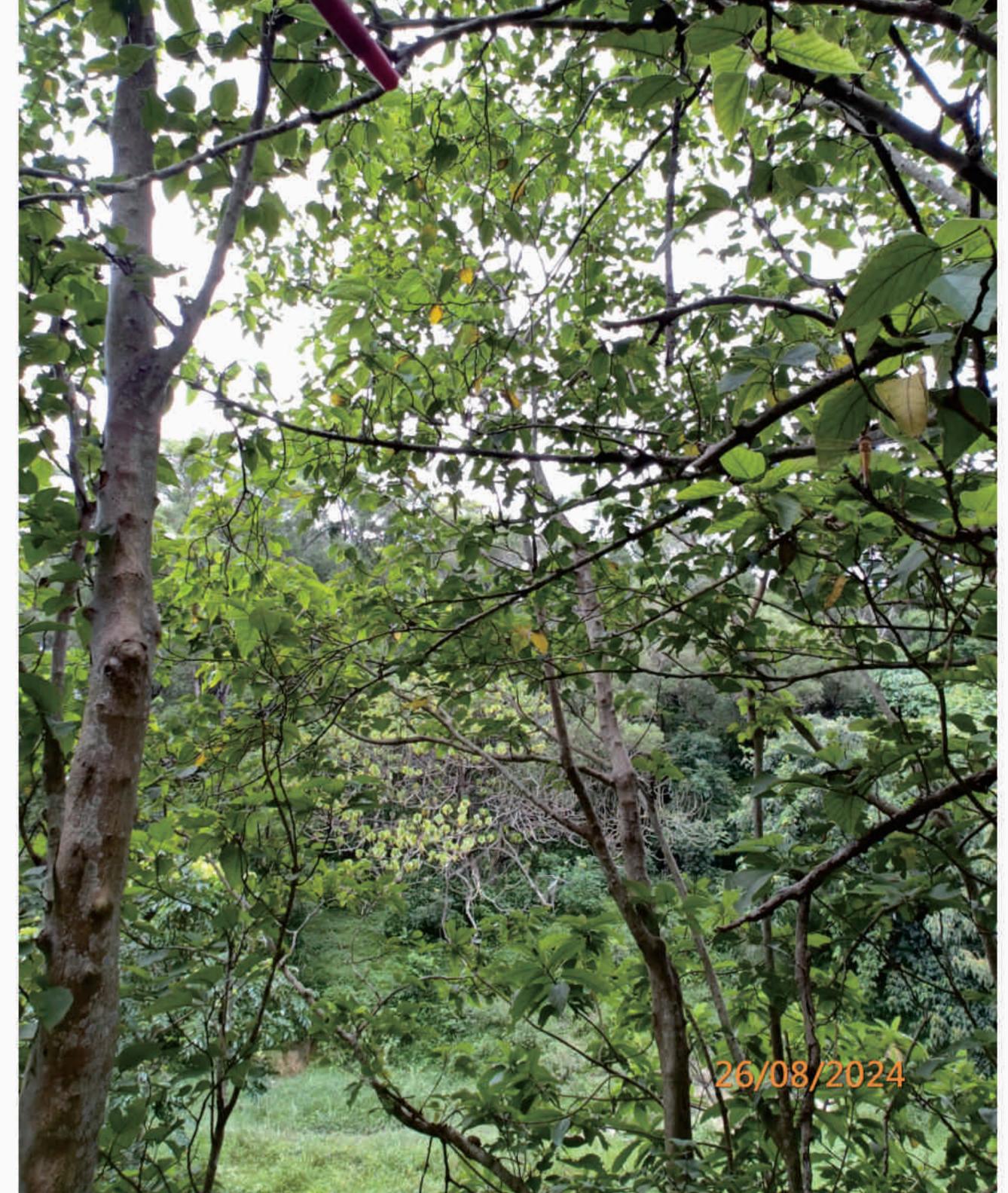




#### T09(R) - Overview







T09(R) - Trunk

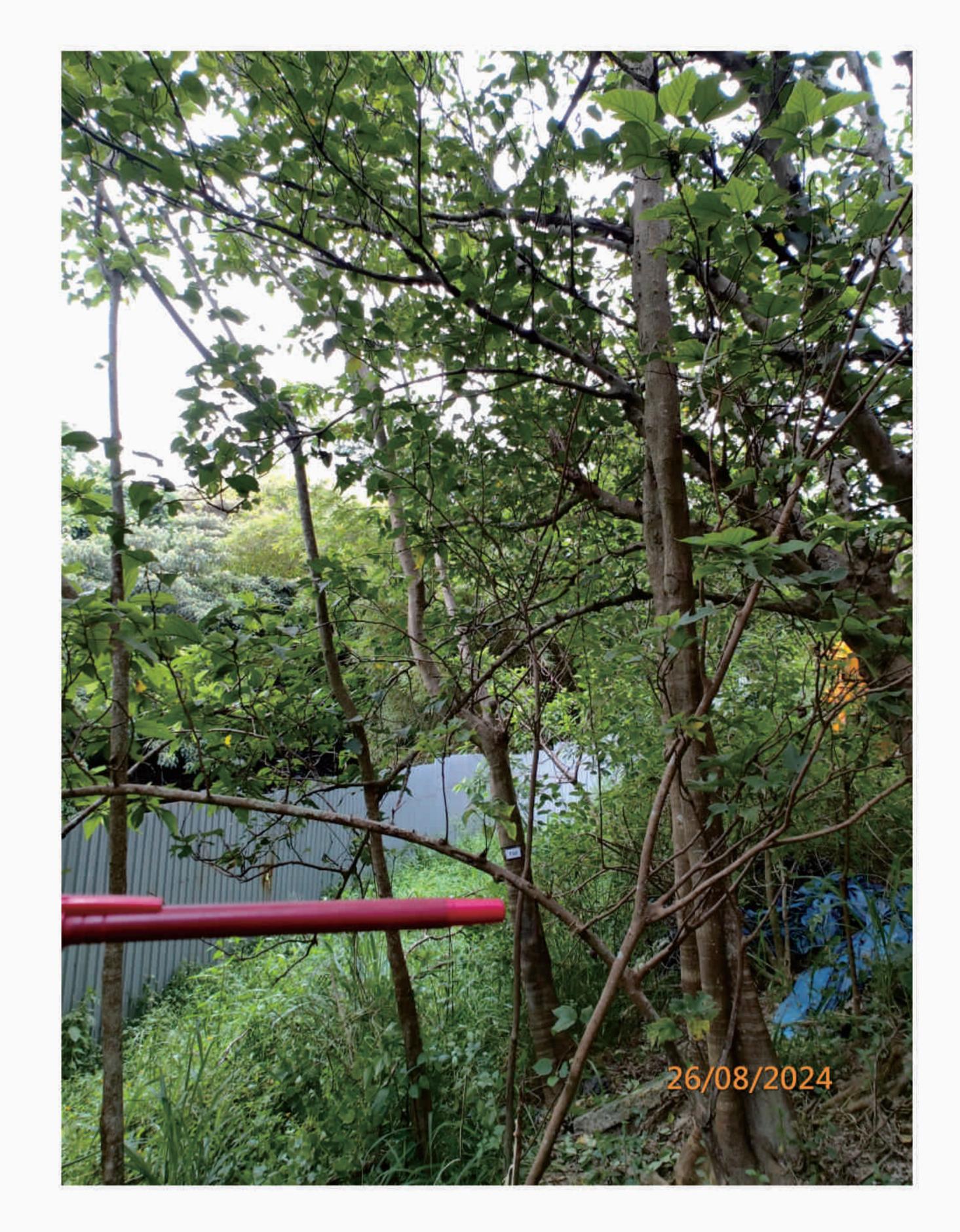
(R) - Retain , (F) - Fell , (T) - Transplant

P. 09

T09(R) - Crown

Photographic Record of Existing Trees





### T10(R) - Label

#### T10(R) - Overview









T10(R) - Trunk

(R) - Retain , (F) - Fell , (T) - Transplant

P. 10

T10(R) - Trunk Bending

LanDes

Photographic Record of Existing Trees





#### T11(R) - Overview





LEGEND: T11(R) - Trunk

(R) - Retain , (F) - Fell , (T) - Transplant

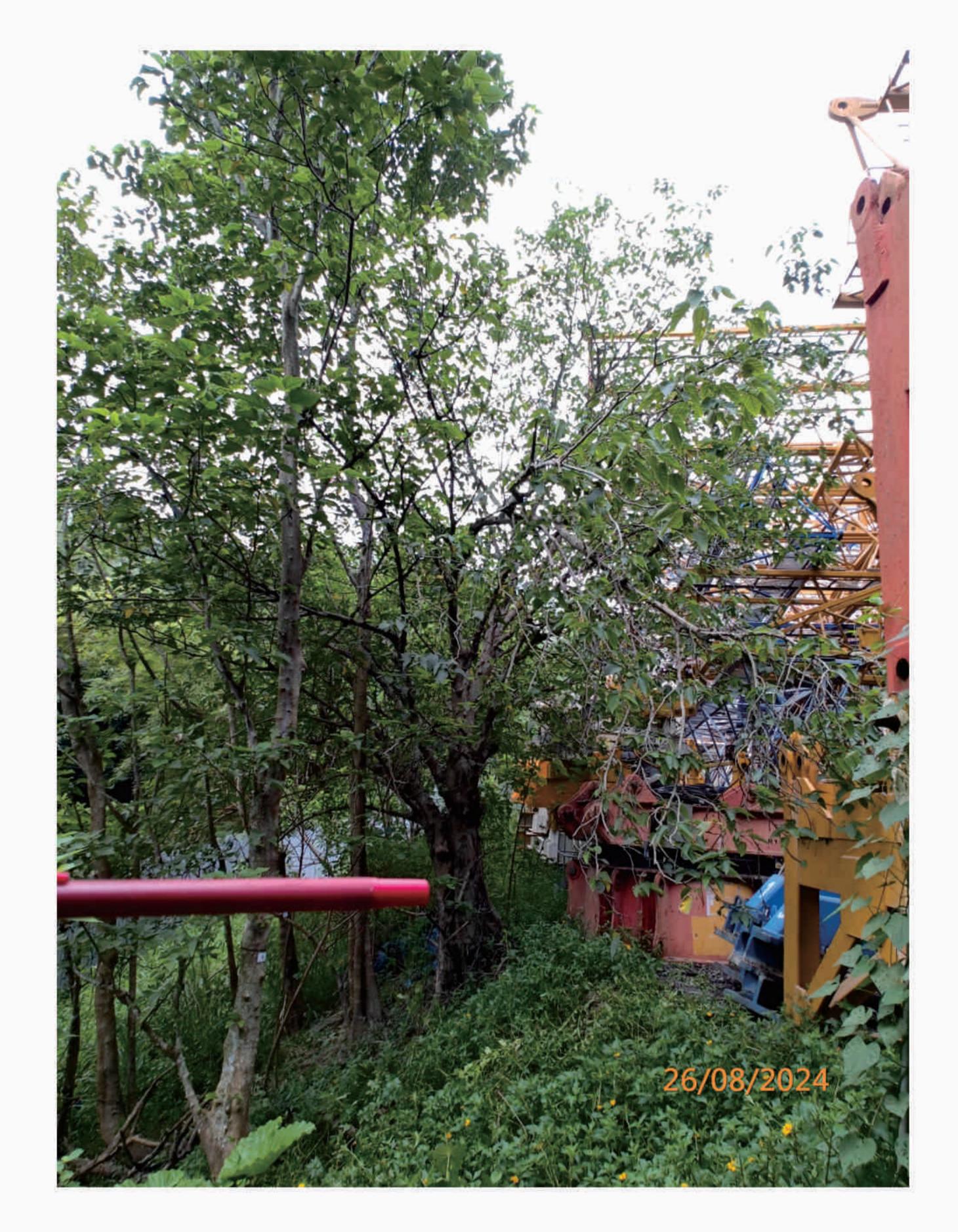
P. 11

T11(R) - Girdling Root

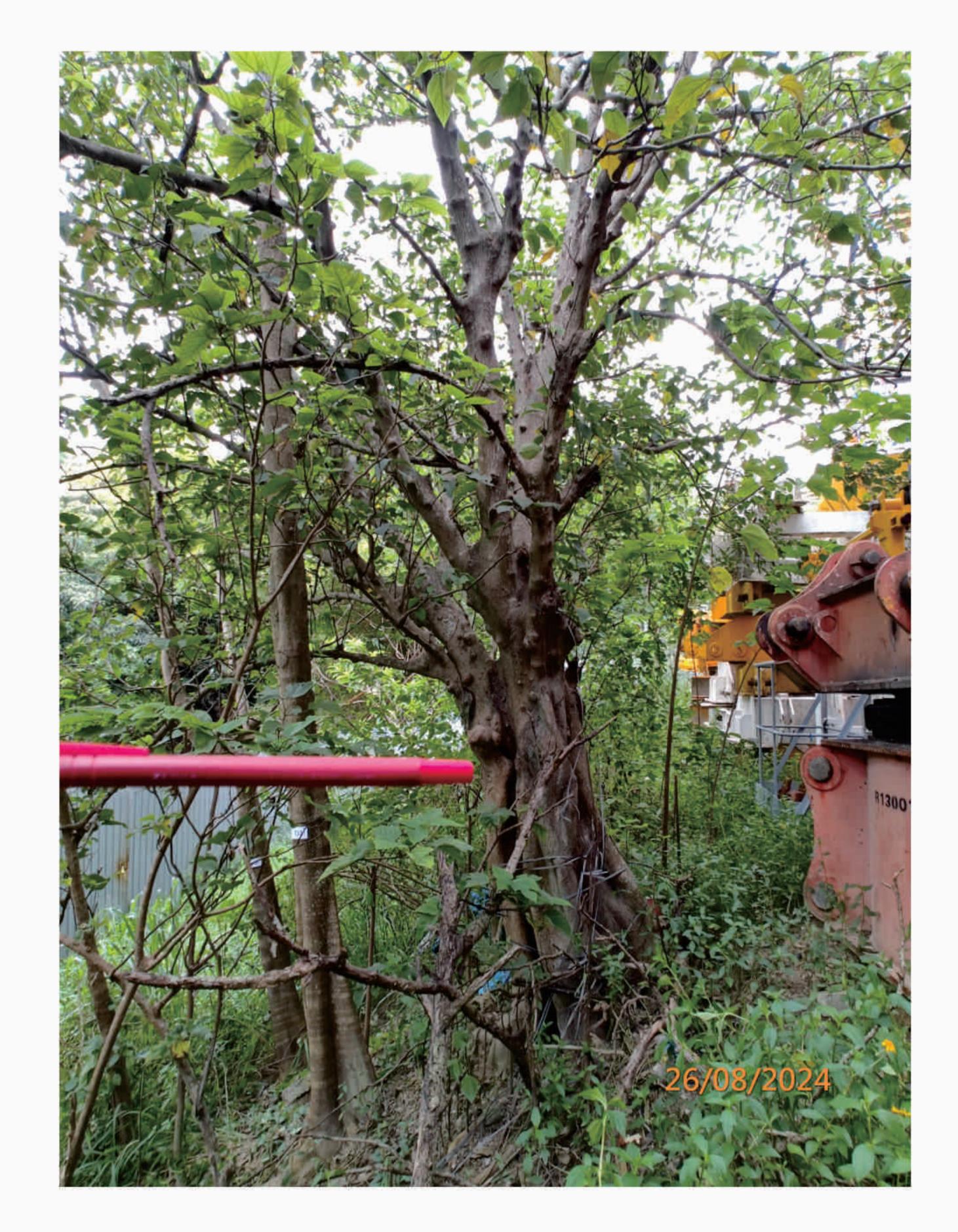
LanDes

Photographic Record of Existing Trees





#### T12(R) - Overview







(R) - Retain , (F) - Fell , (T) - Transplant

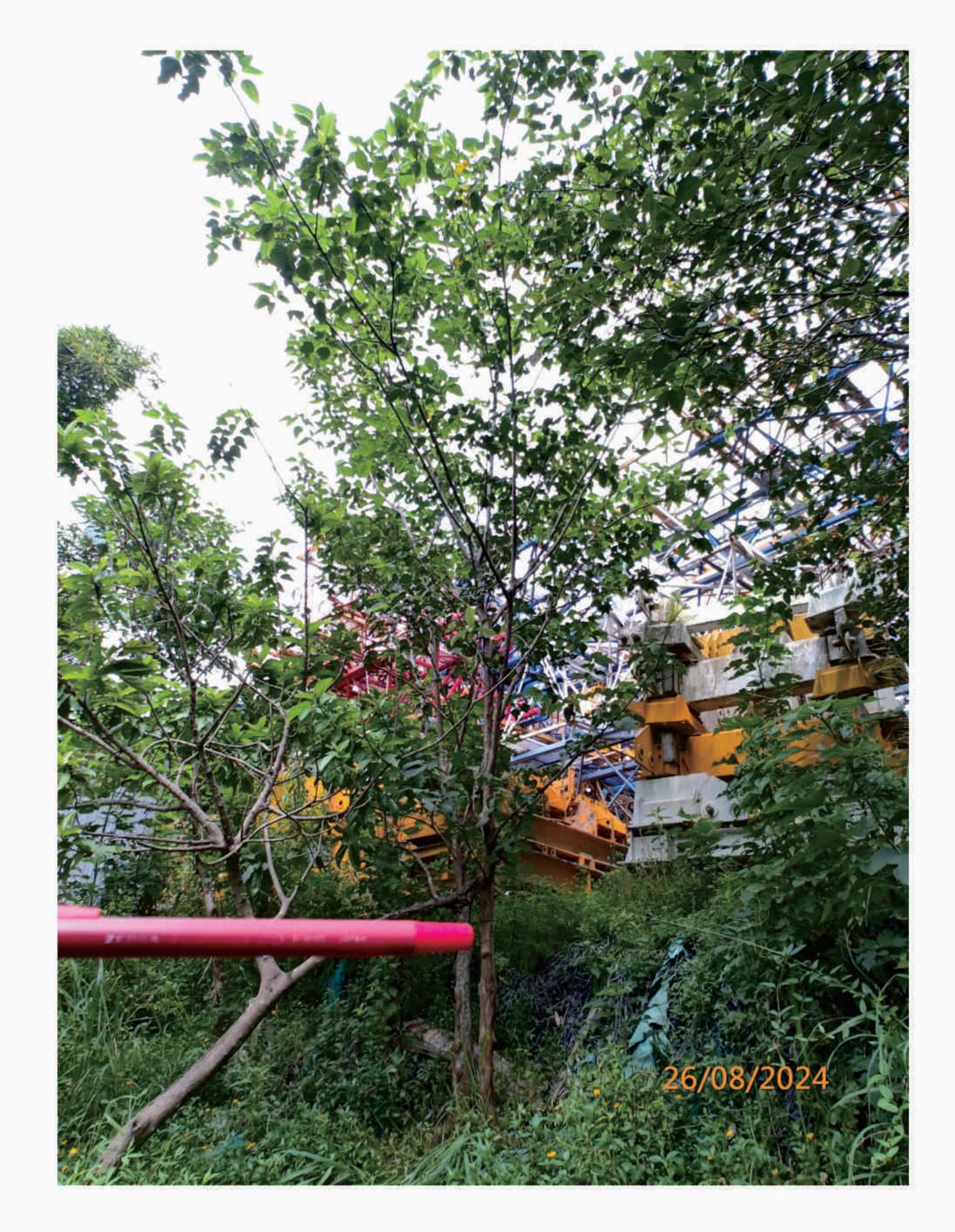
P. 12

T12(R) - Inrolled Crack at Trunk Base

LanDes

Photographic Record of Existing Trees





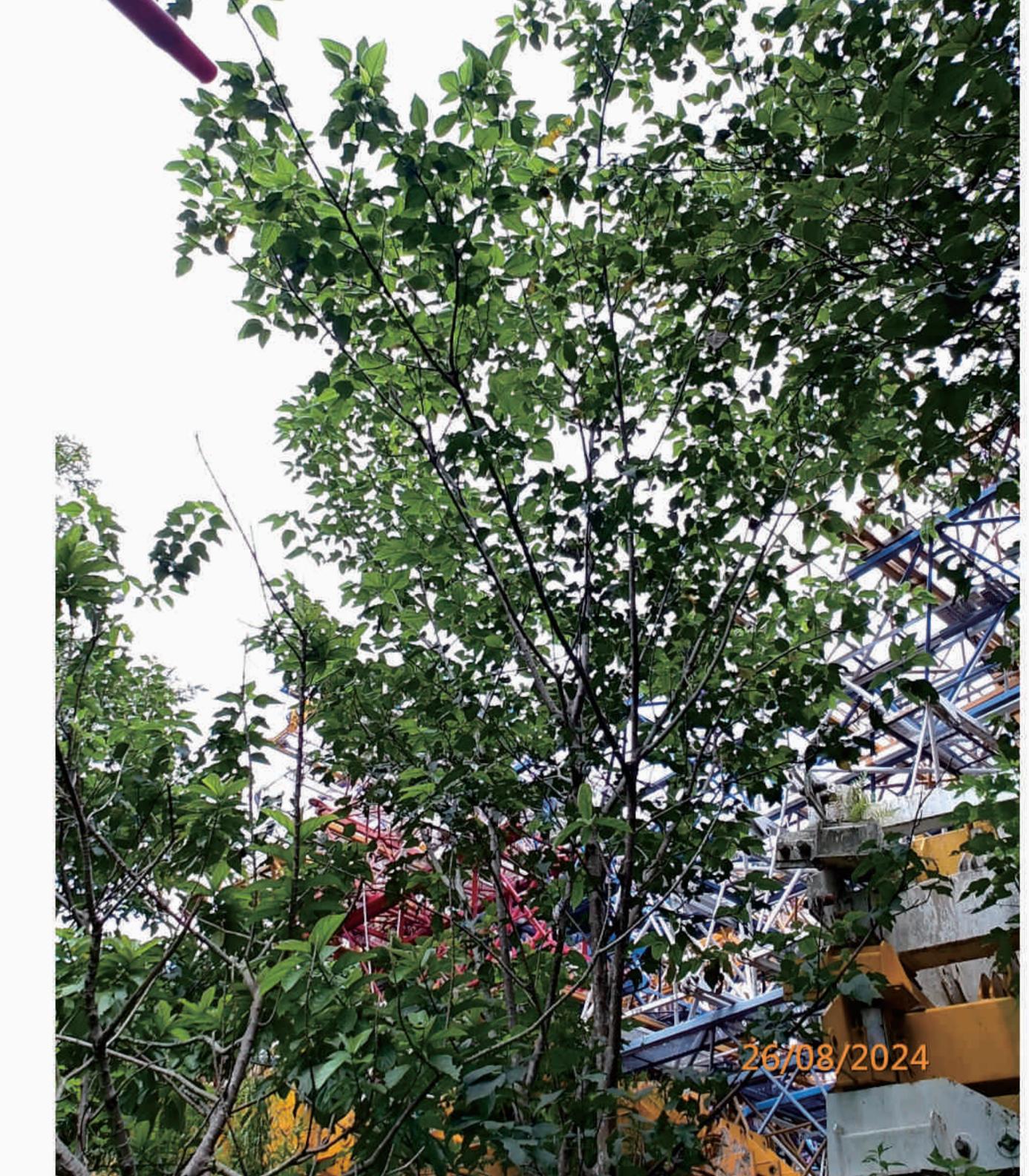
### T13(R) - Label

#### T13(R) - Overview









T13(R) - Trunk

T13(R) - Crown

Photographic Record of Existing Trees

LanDes

(R) - Retain , (F) - Fell , (T) - Transplant

LEGEND:

