

**Revitalising Historic Buildings
Through Partnership Scheme**

**Watervale House at
Former Gordon Hard Camp,
Castle Peak Road - Castle Peak Bay Section,
Area 48, Tuen Mun, New Territories**

Resource Kit

December 2023



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I. Introduction

1.1 The purpose of the resource kit is to provide applicants with information to prepare proposals for the historic buildings under the Revitalising Historic Buildings Through Partnership Scheme (the Revitalisation Scheme). Information provided includes:

- Section I - Introduction;
- Section II - Historical Background and Architectural Merits;
- Section III - Site Information;
- Section IV - Building Information;
- Section V - Vicinity and Access;
- Section VI - Conservation Guidelines;
- Section VII - Town Planning Issues;
- Section VIII - Land and Tree Preservation Issues;
- Section IX - Slope Maintenance;
- Section X - Technical Compliance for Possible Uses; and
- Section XI - Special Requirements of the Project

1.2 In drawing up proposals, applicants should in particular endeavour to:

- (a) bring out the historical significance of the buildings;
- (b) follow the Conservation Guidelines; and
- (c) strike a balance between maintaining the architectural authenticity of the buildings and complying with current statutory and building control requirements.

Item (c) of the above will be a complex task. The following suggestions for the applicants' consideration:

- (i) when undergoing major alteration and addition works and material change of use, the historic buildings should be properly upgraded for compliance with the current building safety and health standards under Buildings Ordinance (Cap.123). The need for preserving the significant architectural features (Appendix IX), site constraints and/or prohibitive upgrading cost may limit the type of uses that may be chosen for the buildings; and

- (ii) every effort should be made to preserve the elements of significance and character-defining elements of the historic buildings. Addition and alteration works, if necessary, should be undertaken at less visually intrusive locations.
- 1.3 For each historic building, there are a number of suggested uses which appear to be pursuable based on available information. However, the technical feasibility of such uses will need to be further examined.
- 1.4 The dimensions, areas and datum levels presented in this resource kit including the architectural drawings, survey drawings, etc., are for reference only. Necessary surveys, including a thorough cartographic survey for the building, tree survey, and topographic survey for the site, etc., should be carried out by authorized specialists to verify the dimensions, areas and datum levels before detailed design is carried out.
- 1.5 The information that has been assembled is to give a general understanding of the site and the historic buildings. Key parameters available at the time of preparation of the resources kit are for the applicants' convenience and may not be exhaustive. Because of the unique nature and requirements of each proposal, applicants are strongly advised to verify the provided data before finalizing their proposals.
- 1.6 The Scheme Secretariat will provide a one-stop service to assist applicants and where necessary, refer them to concerned departments. Applicants may contact the Scheme Secretariat at:-

Address: Commissioner for Heritage's Office,
Development Bureau,
Unit 701B, 7/F, Empire Centre,
68 Mody Road, Tsim Sha Tsui East, Hong Kong

Email: rhb_enquiry@devb.gov.hk

Phone: 2906 1560

Fax: 2906 1574

II. Historical Background and Architectural Merits

2.1 Historical Background

The Watervale House was built as a private residence around 1933. The origin of the name of the house is probably related to its setting on the western side of a broad low valley down the sides of hills with a stream which meandered in a north-easterly direction past the house. The house has changed ownership several times before it was rented and then purchased by the War Department after the Second World War.

The Watervale House as a private residence (1933-1949)

The Watervale House was situated on a pre-war New Grant Lot, Lot No. 329 in D.D. 376. It covered an area of approximately 30,000 square feet of land, and was granted to its first owner Mr. Octavius Arthur Smith by lot exchange on 12 June 1933. Mr. Smith was a manager for an import & export company, Whiteaway, Laidlaw & Co., Ltd., on Hong Kong Island between 1919 and 1933.

The Watervale House was later acquired by Feng Rui (1899-1936), a prominent public figure and agriculture specialist, in 1935. Feng earned his Ph.D. in agricultural sciences from Cornell University in the USA in 1924. He later became the Director of the Guangdong Provincial Bureau of Agriculture and Forestry while serving as Dean of Agriculture at Lingnan University concurrently in November 1931. From 1931, he was a Guangdong representative in the negotiations with national-level.

Feng is still widely regarded as the forerunner of Lingnan's sugar industry and the father of China's modern sugar industry today for his achievements in modernizing China's agriculture and industry. He advocated the use of scientific methods to improve and expand the cultivation and processing of sugar cane. China's first up-to-date sugar mills were built in Guangdong province in the 1930's under his direction. This formed the foundation for establishing sugar as Guangdong's most important single source of revenue in post-1949, and by the mid-1950s, Guangdong was supplying half of the milled sugar consumed in China.

Feng acquired the Watervale House in September 1935 as another home for him and his family when they were in Hong Kong due to the frequent business trips he had to make to Hong Kong. Feng was pushed off-stage with the change of provincial leadership in the summer of 1936 which made him departed from Guangdong province and stayed in the Watervale House for a short period of time as well. He died in September 1936.

The ownership of the Watervale House was later transferred to a merchant Kuo-chu Hsieh. Little is known of Hsieh's life except that he was a proprietor of the China Overseas Egg Packing Company, Kowloon, and a general manager of the China Casing Company.

The Watervale House as a British officers' mess (from 1949 onwards)

The Watervale House was requisitioned, de-requisitioned, and re-requisitioned for the British troops at different times from July 1949 to March 1950. In 1959, the War Department purchased the Watervale House and used it as a British officers' mess in Gordon Camp, later renamed as Gordon Hard Camp¹ ("Camp"). The Camp is named after Charles George Gordon (1833-1885), a British major-general who gained the nickname "Chinese Gordon" because the Qing government conferred on him the official title of *tidu* – the term the then government would use for local commander – in recognition of his effort to help the imperial forces put down the Taiping Rebellion in the mid-19th century.

The Camp was a training camp for infantry, a War Department yachting base, and a training centre for a squadron of R.E. Assault Pioneers which used assault boats extensively in its operation. The Camp consisted of two separate parcels of land located north and south of Castle Peak Road. The Watervale House was and still is situated in the inland parcel in the north on top of a small hill, while a number of Nissen huts, a single-storey building formerly known as "Gordon Hard Boat Club", latrines and swimming pool(s) for the troops with their families were located in the south parcel of land borders Cafeteria Beach, number of buildings and facilities in the south parcel had been changed over time since its set up from 1940s to 1960s. The Camp was closed in the 1990s as part of the scale-down scheme of military establishment. The Watervale House was later formally transferred from Principal Secretary of State for the War

¹ "Hard" means a place where boats are stored on dry land to protect the hulls from barnacles and wood rot and to carry out maintenance.

Department to the Government in June 1997. Starting from 1990s, the south parcel of the Camp was used by various Government departments and a portion of north parcel was granted to Chu Hai College of Higher Education for development of their new campus. Later in 2016, the south parcel of the Camp was also demolished for new residential development named Villa La Plage.

2.2 Architectural Merits

The Watervale House was built on a platform cut into a hillside reached by flights of access steps from the driveway. Due to the topography of the site, granite ashlar blocks were used in constructing the building base.