P. 13





#### T14(R) - Label

#### T14(R) - Overview









T14(R) - Trunk

(R) - Retain , (F) - Fell , (T) - Transplant

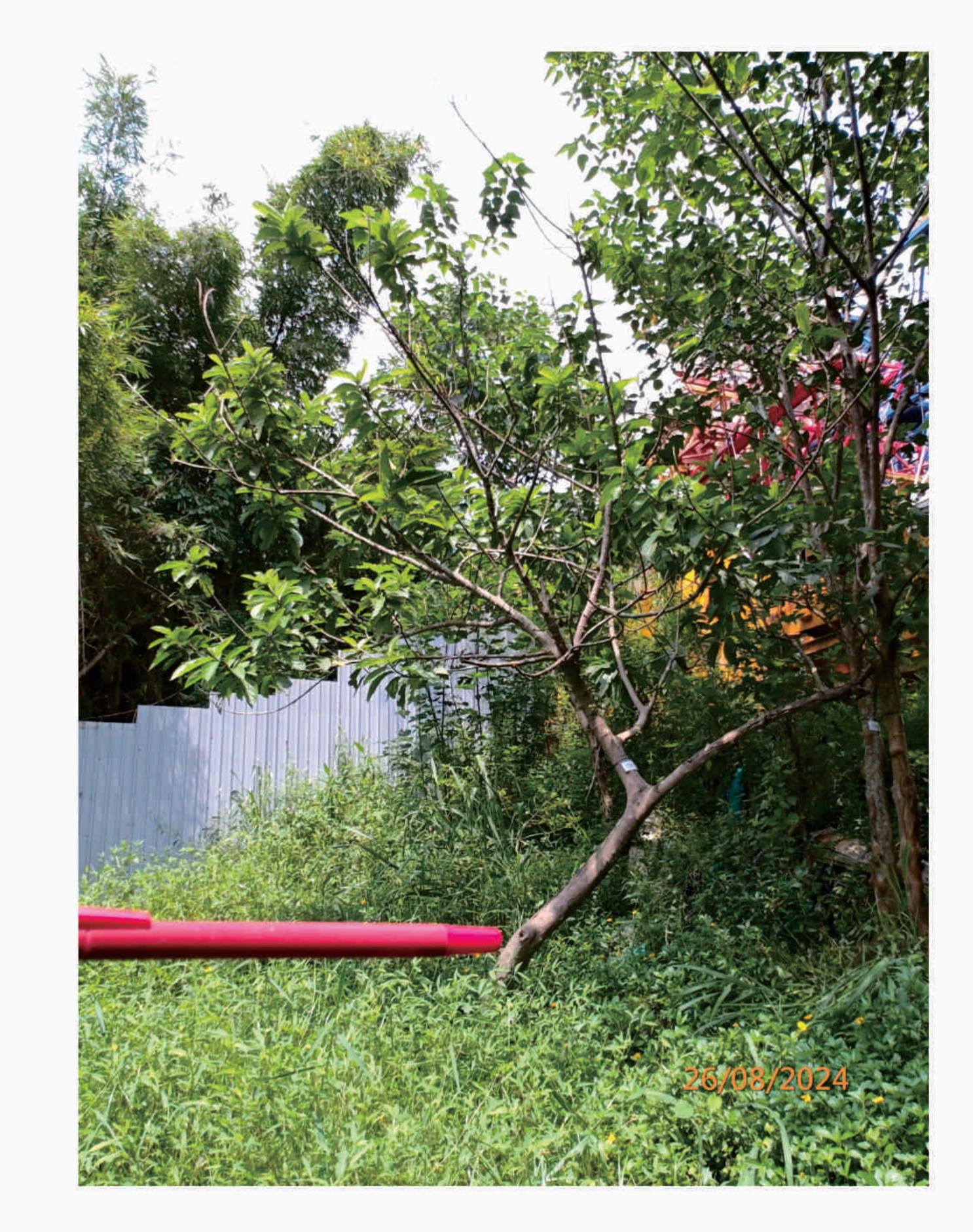
P. 14

T14(R) - Crown

LanDes

Photographic Record of Existing Trees





### T15(R) - Label

#### T15(R) - Overview







LEGEND: T15(R) - Trunk

(R) - Retain , (F) - Fell , (T) - Transplant

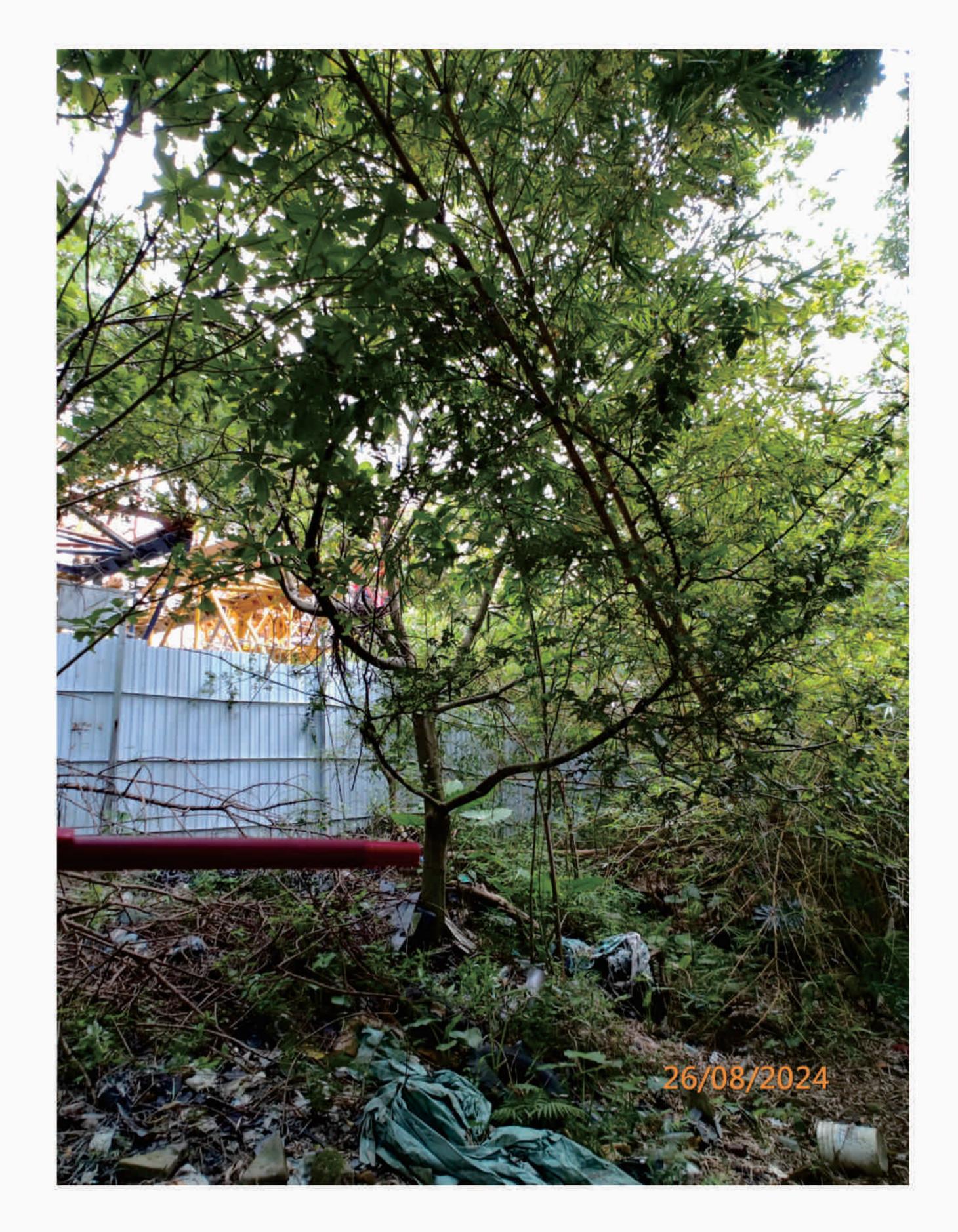
P.15

T15(R) - Decay Branch

LanDes

Photographic Record of Existing Trees





#### T16(R) - Label

#### T16(R) - Overview







### T16(R) - Included Bark at Trunk

LEGEND: T16(R) - Trunk

#### Photographic Record of Existing Trees

LanDes

(R) - Retain , (F) - Fell , (T) - Transplant

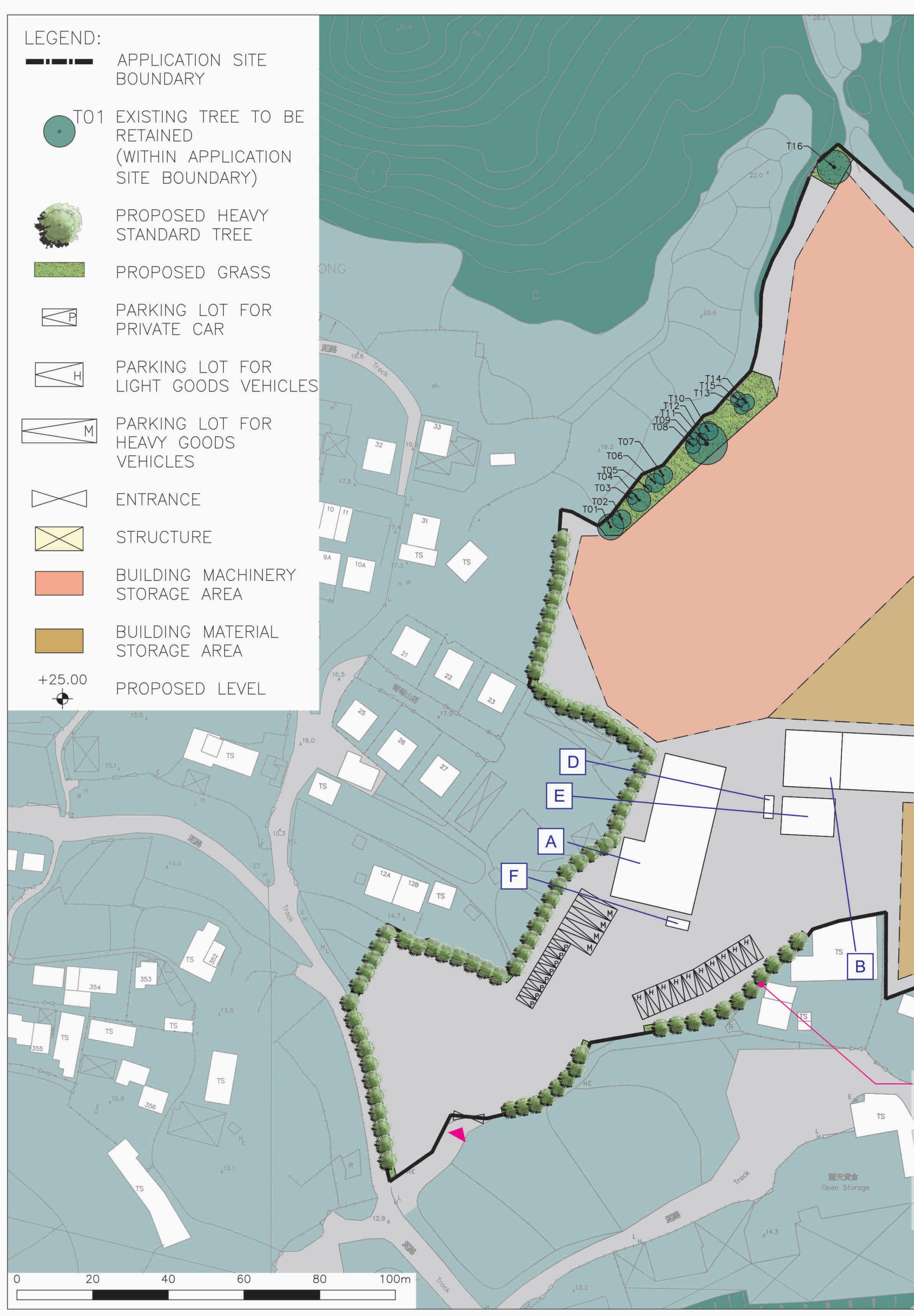
P. 16

Appendix II

Landscape Master Plan

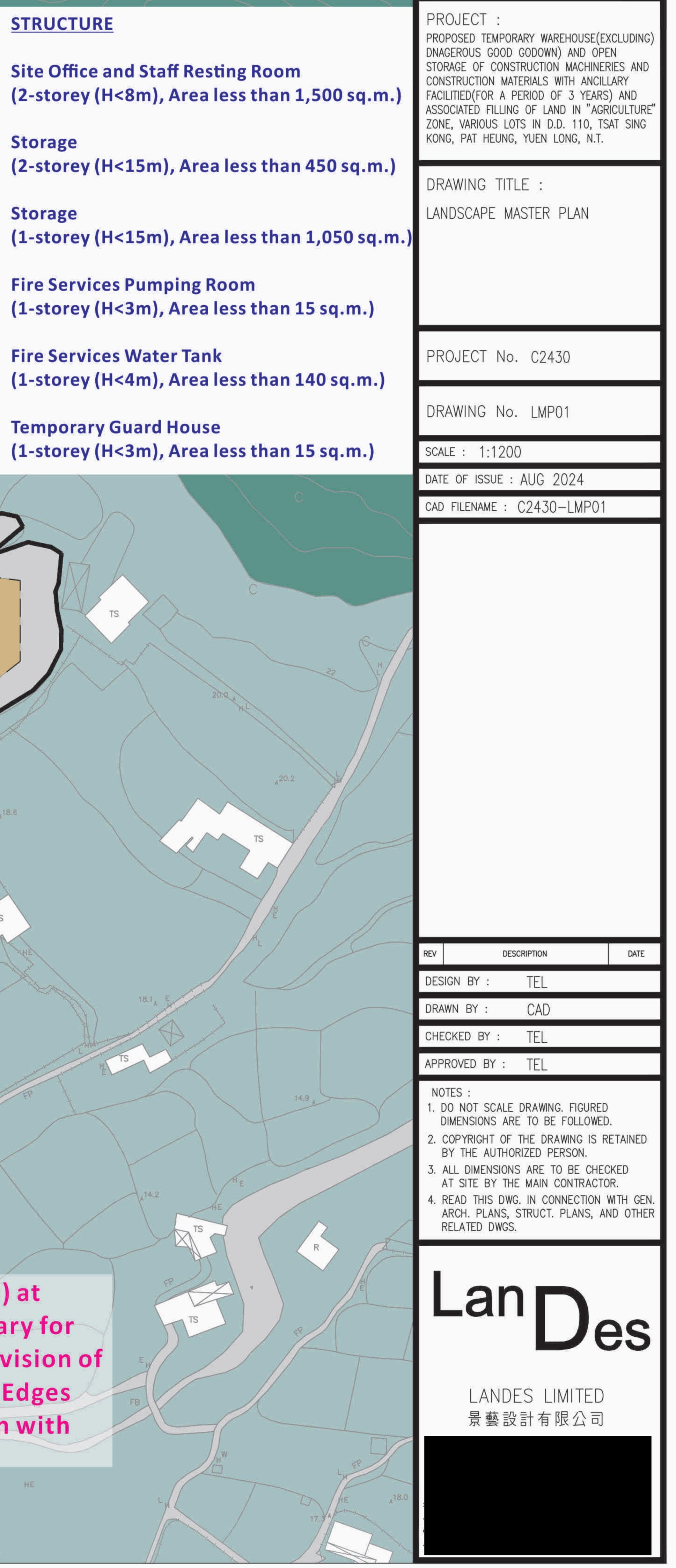
And

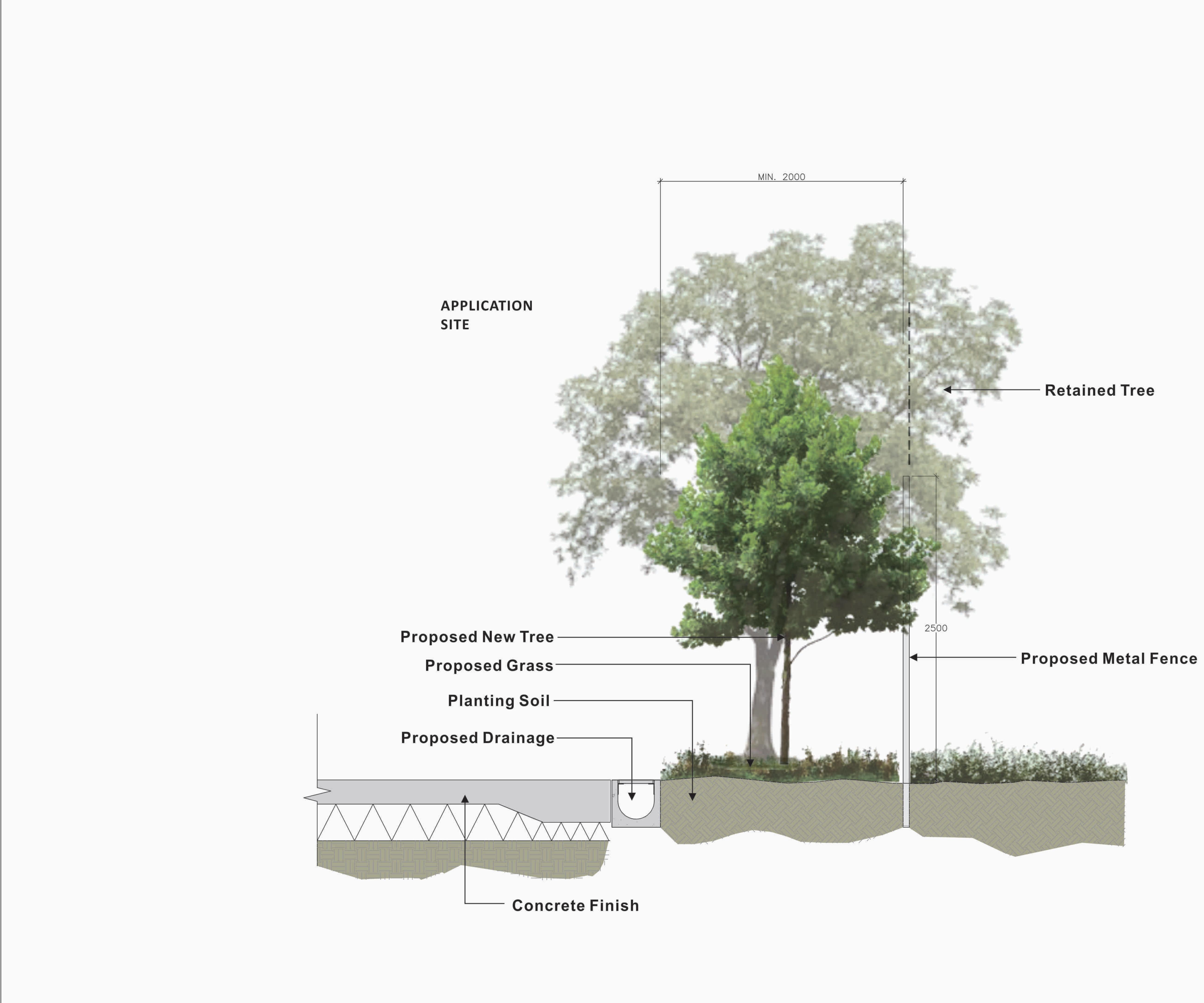
Landscape Sections



STRUCTURE A В Storage С Storage D **Fire Services Pumping Room** Ε **Fire Services Water Tank** F **Temporary Guard House** 

Planting Buffer Area (min. 2m wide) at majority portion of the Site boundary for Retention of Existing Trees and Provision of New Trees to create a Soft-planted Edges along Site Boundary and to blend in with the adjacent Natural Context.





PROJECT : PROPOSED TEMPORARY WAREHOUSE(EXCLUDING) DNAGEROUS GOOD GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERIES AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIED (FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T. DRAWING TITLE : LANDSCAPE SECTION PROJECT No. C2430 DRAWING No. LD101 SCALE : 1:20 DATE OF ISSUE : AUG 2024 CAD FILENAME : C2430-LD101 DESCRIPTION DESIGN BY : TEL DRAWN BY : CAD CHECKED BY : TEL APPROVED BY : TEL NOTES : 1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED. 2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON. 3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS. Lan Jes LANDES LIMITED 景藝設計有限公司

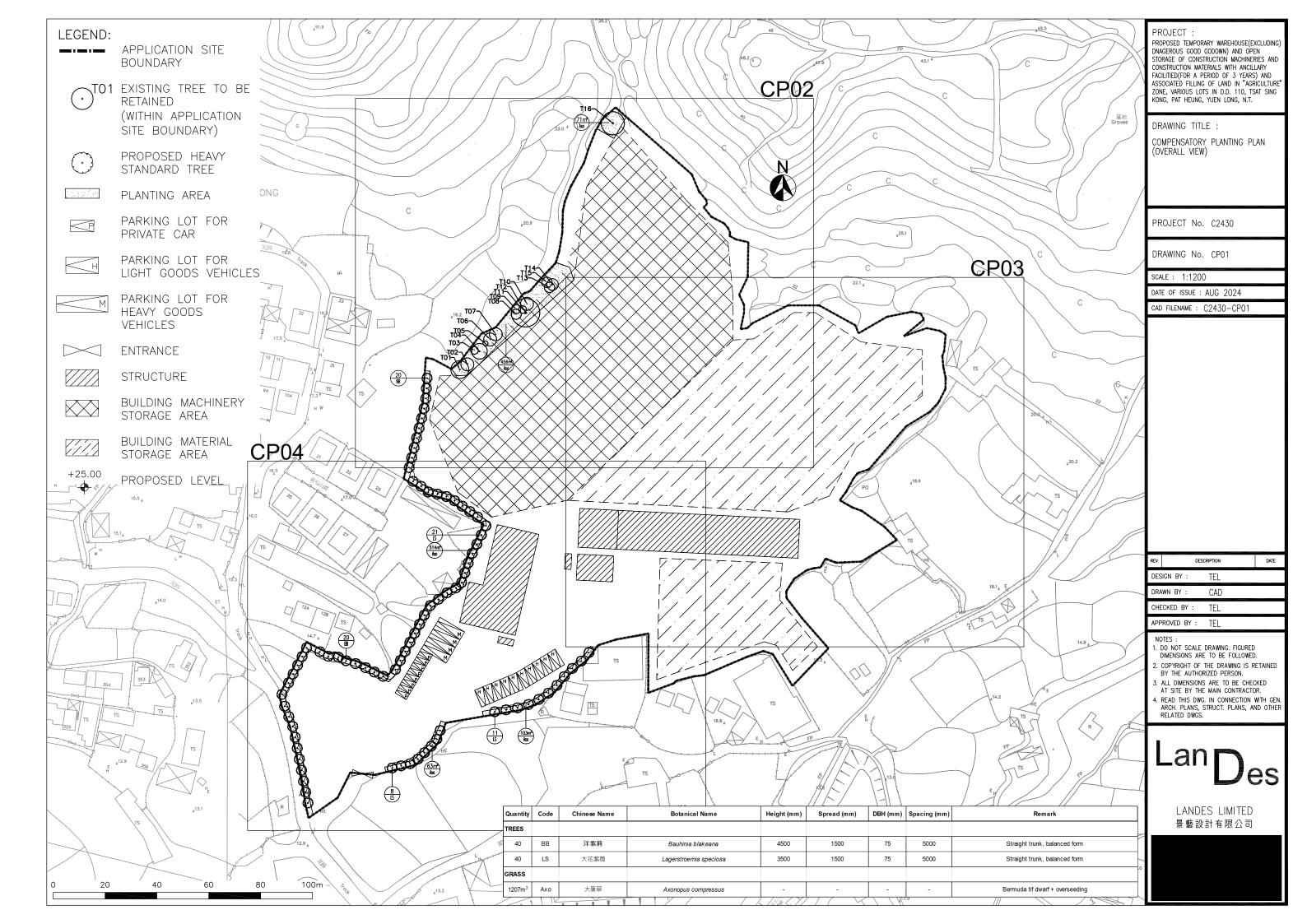


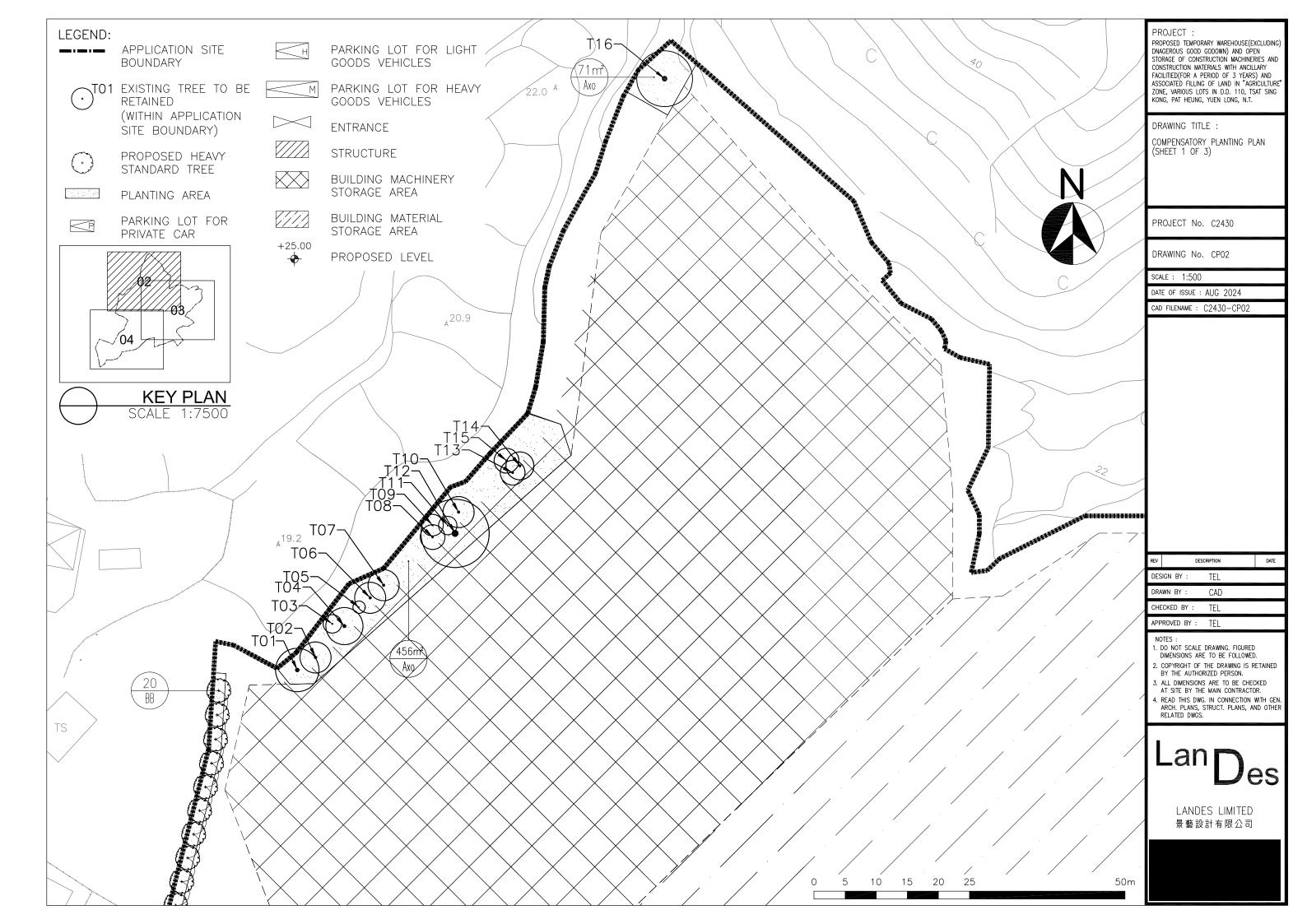
Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Machinery and Construction Materials with Ancillary Facilities (for a period of 3 years) and associated filling of land in "Agriculture" Zone, Various Lots in D.D.110, Tsat Sing Kong, Pat Heung, Yuen Long, N.T.

Tree Preservation and Landscape Proposal, 1st Submission

Appendix III

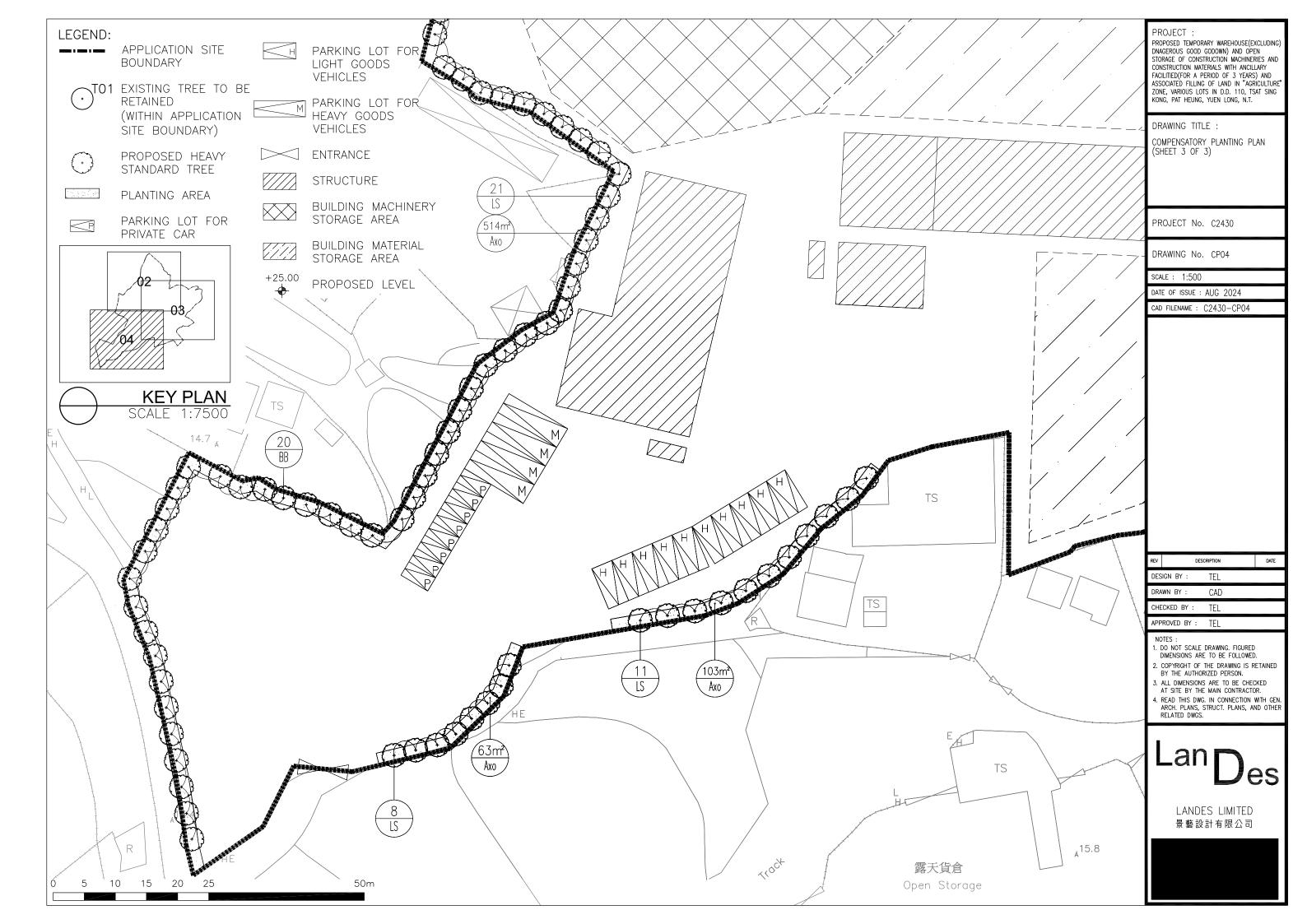
**Planting Plans** 







TO1	APPLICATION SITE BOUNDARY EXISTING TREE TO	PROJECT : PROPOSED TEMPORARY WAREHOUSE(EXCLUDING) DNAGEROUS GOOD GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERIES AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIED(FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE"
	BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)	ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T. DRAWING TITLE :
	PROPOSED HEAVY STANDARD TREE	COMPENSATORY PLANTING PLAN (SHEET 2 OF 3)
	PLANTING AREA	
	PARKING LOT FOR PRIVATE CAR	PROJECT No. C2430
$\left( \pm \right)$	PARKING LOT FOR LIGHT GOODS VEHICLES	DRAWING No. CP03 SCALE : 1:500 DATE OF ISSUE : AUG 2024
		CAD FILENAME : C2430-CP03
M	PARKING LOT FOR HEAVY GOODS VEHICLES	02100 0100
$\triangleleft$	ENTRANCE	
$\square$	STRUCTURE	
$\sum$	BUILDING MACHINERY STORAGE AREA	
	BUILDING MATERIAL STORAGE AREA	
.00 <del>)</del>	PROPOSED LEVEL	
		REV DESCRIPTION DATE
		DESIGN BY : TEL
		drawn by : CAD
$\sim$	04	CHECKED BY : TEL
		APPROVED BY : TEL
		NOTES : 1. DO NOT SCALE DRAWING. FIGURED
	KEY PLAN	DIMENSIONS ARE TO BE FOLLOWED. 2. COPYRIGHT OF THE DRAWING IS RETAINED
)	SCALE 1:7500	BY THE AUTHORIZED PERSON. 3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
		<ol> <li>READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.</li> </ol>
18.	1. E	Lan
		Des
		LANDES LIMITED 景藝設計有限公司
	50m	



Appendix IV

**Maintenance Schedule** 

Of

Soft Landscape Works

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Machinery and Construction Materials with Ancillary Facilities (for a period of 3 years) and associated filling of land in "Agriculture" Zone, Various Lots in D.D.110, Tsat Sing Kong, Pat Heung, Yuen Long, N.T.

Tree Preservation and Landscape Proposal, 1st Submission

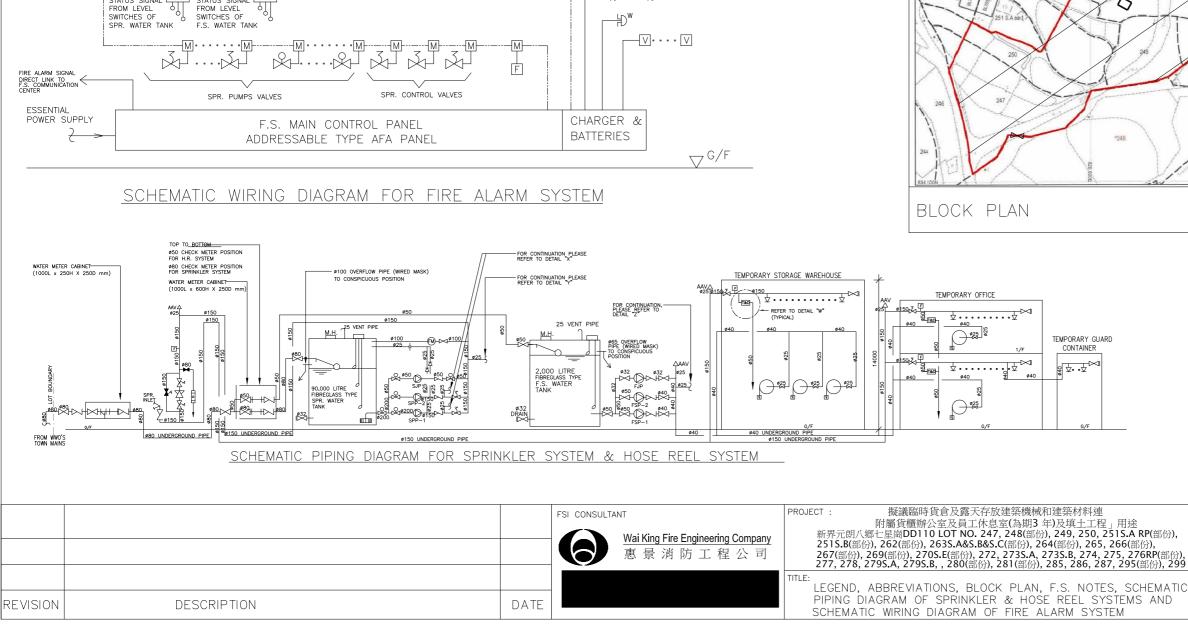
OPERATIONS	SPRING SUMMER					ļ		N	}	REMARKS			
	March	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	WINTEF Jan	Feb	
DISEASE CONTROL INSPECTION	0	0	0	0	0	0	0	0	0	0	0	0	Treatment immediately after detection
FERTILIZATION Applications			(	C					(	D			
GENERAL PLANT INSPECTION	0	0	0	0	0	0	0	0	0	0	0	0	Treatment immediately after detection
IRRIGATION Watering operation	D	D	D	D	D	D	D	D	D	D	D	D	Early morning / late afternoon, as appropriate
PROTECTION Inspection of fence, tree grates, guards, stakes & ties	0 0						0			0		Inspection also after heavy storms and adverse weather. Treatments immediately after detection	
FIRMING UP of plants & supports		0 0						0			0		Inspection also after heavy storms and adverse weather. Firm- up operations immediately after detection
WEEDING Weeding operation & litter collection	ο	0	0	0	0	0	0	0	0	0	0	0	Additional litter inspection & collection after heavy use
THINNING INSPECTION										Thinning operations in appropriate pruning season			
MULCH Topping up			(	0			0						And following run off caused by rain / wind storm
PRUNING			(	0			0						As appropriate
FORKING OVER			(	D			0						As appropriate
TREE RISK ASSESSMENT						(	D						As appropriate

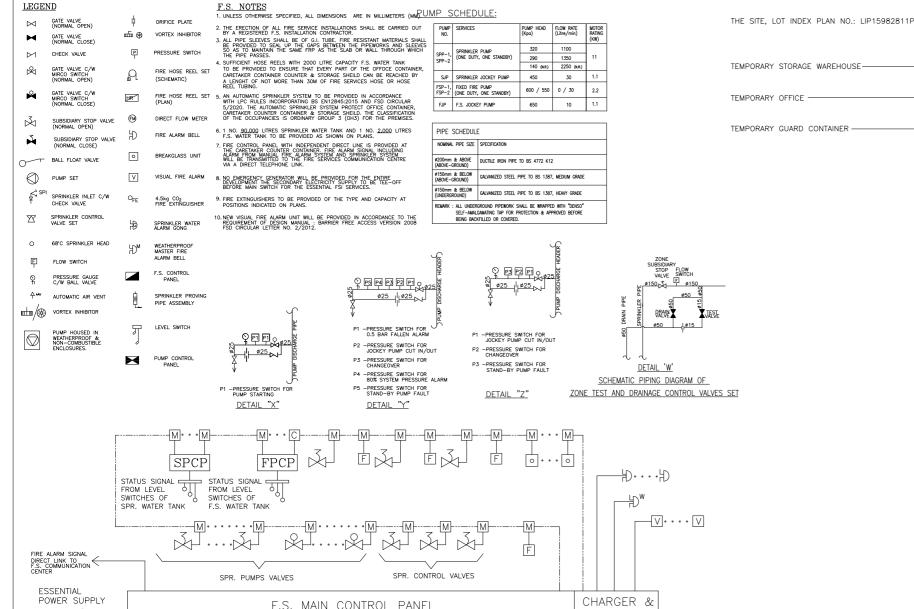
KEY:

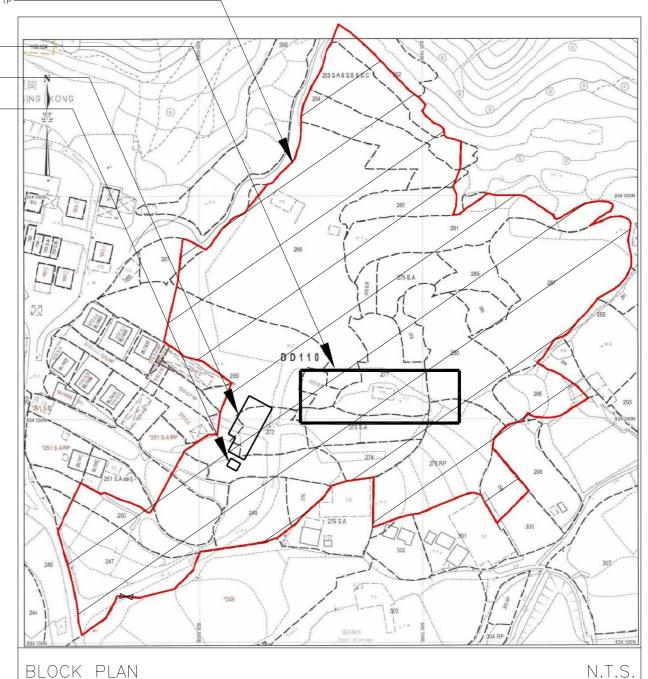
D = once daily Bi-W = Bi-weekly W = once weekly O = once 2W = twice weekly R = repeat if necessary

申請人會依照消防處所提供的意見,為申請地點設置合適的消防裝置,並定期進行維護及保養。

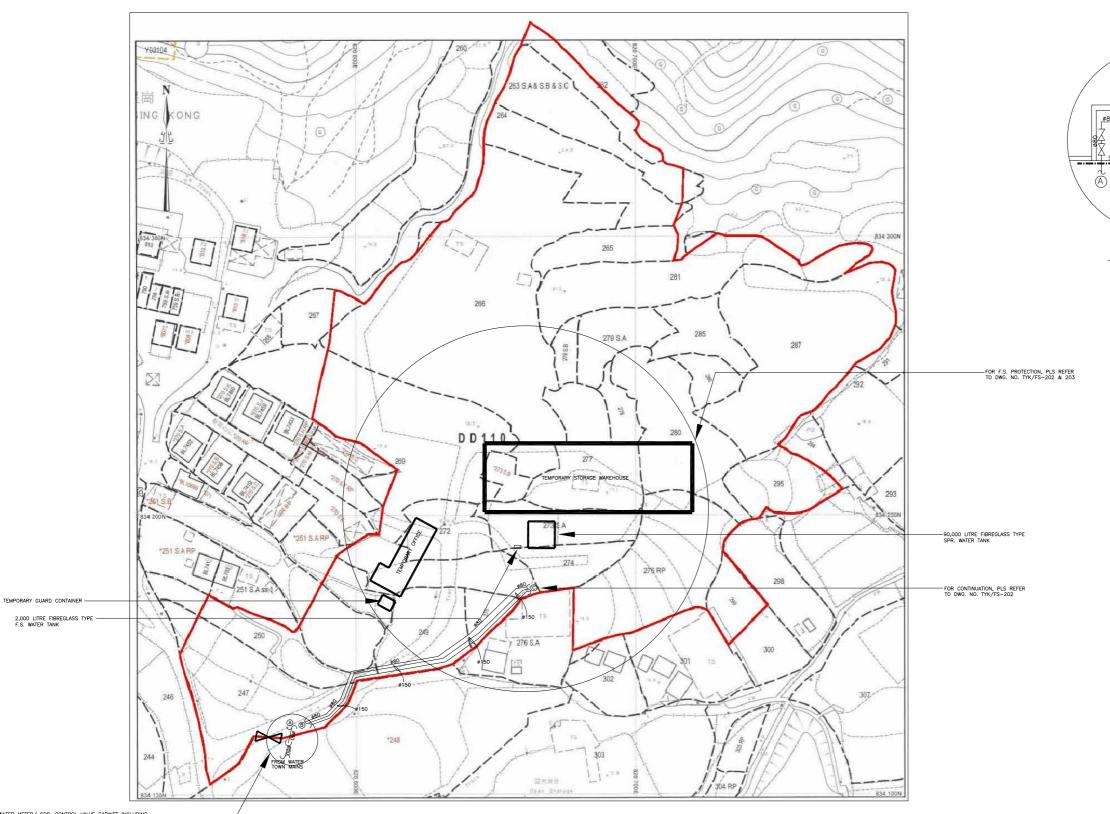
詳情請參閱以下圖則。





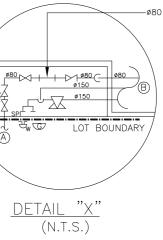


	CAD BY: AA	scale : 1:100
,	CHECKED BY: RF/KC	REV.: O
С	DWG NO: TYK/FS-101	DATE: 08/24



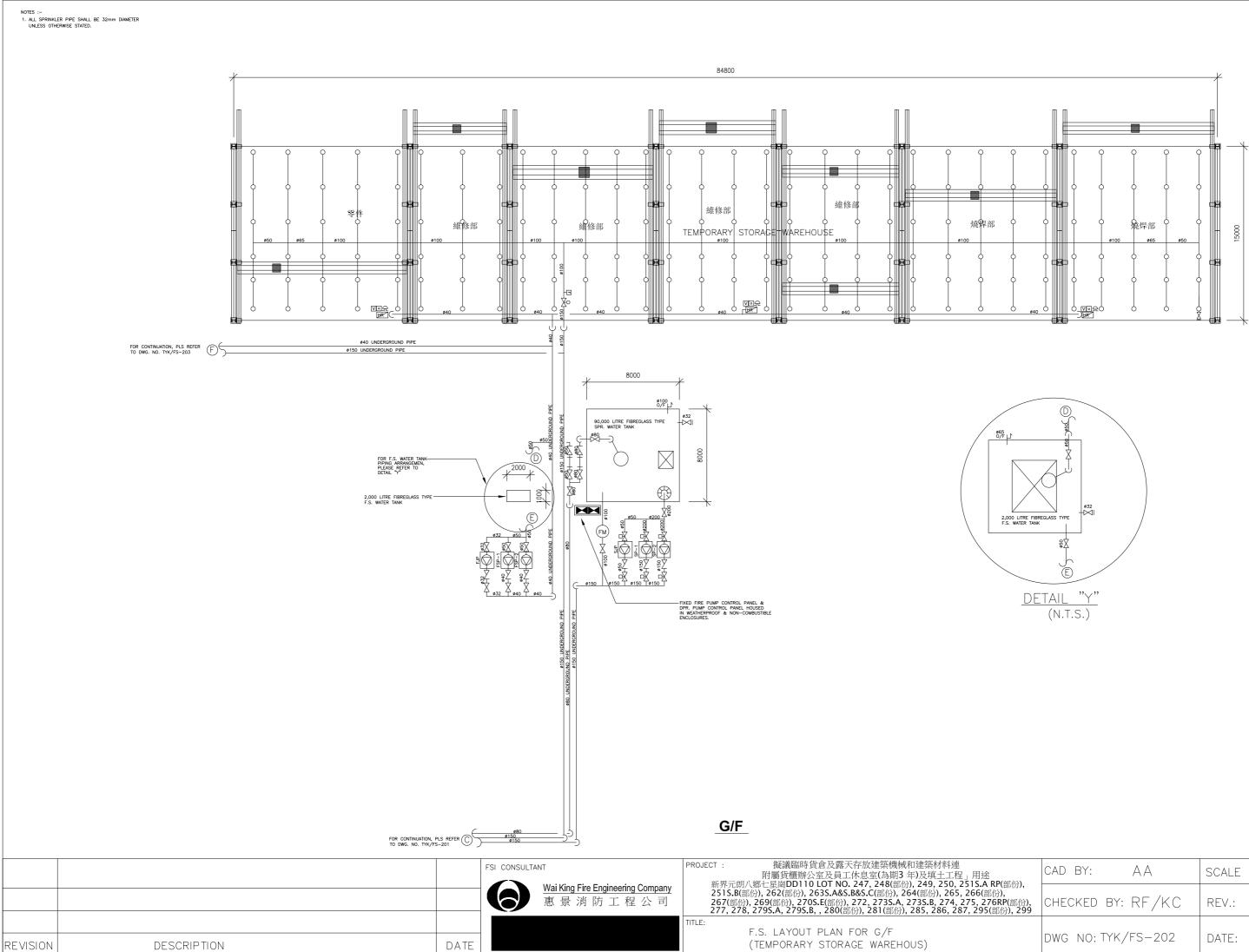
F.S. WATER METER/ SPR. CONTROL VALVE CABINET INCLUDING #80 F.S. CHECK-METER POSITION, SPR CONTROL VALVE SET AND SPR. INLET, FOR PIPING ARRANGEMENT, PLEASE REFER TO THE DETAIL "X".

			FSI CONSULTANT Wai King Fire Engineering Company 惠景消防工程公司	PROJECT: 擬議臨時貨倉及露天存放建築機械和建築材料連 附屬貨櫃辦公室及員工休息室(為期3 年)及填土工程」用途 新界元朗八郷七星崗DD110 LOT NO. 247, 248(部份), 249, 250, 2515.A RP(部份), 2515.B(部份), 262(部份), 263S.A&S.B&S.C(部份), 265, 266(部份), 267(部份), 269(部份), 270S.E(部份), 273.A, 273S.B, 274, 275, 276RP(部份), 277, 278, 279S.A, 279S.B, 280(部份), 281(部份), 285, 286, 287, 295(部份), 299
REVISION	DESCRIPTION	DATE		TITLE: F.S. LAYOUT PLAN FOR MASTER G/F

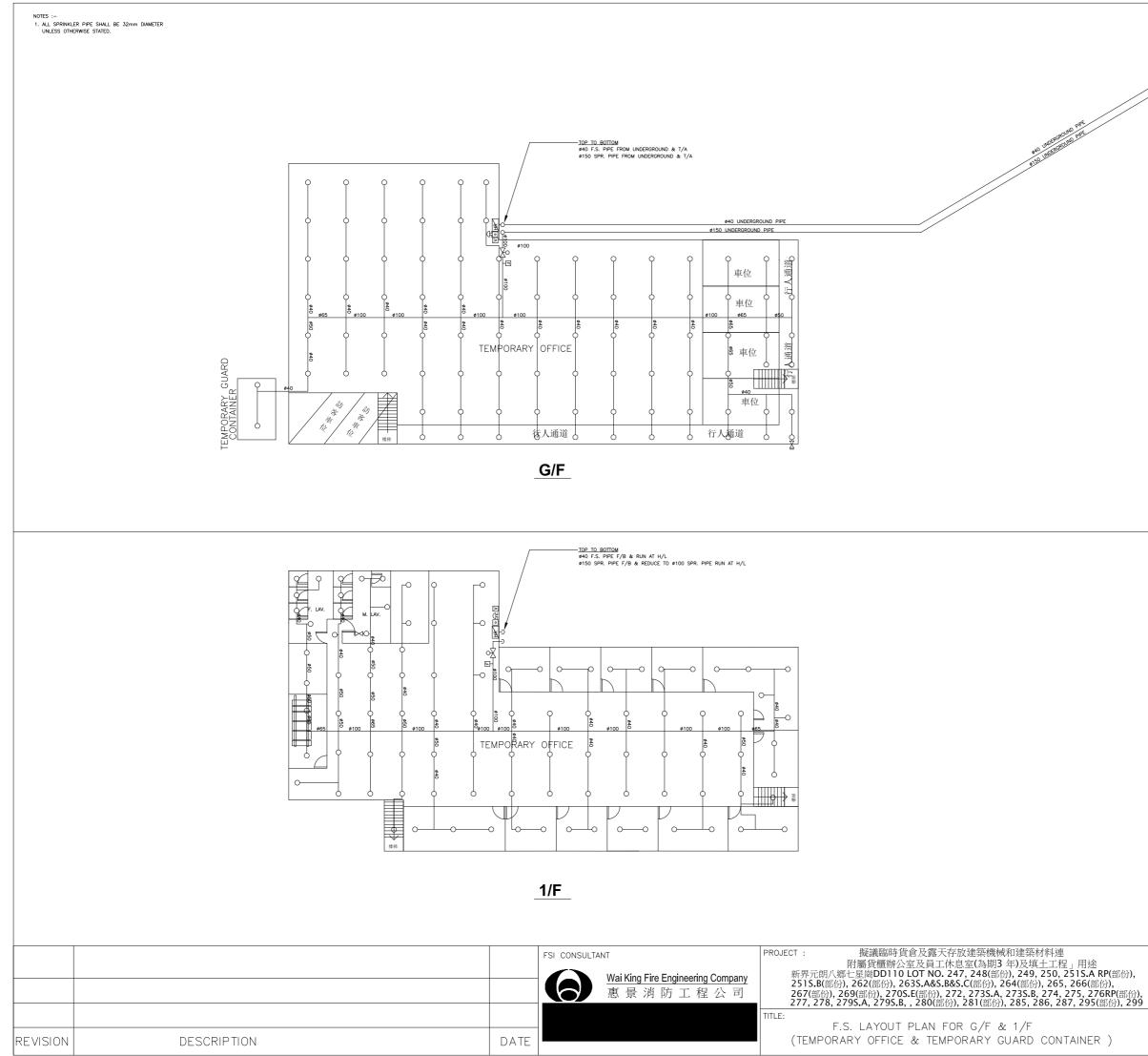


-Ø80 F.S. CHECK-METER POSITION

CAD BY: AA	scale : 1:400
CHECKED BY: RF/KC	REV.: O
DWG NO: TYK/FS-201	DATE: 08/24



	CAD BY: AA	scale : 1:100
ġ	CHECKED BY: RF/KC	REV.: O
	DWG NO: TYK/FS-202	DATE: 08/24



	CAD BY: AA	scale : 1:100
ò	CHECKED BY: RF/KC	REV.: O
	DWG NO: TYK/FS-203	DATE: 08/24

FOR CONTINUATION, PLS REFER TO DWG. NO. TYK/FS-202

#### 交通運輸:

申請地點南面有一個明確的出入口,可以經鄉村道路直通錦田公路,出入口寬度約9 米。

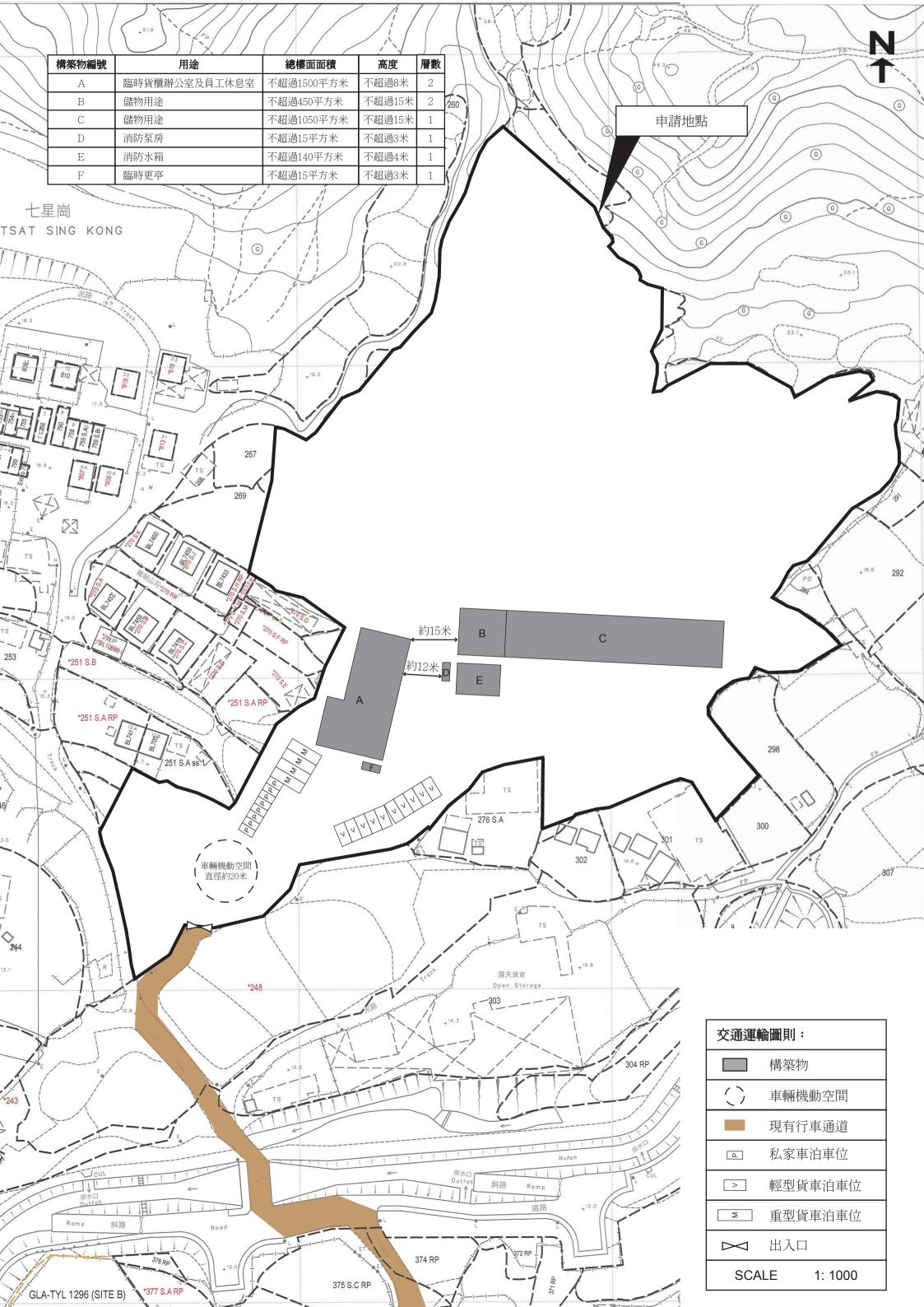
申請地點內有足夠的空間,讓車輛進行機動迴旋調頭。

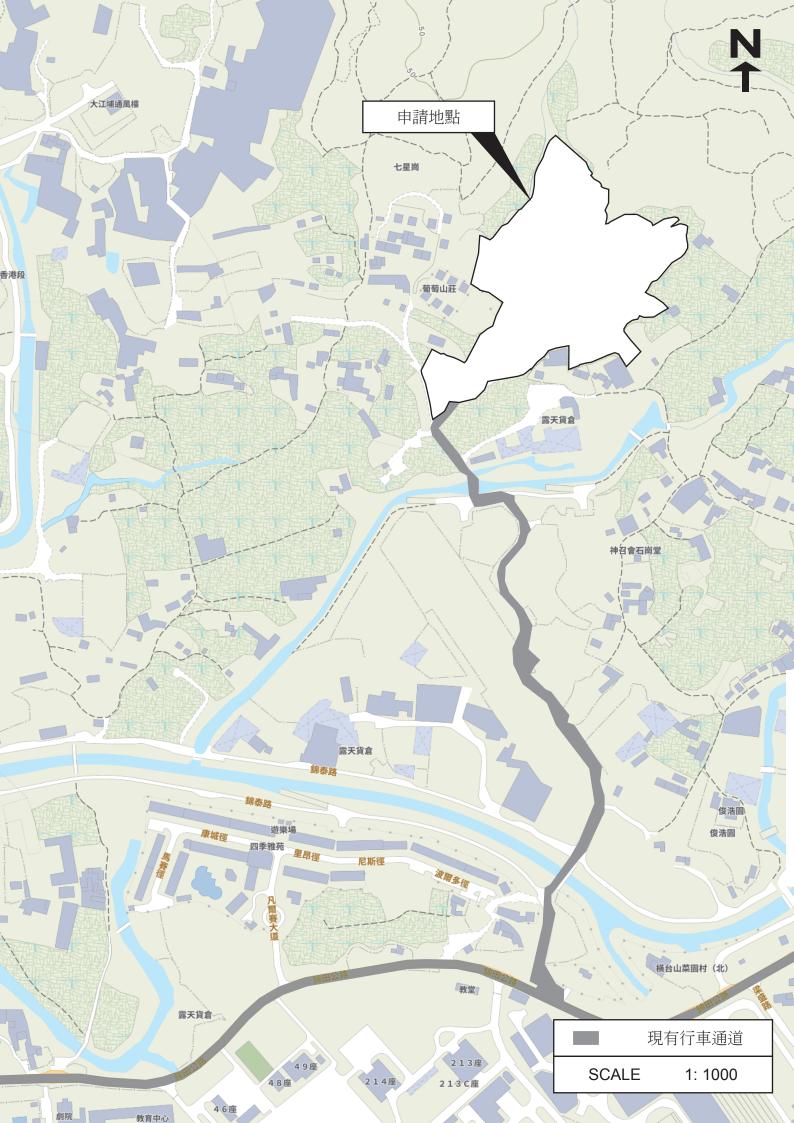
申請地點設有私家車泊車位8個,每個尺寸約5米x2.5米;輕型貨車泊車位10個,每個尺寸約7米x3.5米,重型貨車泊車位4個,每個尺寸約11米x3.5米。

申請地點預計平均每天進出約10輛輕型貨車和8輛私家車,每星期進出約4輛重型貨車, 不會提高申請地點附近的汽車流量。就整體而言,不會對錦田公路或附近交通造成影響。

	預計申請地點內每天車流量時間表																							
時 間	01 00	02 00	03 00	04 00	05 00	06 00	07 00	08 00	09 00	10 00	11 00	12 00	13 00	14 00	15 00	16 00	17 00	18 00	19 00	20 00	21 00	22 00	23 00	24 00
車輛數	0	0	0	0	0	0	0	0	8	4	4	0	0	0	0	4	4	8	0	0	0	0	0	0

詳情請參閱以下圖則。





致: 城市規劃委員會

粉嶺、上水及元朗東規劃處

#### 有關 A/YL-PH/1036 規劃申請補充資料

申請人現就近日政府部門人員的查詢,作出以下補充/澄清:

園景組意見:	回覆:
	提供更新的園景報告書相關文件(見附件 A)。

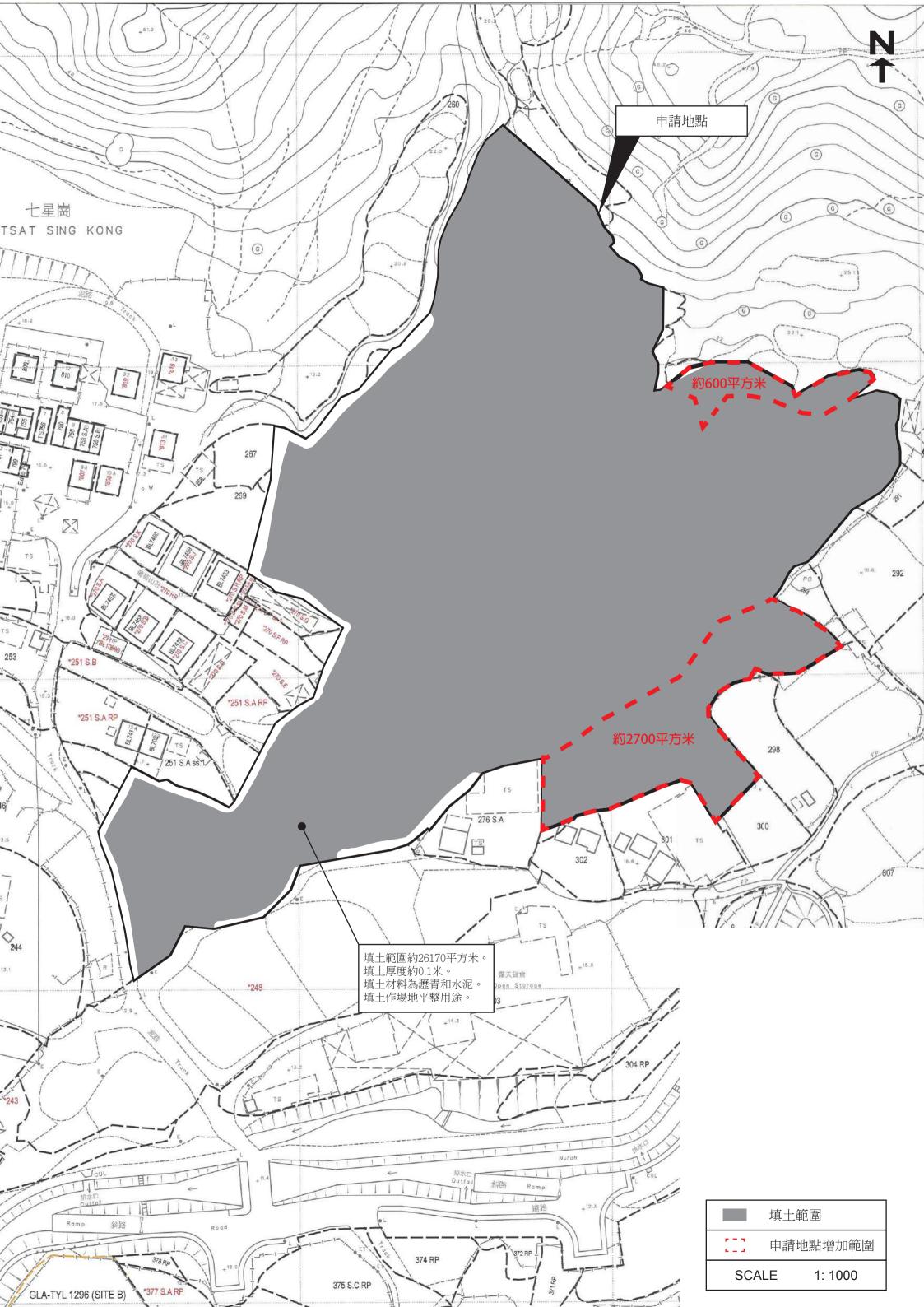
地政署意見:	回覆:							
1	申請人承諾如是次規劃申請獲批,會盡快向相關部門就申請地點中的構築物							
	出短期豁免書(STW)申請。							
2	澄清申請地點內作員工休息室用途的構築物只作員工短暫休息之用,不提供任							
	何住宿服務。							

公眾人士 意見:	回覆:
	申請人選擇本次申請地點是基於交通運輸有現存的道路網絡可以直達,申請地
	點的場地平坦可以即時使用,影響程度較小,在成本、交通及附近環境的考量
	下,本次規劃申請的八鄉範圍屬於其首選搬遷位址。建造業是本港的經濟命脈
	之一,是對社會經濟發展具有重大影響的行業,同時也是經濟增長和社會發展
	的重要推動力,任何基建或建築工程都離不開建造業。依據發展局提供的「建
	築地盤工人數目(2022)」統計數據顯示,建造業在 2022 年為香港提供超過 10
	萬個就業職位,同時其產業鏈亦為香港提供大量的就業機會。因此懇請相關公
	眾人士包持「以人為本」的基本社會價值精神,請先注重香港基建行業從業者
	是否有足夠的支援和工作機會,保障其生存空間,而非籍所謂「環保」的名義
	拖香港後腿,傷害勞動者的權益。

- 澄清申請地點內只作擬議臨時貨倉(危險品倉庫除外)及露天存放建築機械和建築材料用 途,不會進行拆件、保養、修理、清洗、噴漆或其他工場活動,不會有污染物產生。
- 申請人及另外 2 個受收地影響的人士現時的運作場地(城規會規劃許可編號 A/YL-TYST/1209)位於元朗南第二期發展工程的收地範圍內(見附件 B),而申請人是作為代 表進行是次規劃申請。
- 申請人選擇本次申請地點是基於八鄉七星崗同樣位於元朗區內,距離相對較近,交通運輸 亦有現存的道路網絡可以直達,申請地點的場地平坦可以即時使用,附近居住人口亦不多 和分散,影響程度較小,在成本、交通及附近環境的考量下,本次規劃申請的八鄉七星崗 範圍屬於其首選搬遷位址。
- 4. 申請地點的填土工作已在規劃許可 A/YL-PH/960 時期完成,填土厚度約 0.1 米,場地內的 香港主水平基准由+27.9mPD 增加至現時的+28.0mPD,填土材料為水泥。本次規劃申請中 新增的土地面積約 3300 平方米,作露天存放用途,場地內不涉及挖土,本次申請中提及 的填土是為了規範化相關的填土事宜。

- 5. 建造業是本港的經濟命脈之一,是對社會經濟發展具有重大影響的行業,同時也是經濟增長和社會發展的重要推動力,任何基建或建築工程都離不開建造業。依據發展局提供的「建築地盤工人數目(2022)」統計數據顯示,建造業在2022年為香港提供超過10萬個就業職位,同時其產業鏈亦為香港提供大量的就業機會。現時特區政府計劃推出多個大型工程項目,包括北部都會區、交椅洲人工島、各項公私營房屋發展及運輸基建項目等,香港建造業即將進入黃金十年,同時特區政府積極帶頭推行「建造業2.0」,推動建造業「創新、專業化及年輕化」,足可見建造業的重要性。
- 由於申請人早前得悉,現時於元朗南的餘下使用中的場地,將會在被納入新一輪的北部都 會區發展收地範圍中,預計需要在 2025 年 2 月或之前全部進行搬遷,因此懇請相關政府 部門可以酌情處理是次規劃申請。
- 澄清申請地點預計每個星期進出約4輛重型貨車,由於每個星期進出申請地點的重型貨車 數目並不一定,有機率一個星期都沒有重型貨車出入,因此預計申請地點內每天車流量時 間表無法納入計算,每天車流量時間表只計算每天平均進出申請地點的輕型貨車和私家車 數目。
- 8. 澄清重型車輛可以順利沿著現有行車通道行駛往返錦泰路、錦田公路和申請地點,並提供 相關通道現場相片以作證明(見附件 C)。

獲授權代理人: 志科有限公司
通訊地址:
傳真號碼:
聯絡電話:
電郵:
日期: 2024年12月17日



## 附件A

#### Tree Preservation and Landscape Proposal, rev. A

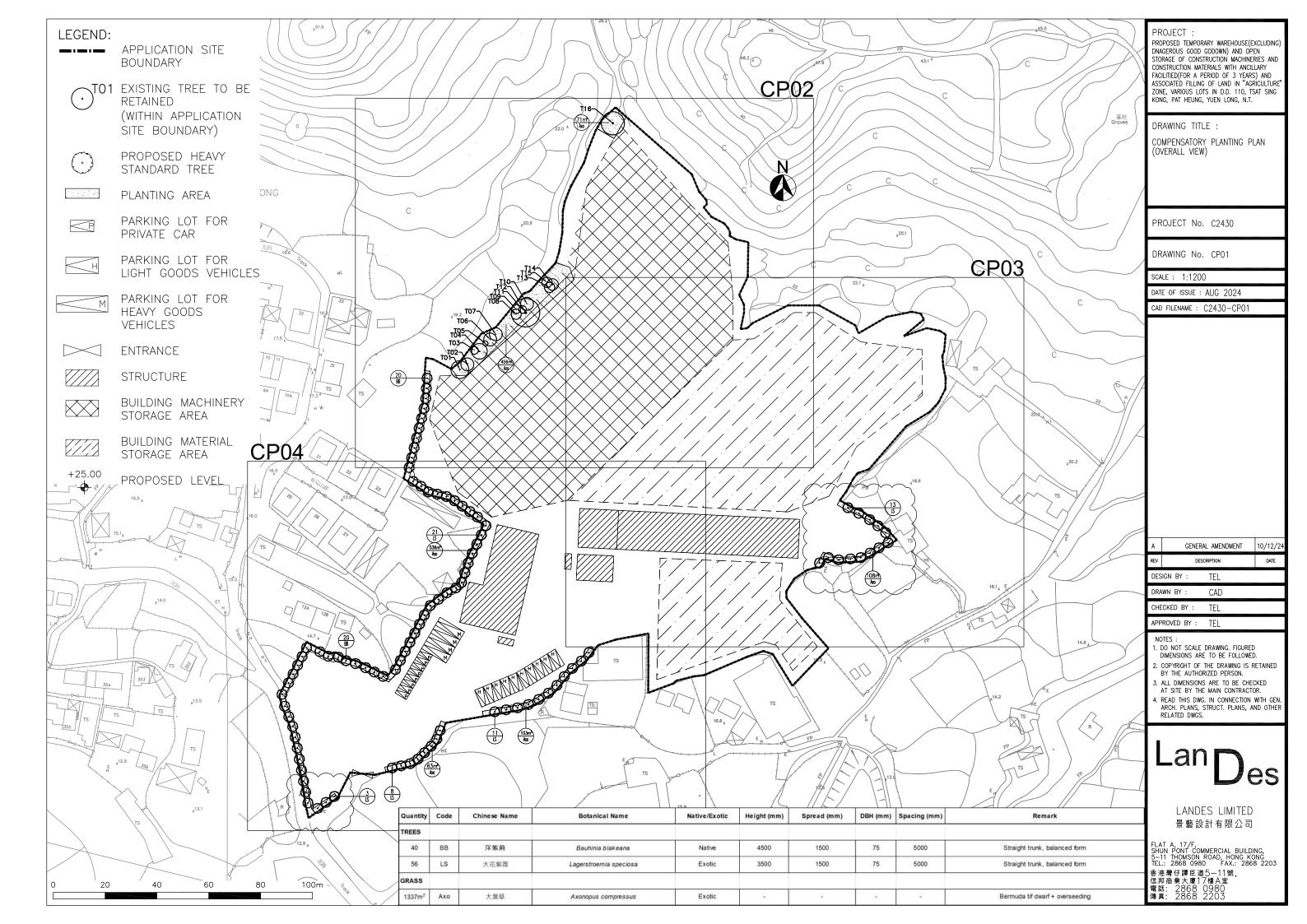
#### **Response to Comment**

#### Date: 10 December 2024

Comments from the Landso	cape Unit, Planning D	<u>epartment</u> (Contact Pe	erson: Mr Henry NG at Tel. 3565 3950)			
Comment:			Response:			
(1) With reference to the si	ite visit in November	2024, some trees are	To clarify, there are only weeds and undersized trees observed in the			
observed on the new ar	reas included in the c	urrent application.	new areas.			
Nevertheless, no existir	ng tree is recorded wi	thin the new areas in				
the submitted Tree Pres	servation and Landsca	ape Proposal (TPLP).	Besides, as there are 13 missing trees on Site, additional trees are			
Moreover, the following	g differences betweer	n the last approved	proposed to compensate for the loss of greenery. It is proposed			
application and the cur	rent application are n	oted. The applicant	that 96 new trees (83 trees mentioned in previous application + 13			
should clarify the different	ences/discrepancies	as appropriate.	missing trees) will be planted within Application Site.			
	Application No.	Current				
	AYL-PH/960	Application No.				
		AYL-PH/1036				
Total nos. of existing	112	16				
trees						
Trees to be retained	29	16				
Trees to be removed	83	0				
Compensatory trees	83	80				

Response to Comment

/ New tree planting	(N.B. paras 5.1.4 and 6.4 of the TPLP stated that 40 trees are proposed.)	
Re Drawing No. CP01, the applicant is advised to plant new trees at vacant areas along the east boundary of the Site (i.e. between proposed storage areas and metal fence) to enhance the greenery.		Noted. Additional trees are proposed at vacant areas along the east boundary, as shown on dwg. no. <b>CP01</b> .
3) The applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authorities) for approval.		Noted.



PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERY AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES (FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T.

**Tree Preservation and Landscape Proposal** 

**Revision A** 

by

Lan Des

Date: 10 December 2024

#### CONTENTS

- 1.0 Introduction
- 2.0 The Site Context
- 3.0 The Proposed Development
- 4.0 Existing Vegetation
- 5.0 Landscape Proposal
- 6.0 Planting Proposal
- 7.0 Proposal for Tree Preservation

#### APPENDICES

- Appendix I Tree Schedule, Tree Survey Plan and Photographic Record of Existing Trees
- Appendix II Landscape Master Plan and Landscape Sections
- Appendix III Planting Plans
- Appendix IV Maintenance Schedule of Soft Landscape Works

#### 1.0 INTRODUCTION

- 1.1 The proposed temporary warehouse (excluding dangerous goods godown) and open storage of construction machinery and construction materials with ancillary facilities and associated filling of land ('The Proposed Development") for a period of 3 years in "Agriculture" Zone, at various Lots in D.D.110, Tsat Sing Kong, Pat Heung, Yuen Long, New Territories. This proposal is prepared as part of the planning application for the proposed development.
- 1.2 There was an approved planning application for proposed temporary warehouse and open storage use for the subject Site by TPB on 22.09.2023, ref: A/YL-PH/960. The site area of the approved scheme is **26,670**m<sup>2</sup> while that in the current scheme is **30,007**m<sup>2</sup>.
- 1.3 This proposal describes the concepts and principles underlying the Master Landscape Plan of the Proposed Development. It describes the proposed temporary warehouse and open storage and landscape design of the associated open space and tree preservation strategies. A more comprehensive package of proposals will be formulated during the detailed design stage of the project.
- 1.3 This landscape and tree preservation proposal present:
  - The existing tree vegetation;
  - The Landscape Master Plan;
  - Proposal for Tree Preservation; and
  - Planting Proposal of the Development.