The Watervale House was originally a single storey L-shape building (i.e. the Main Block) with a terrace in the front. The facades are generally finished with painted roughcast rendering. Large and regularly spaced steel windows at the front and side facades provide generous natural lighting to interior space. These windows are flanked by full height pilasters with vertical groove on their shafts and are topped with geometric motif. A pair of French doors with sidelights open onto the terrace. The flat roof has a deep eaves projection which is decorated with geometric motifs at its soffit, and is punctuated by a square chimney stack.

The building interior is partitioned by brick walls with arched openings, and there is a fireplace with granite mantel and surrounds in the Ante Room. In the early post-war years, extensions were added in the rear of and adjacent to the Watervale House. In the 1980s, these extensions were replaced by a new one-storey mess adjoining to the Watervale House with a two-storey portion in the rear for staff's living quarters.

III. Site Information

3.1 Location

The Watervale House is located at the Former Gordon Hard Camp, Castle Peak Road - Castle Peak Bay Section, Area 48, Tuen Mun, New Territories. The Location Plan is at **Appendix I**.

3.2 Site Description

The site of this revitalisation project is located on a slope with gradient toward Castle Peak Road – Castle Peak Bay at the south-west. Man-made slopes and a retaining wall are located at north-east of the site. Along the north-west boundary of the site are retaining walls. The south-east boundary of the site is adjoining to residential houses, with a physical boundary defined by a party fence. The Site Boundary Plan is shown at **Appendix II (A)** for reference.

The Watervale House is built at the north within the site adjoining to a terrace with stone retaining wall to its south. The Watervale House is surrounded by concrete paved open area (see Topographic Survey Plan in **Appendix XIII(A)**) and beyond the open area are soft landscapes. At the west corner of the site, an almost rectangular shaped concrete paved area is identified.

3.3 Site Area

The site has an irregular footprint with an area of approximately 2,590 sq. metres.

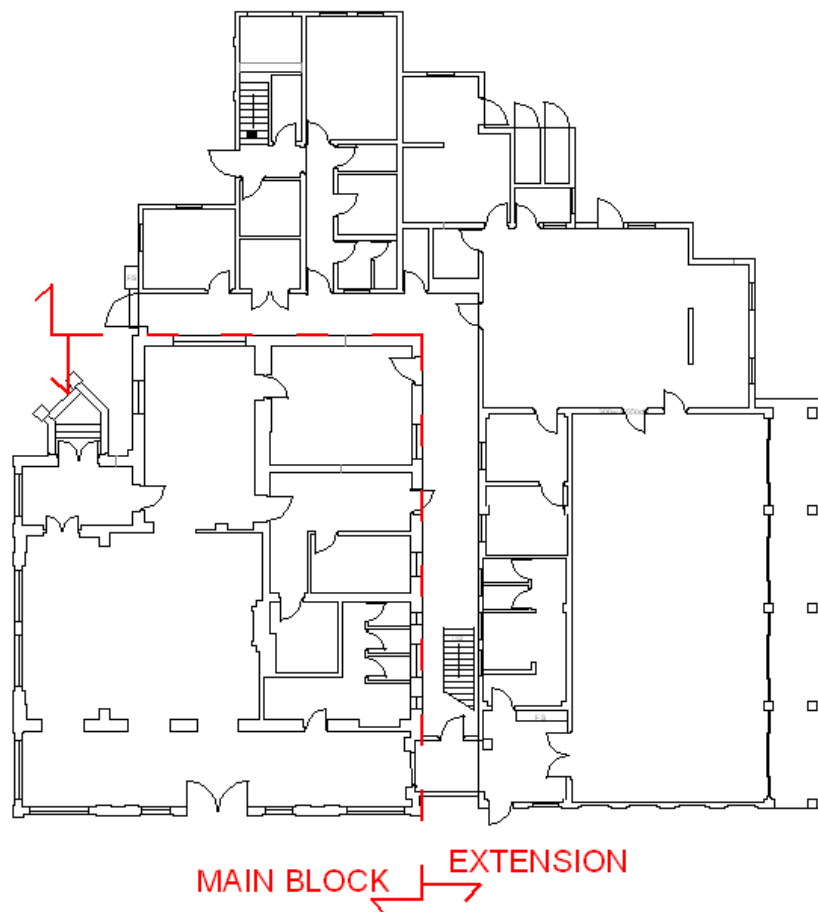
3.4 Major Datum Levels

The major datum level of the site ranges from approximately +11.34mPD to +18.21mPD. Major datum levels around the site are shown in **Appendix III**. A summary of the site information is given in **Appendix IV**.

IV. Building Information

4.1 Building Description

The Watervale House consists of two sections. The original building (hereafter called “the Main Block”) is a single storey pre-war residential house approximately 4.5 metres high with roof eaves projecting around the building. The Main Block is surrounded by an L-shaped building extension (hereafter called “the Extension”), as shown in the below demarcation plan, located at its North and East. The architectural drawings of the Watervale House, which include site plan, floor plans, elevations and sections, are attached at **Appendix V**. These architectural drawings are produced based on rough site measurement and require further verification.



Demarcation Plan of the Main Block and the Extension

The Extension was a building with catering facilities on ground floor and staff quarters on both G/F and 1/F. Part of the roof eaves of the Main Block had been removed for constructing the staff quarters. There is a lightwell between the Main Block and the Extension.

Both the Main Block and the Extension are currently vacant and their general condition is fair to good.

Photos showing the Site and the Watervale House are attached at **Appendix VI**.

4.2 Historic Grading

The Main Block of the Watervale House was confirmed as Grade 2 historic building by the Antiquities Advisory Board in March 2016. “Grade 2 historic building” is defined as a “Buildings of special merit; efforts should be made to selectively preserve”.

Grading Boundary Plan is shown at **Appendix II (B)**.

4.3 Schedule of Accommodation

The approximate Net Operational Floor Area (NOFA) and Construction Floor Area (CFA) of the Main Block and the Extension provided in this section are indicative only. Applicants shall verify such information on their own before adopting this information in their proposals.

Total Construction Floor Area is approximately 648 sq. metres. Schedule of areas is listed as follows:-

Floor Level	Accommodation		Approximate Construction Floor Area (sq. m)	Approximate Net Operational Floor Area / Net Floor Area (sq. m)
G/F	Main Block	Bar Counter	237	26
		Ante Hall		55
		Lounge		37
		Ante Room		21
		Room 1		14
		Liquor Store		7
		General Store		6

Floor Level	Accommodation		Approximate Construction Floor Area (sq. m)	Approximate Net Operational Floor Area / Net Floor Area (sq. m)
G/F	Main Block	WC 1	\	15
		Entrance Hall		12
G/F	Extension	Corridor (Covered Area)	339	18
		Lightwell		29
		Office 1		9
		Boiler Room/ Pump Room		4
		Room 3		4
		Phone Room		2
		Office 2		14
		Switch Room		2
		Room 4		5
		WC 2		4
		Room for Washing		2
		Room 5		3
		Room 6		17
		Room 7		2
		Room 8		2
		Office 3		2
		Lockers		7
		Room 9		7
		Larder Prep.		58
		Dining Room		97
WC 3	16			
Lobby	14			
Room 10	5			