#### 2.0 THE SITE AND ITS' CONTEXT

- 2.1 The proposed temporary warehouses and open storage are located at various Lots in D.D. 110, Tsat Sing Kong, Pat Heung, Yuen Long, New Territories. To the north of the Site is Lam Tsuen Country Park while Tsat Sing Kong Tsuen is located to the west of the Site. It is accessible from Kam Tin Road via a local track.
- 2.2 The Site is a gentle sloping area with the highest point at +24.6mPD at north and the lowest point at 13.4mPD at south, which is the vehicular entrance of the Site. It is currently occupied by a temporary open storage. The Site is mainly covered by bare concrete, sands and asphalt. Vegetation was mainly identified at periphery of the Site, particular along the northwest boundary. Trees are mainly in semi-mature size and in fair to poor health condition. It is confirmed that no Old and Valuable Trees, OVT and protected species were identified in accordance with the DEVB TWC No. 5/2020 Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance (Cap. 96) respectively.
- 2.3 The landscape character of the site and its surroundings is mainly rural in nature, comprising predominantly natural hill slopes, i.e. Lam Tsuen Country Park, open storages, workshops and villages, i.e. Tsat Sing Kong Tsuen, Tai Kong Po, etc.

#### 3.0 THE PROPOSED DEVELOPMENT

- 3.1 The Proposed Development involved of warehouse and open storage (construction materials and machineries) with ancillary facilities (i.e. site office and staff resting room), storages, fire services provisions, guard house, drainage works and periphery planting areas. Due to temporary nature, no permanent building structures is proposed in this project. Drawings of proposed development could be referred to indicative layout plan in planning application.
- 3.3 The vehicular road and footpath connect from the existing road to the south of the Proposed Development. The formation level of the site follows the local topography from the lowest point at **+13.4mPD** at south and the highest point at **+24.6mPD** at north in order to minimize the extent of site formation works. As the ground level needs to be recontoured and some of the vegetation would be affected by the site formation work. The detailed tree assessment shall refer to the Para 4.0 below.
- 3.4 The development layout has been overlaid on the Tree Survey Plan in **Appendix I** to illustrate the impact of the development on existing vegetation.

#### 4.0 EXISTING VEGETATION

4.1 A tree survey has been carried out on **26.08.2024**. A total of **16** nos. of trees within the Application Site Boundary were recorded. The tree survey schedule, tree survey plan and photographic record of existing trees are shown in **Appendix I** and are outlined below:

Tree Species	Chinese Name	Qty	Tree No.
Bauhinia purpurea   紅花羊蹄甲		2	T03, T04
Broussonetia papyrifera	構樹	12	T01, T02, T05, T06, T07, T08, T09, T10, T11, T12, T13, T14
Celtis sinensis	朴樹	1	T16
Ficus hispida	對葉榕	1	T15
	Total:	16	

 Table 1.0
 Composition of Surveyed Trees

4.2 The Site is dominated by *Broussonetia papyrifera* 構樹 (**12** nos.) which is common hillside species. They are propagated naturally from the adjacent hillsides.

#### Retention of Trees

4.3 The subject Site was approved for the use of proposed warehouse and open storage on 22.09.2023, ref: A/YL-PH/960. According to the applicant, the trees proposed to be felled previously in the approved scheme have been removed already and they are mainly growing at the central portion of the Site. All 16 identified trees will be preserved in situ. All of them are growing at the northwest corner of the Site. They will be protected and maintained during the construction stage and operation phase, in accordance with the details in Section 25 - Landscape Work in the General Specification for Building (2022) by the Applicant.

#### Felling and Transplantation of Trees

4.5 All the identified trees will be retained in situ and none of them is proposed to be felled or transplanted. The proposed treatment to the existing trees in Application No. A/YL-PH/960 and this submission is summarized as follows:

Table 2.0 Summary of Treatment to Existing Trees
--

	Number of Trees				
Proposed Treatment to Existing Trees	Application No. A/YL- PH/960	This submission			
Number of Trees to be Retained	29	16			
Number of Trees to be Felled	<mark>83</mark>	0			
Number of Trees to be Transplanted	0	0			
Total Number of Trees in Survey	112	16			
New tree planting	83	96			

4.6 As compared to Application No. A/YL-PH/960, there should be 29 trees to be retained on Site but only 16 trees were surveyed in the current submission. Besides, it was proposed that 83 new trees would be planted in the previous application. In order to compensate for the loss of greenery, it is proposed that 96 new trees, i.e. 83 new trees mentioned in previous application and 13 missing trees, will be planted within Application Site.

#### 5.0 LANDSCAPE PROPOSAL

- 5.0.1 The aim of the landscape proposals is to respond to site conditions, development layout and function of the proposed development and to provide a quality landscape scheme. The main factors to be taken into consideration are:
  - Response to the site context, both in terms of landscape character and visual amenity;
  - Creation of a green setting by maximising the opportunity for soft landscape;
  - · Establishment of pleasant landscape areas which meet the varying needs of users; and
  - Minimization of future maintenance requirements.
- 5.0.2 Landscape drawings showing the proposed landscape treatment for the proposed development, and their underlying principles have been attached in **Appendix II** for ease of reference. Hong Kong Planning Standards and Guidelines:
  - Technical Guidelines on Landscape Treatment for Slopes (GEO Publication No. 1/2011);
  - Design Manual: Barrier Free Access 2008 (Building Department);
  - LAO Practice Note No. 6/2023 Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects – Compliance with Tree Preservation Clause under Lease;
  - PlanD's PNPP No. 1/2019 Processing and Compliance Checking of Landscape Submissions related to Planning Applications; and
  - Guidance Notes for Application for Permission under Section 12A of the Town Planning Ordinance (Cap. 131).

#### 5.1 Landscape Design Concept

5.1.1 The landscape concept mentioned below describe considerations, which had been considered as being general to the whole landscape design.

#### Minimisation of Extent of Site Formation Works

5.1.2 As the Site is gentle sloping lands with levels ranging from **+13.4**mPD at south to **+24.6**mPD at north, the proposed site formation levels are carefully designed to follow the natural topography of the site, so as to minimize the extent of site formation work and the landscape impact. Consequently, this has greatly reduced the amount of the cutting/ filling required for the proposed development.

#### Integration of the Proposed Development with the Surrounding Landscape

- 5.1.3 In order to provide buffer area between the Proposed Development and the surrounding context, edge planting beds (mini. 2m wide) are proposed at various sections along the Site boundary, where possible. This will help to provide opportunities for new tree plantings. More importantly, majority of the existing trees to northwest corner of the Site, which is important landscape resources, can be preserved in situ. It is intended the soft planted edge can be created along the Site enhancing its interface with the surrounding natural context to blend in with more with the naturalistic vegetation. Please refer to the landscape section, dwg. No. **LD101** in **Appendix II** for reference.
- 5.1.4 As a consequence, all **16** surveyed trees will be retained. Together with a total **96** of new tree planting, the conscious green design will provide greening in better quality to further enhance the overall appearance and visual quality of the development. All the retained trees and proposed trees within Application Site Boundary will all be maintained by the Applicant.

#### Planting Design

5.1.5 Where practicable, heavy standard trees and grass are proposed. These soft landscape measures will ensure that the hard lines of the built form to be visually softened. The use of planting in heavy standard size would provide a more instant greening effect. Drawings showing the soft landscape treatment such as trees, shrubs, groundcovers and climbing plants shall refer to planting plan in **Appendix III**.

#### 5.2 Soil Depth and Drainage for Planting

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

Table 3.0	Planting Medium	(Soil Depth)

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

#### 5.3 Irrigation

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

#### 5.4 Future Maintenance

#### Soft Landscape Element

- 5.4.1 For the Proposed Development, the softworks contractor will be responsible for maintenance of the planting during the establishment period allowed for in the construction contract, usually for the first year after the beginning of the schemes operational phase. This will ensure that the soft landscape measures are in a healthy condition prior to the finished scheme being handed back to the Applicant.
- 5.4.2 Ultimately the management office will employ maintenance staff to take care of all landscape areas within the Site.
- 5.4.3 The maintenance schedule for soft landscape works has been included in **Appendix IV**. It is important to mention that tree risk assessment will be conducted at appropriate time to facilitate proper tree management and maintenance.

#### 6.0 PLANTING PROPOSALS (Refer to Appendix III)

- 6.1 In order to provide quality landscape for the proposed development, soft landscape works will be the major landscape element of the landscaping proposal and satisfy the following criteria:
  - To compensate the loss of affected trees;
  - To enhance the ecological value of the existing plantation; and
  - To screen the temporary storage area and reduce the visual impact to the nearby occupants.
- 6.2 The proposed planting species list is shown as follows and details shall refer to the Planting Plans in **Appendix III.**

Quantity	Botanical Name	Chinese Name	Native/ Exotic	Size (mm)	Spacing (mm)
TREES			Height x Spread x DBH (mm)		
<mark>40</mark>	Bauhinia blakeana	洋紫荊	Native	4500x1500x50	5000
<mark>56</mark>	Lagerstroemia speciosa	大花紫薇	<mark>Exotic</mark>	3500x1500x50	5000
	GRASS				
<mark>1,337m²</mark>	Axonopus compressus	大葉草	<mark>Exotic</mark>	-	-

 Table 4.0
 Planting Schedule of Ornamental Trees and Grass

- 6.3 In this study area, **16** trees within the Application Site Boundary were surveyed and all of them are proposed to be retained in-situ.
- 6.4 **96** standard trees with average DBH approx. 50mm are proposed to be planted within the Application Site Boundary. All the retained trees and new trees will all be maintained by the Applicant.

#### 7.0 PROPOSAL FOR TREE PRESERVATION

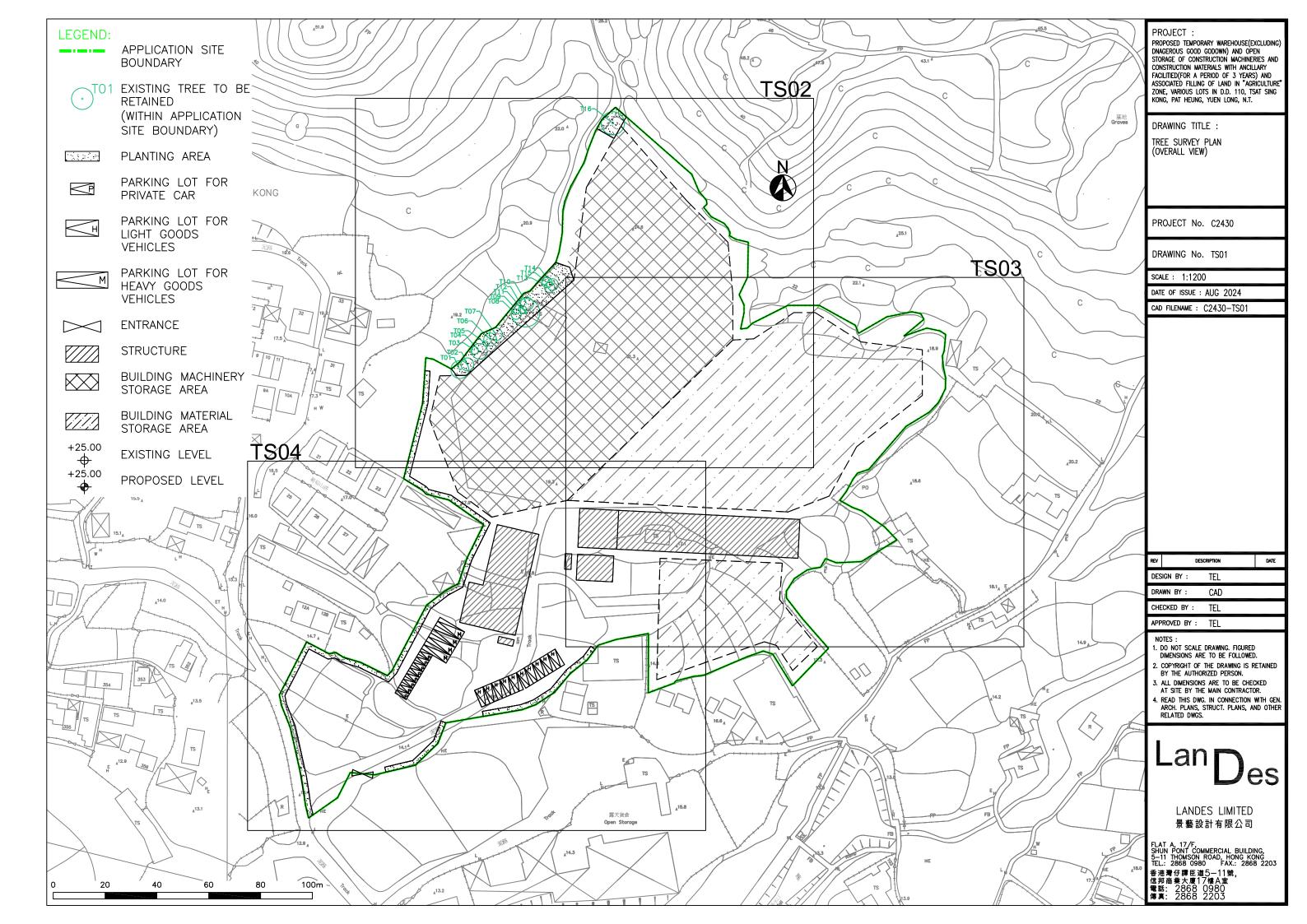
- 7.1 In this project, total **16** nos. of trees were identified within the Application Site Boundary. All of them are preserved and protected on site. The following measures should be undertaken:
- 7.1.1 In order to determine the impact to the existing vegetation by the proposed development, a full Tree Felling Application in accordance with LAO Practice Note No. 6/2023 "Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects Compliance with Tree Preservation Clause under Lease" should be undertaken and submitted to the relevant Government departments for approval.
- 7.1.2 Retention of all trees where possible. It is proposed that unaffected trees are to be retained on site due to their amenity and conservation value. The contractor will need to be made aware of the need to minimize the encroachment of the construction works on the trees, so as to minimize the impact on them. The area under the drip line of the tree canopy will be fenced by 1.2m high temporary protective fencing during construction stage. Besides, all provisions for tree preservation and protection measures of retained trees should follow the details in Section 25 Landscape Work in the General Specification for Building (2022).
- 7.1.3 The softworks contractor will be responsible for maintenance of the planting during the establishment period allowed for in the construction contract, usually for the first year after the beginning of the schemes operational phase. This will ensure that the soft landscape measures within lot boundary and at open space are in a healthy condition prior to the finished scheme being handed back to the Applicant. The maintenance schedule for soft landscape works has been included in **Appendix IV**.
- 7.1.4 During the construction and operation period, the Applicant should be responsible to undertake vegetation maintenance and tree risk assessment in accordance with the Handbook on Tree Management (HTM) by DEVB. Besides, the Applicant shall maintain all the preserved trees, proposed trees, shrubs, groundcovers and lawn in healthy conditions.

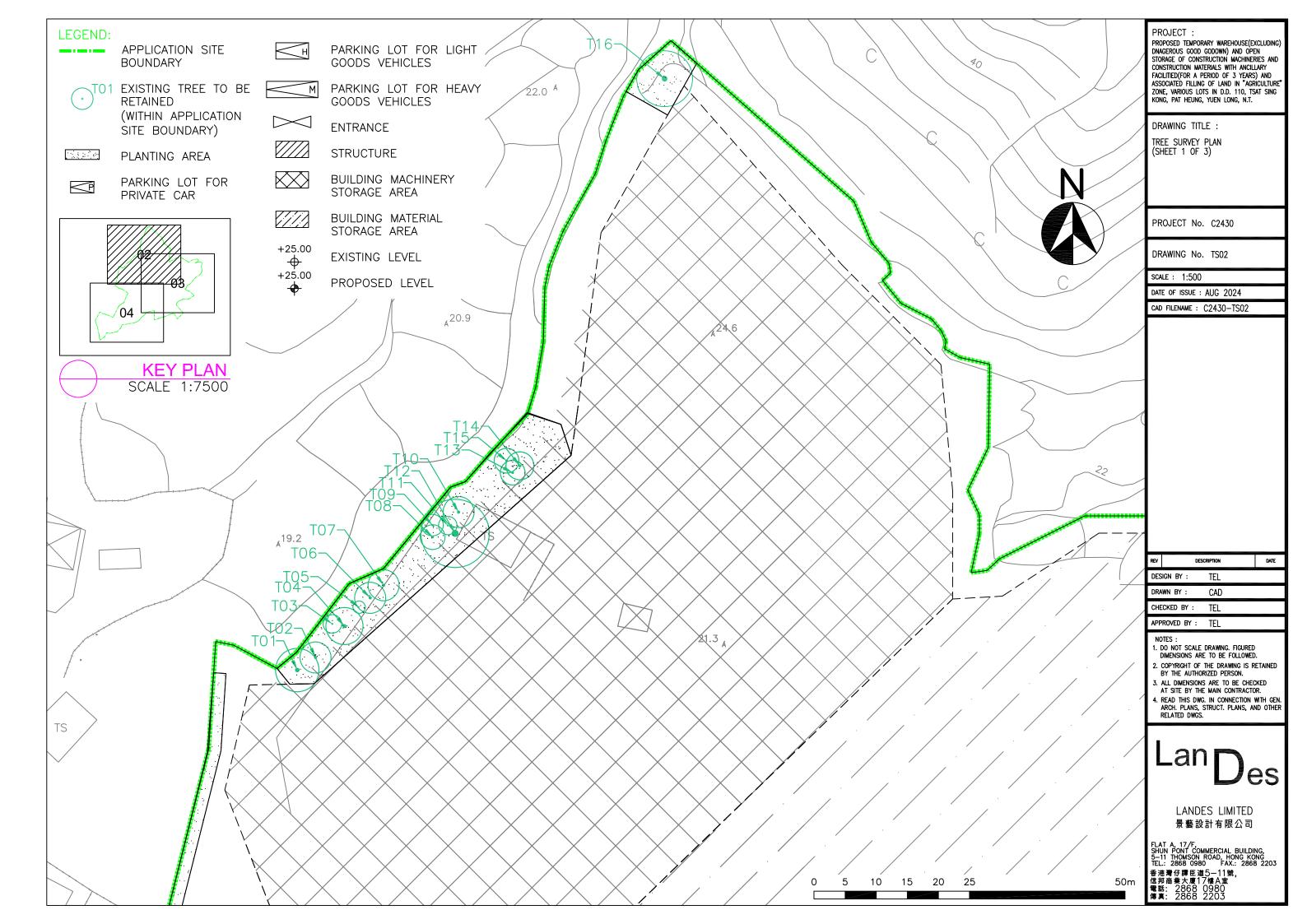
Appendix I

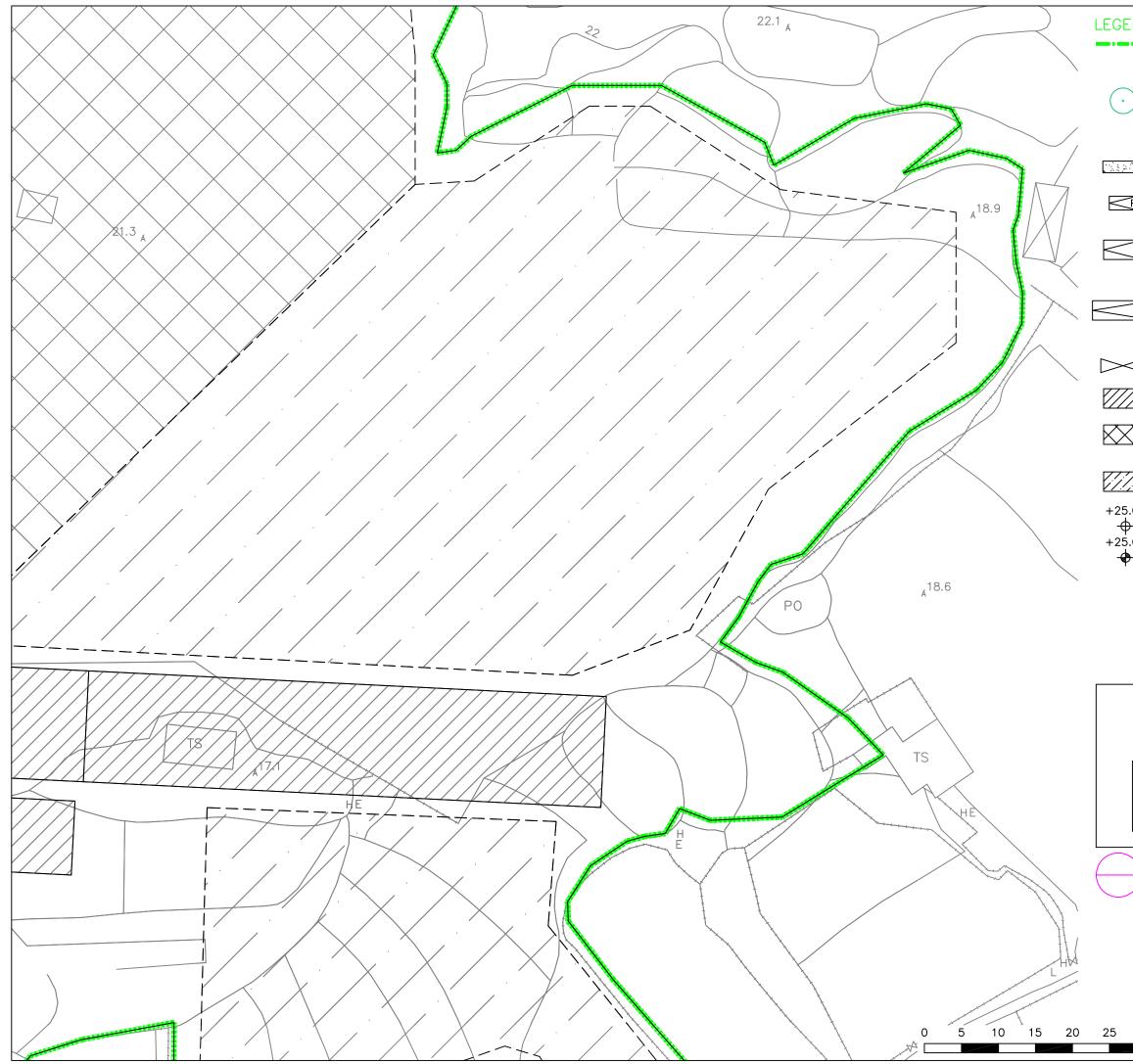
Tree Schedule, Tree Survey Plan

And

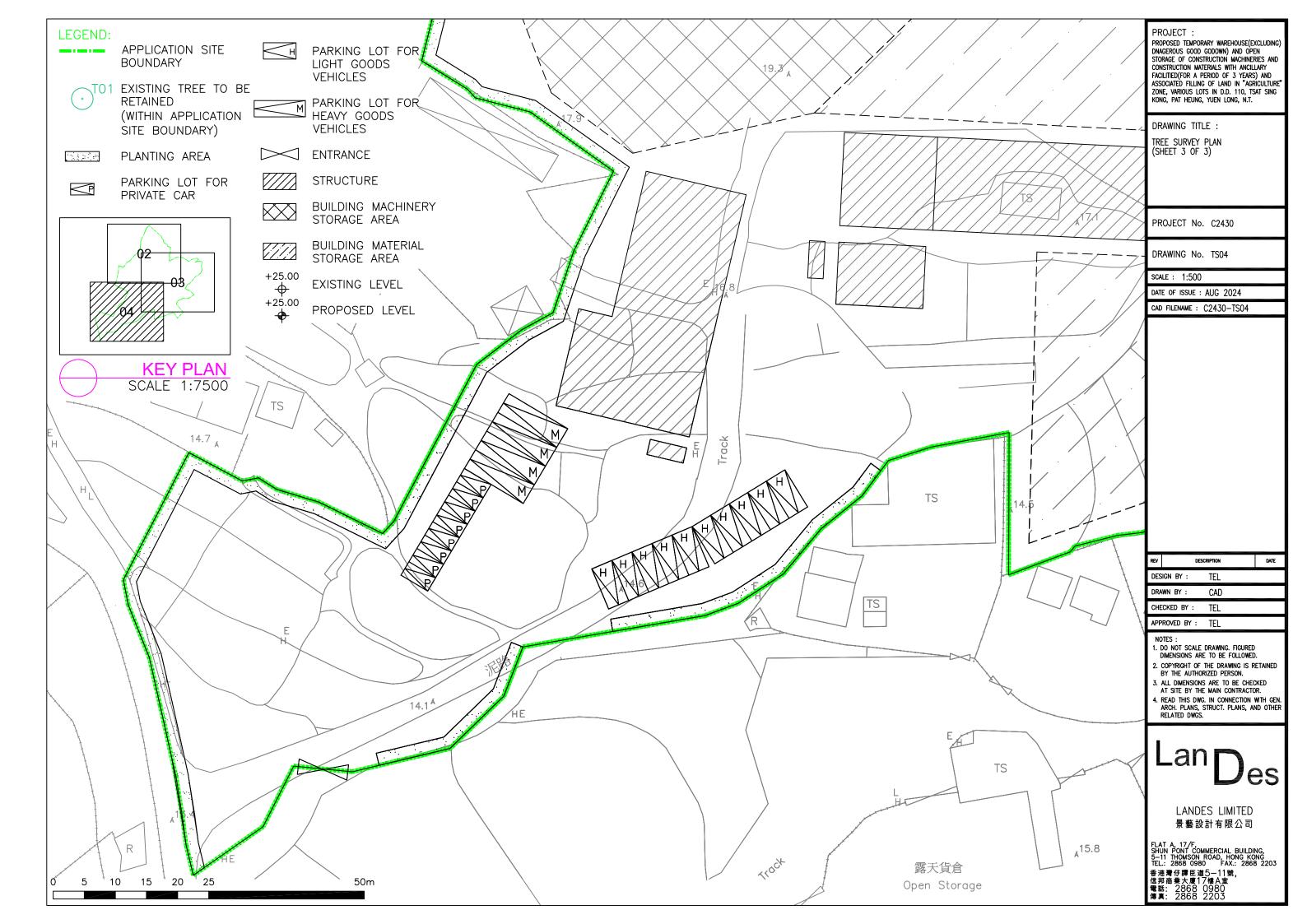
Photographic Record of Existing Trees







TO1	APPLICATION SITE BOUNDARY EXISTING TREE TO	PROJECT : PROPOSED TEMPORARY WAREHOUSE(EXCLUDING) DNAGEROUS GOOD CODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERIES AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIED(FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE
	BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)	ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T. DRAWING TITLE :
	PLANTING AREA	TREE SURVEY PLAN (SHEET 2 OF 3)
P-1	PARKING LOT FOR PRIVATE CAR	
$(\pi)$	PARKING LOT FOR LIGHT GOODS VEHICLES	PROJECT No. C2430
M	PARKING LOT FOR HEAVY GOODS VEHICLES	DRAWING No. TS03 SCALE : 1:500 DATE OF ISSUE : AUG 2024
$\triangleleft$	ENTRANCE	cad filename : C2430-TS03
$\overline{\lambda}$	STRUCTURE	
$\overline{\mathbf{X}}$	BUILDING MACHINERY STORAGE AREA	
$\mathbb{Z}$	BUILDING MATERIAL STORAGE AREA	
5.00	EXISTING LEVEL	
<del>)</del> 5.00 <b>}</b>	PROPOSED LEVEL	
		REV DESCRIPTION DATE
		design by : TEL drawn by : CAD
		CHECKED BY : TEL
	Percentra	APPROVED BY : TEL
	04	<ol> <li>NOTES :</li> <li>DO NOT SCALE DRAWING, FIGURED DIMENSIONS ARE TO BE FOLLOWED.</li> <li>COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.</li> <li>ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.</li> <li>READ THIS DWG. IN CONNECTION WITH GEN ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.</li> </ol>
	KEY PLAN SCALE 1:7500	Lan Des
		LANDES LIMITED 景藝設計有限公司
	50m	FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5-11 THOMSON ROAD, HONG KONG TEL: 2868 0980 FAX: 2868 2203 香港灣仔譚臣道5-11號, 信邦商業大厦17樓A室 電話: 2868 0980 傳真: 2868 2203



#### Tree Assessment Schedule at

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Machinery and Construction Materials with Ancillary Facilities (for a period of 3 years) and associated filling of land for a Period of 3 Years and Filling of Land in "Agriculture" Zone, Various Lots in D.D.110, Tsat Sing Kong, Pat Heung, Yuen Long, N.T.

Prepared by Ted Lam (R.L.A. No. R-073) on 26.08.2024

To be read in conjunction with Tree Survey Plan, dwg. no. C2430-TS01 to C2430-TS04

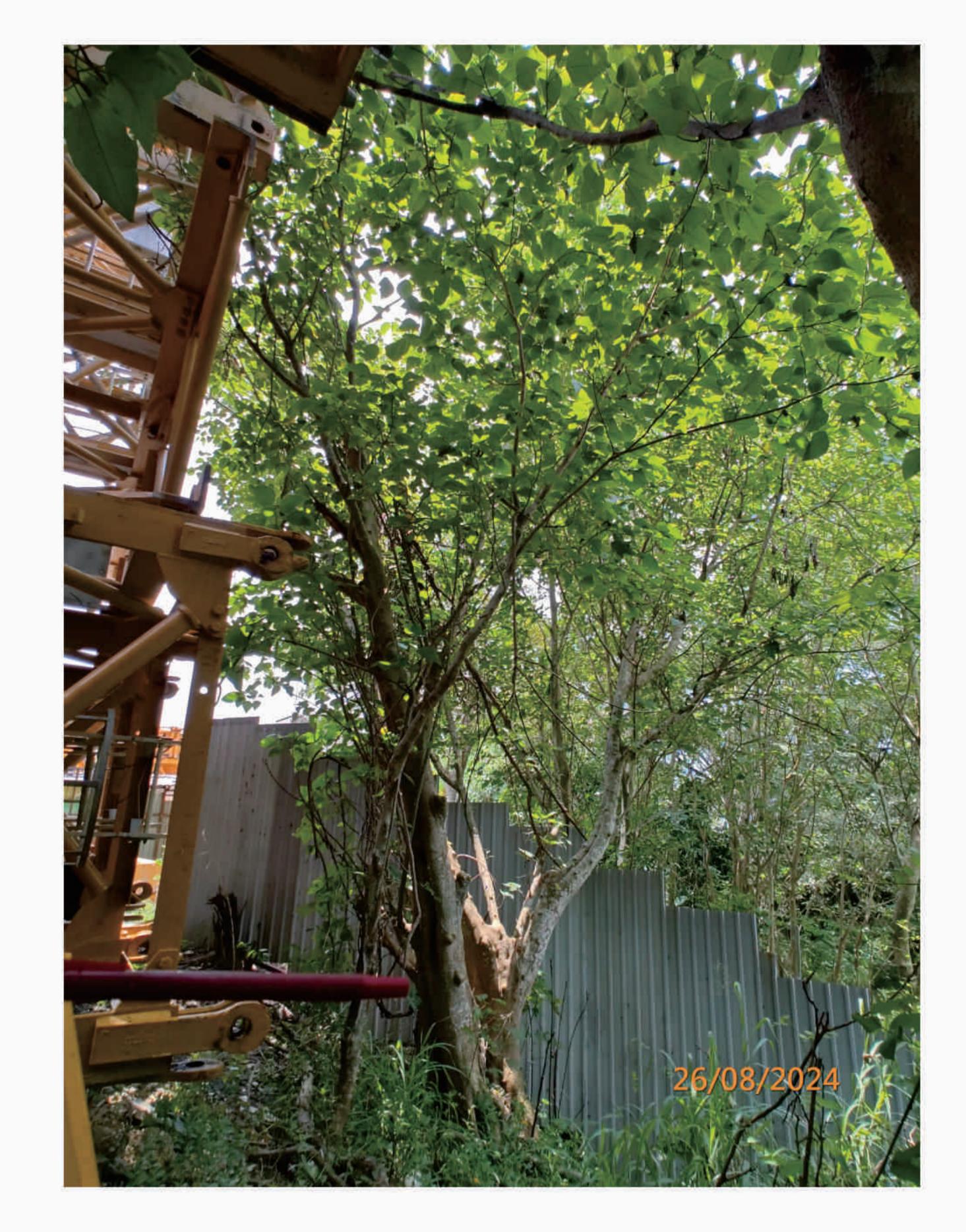
Tree	Photo No.	Species					Proposed Treatment	Remark <sup>1</sup>
No.		Scientific Name	Chinese Name	Height (m)	DBH <sup>2</sup> (mm)	Crown Spread (m)	(Retain/Transpla nt/Fell)	
T1	T1	Broussonetia papyrifera	構樹	8.0	360.0	7.0	Retain	NIL
T2	T2	Broussonetia papyrifera	構樹	7.5	180.0	5.0	Retain	NIL
Т3	ТЗ	Bauhinia purpurea	紅花羊蹄甲	7.0	100.0	3.0	Retain	NIL
T4	T4	Bauhinia purpurea	紅花羊蹄甲	5.0	160.0	6.0	Retain	NIL
T5	T5	Broussonetia papyrifera	構樹	9.0	180.0	2.0	Retain	NIL
Т6	Т6	Broussonetia papyrifera	構樹	8.0	230.0	5.0	Retain	NIL
T7	Τ7	Broussonetia papyrifera	構樹	8.0	110.0	5.0	Retain	NIL
Т8	Т8	Broussonetia papyrifera	構樹	8.0	160.0	4.0	Retain	NIL
Т9	Т9	Broussonetia papyrifera	構樹	9.0	130.0	3.5	Retain	NIL
T10	T10	Broussonetia papyrifera	構樹	9.0	150.0	5.0	Retain	NIL
T11	T11	Broussonetia papyrifera	構樹	9.0	170.0	3.0	Retain	NIL
T12	T12	Broussonetia papyrifera	構樹	7.0	400.0	11.0	Retain	NIL
T13	T13	Broussonetia papyrifera	構樹	6.5	110.0	4.0	Retain	NIL
T14	T14	Broussonetia papyrifera	構樹	6.5	95.0	4.5	Retain	NIL
T15	T15	Ficus hispida	對葉榕	3.0	110.0	4.0	Retain	NIL
T16	T16	Celtis sinensis	朴樹	8.0	230.0	9.0	Retain	NIL

#### Summary Table

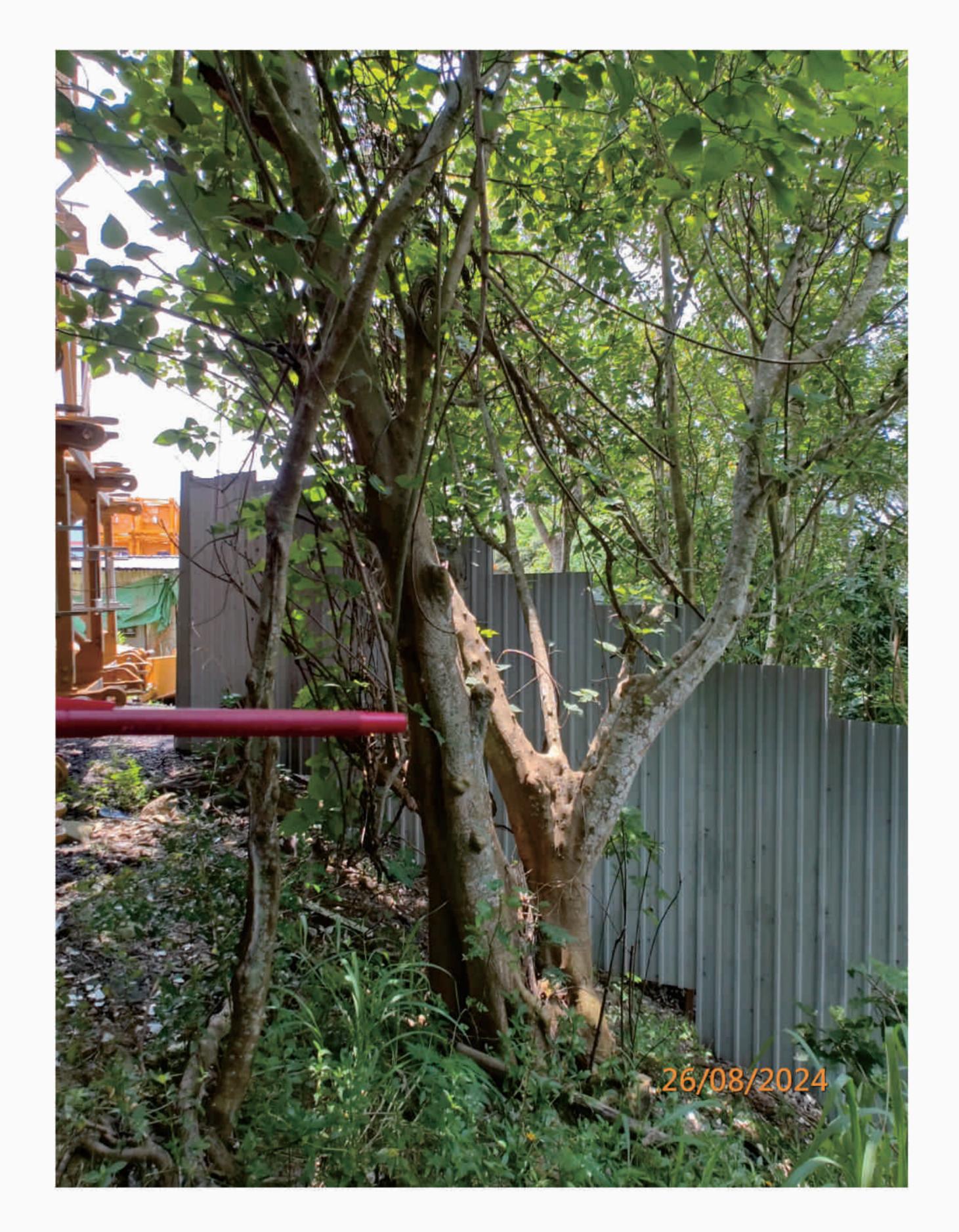
Tree to be Retained	16 nos.					
Tree to be Transplanted	0					
Tree to be Felled	0					
Total Number of Existing Trees	16 nos.					