Floor Level	Accommodation		Approximate Construction Floor Area (sq. m)	Approximate Net Operational Floor Area / Net Floor Area (sq. m)
1/F	Extension	Lobby	72	2
		Bedroom 1		14
		Bedroom 2		16
		Bathroom		18

4.4 Materials of Construction

4.4.1 The Main Block

Materials	Roof	Reinforced concrete
	Wall	Brick masonry
	Floor	Concrete
	Windows	Steel framed casement windows
Finishes	Exterior	Brick wall with painted render
	Interior	<u>Wall finishes:</u> Painted plaster or ceramic tiles <u>Floor finishes:</u> General: parquet wooden floors Rooms: Vinyl tiles (May contain asbestos) Sanitary Area: Ceramic tiles <u>Ceiling finishes:</u> Painted plaster

4.4.2 The Extension

Materials	Roof	Reinforced concrete
	Wall	Reinforced concrete wall or Brick wall
	Floor	Reinforced concrete
	Staircases	Reinforced concrete
	Windows	Aluminum framed windows
Finishes	Exterior	Rendering on concrete wall

	Interior	<u>Wall finishes:</u> General: Painted plaster Kitchen and Sanitary Area: Ceramic tiles <u>Floor finishes:</u> Kitchen and Sanitary Area: Ceramic tiles Store Rooms: Cement sand screeding Quarters: Vinyl tiles (May contain asbestos) Dining Room: Parquet wooden floors <u>Ceiling finishes:</u> Painted plaster
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4.5 Circulation

4.5.1 General Description

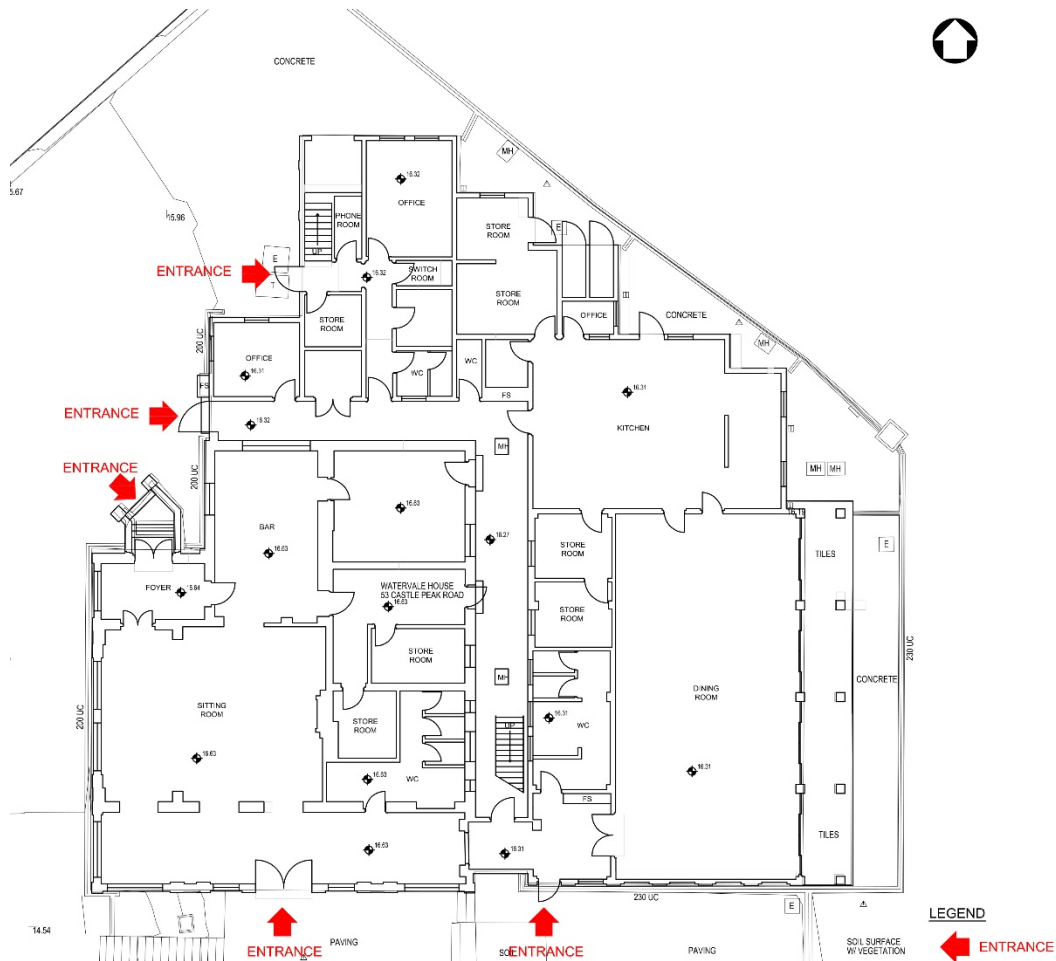
The main entrance of the Watervale House is located at the north with an approach stair. A rear entrance, which is facing south, can be accessed from the terrace via steps to driveway. Two entrances can be found at the corridor and lobby between the Main Block and the Extension. One entrance is located at the stairwell of the Extension.

A single staircase is provided as an access to the 1/F staff quarter of the Extension. The flat roof of the Extension can be accessed via an external steel staircase. There is no restriction of internal circulation between the Main Block and the Extension. The Ground Floor Entrance Location Plan is shown in next page.

4.5.2 Barrier Free Access

No barrier free access, which complies with the current standard in the latest edition of the Design Manual: Barrier Free Access 2008 (2021 Edition), is provided at the Watervale House.

There is no ramp provision to the level difference between internal and external spaces, also to the level difference between the Main Block and the Extension. In addition, there is no provision of lift access between G/F and 1/F of the Extension.



Ground Floor Entrance Location Plan

4.6 Major Alterations and Additions

The Extension has been constructed surrounding the north and east of the Main Block. The brick arches with columns in the Ante Hall of the Main Block providing support to the roof have been partially removed. A steel frame comprising I-beam and columns has been adopted to replace the removed brick arches and columns to provide support to part of the roof.

4.7 Preliminary Structural Appraisal

For the Main Block, except for one structural record drawing kept by the Architectural Services Department (ArchSD) for the structural alteration work in the Ante Hall mentioned in Section 4.6, no structural records could be found in the information search.

For the Extension, there are structural record drawings, for framing plans, foundation layout plan, and reinforced concrete (R.C.) details for slabs, beams, columns, walls, staircases, water tanks and foundations, kept by ArchSD.

4.7.1 Description

(a) General

The Watervale House consists of two separate buildings, namely the Main Block and the Extension. They were constructed in two different periods of times. The Main Block was constructed around 1933. In the 1980s, the Extension was constructed as a two-storey building adjoining to the Main Block.

(b) Structural System

The Main Block

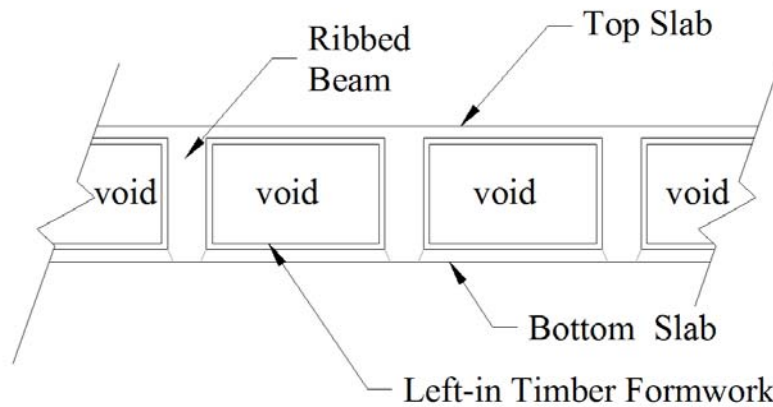
The following information of the structural system of the Main Block is mainly based on visual inspection on site.

The Main Block is a single storey building, which is built of R.C. flat roof mainly supported by brick columns and load bearing brick walls which are believed to be supported on shallow foundations. At the south-west corner of the building, where the external ground levels are lower than the ground floor level of the building, some stone walls extending from the ground floor level down to the earth are exposed, which supporting part of external brick walls of the building.

The structural system of each floor is as follows:-

(i) Roof:-

There are a number of openings in the R.C. bottom slabs of the roof (see photos at **Appendix VI**). It is believed that these openings were cut previously into these slabs for opening up inspection and have not yet been made good. During the site inspection through these openings, it was observed that the roof is built of a ribbed slab system in which ribbed slabs are supported by stiff beams along the edges of these slabs. The typical cross section of the ribbed slabs of this roof is as shown below:-



Typical Cross-section of the Main Block Roof Ribbed Slab (Not in Scale)

(ii) Ground Floor:-

Ground floor is likely built of R.C. on-grade slabs.

The Extension

The following information of the structural system of the Extension is mainly based on visual inspection and examination of available structural record drawings.

The Extension is a two-storey R.C. building. It is supported by columns and walls which are in turn supported by R.C. footings.

The structural system of each floor is as follows: -

(i) Roof and First Floor: -

The roof and first floor are built of a beam and slab floor system in which floor slabs are supported by beams.

(ii) Ground Floor: -

The ground floor is built of on-grade slabs. Although no reinforcement details for the on grade slabs can be found in the structural record drawings, it is believed that these slabs are constructed of reinforced concrete.

c) Load Path

The Main Block

Vertical load: -

The vertical loads, which consist of dead loads, live loads and/or vertical wind loads, acting on the roof, are taken by its slabs and then all these loads are transferred through the supporting beams to columns and load bearing walls. The vertical loads from the columns and walls are transferred to ground through their footings. The vertical loads acting on the ground floor are transferred to ground through on grade slabs.

Lateral load: -

The lateral loads, which mainly consist of lateral wind loads, are largely resisted by the lateral stiffness of the load bearing walls supporting the roof. The loads are eventually transferred to the ground through the footings.

The Extension

Vertical load: -

The vertical loads, which consist of dead loads, live loads and/or vertical wind loads, acting on the roof and first floor, are taken by their slabs and then all these loads are transferred through their supporting beams to columns and load bearing walls. The vertical loads from the columns and walls are transferred to ground through their footings. The vertical loads acting on the ground floor are transferred to ground through the on grade slabs.

Lateral load: -

The lateral loads, which mainly consist of lateral wind loads, are largely resisted by the lateral stiffness of both the beam-column frames and the load bearing walls. The loads are eventually transferred to the ground through the footings.

4.7.2 Preliminary Appraisal

During site inspection, both the Main Block and the Extension appeared to be in a satisfactory structural condition. No serious structural cracks or deformation on the critical structural elements and significant differential settlements of foundations were observed.

4.7.3 Loading Assessment

The Main Block

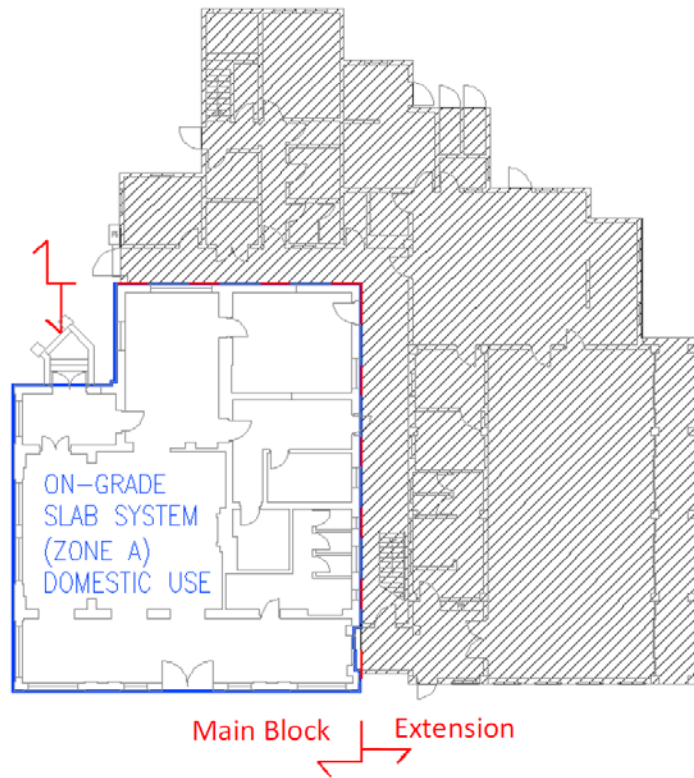
No information on design imposed loads for the building is available. As the Main Block was constructed around 1933, Public Health and Building Ordinance 1903 and the London County Council By-Laws 1915 (LCC 1915) were likely adopted for the structural design of the Main Block.

In considering the age of the building, the possible imposed loading capacity is prudently estimated at about 60% of the design imposed loading capacity.

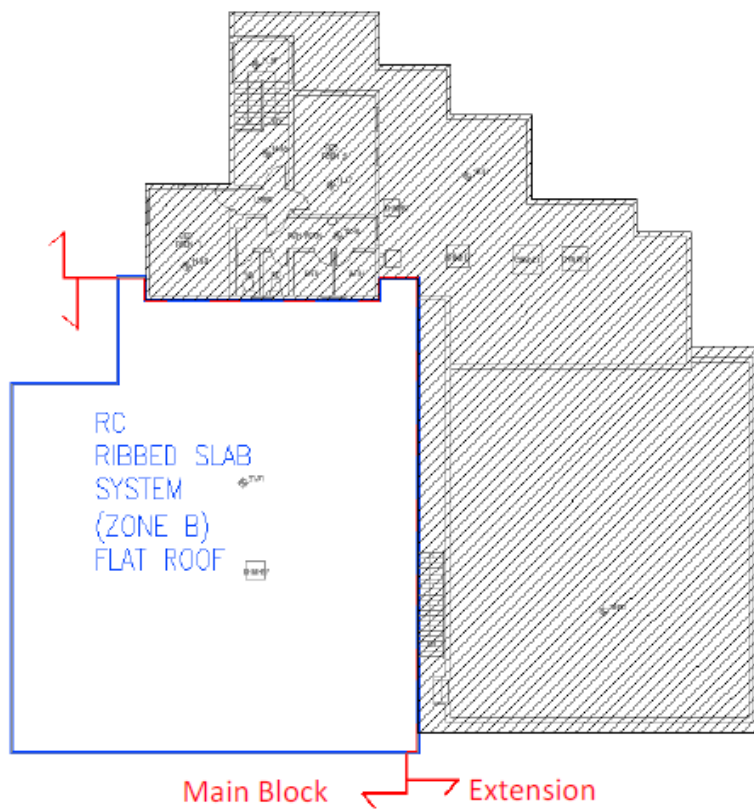
The estimated imposed loading capacities of floor areas of the Main Block are listed as follows: -