<sup>1</sup> Please state whether the OVT, potentially registrable OVT, trees of rare or protected species, trees with ecological and historical significance, etc. within and/or adjacent to the site is likely to be affected <sup>2</sup> DBH of a tree refers to its diameter at breast height (i.e. measured at 1.3m above ground level)





### T01(R) - Overview





# T01(R) - Trunk

(R) - Retain , (F) - Fell , (T) - Transplant

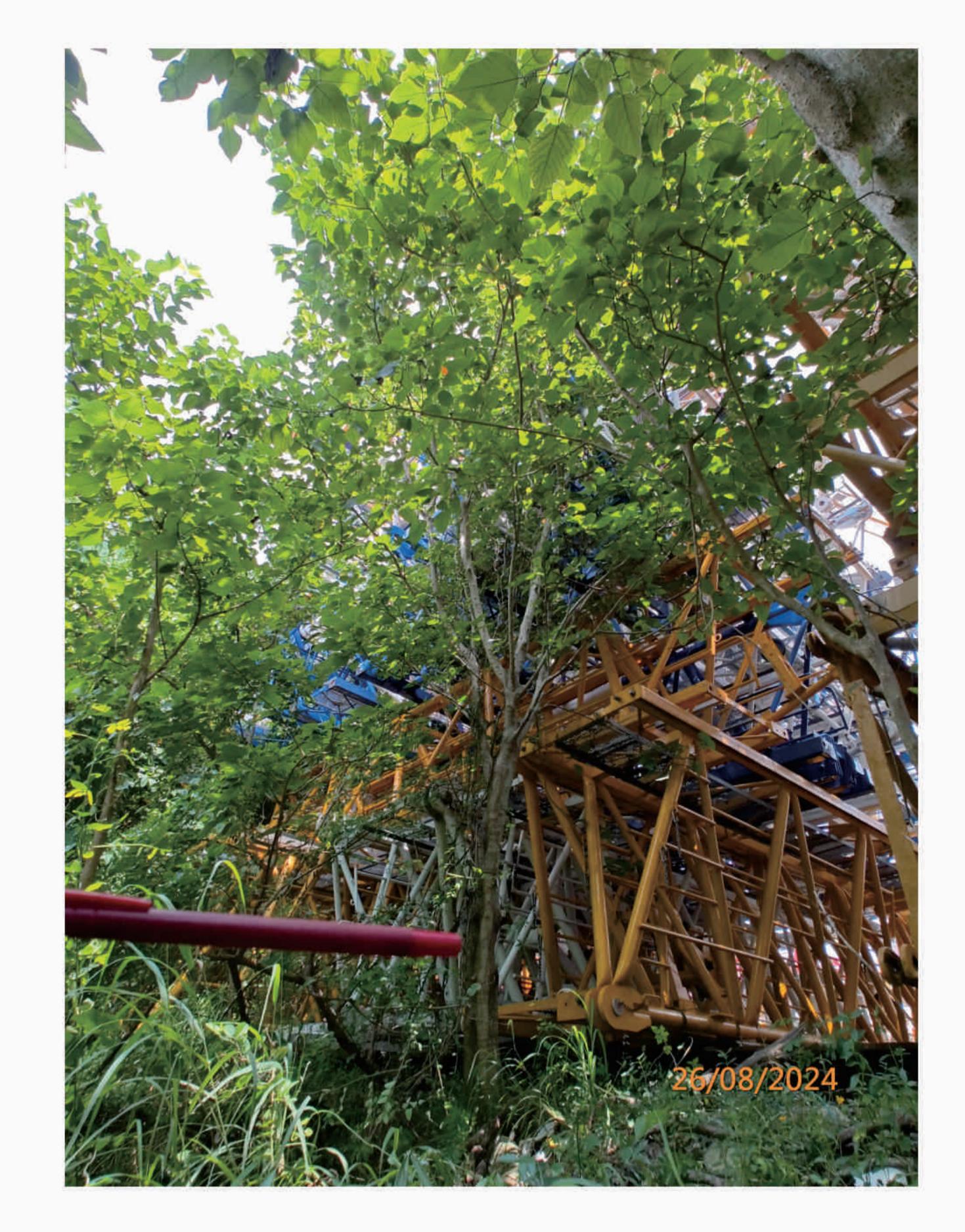
P. 01

## T01(R) - Large Cavity at Trunk Base

LanDes

Photographic Record of Existing Trees



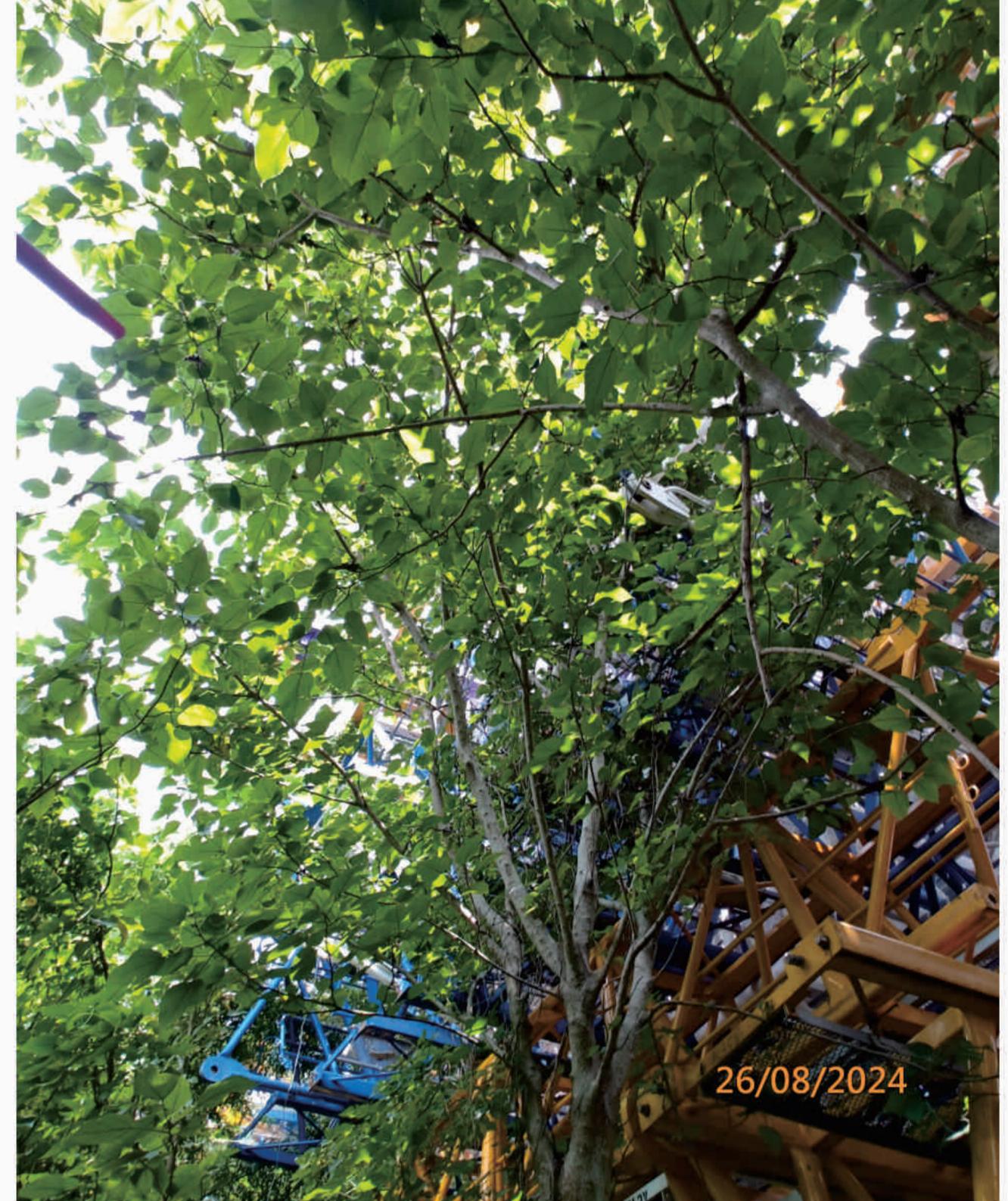


### T02(R) - Label

### T02(R) - Overview







T02(R) - Trunk

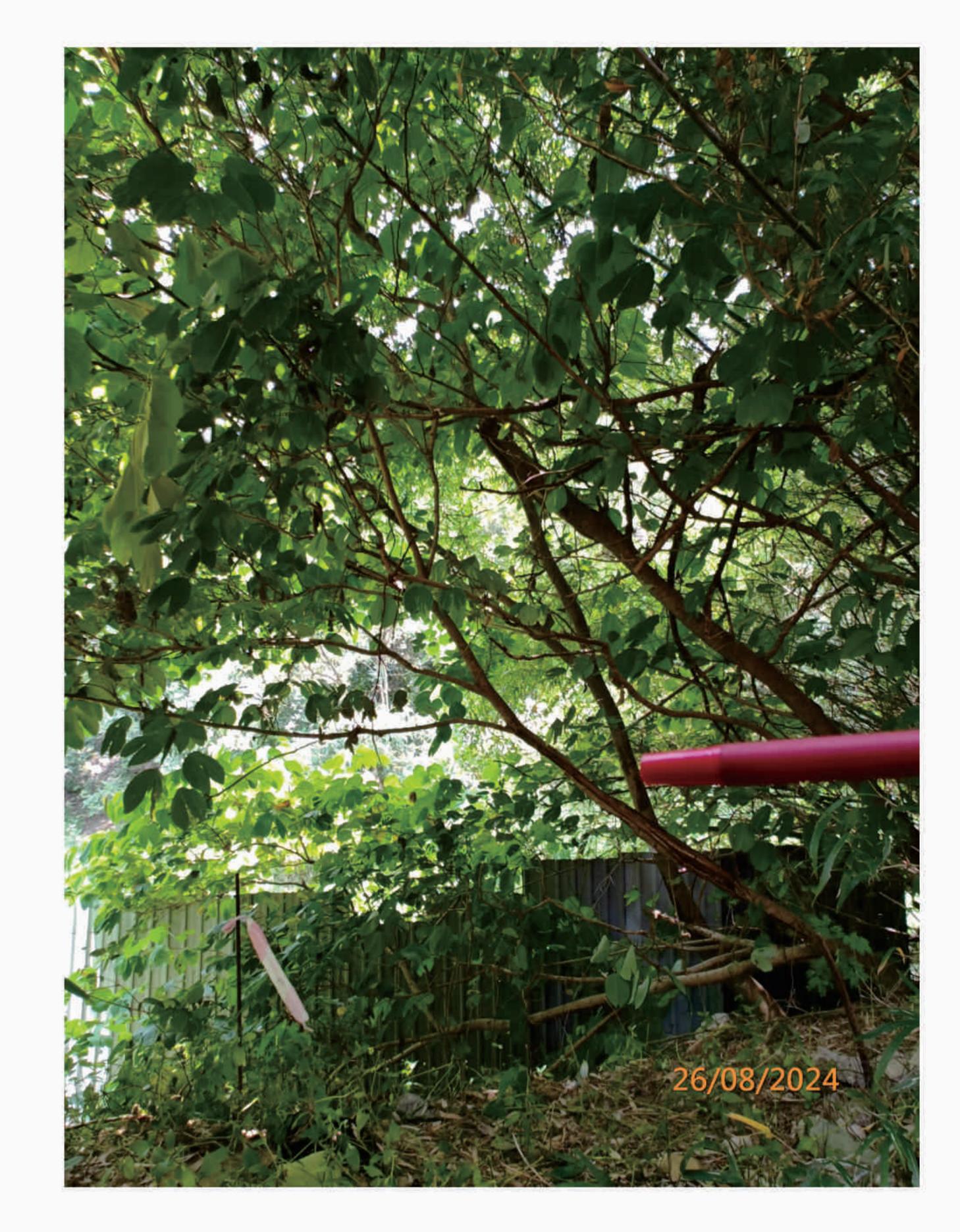
(R) - Retain , (F) - Fell , (T) - Transplant