Location(see the zoning plans of the Main Block below)		Original Use	Minimum Design Imposed Load (kPa) as per LCC 1915	Estimated Imposed Loading Capacity (kPa)
G/F	Zone A	Domestic	3.35	2
Roof	Zone B	Flat Roof	2.68	1.5

The zoning plans of the Main Block are shown as follows: -



The Main Block - Ground Floor Zoning Plan



The Main Block - Roof Zoning Plan

The Extension

There is no design imposed loads specified in the record structural drawings for this building. Based on these drawings were prepared in a period from 1983 to 1984, it is estimated that the Building (Construction) Regulation 1976 (metric version) (BCR 1976) was likely adopted for the structural design of the building.

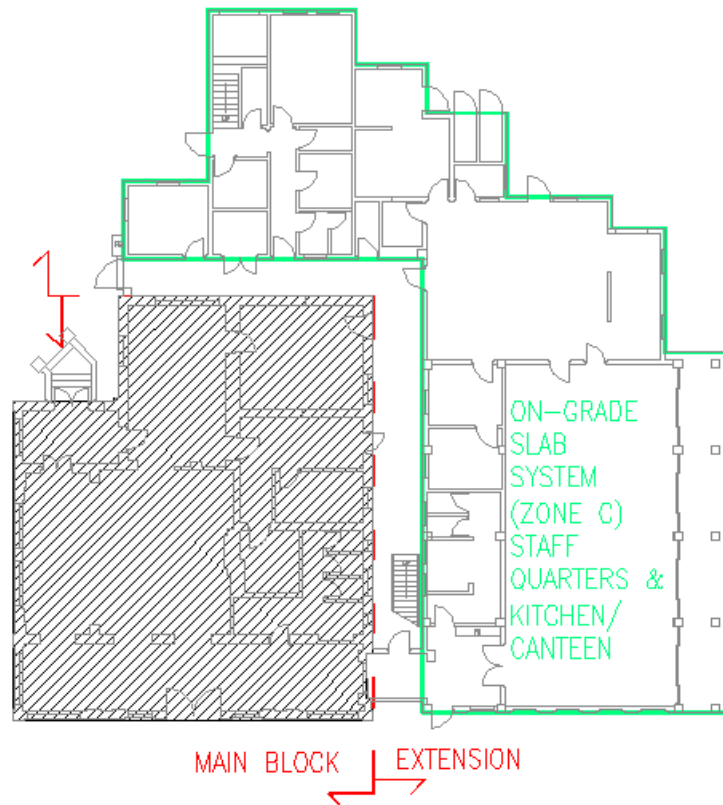
In considering the age of the building, the possible imposed loading capacity is prudently estimated at about 80% of the design imposed loading capacity.

The estimated imposed loading capacities of floor areas of the Extension are listed as follows: -

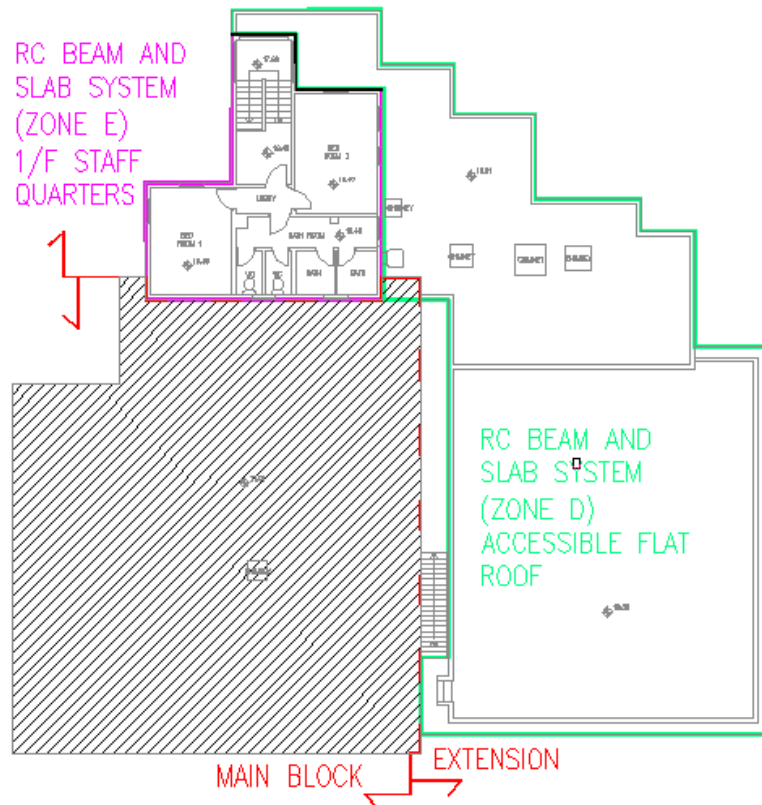
Location (see the zoning plans for the Extension below)		Original Use	Minimum Design Imposed Load (kPa) as per BCR 1976	Estimated Imposed Loading Capacity (kPa)
G/F	Zone C	Staff quarters / Kitchen/ Canteen	2.0*	1.5
1/F Roof Area	Zone D	Flat Roof (Accessible)	1.5	1.2
1/F Domestic Use Area	Zone E	Staff quarters	2.0*	1.5
Roof	Zone F	Flat Roof (Only for maintenance access)	0.75	0.6

Note: * Refer to Table VII of BCR 1976: Class 1- Floors for domestic building of not more than 2 storeys, in 1 occupation

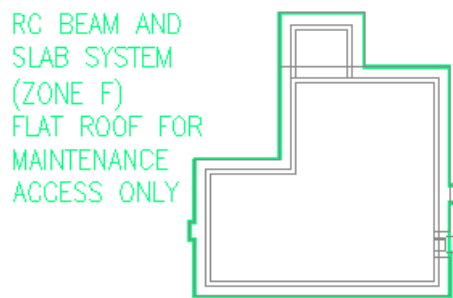
The zoning plans of the Extension are shown as follows: -



The Extension - Ground Floor Zoning Plan



The Extension – First Floor Zoning Plan



The Extension - Roof Zoning Plan

All the above estimated loading capacities of the Main Block and the Extension shall be further investigated and justified by sufficient tests on the construction materials and comprehensive structural assessment.

For the ground floors of both Main Block and the Extension, a higher load carrying capacity may be not difficult to be achieved by only upgrading the on grade slabs.

Finally, the floor usages and minimum imposed loads as stipulated in the Code of Practice for Dead and Imposed Loads 2011 (2021 Edition) by the Buildings Department sufficient for covering most of common usages are extracted as follows for easy reference.

Table 3.2
Minimum Imposed Loads

Class	Use	Examples of Specific Use	q_k (kPa)	Q_k (kN)
1	Floors for domestic use and residential activities	Domestic uses	2.0	2.0
		Dormitories	2.0	2.0
		Private sitting rooms, bedrooms and toilet rooms in hotels, motels and guesthouses	2.0	2.0
		Wards, bedrooms and toilet rooms in hospitals, nursing homes and residential care homes for elderly persons	2.0	2.0
		Bathrooms (load from Jacuzzi in bathrooms shall be assessed separately and on individual basis)	2.0	2.0
		Pantries	2.0	2.0
		Kitchens	2.0	2.0
2	Floors for offices and other non-industrial work places	Medical consulting or treatment rooms	2.5	3.0
		Hospital operating theatres and X-ray rooms	2.5	3.0
		Laboratories	3.0	4.5
		Light workrooms with neither central power-driven machines nor storage	3.0	4.5
		Offices for general use	3.0	4.5
		Rooms for lightweight electrical and electronic installations	3.0	4.5
		Rooms for meters and not for storage	3.0	4.5
		Pantries	3.0	4.5
		Banking halls	4.0	4.5
		Kitchens and laundries not in domestic buildings	4.0	4.5
		Projection rooms	5.0	4.5

Table 3.2 (continued)

Class	Use	Examples of Specific Use	q_k (kPa)	Q_k (kN)
3	Floors where people may congregate	<i>3A: Floors with tables</i>		
		Childcare centers and kindergartens	2.5	3.0
		Classrooms, lecture rooms, tutorial rooms, computer rooms	3.0	4.5
		Internet computer services centres	3.0	4.5
		Leisure, recreational and amusement areas that cannot be used for assembly purposes (e.g. private clubs with cubicles and restricted number of patrons)	3.0	4.5
		Massage rooms, sauna rooms, bath houses (load from water pools and fountains, if any, to be assessed separately)	3.0	4.5
		Reading rooms without book Storage	3.0	4.5
		Cafes, mahjong parlours, amusement games centres	4.0	4.5
		Restaurants, night-clubs, lounges, bars, canteens, fast food shops and dining rooms not in domestic premises	4.0	4.5
		<i>3B: Floors with fixed seating (seating is regarded as fixed if the removal of the seating and the use of the relevant space for other purposes are unlikely to occur)</i>		
		Assembly areas with fixed seating	4.0	4.5
		Chapels, churches and places of worship with fixed seating	4.0	4.5
		Concert halls	5.0	4.5
		Conference rooms, waiting rooms	5.0	4.5
		Grandstands (refer to clause 3.8.2 for additional loads)	5.0	4.5
		Public halls, theatres, cinemas	5.0	4.5
		<i>3C: Floors without obstacles for moving people</i>		
		Columbaria (areas other than for niches)	4.0	4.5
		Art galleries and museums	5.0	4.5
		Assembly areas without fixed seating, refuge floors	5.0	4.5
Footbridges between buildings, footpaths, terraces, plazas, areas used for pedestrian traffic	5.0	4.5		
Open areas in gardens (including short grass turf suitable for foot traffic)	5.0	4.5		

Table 3.2 (continued)

Class	Use	Examples of Specific Use	q_k (kPa)	Q_k (kN)
3	Floors where people may congregate	<i>3D: Floors with possible physical activities</i>		
		Billiard rooms and bowling alleys	3.0	4.5
		Dance practice rooms	3.0	4.5
		Dance halls, karaoke establishments, discotheques, gymnasia	5.0	4.5
		Ice rinks (weight of ice shall be assessed separately), ball courts, golf driving ranges	5.0	4.5
		Stages, television studios used as stages	7.5	9.0
4	Floors for shopping purposes	Department stores, supermarkets, markets, shops for display and sale of merchandise ¹	5.0	4.5
5	Floors for storage, equipment, plant and industrial uses ³	Library rooms with book storage (excluding library stack rooms)	5.0	4.5
		Offices for storage and normal filing purposes	5.0	4.5
		Refuse storage	2.5 for each metre of storage height ²	To be determined according to the weight of storage material, but not less than 9.0
		Stack rooms in book stores and libraries	3.5 for each metre of storage height ² but not less than 10.0	To be determined according to the weight of storage material, but not less than 9.0
		Cold storage	5.0 for each metre of storage height ² but not less than 15.0	To be determined according to the weight of storage material, but not less than 9.0
		Paper storage in printing plants	8.0 for each metre of storage height ²	To be determined according to the weight of storage material, but not less than 9.0

Table 3.2 (continued)

Class	Use	Examples of Specific Use	q_k (kPa)	Q_k (kN)
5	Floors for storage, equipment, plant and industrial uses	Battery rooms and uninterruptible power supply rooms	10.0 for each metre of storage height ²	To be determined according to the weight of storage material, but not less than 9.0
		General storage other than those specified in this class, including storage in warehouses	2.5 for each metre of storage height ²	To be determined according to the weight of storage material, but not less than 9.0
		Plant rooms, boiler rooms, fan rooms, motor rooms and the like	7.5	9.0
		Workshops, factories and other buildings or parts of buildings of similar category for industrial use –		
		(a) for light weight loads	5.0	9.0
(b) for medium weight loads	7.5	9.0		
(c) for heavy weight loads	10.0	9.0		
(d) for printing plants	12.5	9.0		

- Notes:
- 1 For stacking or storage area, reference shall be made to the appropriate example of specific use and the corresponding imposed load given in Class 5.
 - 2 Storage height in Class 5 shall be the height of the space between the following: the floor, and a physical constraint to the height of storage formed by a ceiling, soffit of a floor, roof or other obstruction.

4.7.4 Recommendations

Comprehensive structural appraisal with detailed site investigation and appropriate in-situ and laboratory test shall be carried out by the selected applicant to verify and confirm the details and conditions of the structural members, and structural performance of the buildings for the design of their proposed adaptive re-use of the building. Particular attention should be paid to the ribbed slabs of which the bottom slabs may obstruct the detection and rectification of structural defects inside the voids of these ribbed slabs.

4.7.5 Conclusion

This preliminary structural appraisal shall not be treated as a comprehensive and complete evaluation of building performance.

The estimated imposed loading capacities made in Section 4.7.3 are summarised as follows:-

Location	Estimated Imposed Loading Capacity (kPa)
The Main Block - G/F	2
The Main Block - Roof	1.5
The Extension - G/F	1.5
The Extension - 1/F (Domestic Use Area)	1.5
The Extension - 1/F (Roof Area)	1.2
The Extension - Roof	0.6

4.8 Building Services and Utilities

A list of existing provisions of building services and utilities for the Watervale House is as follows:

Building Services and Utilities	Existing Provisions
MVAC Installation	<ul style="list-style-type: none"> • Mechanical ventilation has been provided at toilets by mean of window type exhaust fan. There is 1 no. of fan (approximate 150 to 250mm diameter) for each toilet. • Except the above, no other MVAC installation is found within the site. All A/C units have been removed and the metal casement are left on site.
Fire Service Installation	<ul style="list-style-type: none"> • 1 no. of 50mm diameter underground water supply pipe is likely to be connected at the northwest corner of the premise to the F.S. tank at approximate 1 cubic meter on the roof. However the pipe is currently not to be maintained in good condition. • Hose Reel (HR) system is provided and connecting with the F.S. tank on the roof. • Manual fire alarm (MFA) system is found beside the Hose Reel (HR) system. • No fire hydrant is found. • No sprinkler system is found. • No exit sign / emergency light is found. • No portable type fire extinguisher is found on the premise. • No F.S. check meter position is found on the premise. • No connection valve is found on the premise. • 1 no. of 80mm diameter F.S. inlet is found at the main entrance but the system is currently not to be maintained in good condition.