P. 02

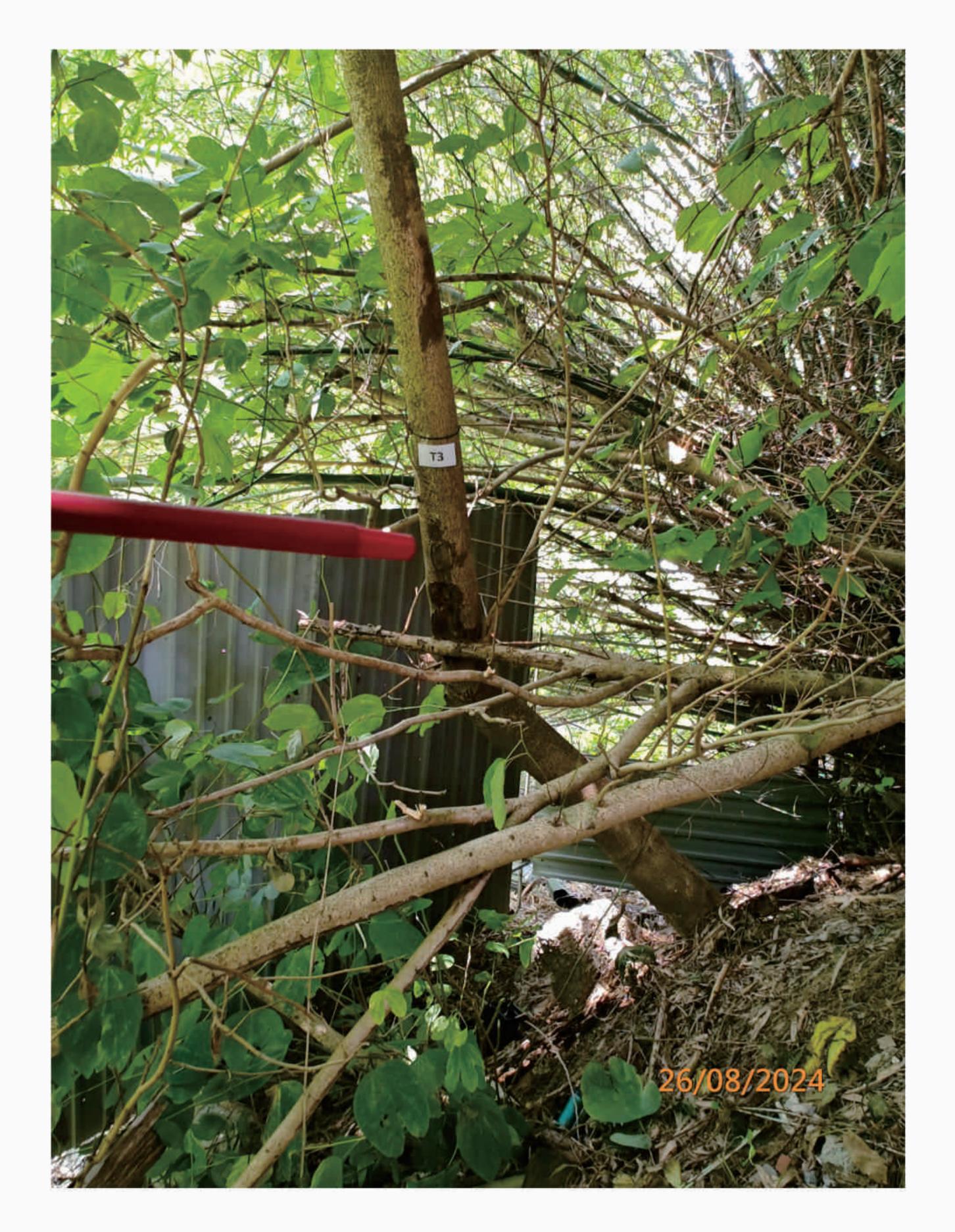
T02(R) - Crown

Photographic Record of Existing Trees





### T03(R) - Overview







(R) - Retain , (F) - Fell , (T) - Transplant

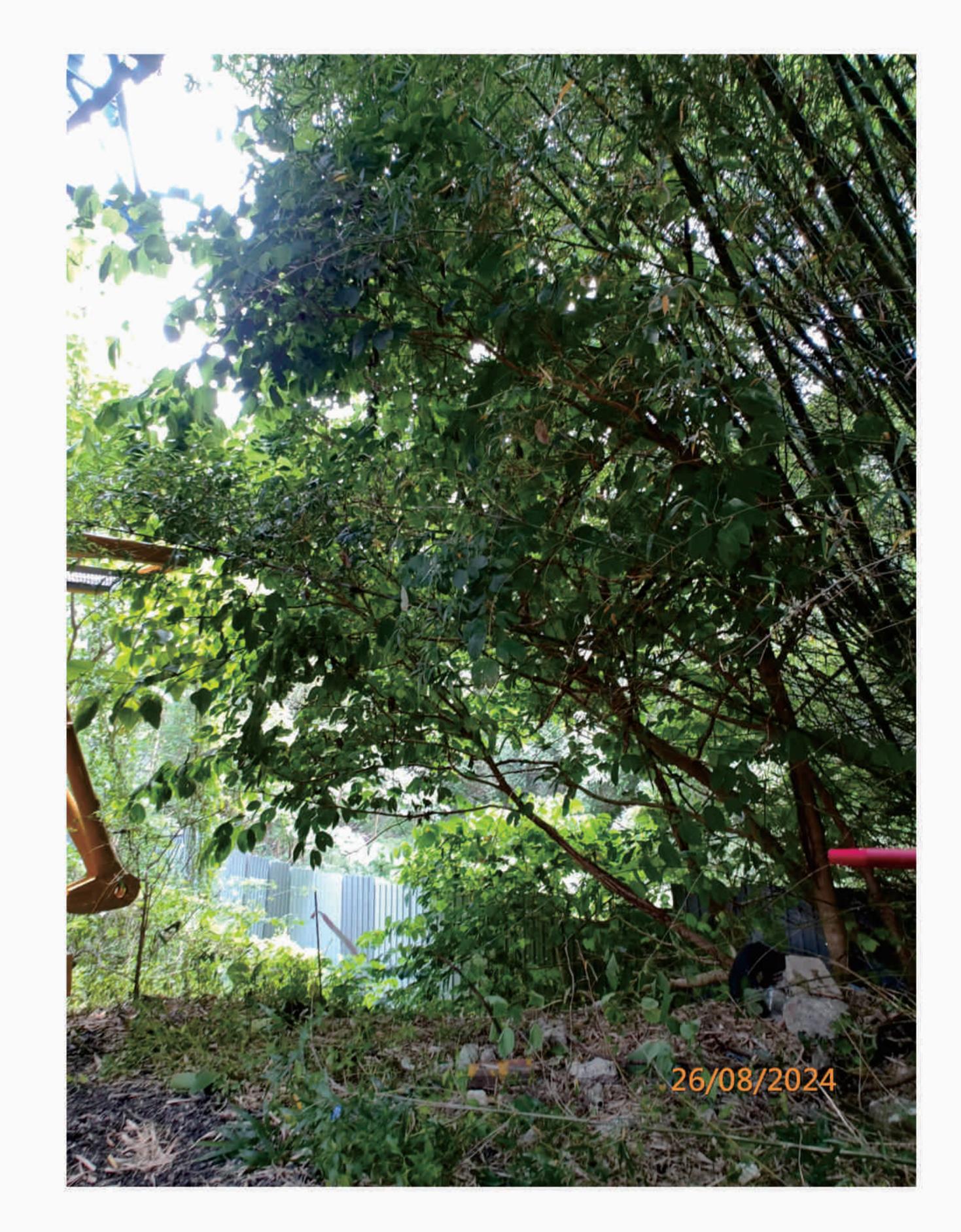
P. 03

T03(R) - Heartwood Damage in Trunk

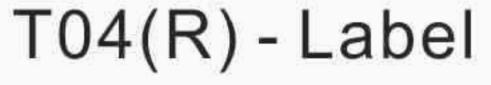
LanDes

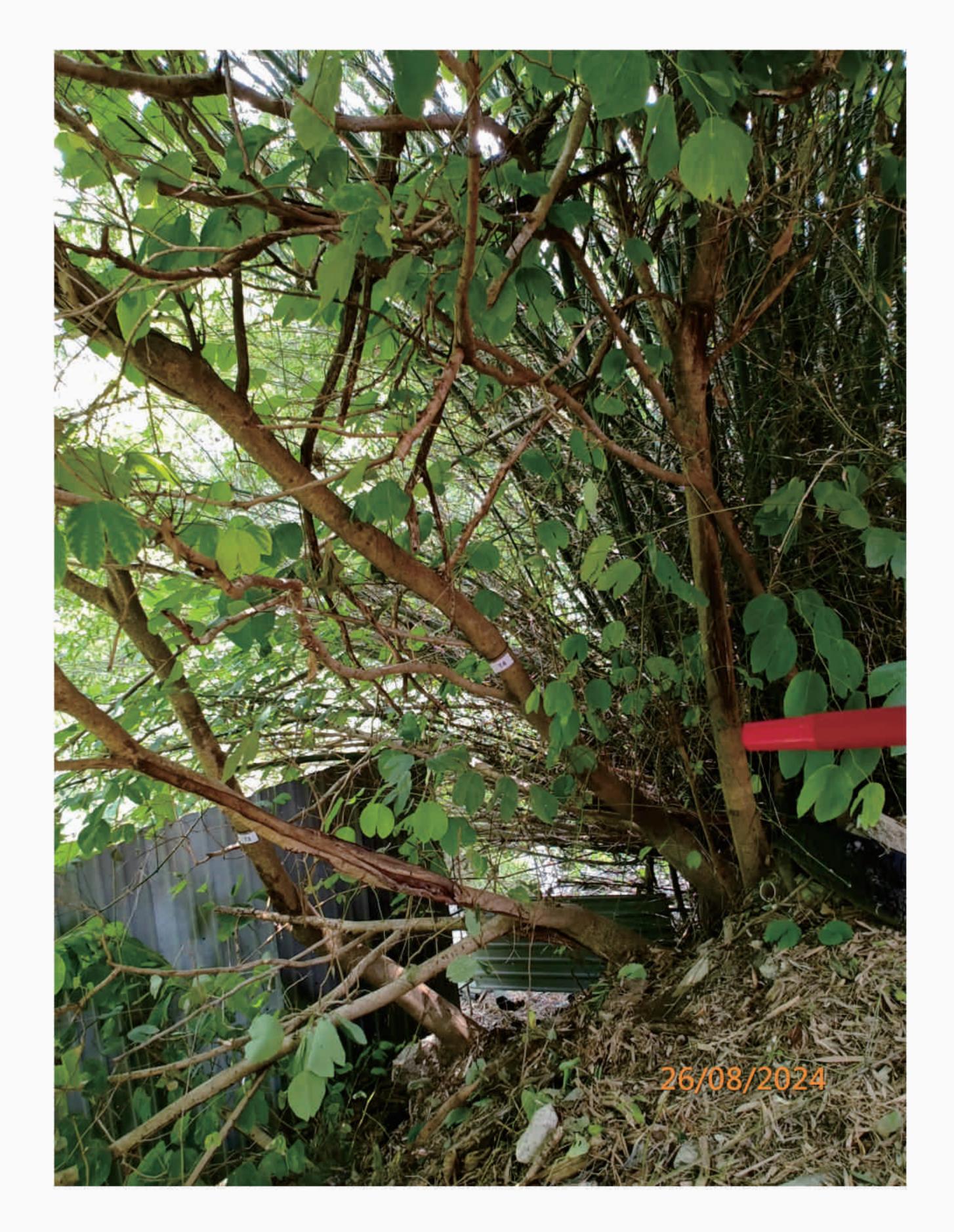
Photographic Record of Existing Trees



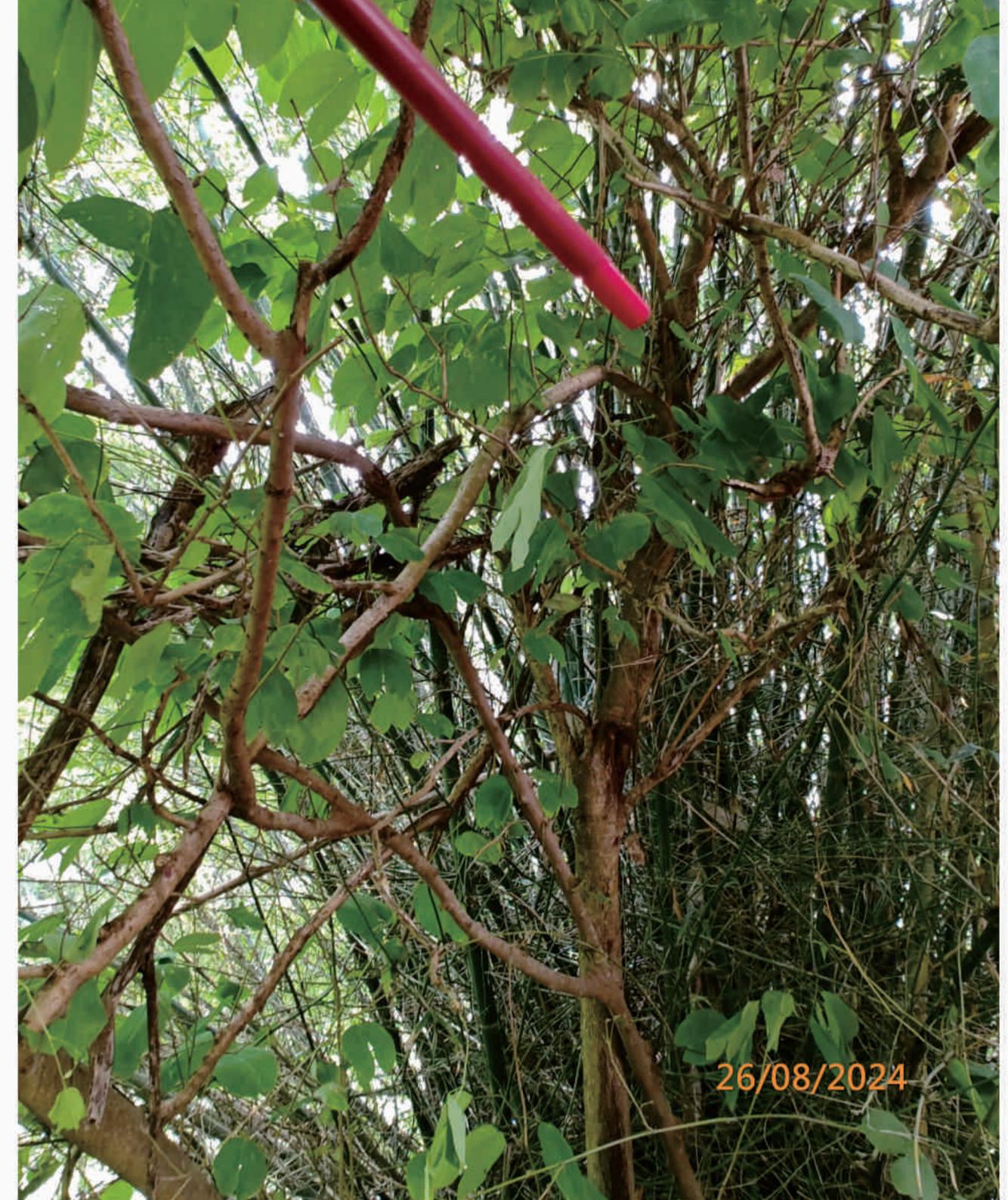


### T04(R) - Overview









LEGEND: T04(R) - Trunk

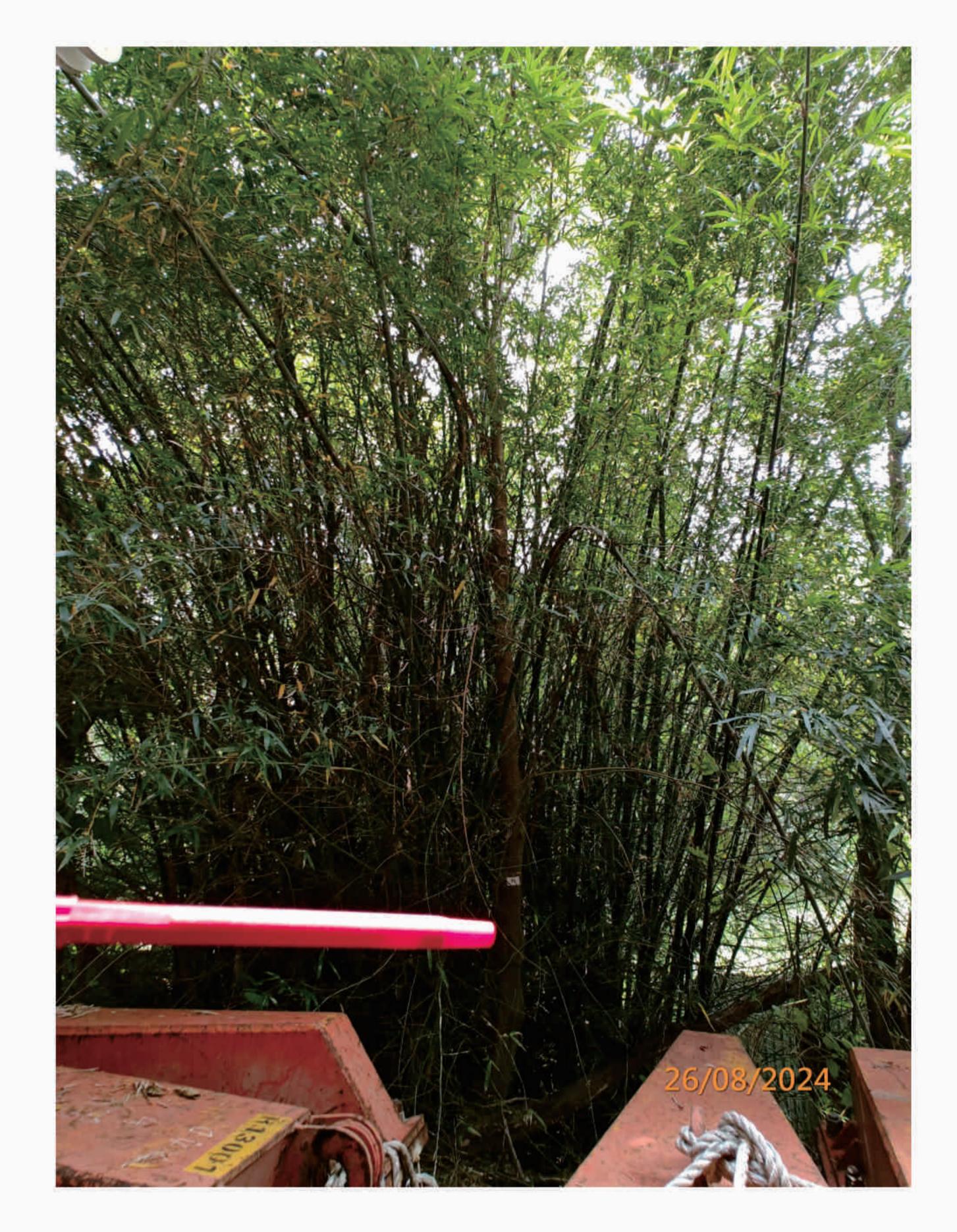
P. 04

T04(R) - Broken Branches

(R) - Retain , (F) - Fell , (T) - Transplant

Photographic Record of Existing Trees





### T05(R) - Overview







LEGEND: T05(R) - Trunk

(R) - Retain , (F) - Fell , (T) - Transplant

P. 05

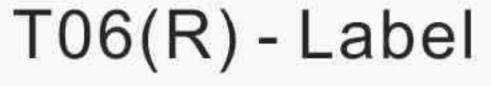
T05(R) - Crown

Photographic Record of Existing Trees





### T06(R) - Overview









T06(R) - Trunk

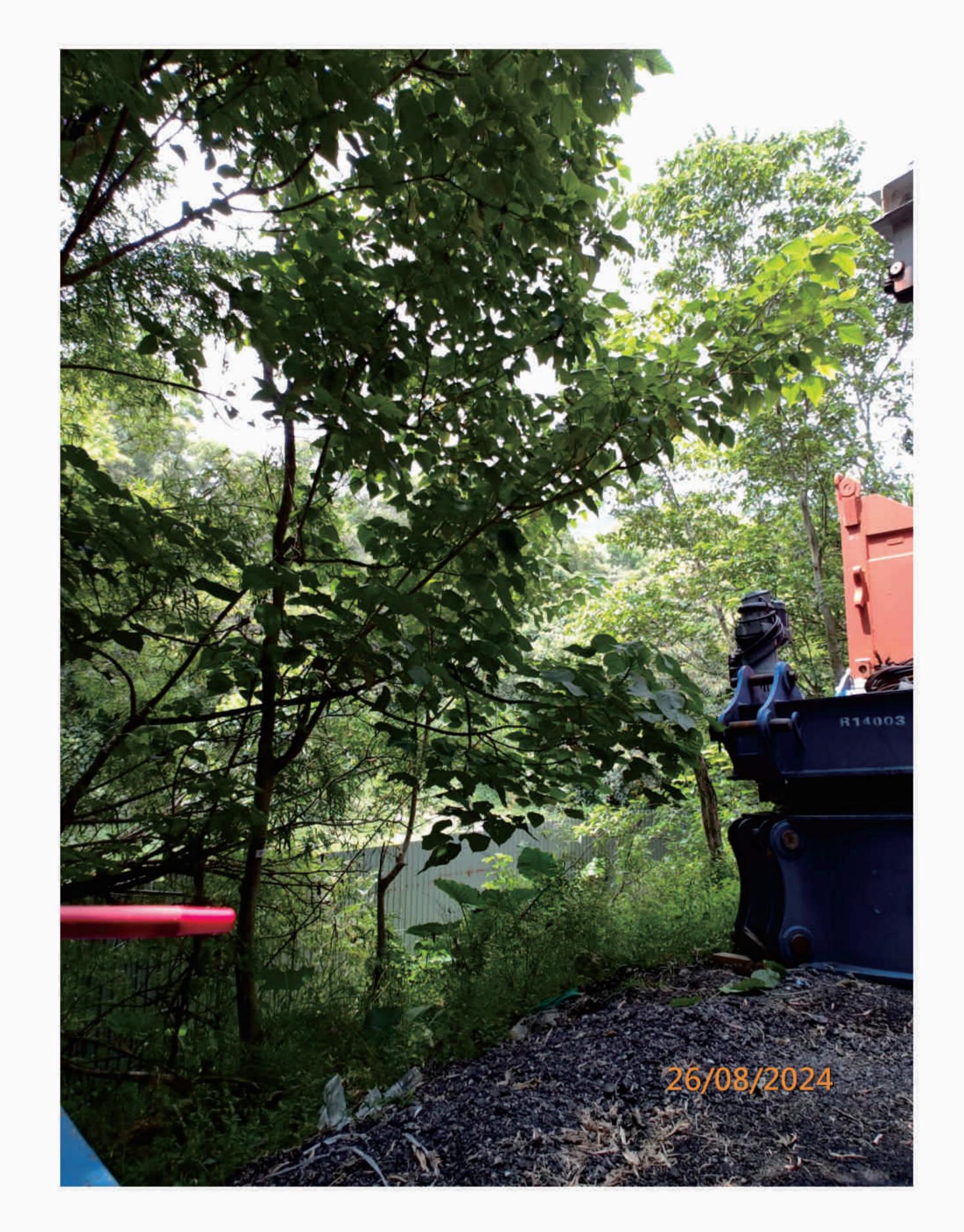
(R) - Retain , (F) - Fell , (T) - Transplant

P. 06

T06(R) - Decay Trunk

Photographic Record of Existing Trees





### T07(R) - Label

### T07(R) - Overview







## T07(R) - Trunk

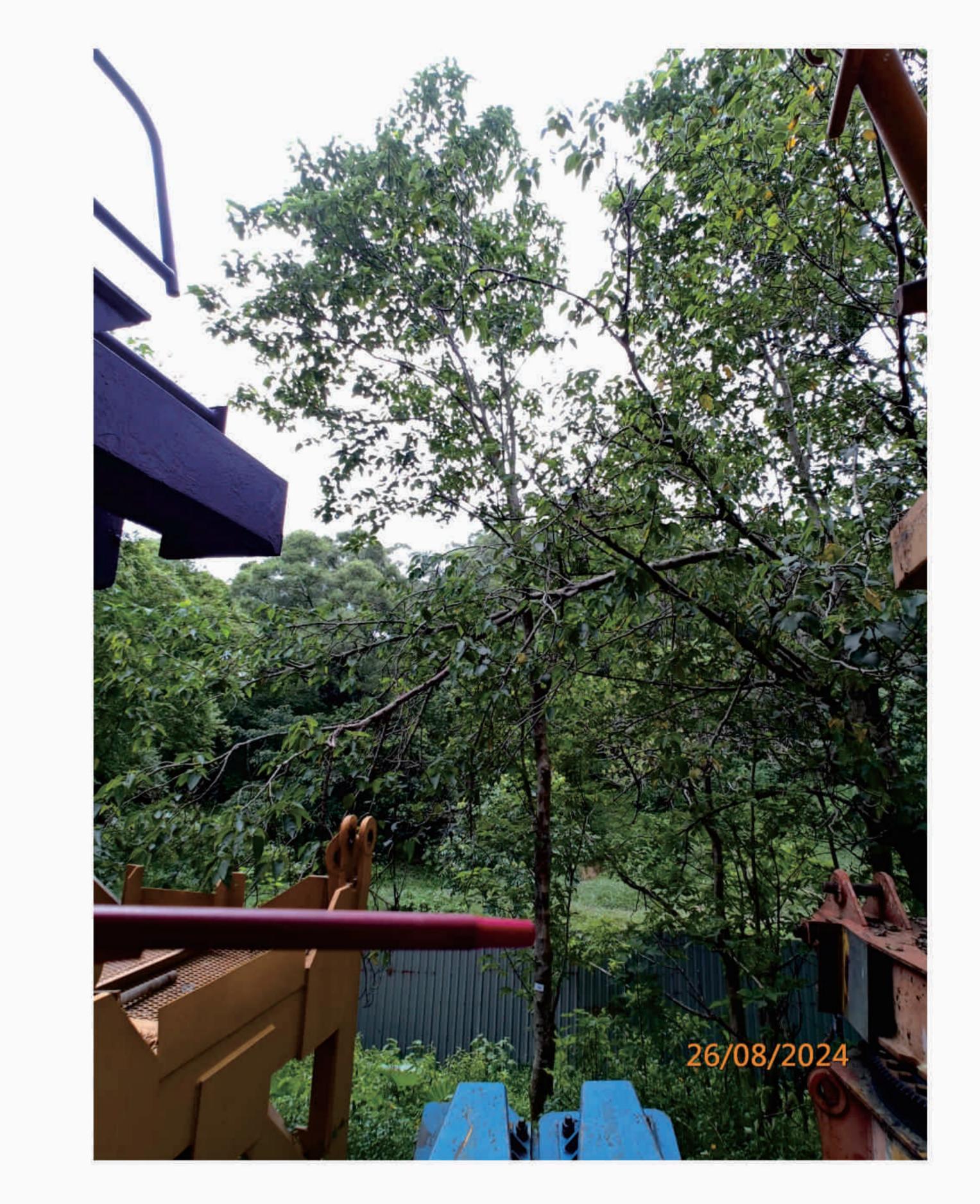
(R) - Retain , (F) - Fell , (T) - Transplant

P. 07

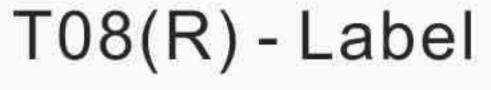
### T07(R) - Imbalanced Crown

Photographic Record of Existing Trees

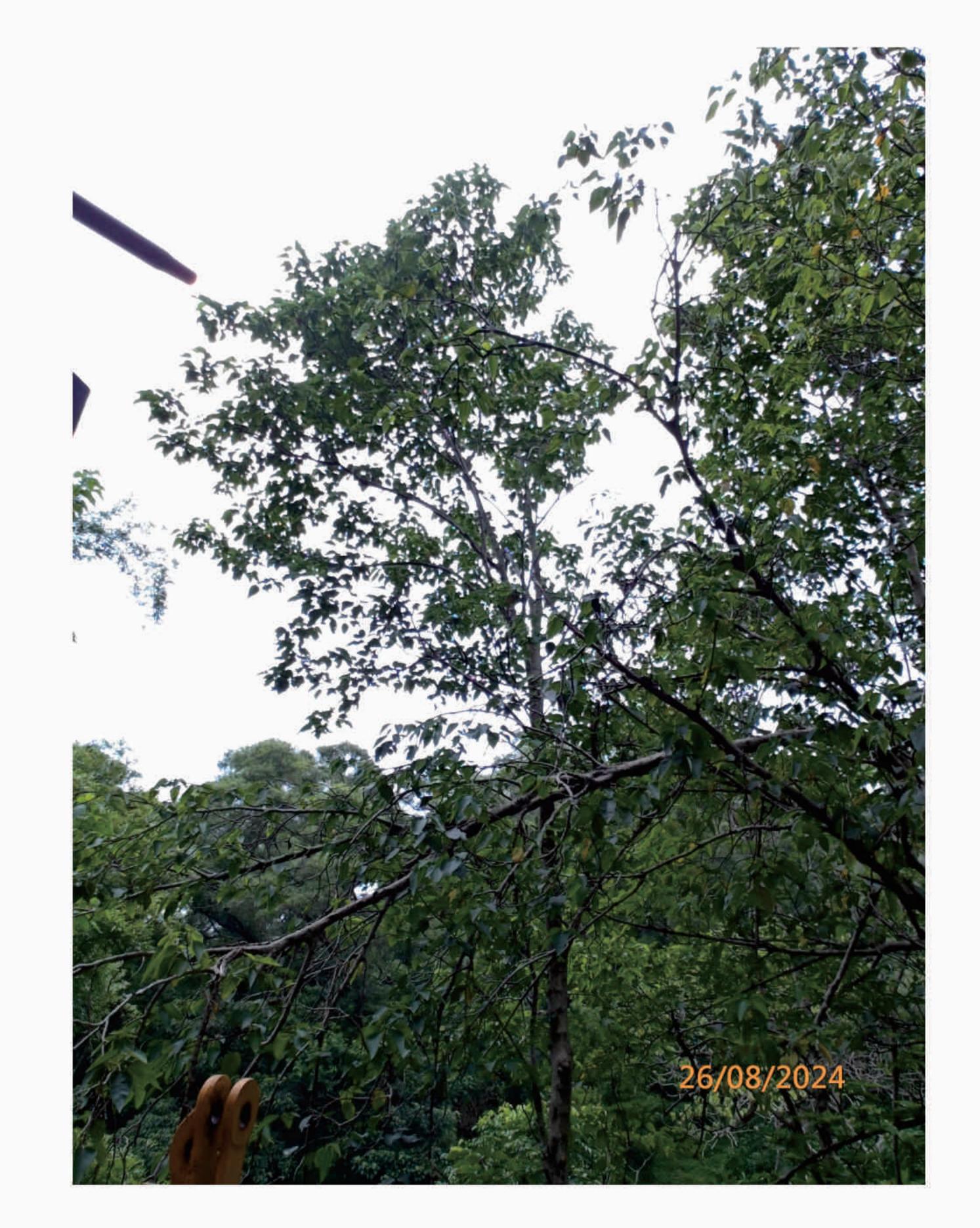




### T08(R) - Overview







T08(R) - Trunk

(R) - Retain , (F) - Fell , (T) - Transplant

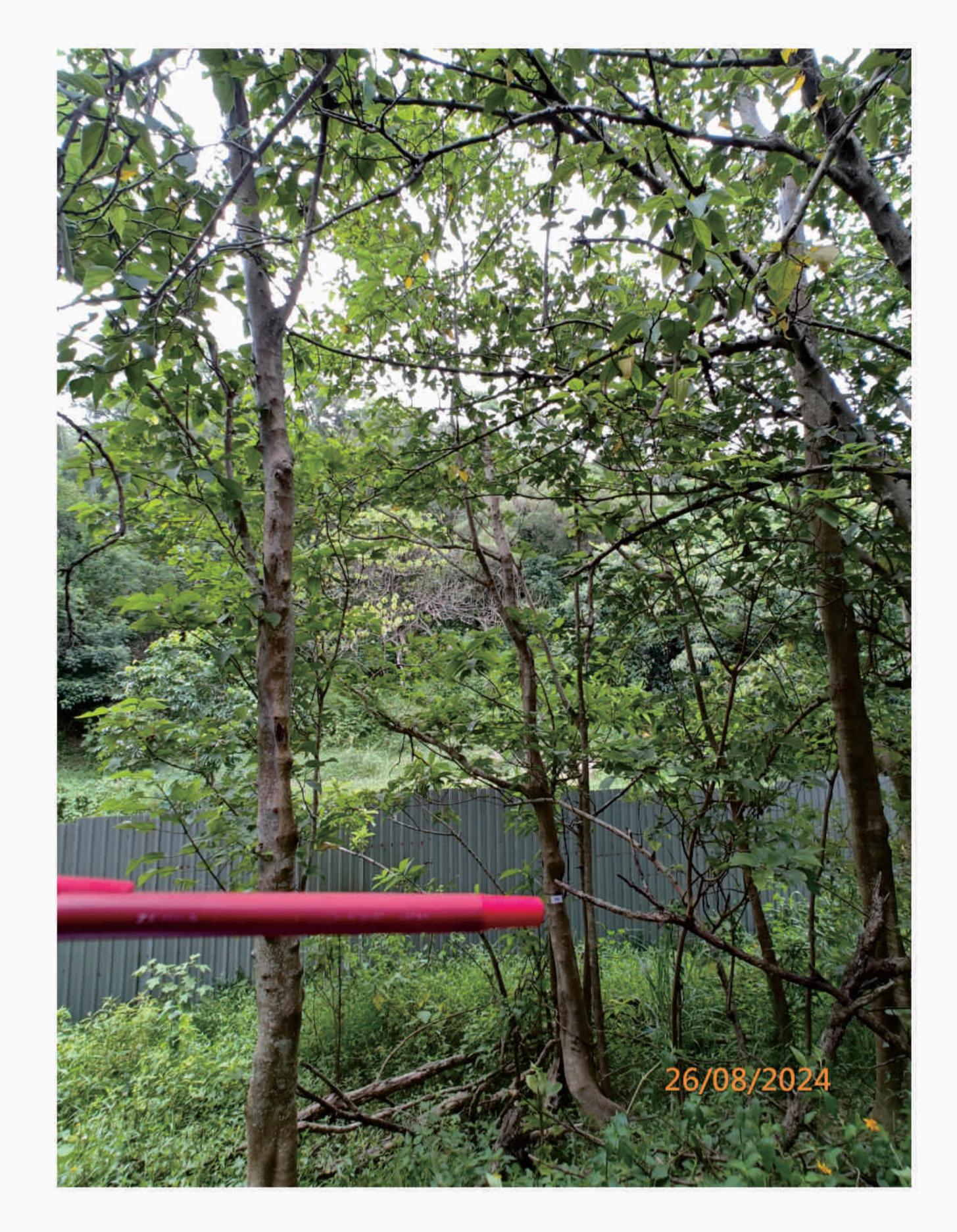
P. 08

T08(R) - Crown

LanDes

Photographic Record of Existing Trees

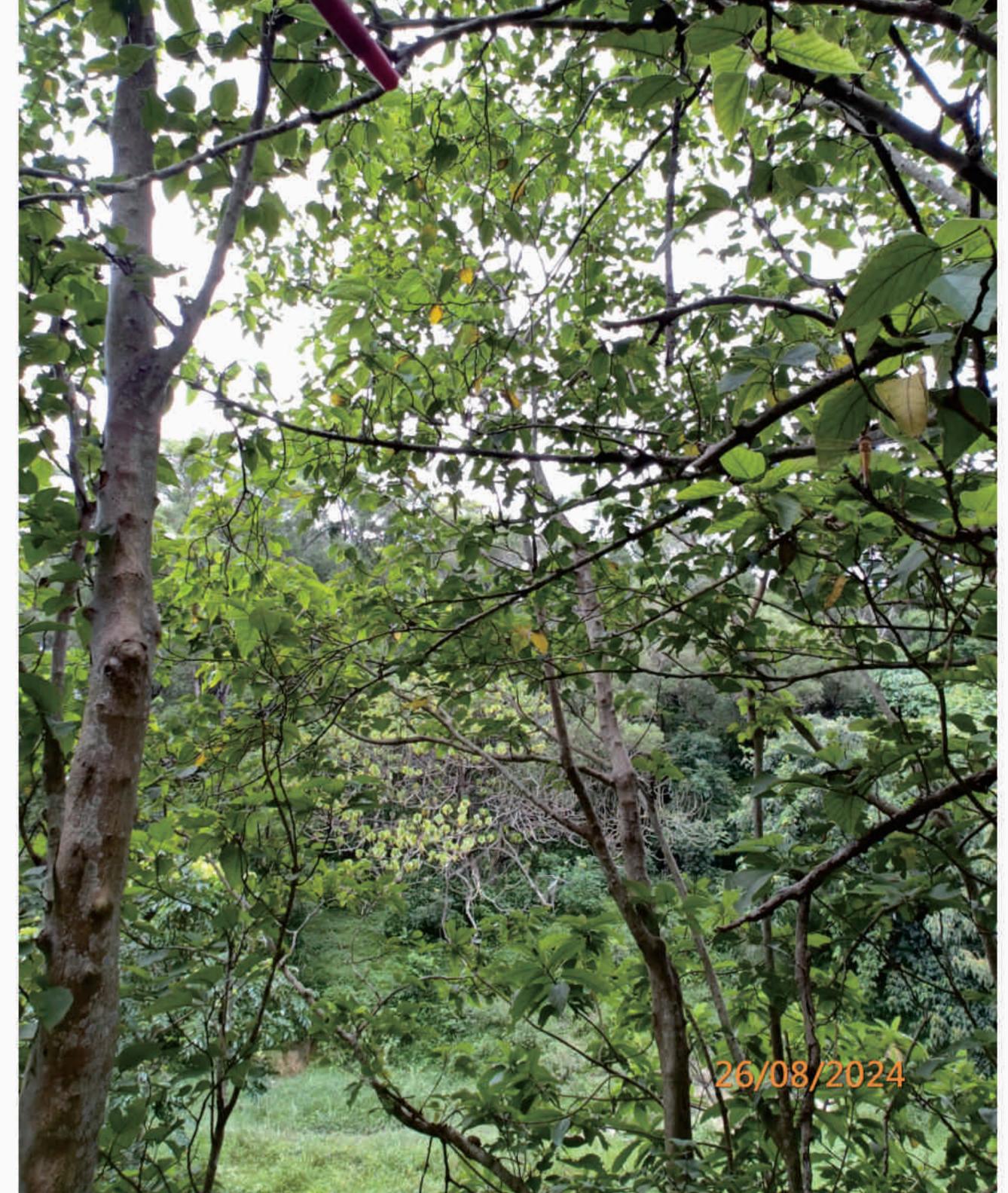




### T09(R) - Overview







T09(R) - Trunk

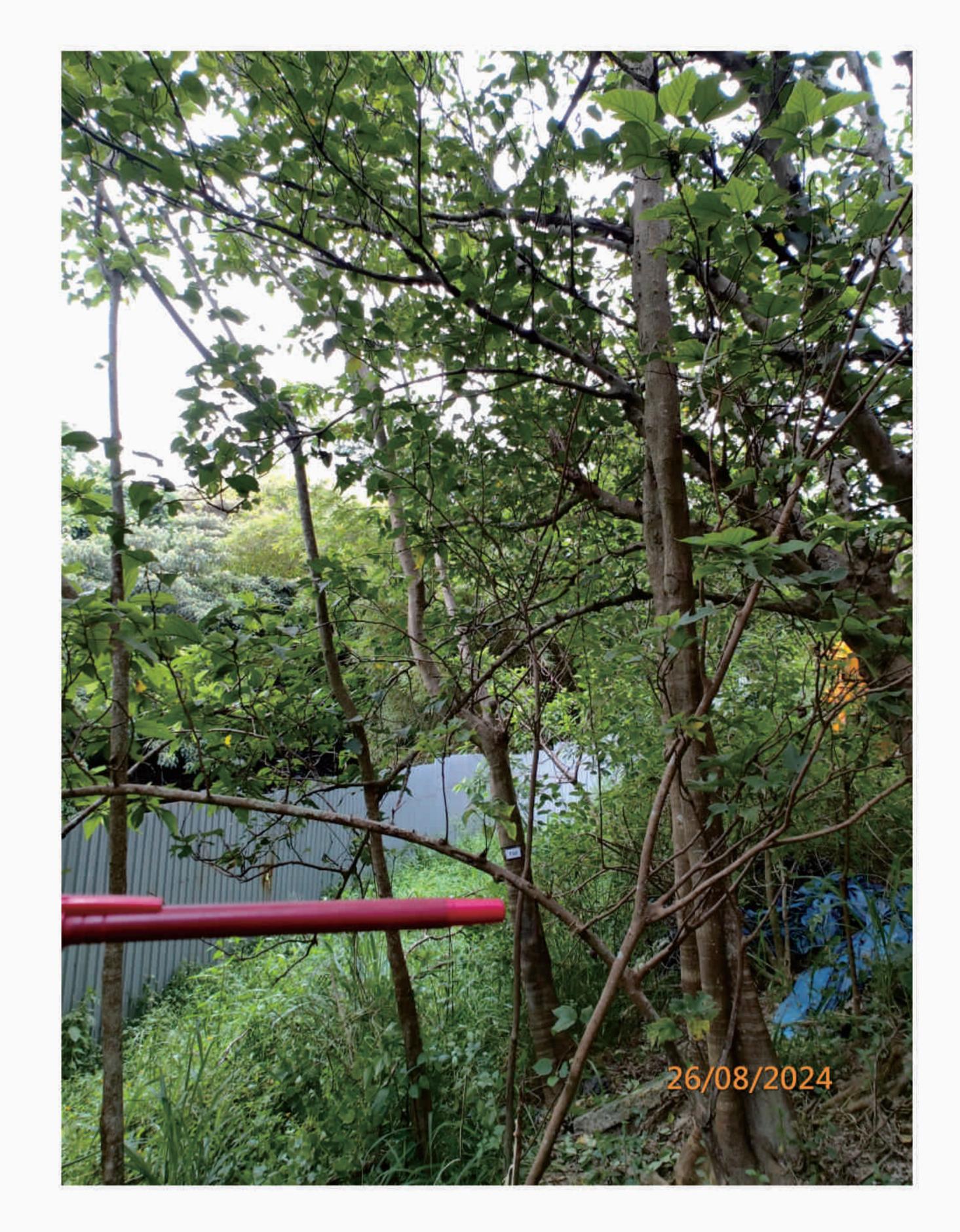
(R) - Retain , (F) - Fell , (T) - Transplant