Building Services and Utilities	Existing Provisions
	<ul style="list-style-type: none"> • Fire services water supply may be obtained from Castle Peak Road. • Record plan from the Water Supplies Department is attached in Appendix XV(A).
Electricity Supply	<ul style="list-style-type: none"> • Most of the switches, electrical accessories, lightings and wirings are disconnected. • 1 no. of 200A TPN main switch with busbar & outgoing distribution switchgears is found in main switchroom. The system is disconnected and the cables and some busbars are missing. • CLP metering position is found inside the main switchroom. • Record plan from CLP is attached in Appendix XV(G).
Lift and Escalator	<ul style="list-style-type: none"> • Existing building is not provided with any lift or escalator.
Plumbing Installation	<ul style="list-style-type: none"> • 1 no. of 25mm diameter potable water supply is connected to roof storage tank at approximately 1 cubic meters. However, no check meter position is found. • Branch pipes for distributing water to toilets are dismantled / damaged. • Water supply is available on Castle Peak Road. • There is no water connection point nearby the site. • Record plan from the Water Supplies Department is attached in Appendix XV(A).

Building Services and Utilities	Existing Provisions
Drainage Installation	<ul style="list-style-type: none"> • Rainwater collected on the roof of Watervale House is discharged to hoppers connected to the stacks, then further discharged to manholes, a suspected soakaway or surface channels, and finally discharged to the public stormwater drainage system outside the premise. • The waste and soil water is discharged by a single stack system and further discharged to underground sewage drainage system within the site. It is finally discharged to Public Manhole on Castle Peak Road via a 150mm dia underground rain water pipe (Drainage Services Department's Manhole no. SMH1013693). • Record plan from the Drainage Services Department is attached in Appendix XV(B).
Gas Installation	<ul style="list-style-type: none"> • No gas connection is found in the existing building. • Gas supply may be available for connection from Castle Peak Road. Record plan from the Hong Kong and China Gas Company Ltd. (HKCGC) is attached at Appendix XV(H).

Building Services and Utilities	Existing Provisions
Fixed Telecommunication Network (FTNS)	<ul style="list-style-type: none"> • Most of FTNS providers have no record of providing their services installation on site. The replies from FTNS providers up to 15 November 2023 can be found in Appendix XV. • New FTNS including telephone and broadband connections may be obtained from relevant FTNS providers in future.

In addition, record plans / replies from Electrical & Mechanical Services Department, Highways Department, Transport Department and Mass Transit Railway Corporation Limited are attached in **Appendix XV(C)**, **Appendix XV(D)**, **Appendix XV(E)** and **Appendix XV(F)** respectively.

An Underground Utility Survey was carried out in 2016, and the Underground Utility Survey Plan showing the layout of identified utility is attached in **Appendix XVIII**.

V. Vicinity and Access

5.1 Immediate Surroundings

The site of the Watervale House is adjoining to the Tuen Mun Campus of Hong Kong Chu Hai College located to the north of the site and low-rise residential area located to the south-east of the site. Just beyond the Castle Peak Road low-rise residential area can be found. Cafeteria Old Beach is located further beyond the redevelopment site. Hong Kong Gold Coast Hotel and Hong Kong Gold Coast Phase 1 are within 5 minutes driving distance from the site.

The Plan Showing Immediate Surroundings is at **Appendix VII**.

5.2 Access

Access to the site is shown in the Access Plan at **Appendix VIII**.

5.2.1 Vehicular Access

Vehicular access is only available from an access road for single car passing through which is approx. 3.3m wide and connecting to Castle Peak Road. Applicants may consider widening the existing access road if higher capacity of traffic required for the purpose of adaptive re-use.

Any works outside the site shall be necessary to obtain approval before commencement from the relevant authorities and government departments such as Town Planning Board, Development Bureau, Lands Department, Architectural Services Department, Buildings Department, Highways Department, Transport Department and Civil Engineering and Development Department.

5.2.2 Emergency Vehicular Access (EVA)

The open area at the west of the Main Block may provide sufficient space as EVA. Applicants may consider to fulfill the EVA requirements stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 by well defining the EVA on the existing open area.

5.2.3 Loading and Unloading Area

The open space at the west of the Main Block can be used as the loading and unloading area within the site. Applicants may consider defining a space for a Loading and Unloading Area within the open area.

5.2.4 Parking

The open area at the west of the Main Block can be the parking spaces within the site. Applicants may consider providing all required parking spaces within the site for the purpose of adaptive re-use. Enlarging the existing concrete paved open area within the site may have to be considered to fulfill the parking space requirement.

5.2.5 Pedestrian Access

Pedestrian access to the Watervale House is available at the access road connected to Castle Peak Road. It takes about 5 minute to walk from the site to the nearest bus stop at Castle Peak Road. Applicants may consider to define clearly between the vehicular access and pedestrian access on the existing access road for the safety issues.

5.2.6 Barrier Free Access (Site)

Barrier free access to the Watervale House by means of vehicle is available from Castle Peak Road, through the access road, to the site. Turning point for vehicles is currently available at the open area within the site.

There is no clear distinction between pedestrian path and vehicle on the access road connecting the Watervale House and Castle Peak Road. Applicants shall provide a suitable barrier free access in accordance with the current standard.

Applicants shall refer to **Section XI** Special Requirements of the Project for details.

5.2.7 Refuse Collection Point

Refuse collection point is located approximately 230 metres away from the site. It is operated by the Food and Environmental Hygiene Department.

VI. Conservation Guidelines

6.1 General Conservation Approach

6.1.1 All applicants are advised to give due regards to the latest editions of Charter of Venice (ICOMOS), the Burra Charter (Australia ICOMOS) and the Principles for the Conservation of Heritage Sites in China (ICOMOS China), which give the established international principles in heritage conservation in preparing their proposals for the conservation works.

6.1.2 It will be a complex issue to strike a balance between maintaining the architectural authenticity of historic building and complying with the current statutory requirements under the Buildings Ordinance (Cap 123). On this issue, the applicant is advised:

- (a) when undergoing major alteration works and change of use, the historic building should be properly upgraded to meet the same level of safety in respect of the new use as in the case of new buildings. The need for preserving the significant architectural features (**Appendix IX** refers), site constraints or prohibitive upgrading cost may limit the type of use that may be chosen for the building; and
- (b) every effort should be made to preserve the original façades of the historic building except unauthorized building structures, if any. Addition and alteration works, if necessary, should be undertaken at the back or other less visually prominent location of the building concerned. The original façades of the building should generally be left unaltered and must not be disturbed, i.e. no major external additions or alterations to the premise will be allowed, unless permitted under these Conservation Guidelines. External redecoration is restricted to colours that are compatible with the age and character of the building and the paint system is to be reversible². Any fixed signage should match the age and character of the exterior of the building and is to be approved by the Antiquities and Monuments Office (AMO) prior to installation.