P. 09

T09(R) - Crown

Photographic Record of Existing Trees





### T10(R) - Label

### T10(R) - Overview









T10(R) - Trunk

(R) - Retain , (F) - Fell , (T) - Transplant

P. 10

T10(R) - Trunk Bending

LanDes

Photographic Record of Existing Trees





### T11(R) - Overview





LEGEND: T11(R) - Trunk

(R) - Retain , (F) - Fell , (T) - Transplant

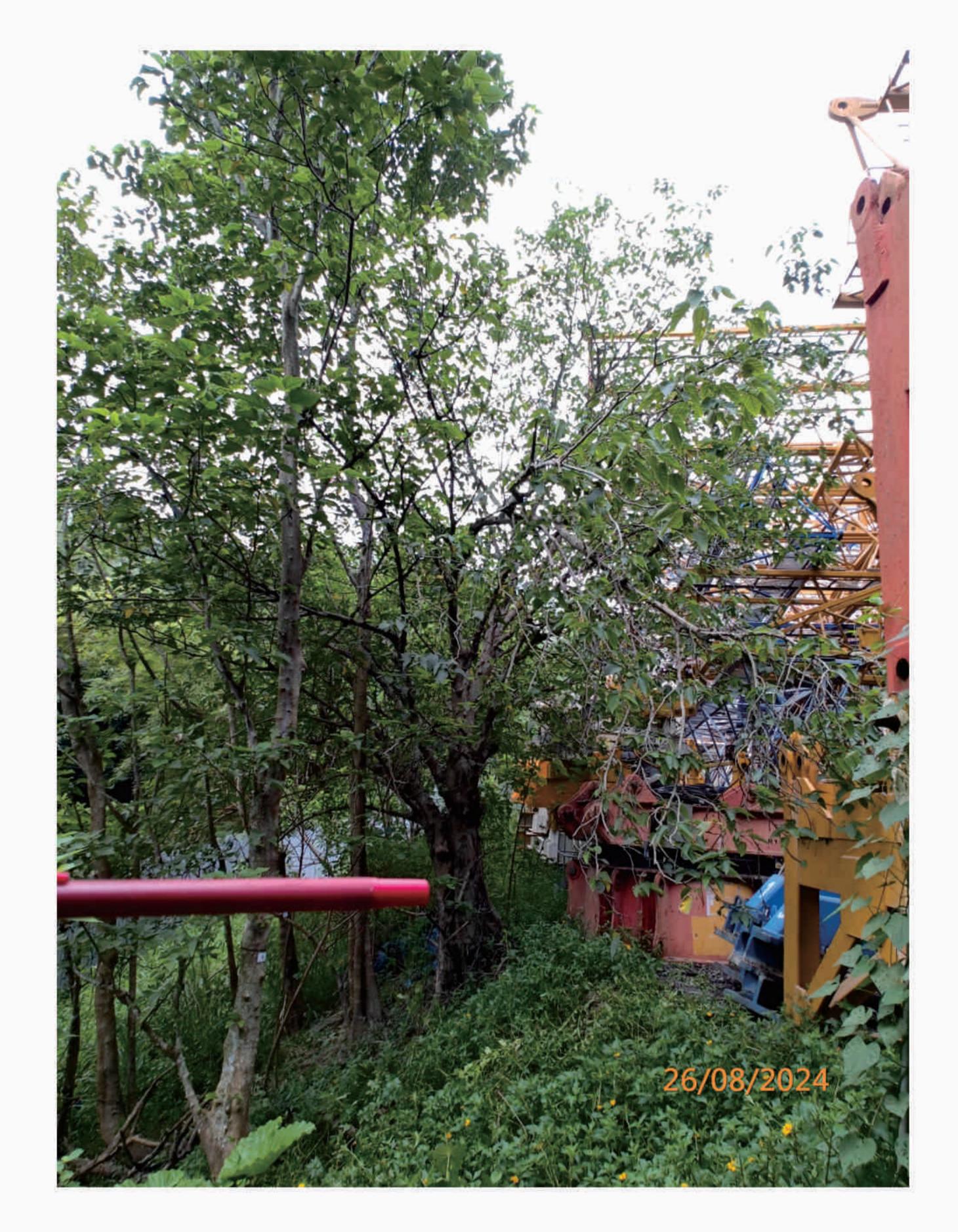
P. 11

T11(R) - Girdling Root

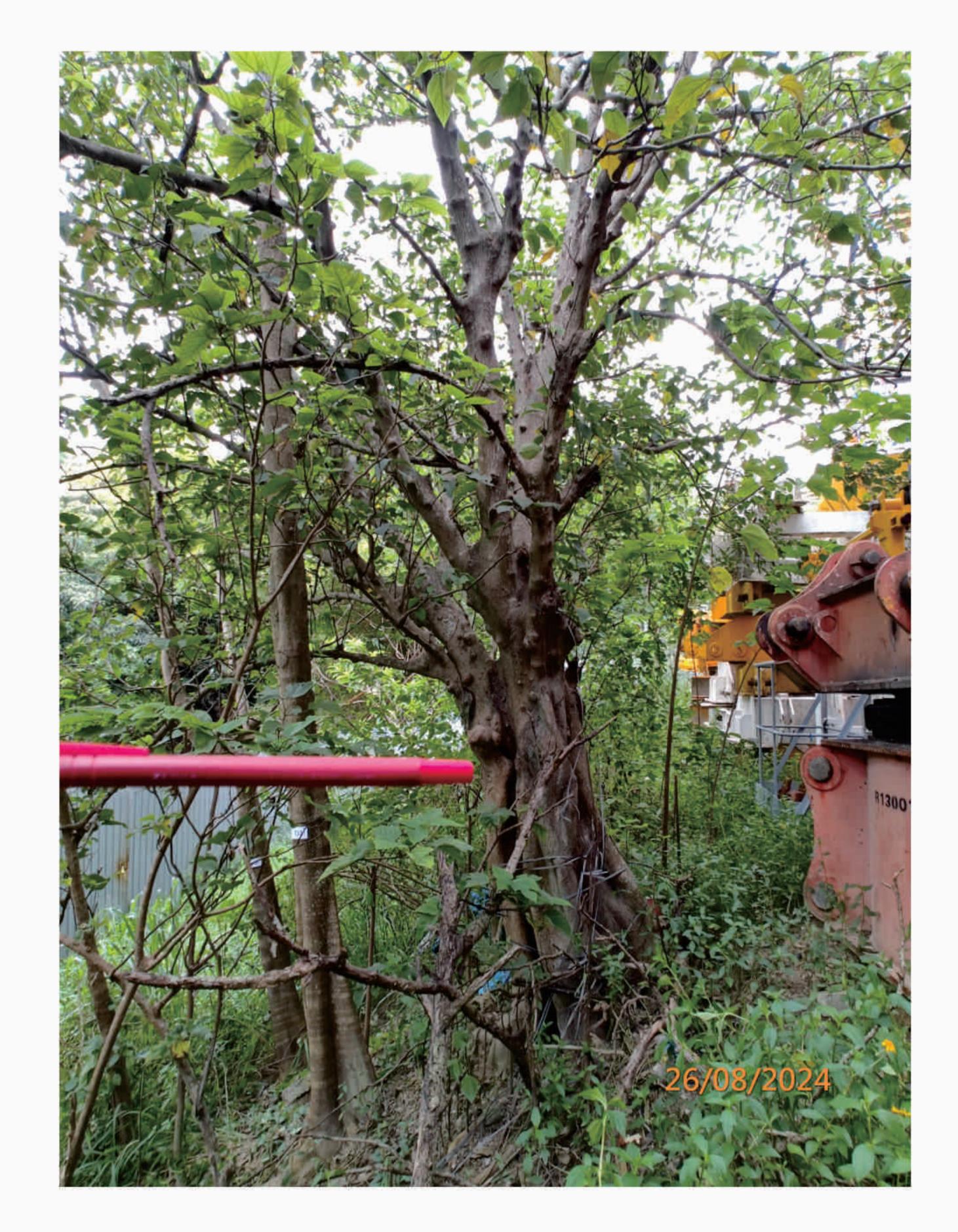
LanDes

Photographic Record of Existing Trees





### T12(R) - Overview







(R) - Retain , (F) - Fell , (T) - Transplant

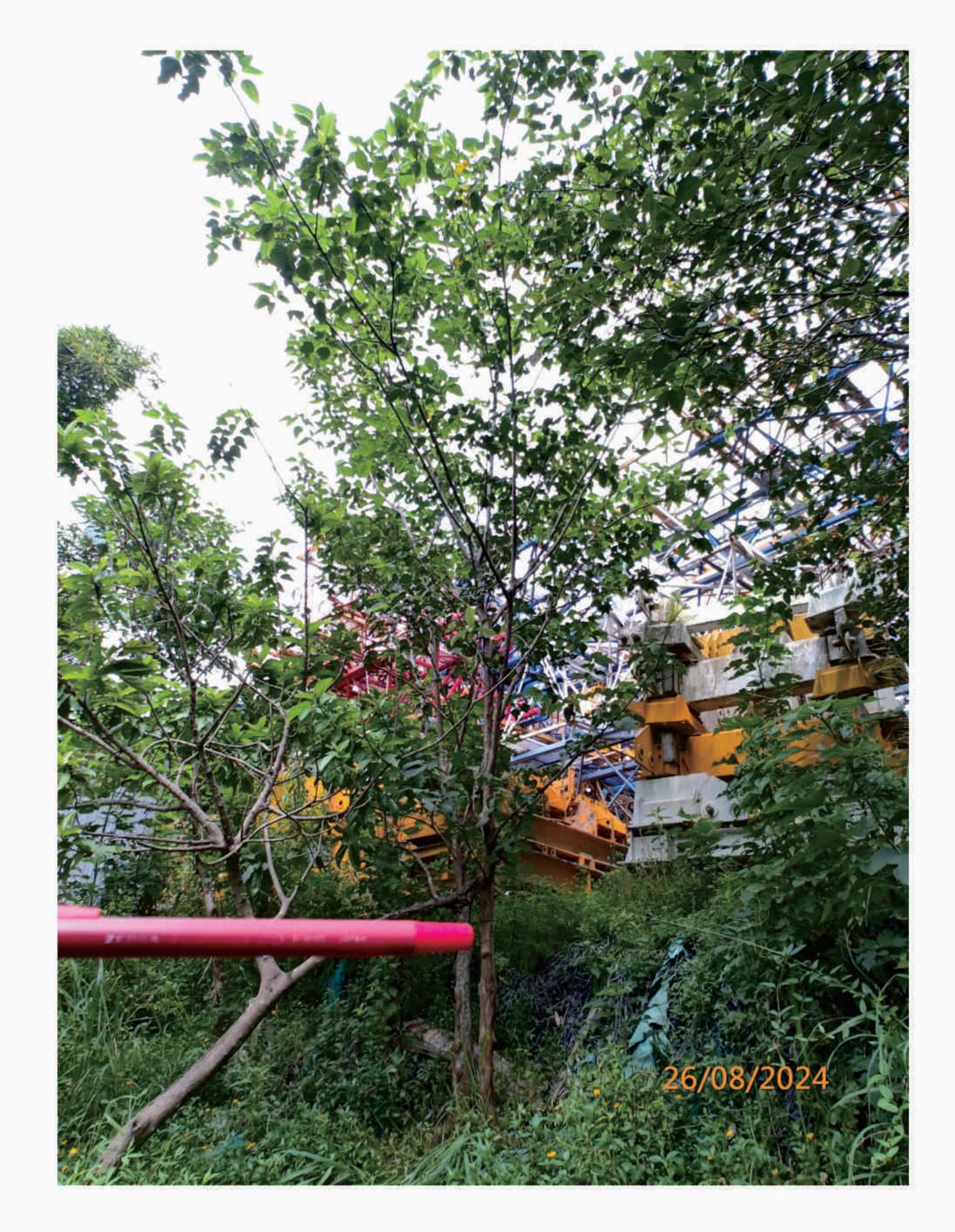
P. 12

T12(R) - Inrolled Crack at Trunk Base

LanDes

Photographic Record of Existing Trees





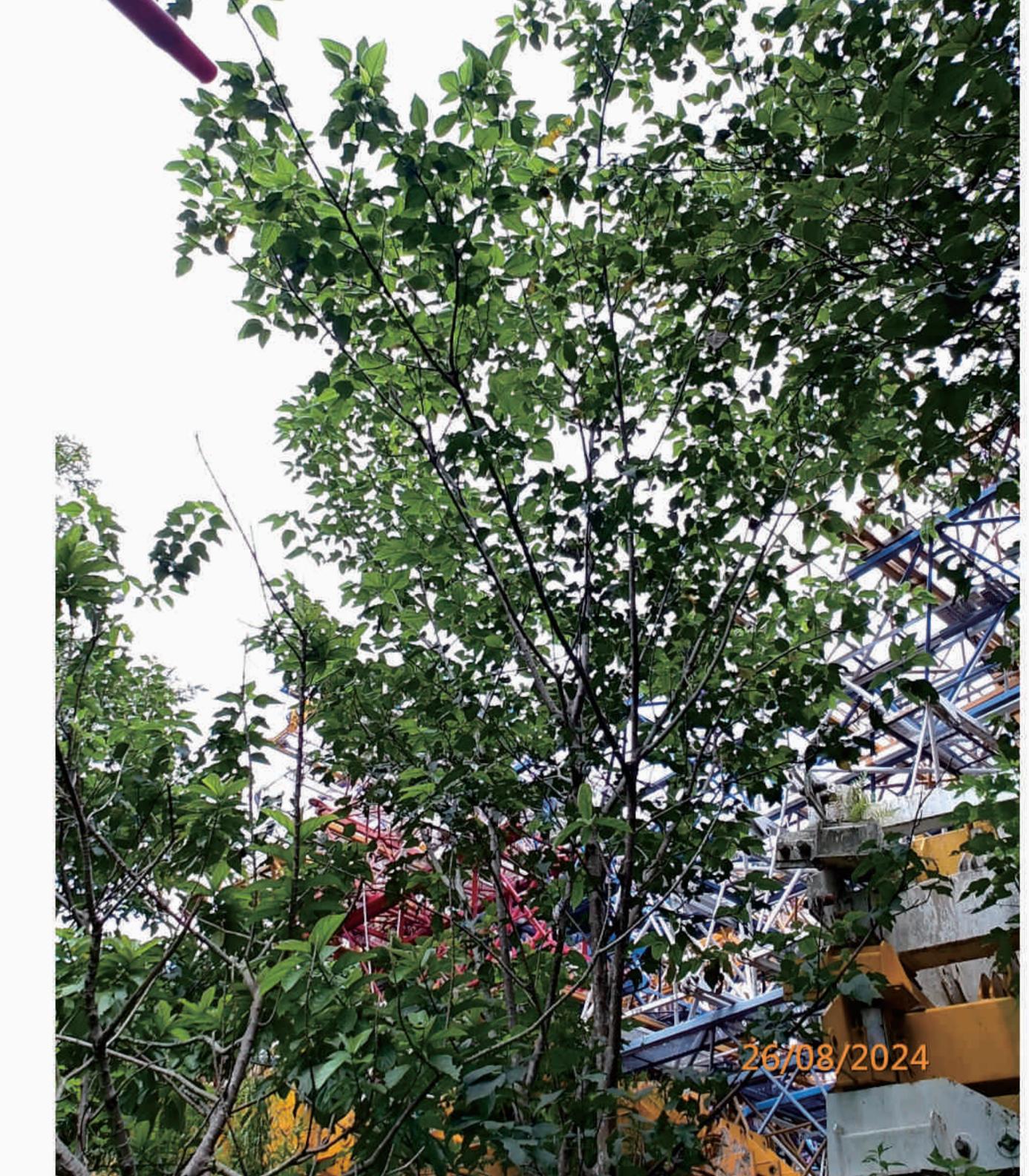
### T13(R) - Label

### T13(R) - Overview









T13(R) - Trunk

T13(R) - Crown

Photographic Record of Existing Trees

LanDes

(R) - Retain , (F) - Fell , (T) - Transplant

LEGEND:

P. 13





### T14(R) - Label

#### T14(R) - Overview









T14(R) - Trunk

(R) - Retain , (F) - Fell , (T) - Transplant

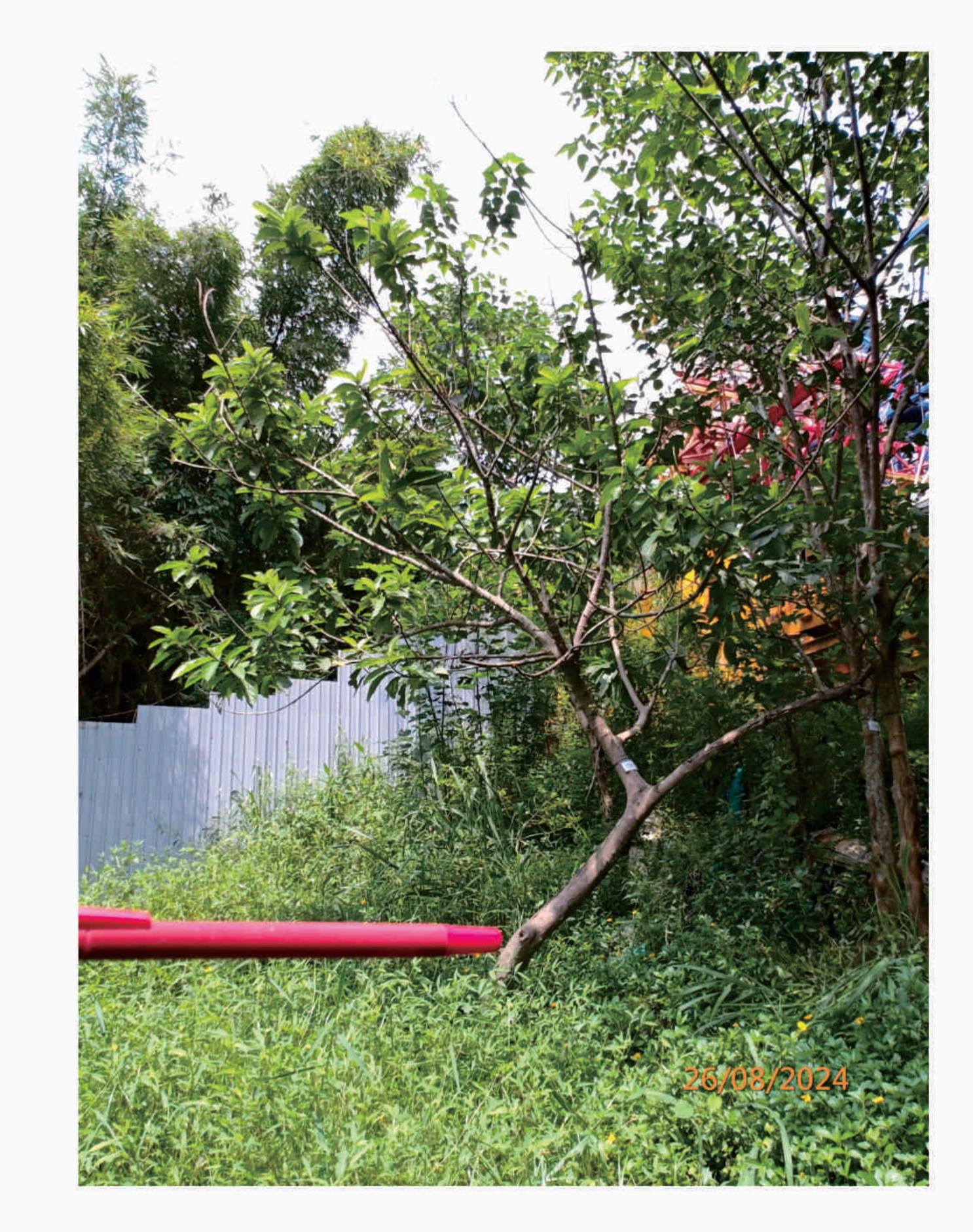
P. 14

T14(R) - Crown

LanDes

Photographic Record of Existing Trees





### T15(R) - Label

### T15(R) - Overview







LEGEND: T15(R) - Trunk

(R) - Retain , (F) - Fell , (T) - Transplant

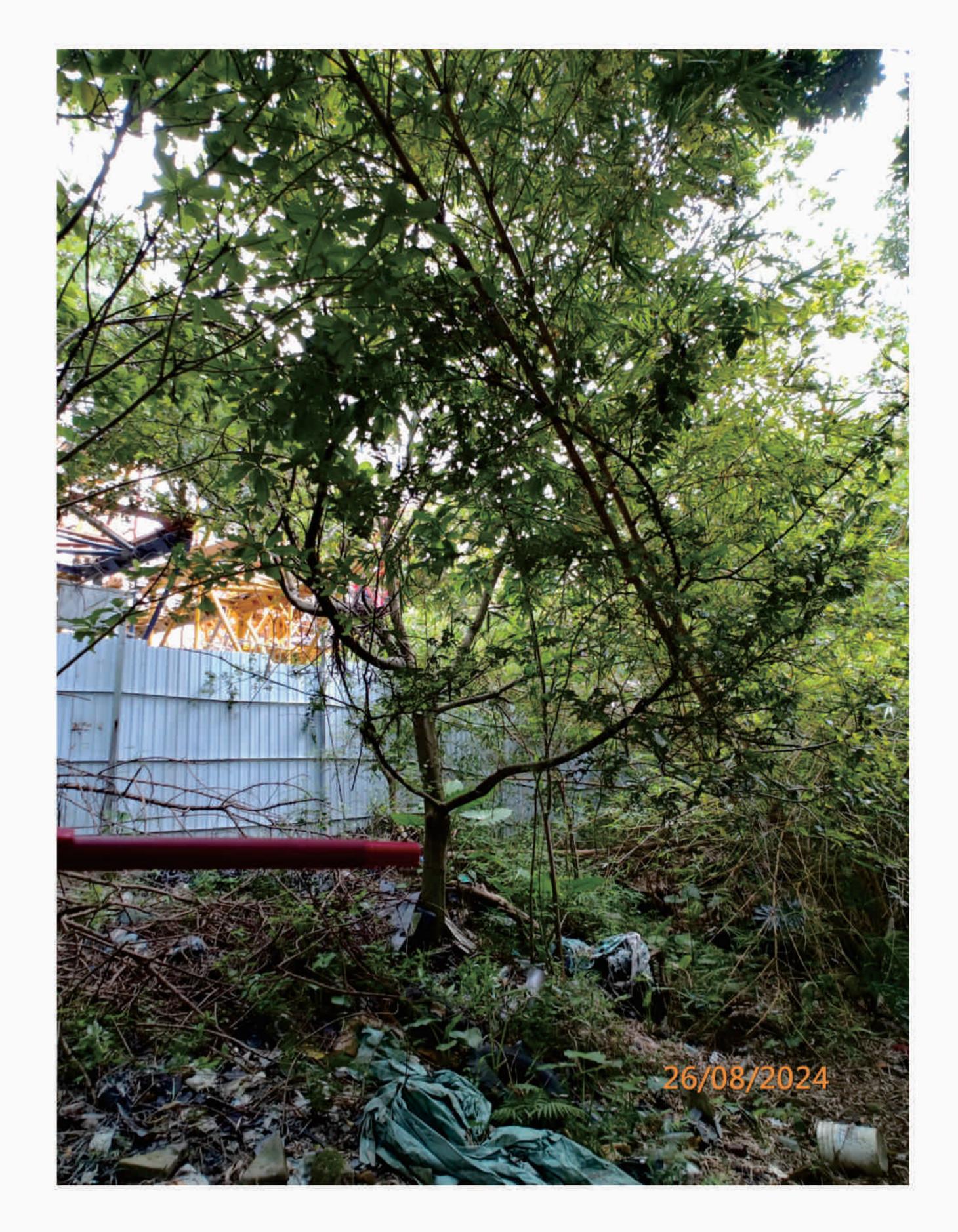
P.15

T15(R) - Decay Branch

LanDes

Photographic Record of Existing Trees





### T16(R) - Label

#### T16(R) - Overview







### T16(R) - Included Bark at Trunk

LEGEND: T16(R) - Trunk

(R) - Retain , (F) - Fell , (T) - Transplant

P. 16

Photographic Record of Existing Trees

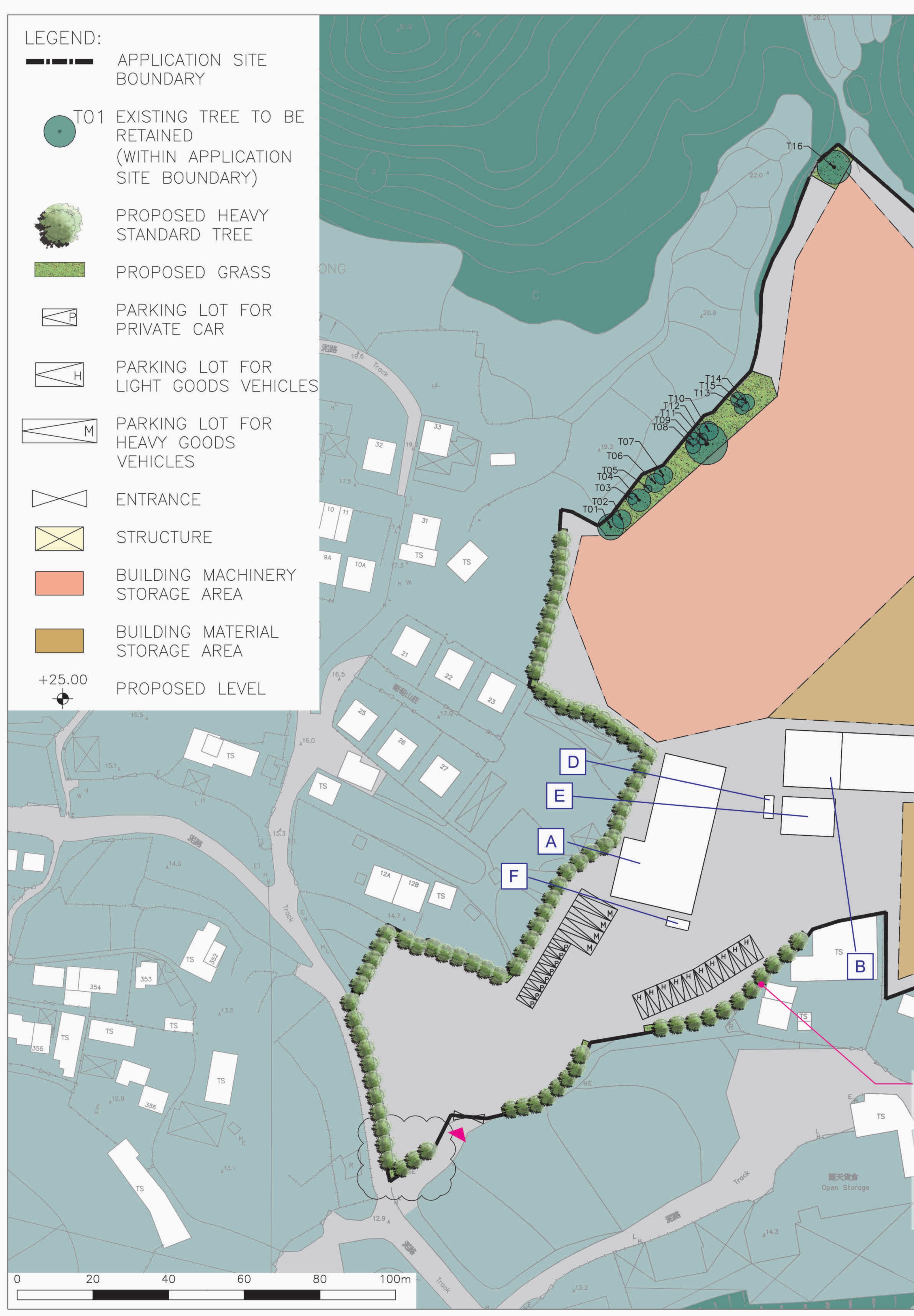
LanDes

Appendix II

Landscape Master Plan

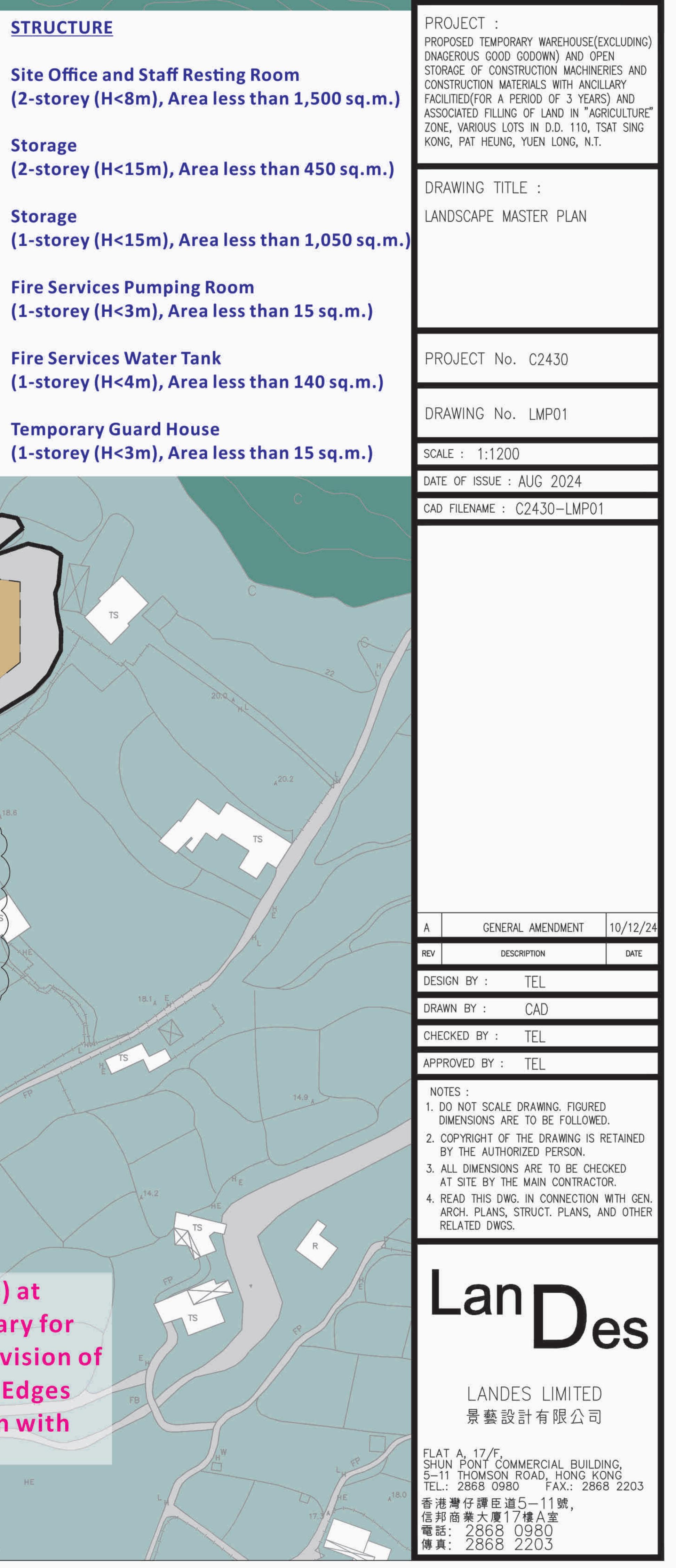
And

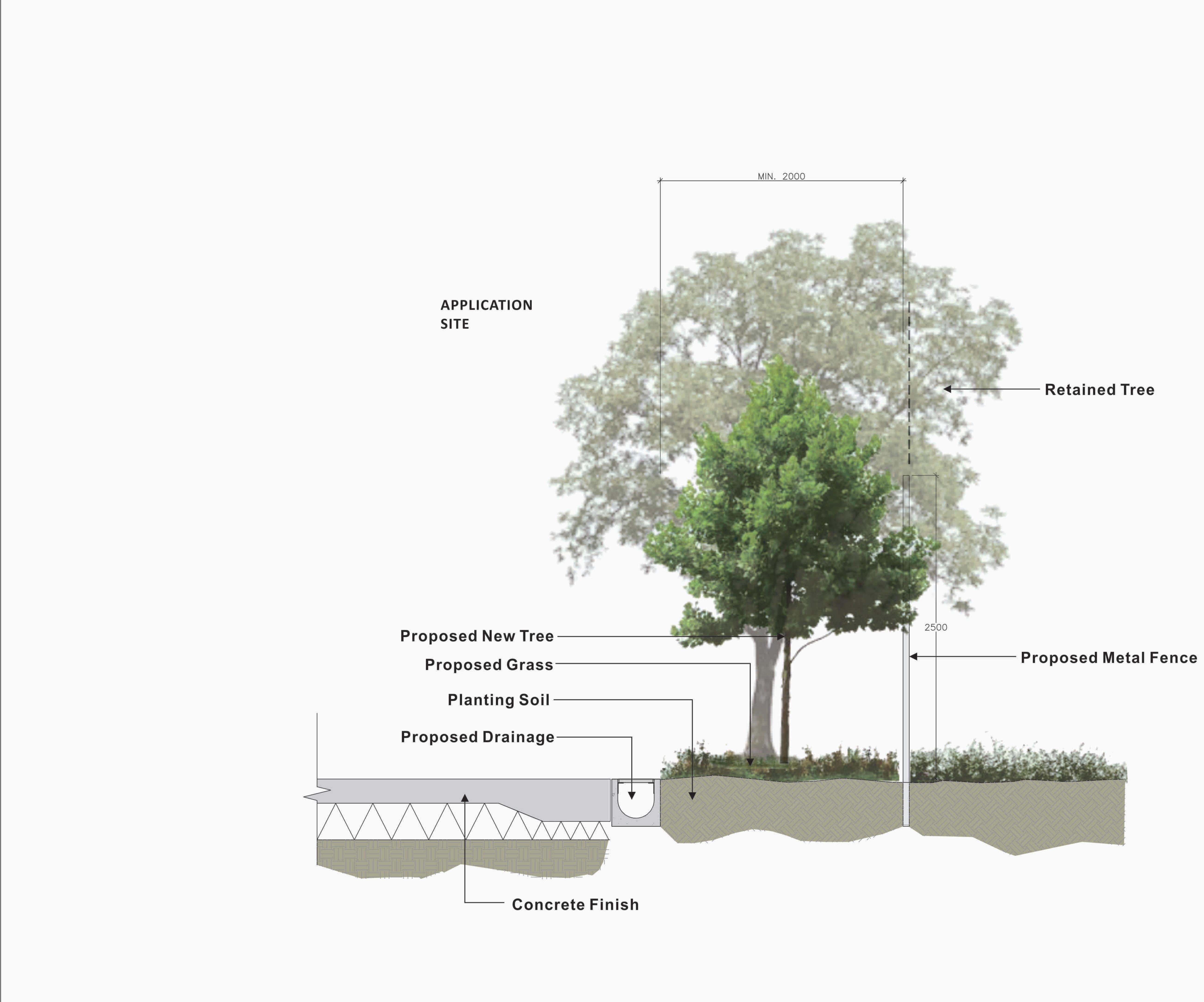
Landscape Sections



STRUCTURE A В Storage С Storage D **Fire Services Pumping Room** Ε **Fire Services Water Tank** F **Temporary Guard House** 

Planting Buffer Area (min. 2m wide) at majority portion of the Site boundary for Retention of Existing Trees and Provision of New Trees to create a Soft-planted Edges along Site Boundary and to blend in with the adjacent Natural Context.



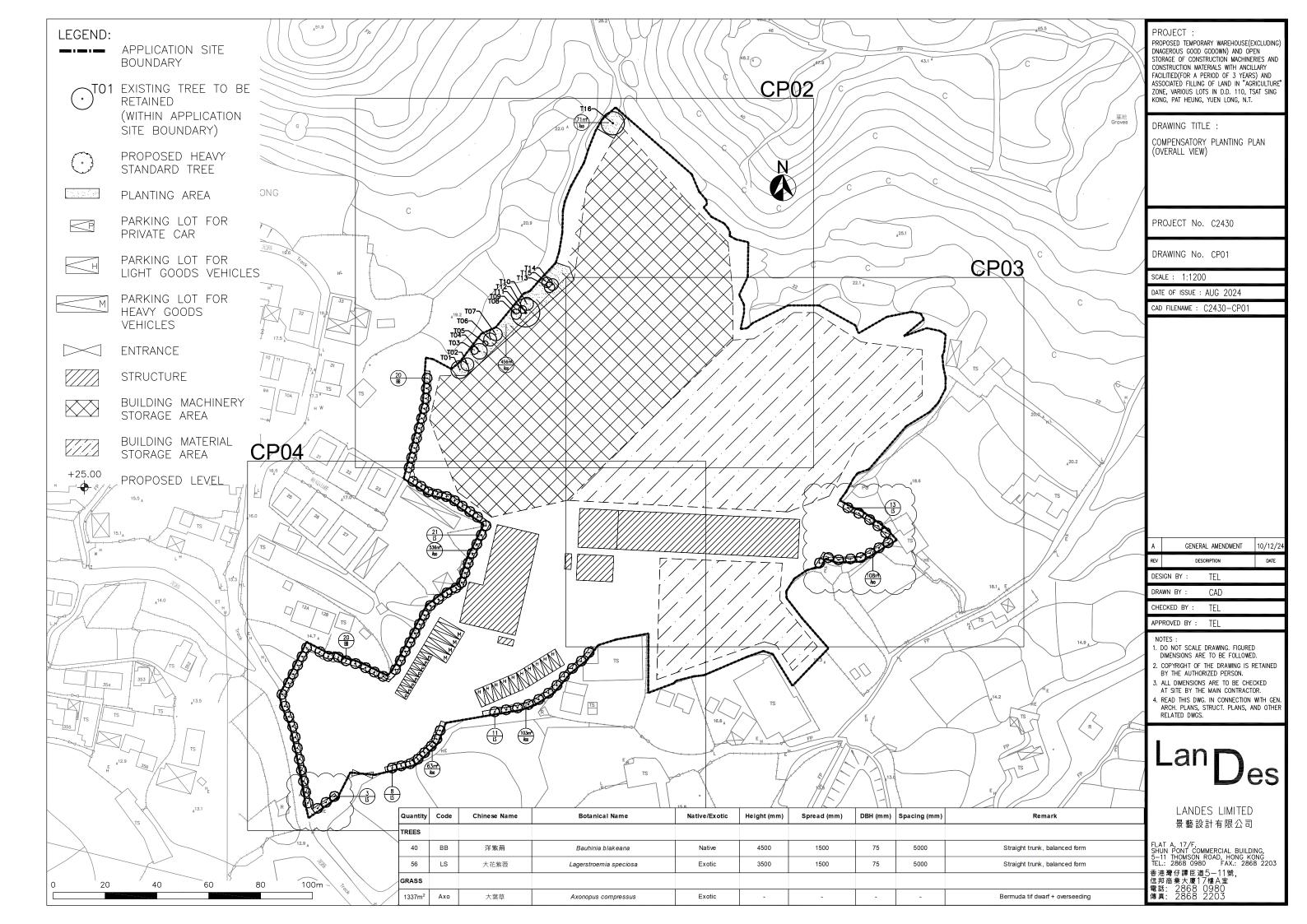


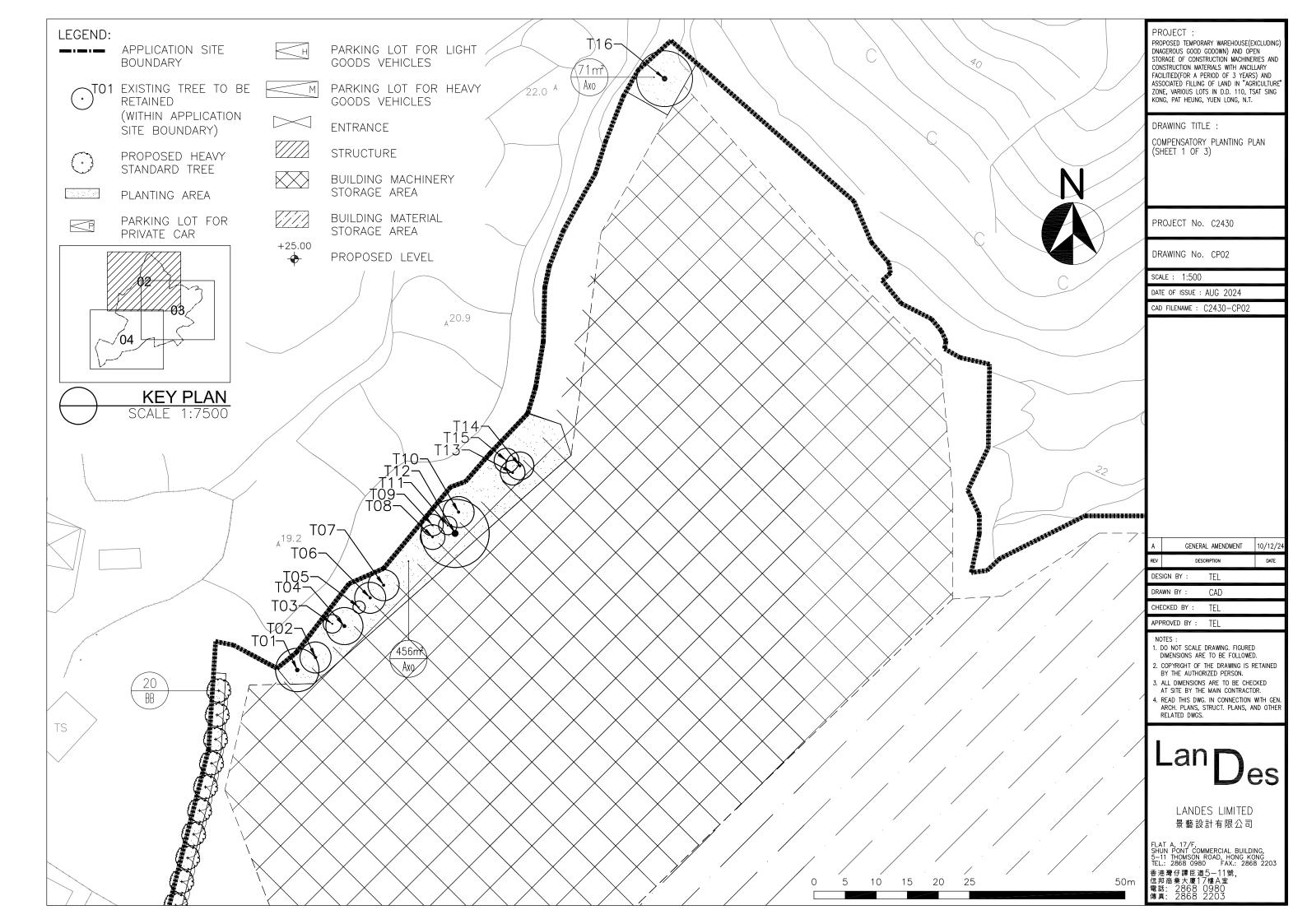
PROJECT : PROPOSED TEMPORARY WAREHOUSE(EXCLUDING) DNAGEROUS GOOD GODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERIES AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIED (FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE" ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T. DRAWING TITLE : LANDSCAPE SECTION PROJECT No. C2430 DRAWING No. LD101 SCALE : 1:20 DATE OF ISSUE : AUG 2024 CAD FILENAME : C2430-LD101 DESCRIPTION DESIGN BY : TEL DRAWN BY : CAD CHECKED BY : TEL APPROVED BY : TEL NOTES : 1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED. 2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON. 3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS. Lan es LANDES LIMITED 景藝設計有限公司 FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5–11 THOMSON ROAD, HONG KONG TEL.: 2868 0980 FAX.: 2868 2203 香港灣仔譚臣道5-11號, 信邦商業大厦17樓A室



Appendix III

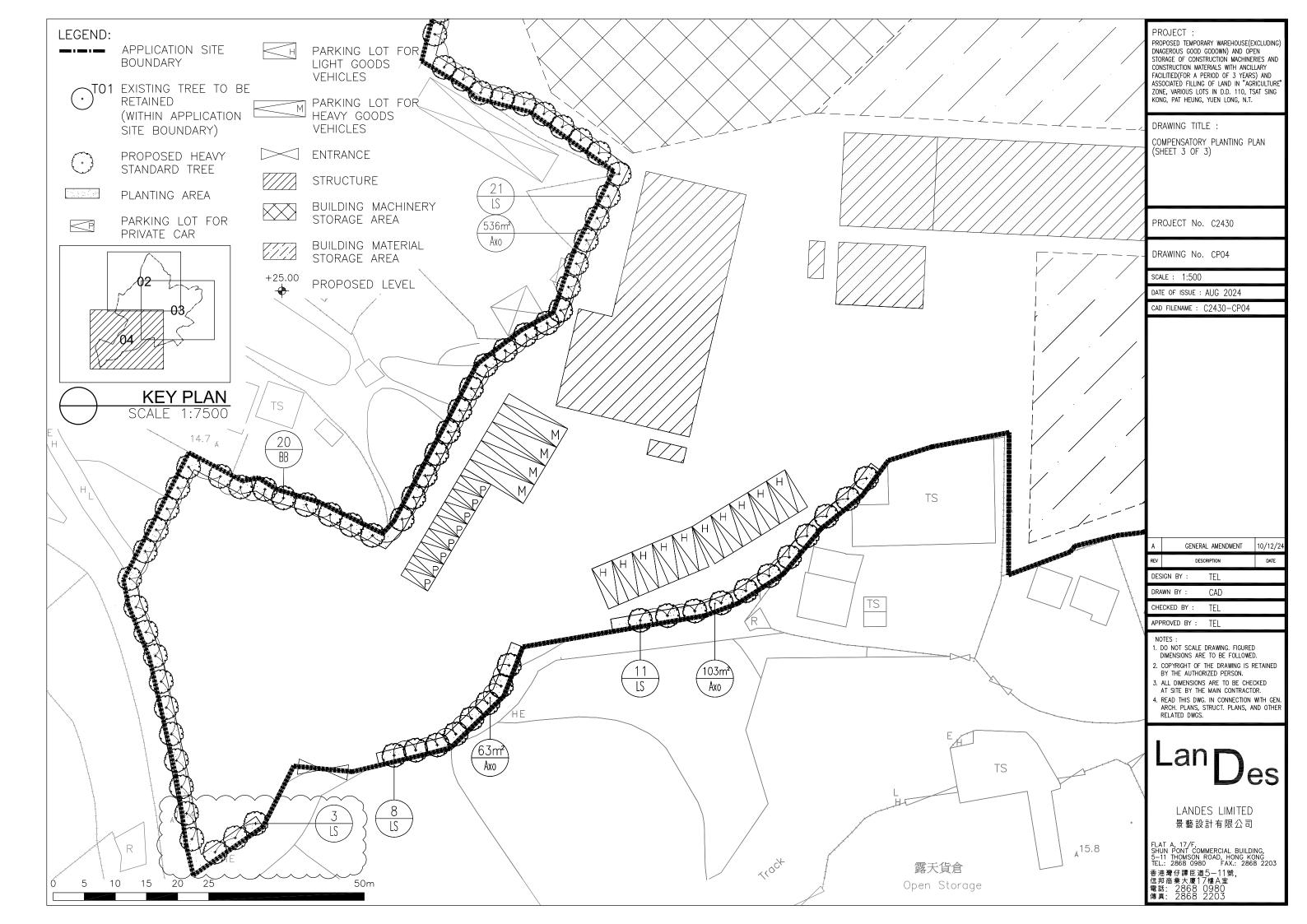
**Planting Plans** 







END:	APPLICATION SITE BOUNDARY EXISTING TREE TO	PROJECT : PROPOSED TEMPORARY WAREHOUSE(EXCLUDING) DNAGEROUS COOD CODOWN) AND OPEN STORAGE OF CONSTRUCTION MACHINERIES AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIED(FOR A PERIOD OF 3 YEARS) AND ASSOCIATED FILLING OF LAND IN "AGRICULTURE"				
	BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)	ZONE, VARIOUS LOTS IN D.D. 110, TSAT SING KONG, PAT HEUNG, YUEN LONG, N.T. DRAWING TITLE :				
No.	PROPOSED HEAVY STANDARD TREE	COMPENSATORY PLANTING PLAN (SHEET 2 OF 3)				
ul et	PLANTING AREA					
(P-)	PARKING LOT FOR PRIVATE CAR	PROJECT No. C2430				
$\left  \pm \right $	PARKING LOT FOR LIGHT GOODS VEHICLES	DRAWING No. CP03 scale : 1:500				
М	PARKING LOT FOR	date of issue : AUG 2024 cad filename : C2430–CP03				
•	HEAVY GOODS VEHICLES					
$\triangleleft$	ENTRANCE					
$\square$	STRUCTURE					
$\diamond$	BUILDING MACHINERY STORAGE AREA					
	BUILDING MATERIAL STORAGE AREA					
5.00	PROPOSED LEVEL					
		A GENERAL AMENDMENT 10/12/24				
		REV DESCRIPTION DATE				
		DESIGN BY : TEL DRAWN BY : CAD				
$\sim$	04	CHECKED BY : TEL				
1V-		APPROVED BY : TEL				
	KEY PLAN SCALE 1:7500	<ul> <li>NOTES :</li> <li>1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.</li> <li>2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.</li> <li>3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.</li> <li>4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.</li> </ul>				
18.	1 <sub>A</sub> E	Landes Limited				
		景藝設計有限公司				
	50m	FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5-11 THOMSON ROAD, HONG KONG TEL: 2868 0980 FAX: 2868 2203 香港灣仔譚臣道5-11號, 信邦商業大厦17樓A室 電話: 2868 0980 傳真: 2868 2203				
		[200				



Appendix IV

**Maintenance Schedule** 

Of

Soft Landscape Works

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Machinery and Construction Materials with Ancillary Facilities (for a period of 3 years) and associated filling of land in "Agriculture" Zone, Various Lots in D.D.110, Tsat Sing Kong, Pat Heung, Yuen Long, N.T.

Tree Preservation and Landscape Proposal, Rev. A

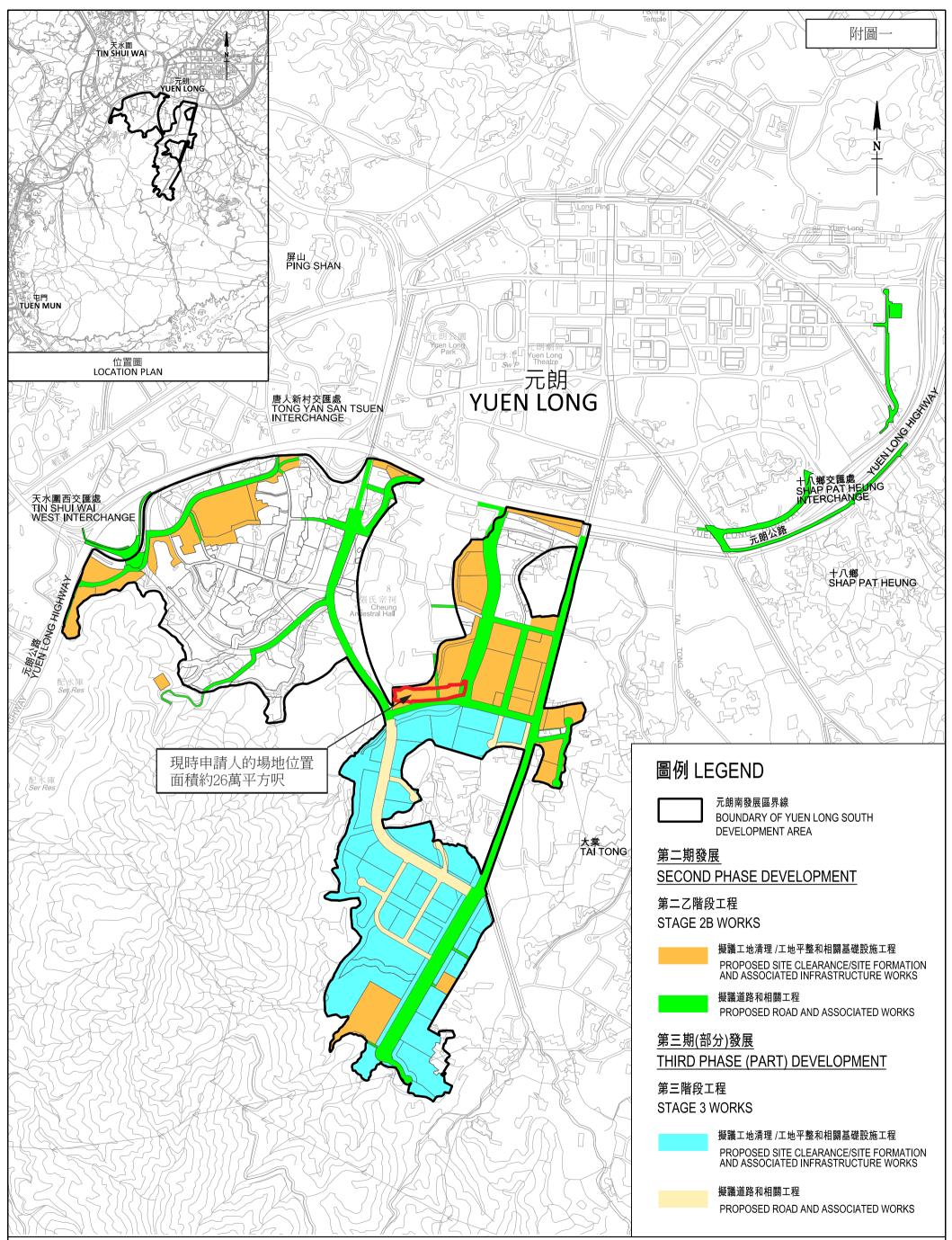
	-			1						Γ			
OPERATIONS	SPRING			SUMMER			AUTUMN			WINTER			REMARKS
	March	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	
DISEASE CONTROL INSPECTION	0	0	0	0	0	0	0	0	0	0	0	0	Treatment immediately after detection
FERTILIZATION Applications			(	D					(	D			
GENERAL PLANT INSPECTION	ο	0	0	0	0	0	0	0	0	0	0	0	Treatment immediately after detection
IRRIGATION Watering operation	D	D	D	D	D	D	D	D	D	D	D	D	Early morning / late afternoon, as appropriate
PROTECTION Inspection of fence, tree grates, guards, stakes & ties		0			0			0			0		Inspection also after heavy storms and adverse weather. Treatments immediately after detection
FIRMING UP of plants & supports	of plants O		0		0		0		Inspection also after heavy storms and adverse weather. Firm- up operations immediately after detection				
WEEDING Weeding operation & litter collection	ο	0	0	0	0	0	0	0	0	0	0	0	Additional litter inspection & collection after heavy use
THINNING INSPECTION O			D			0					Thinning operations in appropriate pruning season		
MULCH Topping up	ο					0					And following run off caused by rain / wind storm		
PRUNING	0				0					As appropriate			
FORKING OVER	0				0				As appropriate				
TREE RISK ASSESSMENT O						As appropriate							

KEY:

D = once daily Bi-W = Bi-weekly

W = once weekly O = once 2W = twice weekly R = repeat if necessary

# 附件B



圖則名稱 drawing title

### 元朗南第二期發展及第三期(部分)發展工程

YUEN LONG SOUTH SECOND PHASE DEVELOPMENT AND THIRD PHASE (PART) DEVELOPMENT WORKS

R:\Drawing-WDOST-Z\WDOST-Z0310\WDOST-Z0310.dgn

## 目標物業内露天場地之大致面積分佈



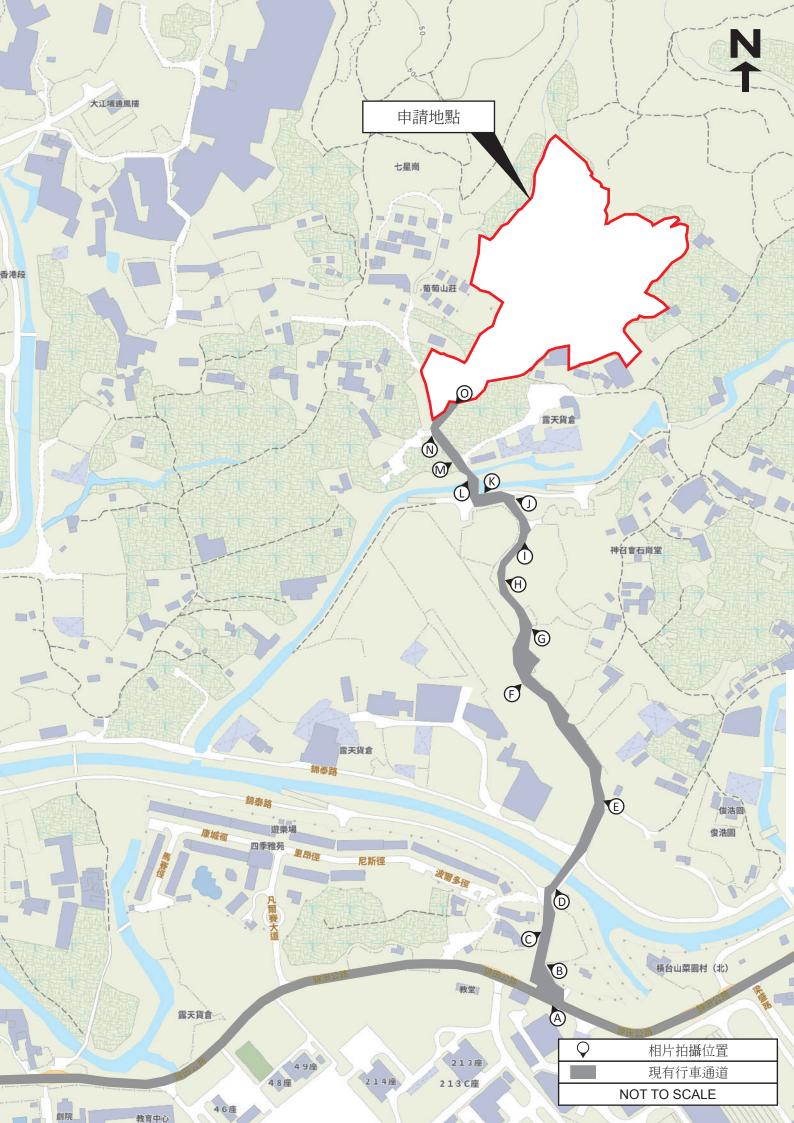
地圖來源: 香港特別行政區 地理資訊地圖 備注: 此分佈圖是根據我司在2022年7月26日進行現場勘察時現場人員描述的營運狀況所繪畫。

永茂機械(香港)有限公司 東泰建機工程有限公司

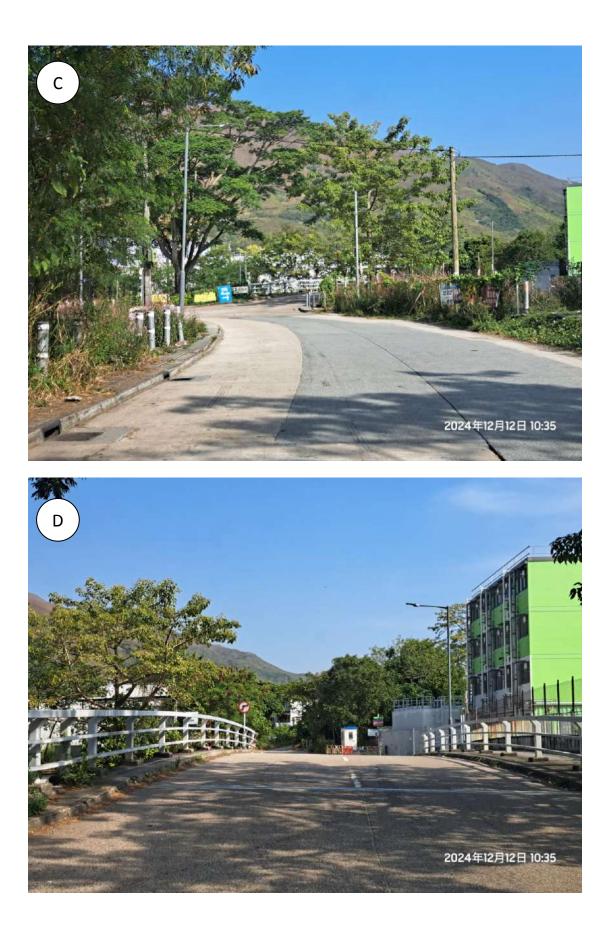
(約26萬平方呎)

東泰工程有限公司

# 附件C



















#### Relevant Extracts of 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)

- 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 the 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, such as container trailer/tractor park and open storage of chemical products/ dangerous goods etc., 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 or if required, 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 application, 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 generating adverse noise, air pollution and 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, therefore, 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;
  - (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, the Board may refuse to grant permission, notwithstanding other criteria set out in this Guidelines are complied with; and
  - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
    - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
    - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.

#### **Previous Applications involving the Site**

#### **Approved Application**

Application No.	<b>Proposed Uses/Developments</b>	Date of Consideration (RNTPC)
A/YL-PH/960	Proposed Temporary Warehouse and Open Storage of Construction Materials and Machineries with Ancillary Office and Staff Resting Room for a Period of 3 Years and Filling of Land	11.9.2023

#### **<u>Rejected Application</u>**

Application No.		Date of Consideration (RNTPC/TPB)	Rejection Reasons
A/YL-PH/366	Temporary Open Storage of Vehicles for Disposal for a Period of 3 Years	14.9.2001 (upon review)	(1) to (4)

#### **Rejection Reasons**

- (1) The development is not in line with the planning intention of the "Agriculture" ("AGR") zone o which is to retain and safeguard good agricultural land for agricultural purposes and to retain fallow arable land with good potential for rehabilitation. There are no strong justifications in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The development is not compatible with the surrounding areas which are predominantly rural in character with cultivated/fallow agricultural land. The development is also not compatible with the residential dwellings in the vicinity of the application site.
- (3) There is insufficient information in the submission to demonstrate that the development would not have adverse drainage and environmental impacts on the surrounding areas.
- (4) The approval of the application would set an undesirable precedent for similar uses to penetrate into the "AGR" zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

### Similar Applications within the "Agriculture" Zone in the Vicinity of the Site in the Past Five Years

### **Approved Applications**

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
1.	A/YL-PH/825	Renewal of Planning Approval for Temporary Open Storage (Construction Materials and Machinery with Ancillary Office) for a Period of 3 Years	17.1.2020
2.	A/YL-PH/936	Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Machinery with Ancillary Office for a Period of 3 Years	13.1.2023

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

#### 1. Land Administration

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

- no adverse comment on the planning application;
- the application site (the Site) comprises various Old Schedule Agricultural Lots in D.D. 110 held under the Block Government Lease which contains restriction that no structures are allowed to be erected without the prior approval of the Government; and
- advisory comments are at Appendix VI.

#### 2. <u>Traffic</u>

- (i) Comments of the Commissioner for Transport:
  - no adverse comment on the application from traffic engineering perspective;
  - based on the information provided by the applicant, the traffic flow generated from the applied uses is minimal; and
  - advisory comments are at Appendix VI.
- (ii) Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):
  - no adverse comment on the application from highways maintenance perspective; and
  - advisory comments are at Appendix VI.

#### 3. Drainage

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

- no objection to the application from public drainage point of view;
- should the application be approved, approval conditions requiring the submission of the drainage impact assessment and implementation and maintenance of the proposed drainage facilities for the development should be included in the planning permission; and
- advisory comments are at Appendix VI.

#### 4. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to the satisfaction of his department;
- the approval condition on the provision of fire extinguisher(s) within six weeks from the date of planning approval to his satisfaction shall also be added; and
- advisory comments are at Appendix VI.

#### 5. Landscape Aspect

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

- no adverse comment to the application from landscape planning perspective;
- with reference to the aerial photo of February 2023, the Site is located in a miscellaneous rural fringe landscape character comprising of village houses, temporary structures, vacant lands, farmlands, open storages and scattered tree groups. Compared with the last approved application No. A/YL-PH/960, the layout of the Site under the current application No. A/YL-PH/1036 has been adjusted excluding Lot 248 in D.D. 110 and including Lots 276 RP, 295, 299 and 281 in D.D. 110. Further significant adverse landscape impact on within the Site from the applied uses is not anticipated;
- with reference to site visit conducted in November 2024, some trees are observed on the new areas included in the current application. Nevertheless, no existing tree is recorded within the new areas in the submitted Tree Preservation and Landscape Proposal; and
- advisory comments are at Appendix VI.

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

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are at Appendix VI.

#### 7. District Office's Comments

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

• no particular comment on the application and no comment received from the locals upon close of consultation.

#### 8. <u>Other Departments</u>

The following government departments have no objection to/no adverse comment/no comment on the application and their advisory comments, if any, are in **Appendix VI**:

- Chief Engineer/Railway Development 1-1, HyD;
- Chief Engineer/Construction, Water Supplies Department; and
- Project Manager (West), Civil Engineering and Development Department.

#### **Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
  - (i) the lot owners(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered; and
  - (ii) it is noted that staff rest room was proposed under the current application. According to the established practice, application for STW of structures for domestic/residential uses on private agricultural lands will not be entertained. Hence, even if the Town Planning Board approves the planning application, his office will not consider approving/regularising any structure(s) erected/to be erected on the lots for domestic/residential uses;
- (c) to note the comments of the Commissioner for Transport that 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 (TD). The land status of the local access road should be checked with 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. 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:
  - (i) the access arrangement of the Site should be commented and approved by TD;
  - (ii) HyD is not responsible for the maintenance of the proposed access connecting the Site and Kam Tin Road; and
  - (iii) adequate drainage measures should be provided to prevent surface water flowing from the Site to nearby public road and drains;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
  - (i) the Stormwater Drainage Manual Corrigendum No. 1/2024 (25.3.2024) for the design calculations should be referred. The storm constants showed in paragraph 5.2 should refer to Table 3a (return periods of HKO Headquarters) of the aforementioned Corrigendum No. 1/2024;

- (ii) Figure 4 indicated that peripheral surface channels with be provided along the site boundary. The other drainage channels with the Site, if any, should be shown;
- (iii) in accordance with the calculation enclosed in the Appendix, the flow path to demonstrate how the surface runoff can be intercepted into the proposed channels should be shown. The proposed site formation levels in Figure 4/surface run off drawing etc. should be shown for further comment;
- (iv) the C.L, I.L and bottom level at discharge point shown in Figure 5 should be indicated;
- (v) where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site;
- (vi) in accordance with DSD's Advise Note 1, the submitted Drainage Impact Assessment should be signed by the registered professional engineer;
- (vii) the existing drainage facilities, to which the stormwater of the development from the Site would discharge, are not maintained by his office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. If it is a local village drains, the District Officer (Yuen Long) should be consulted; and
- (viii) the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land outside the Site;
- (f) to note the comments of the Director of Environmental Protection that the applicant is advised to:
  - (i) 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 to minimise any potential environmental nuisance;
  - (ii) follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), in particular the ProPECC PN 1/23 "Drainage Plans subject to Comment by the Environmental Projection Department";
  - (iii) provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
  - (iv) meet the statutory requirements under relevant environmental legislation;

- (g) to note the comments of the Director of Fire Services on the submitted fire service installations (FSIs) proposal that:
  - (i) the layout plan shall be depicted with dimensions and nature of occupancies;
  - (ii) schematic drawings will not be vetted at this stage and shall be omitted;
  - (iii) the total floor area and number of storey of each structure shall be clearly stated on the plans;
  - (iv) the sprinkler tank, sprinkler pump room, sprinkler inlet and sprinkler control valve group shall be clearly marked on the plans;
  - (v) the maximum storage area of a single block (i.e. 50m<sup>2</sup>) shall be specified in the FS Notes;
  - (vi) the storage configuration, category and height regarding the provision of automatic sprinkler system shall be specified in the FS Notes;
  - (vii) the minimum clearance around each single storage block (i.e. 2.4m) shall be specified in the FS Notes;
  - (viii) the FS water tank, FS pump room and hose reel shall be clearly marked on the plans;
  - (ix) modified hose reel system shall be provided in accordance with the Code of Practice for Minimum Fire Service Installations and Equipment 2022;
  - (x) fire alarm system shall be provided in accordance with BS 5839-1:2017 and the FSD Circular Letter No. 6/2021;
  - (xi) visual fire alarms shall be provided in accordance with BS 5839-1:2017, the FSD Circular Letter No. 2/2012 and follow the Design Manual: Barrier Free Access 2008 published by the Buildings Department (BD);
  - (xii) emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021;
  - (xiii) sufficient directional and exit signs shall be provided in accordance with BS 5266-1:2016 and the FSD Circular Letter No. 5/2008;
  - (xiv) fire extinguishers shall be provided to every level of every structure within the Site;
  - (xv) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plan; and

		Internal	Lot	Distance	Cluster	Storage
		Access for	Boundaries	between	Size	Height
		Fire	(Clear	Storage		
		Appliances	Width)	Cluster and		
				Temporary Structure		
1.	Open Storage of Containers	-	2m	4.5m	-	-
2.	Open Storage of Non- combustibles or Limited Combustibles	4.5m	2m	4.5m	-	-
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

(xvi) the applicant should adhere to the Good Practice Guidelines for Open Storage Sites as follows:

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.

- (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, if any, such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authority(ies) for approval;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, BD that:
  - (i) it is noted that six structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - (ii) 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;
  - (iii) 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 B(P)R at building plan submission stage;
  - (iv) if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the current application;

- (v) 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;
- (vi) 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
- (vii) detailed checking under the BO will be carried out at the building plan submission stage;
- (j) to note the comments of the Chief Engineer/Railway Development 1-1, HyD that the Site is within or close to the railway protection boundary of the High Speed Rail which has been fully commissioned. With reference to DEVB TC(W) No. 1/2019 and/or Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-24, MTR Corporation Limited should be consulted with respect to the operation, maintenance, safety and any future works required for the existing railways; and
- (k) to note the comments of Chief Engineer/Construction, Water Supplies Department (WSD) that:
  - (i) existing water mains will be affected and the cost of any necessary diversion shall be borne by the proposed development;
  - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
  - (iii) no tree or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main; and
  - (iv) Government is not liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

#### Appendix VII of RNTPC Paper No. A/YL-PH/1036



The Conservancy Association

Since1968

29th November 2024

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

RECEIVED 2 9 NOV 2024 Town Planning Board

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-PH/1036

The Conservancy Association (CA) OBJECTS to the captioned application.

#### 1. Not in line with the planning intention of Agriculture (AGR) zone

According to the approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11, the planning intention of AGR zone "*is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*". All the proposed uses are not related to agriculture. We opine that this is not in line with the planning intention of AGR zone.

#### 2. Not in line with TPB Guideline PG-No. 13G

According to TPB Guideline PG-No. 13G, large portion of the site falls within Category 3 areas". "Within these areas, "existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas 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). In that connection, 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





The Conservancy Association

drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. 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, planning permission could be granted on a temporary basis up to a maximum period of 3 years.".

From the above, it seems that the planning application can be approved only if there are "existing" and previous planning approval cases. Viewing the scale of the planning application, there are no reasons to give sympathetic consideration to this planning application.

#### 3. Adverse environmental impacts

We worry that there would be several potential adverse environmental impacts caused by the application:

- No plans on land recovery: Various structures/uses, such as building machinery storage area, building material storage area, site office, staff resting room, etc., would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- Sewage impacts: According to the application, we cannot see any details sewerage management, such as design; collection, treatment and disposal of sewage, and so on. We worry that if the above issues cannot be properly addressed, it may lead to serious environmental and hygiene problems within the application site and its surrounding area.
- Potential impact on the watercourse: a watercourse lies very close at the northwestern periphery of the application site. No sufficient details are available to demonstrate any indirect ecological or drainage impacts would be resulted, and how these impacts could be mitigated.
  - Noise nuisance: It is noted that village houses can be spotted close to the application site. According to the "Code of Practice on Handling the Handling Aspects of Temporary Uses and Open Storage Sites", the proposed temporary use should not be supported as there are residential buildings within 100m from





the boundary of the site. As parking area for heavy vehicles would be provided in this plan, we are concerned that noise nuisance would be resulted and cause great disturbance to adjacent village houses.

Yours faithfully, The Conservancy Association From: Sent: To: Subject: Attachment:

2024-11-29 星期五 03:38:53 tpbpd/PLAND <tpbpd@pland.gov.hk> A/YL-PH/1036 DD 110 Tsat Sing Kong Tsat Sing Kong.pdf

#### A/YL-PH/1036

Various Lots in D.D. 110, Tsat Sing Kong, Pat Heung

Site area: About 30,211sq.m

Zoning: "Agriculture"

Applied use: Warehouse / Open Storage / 22 Vehicle Parking / Filling of Land

Dear TPB Members,

Application 960 approved 11 Sept 2023 but to date conditions, surprise, surprise, have not been fulfilled.

During the deliberation some members expressed reservations on the application but of course under the current MAKE HONG KONG ASIA'S LARGEST BROWNFIELD, the government supporting majority prevailed.

So solution, excise the 'V" element and back for another round.

Newly appointed members have a duty to look into the issues highlighted in 2023.

All members have a duty to question how many of the conditions have been actually met to date with particular emphasis on the impact of traffic on the security of the village and the condition with regard to landscape/trees.

Mary Mulvihill

From:

To: tpbpd <<u>tpbpd@pland.gov.hk</u>> Cc: complaints <<u>complaints@ombudsman.hk</u>> Date: Monday, 21 August 2023 3:06 AM HKT Subject: A/YL-PH/960 DD 110 Tsat Sing Kong

Dear TPB Members,

For some reason this has bounced back.

Ombudsman should take reference in its current consultation on the issue of brownfield.

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7

Previous objections upheld.

Mary Mulvihill

#### From:

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

Date: Thursday, 13 July 2023 2:46 AM CST

A/YL-PH/960

Various Lots in D.D. 110, Tsat Sing Kong, Pat Heung

Site area: About 34,522sq.m

Zoning: "Agriculture" and "VTD"

Applied use: Warehouse / Open Storage / 22 Vehicle Parking / Filling of Land

Dear TPB Members,

Strongest Objections. This is a massive Destroy to Build whereby every blade of grass has been stripped from the site. Good farm land in a fringe areas has been trashed and now applicant seeks reward by filling in the entire site with brownfield use.

No indication as to how many trees have been chopped.

This is HK 2023, a complete disregard for rules and regulations. With the revamped administration now entrenched land barons are secure in the knowledge that protecting the environment is of lowest priority and no regulations will be enforced north of Lion Rock.

Instead of gradual elimination of brownfield, it is clear that the scope and extent has effectively been widened to include areas that were previously well preserved.

PlanD will recommend, will members fall into line and rubber stamp approval?

Mary Mulvihill

Google 七星崗



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