² “Reversibility” is an act or process which can be undone or removed at a later date without causing material injury, loss, damage or change to the historic site or the historic building as the case may be.

6.1.3 For the renovation works to comply with statutory building control requirements, the following general guidelines are given to the applicants for reference. However, they should not be treated as exhaustive and it is essential for the selected applicant to refer to the full requirements imposed by the relevant authorities in respect of their proposals, including Buildings Department, Fire Services Department, Drainage Services Department, etc.

Possible Building Works	Conservation Guidelines
a) Means of Escape	Any improvement works recommended to doorway openings, steps, etc. must respect the historical integrity of the building, and require the prior approval of the AMO.
b) Emergency Vehicular Access (EVA)	EVA should blend in with the surroundings to preserve the historical character of the building.
c) Fire Resisting Construction to Floors, Doors and Walls	Any necessary upgrading works proposed to meet current requirements must respect the historical integrity and materials of the element concerned, which will probably be required to be retained in-situ.
d) Natural Lighting and Ventilation	Alteration or enlargement of any original windows or provision of any new window openings will not be permitted, unless approved by the AMO.
e) Barrier Free Access	Any proposed access improvement for persons with a disability must respect historical integrity of the building and its surrounding, in particular the external elevation(s) of the building.
f) Floor Loadings	Any proposed upgrading works necessary to meet “change of use” requirements must respect the historical integrity and materials of the floor concerned.
g) Building Services	Any proposed upgrading of electrical supply, air conditioning, fire services and plumbing installations should ensure that no “non-reversible” works are carried out to the historic building.
h) Plumbing and Sanitary Fittings	If “historic fitting(s)” is/ are identified, it/ they should be preserved, while modern fittings of compatible design to the existing may be re-

Possible Building Works	Conservation Guidelines
	used, replaced or increased in number as required.
i) Sewage, Drainage System and Waste Disposal Facilities	All drainage services that are to be retained should be checked and overhauled as necessary; capacity of the existing system and adequacy of authorized waste disposal methods should also be confirmed and upgraded as necessary.

6.1.4 The conditions of each historic building are unique. As such, the problems encountered in the renovation works of each historic building should be tackled on a case-by-case basis. If compliance with the conservation requirements as listed in these Conservation Guidelines cannot be achieved because of statutory requirements arising from the proposed adaptive re-uses, AMO’s approval should be sought.

6.1.5 As the renovation works will inevitably cause impact on the historic building, the selected applicant should submit a Heritage Impact Assessment (HIA) to the AMO for agreement before the commencement of the works. Consultation with the Antiquities Advisory Board for the agreement would be necessary.

6.1.6 The selected applicant should engage a building contractor, for the renovation works, who is included in the Development Bureau’s “List of Approved Contractors for Public Works – Buildings category” of appropriate group according to the estimated value of the works contract (http://www.devb.gov.hk/en/construction_sector_matters/contractors/index.html for the list) and a Registered General Building Contractors of Buildings Department (<https://www.bd.gov.hk/en/resources/online-tools/registers-search/registrationsearch-disclaimer.html> for the list). If the contractor to be appointed for the renovation works is not itself an approved specialist contractor included in the “List of Approved Suppliers of Materials and Specialist Contractors for Public Works – Repair and Restoration of Historic Buildings category” (RRHB specialist contractor), the appointed contractor must engage a RRHB specialist contractor from the Approved List as its specialist sub-contractor for carrying out the repair and restoration works of the “Architectural Features to be Preserved” to the historic buildings. All other specialist sub-contractors for the renovation

works should also be engaged from the relevant categories/groups in the Development Bureau's "List of Approved Suppliers of Materials and Specialist Contractors for Public Works" (http://www.devb.gov.hk/en/construction_sector_matters/contractors/supplier/index.html for the list).

6.2 Specific Conservation Requirements

6.2.1 The Watervale House was constructed as a single storey residence that optimizes the potential of south-facing hill slope setting. The approach to the house emphasizes the importance of nature surrounding. The house is not readily visible from Castle Peak Road, but is nestled among the woods which provides some shelter from the coast. After climbing up a winding driveway, visitors are welcome by an open terrace, not the main entrance, of the house. Large operable windows were also designed to capture the natural lighting from the south and west into interior. Roughcast rendering and bands of bricks are used on the façade as a durable and decorative material. Classical features are added with some geometric patterns, such as the double pilasters between windows, friezes and eaves soffits, to enrich the treatment on the facades. Similar classical features are used in interior, such as at the moulding on ceiling, beams soffits, and pilasters between the windows. Timber is used extensively in the house, such as parquet flooring, skirting, pelmet and doors, to create a warm atmosphere.

6.2.2 The Watervale House also has important social value because of its multi-layered history as the residence of a prominent public figure Feng Rui and then a mess for British army office. Feng Rui, an academic who turned into a politician, laid the foundation of modernization in China's sugar industry. His set up of a residence in Hong Kong illustrated the role of Hong Kong as the backstage for the political activities in China. Although the Watervale House was later acquired by the War Department and was changed its use to a British officers' mess for Gordon Hard Camp, its interior was not radically altered and much of its original appearance is still retained. The later addition of a L-shape buildings attaching the Watervale House is a strong evidence for its historical use as a mess for British army office. Preserving both the character defining elements of the Watervale House and the external facades of the Extension in-situ are important in interpreting the architectural, historical and social values of this historic building.

- 6.2.3 A number of character defining elements must be preserved in-situ and maintained as necessary. They are listed at **Appendix IX**. Their corresponding required and recommended conservation treatments are listed at **Appendix X** and **XI** respectively.
- 6.2.4 Every effort should be made to carry out all “required treatments” set out under **Appendix X** of the Conservation Guidelines. If compliance with the “required treatments” cannot be achieved, justifications should be given to the AMO for their consideration. **Appendix XI** of the Conservation Guidelines set out the “recommended treatment” to the historic building, which should be carried out as far as practicable.

VII. Town Planning Issues

The site falls within the “Residential (Group B)” (“R(B)”) zone on the draft Tuen Mun Outline Zoning Plan No. S/TM/38 (“OZP”) gazetted under section 5 of Town Planning Ordinance on 20 October 2023. The full set of the OZP including the Plan, Amendments, Notes, Schedule of Uses and Explanatory Statement is available at the Town Planning Board’s (“TPB’s”) website (https://www.tpb.gov.hk/en/list_of_plans/plan_schd_ozp.html). Relevant extracts of the OZP and the Notes for the “R(B)” zone are shown at **Appendix XII**.

The planning intention of the “R(B)” zone is primarily for medium-density residential developments, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.3 and the maximum building height is 10 storeys (excluding basement floor(s)) as stipulated on the OZP, or the plot ratio and height of the existing building, whichever is the greater (Details refer to Remarks (a) in the extracts of the OZP at **Appendix XII**). Commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board (“TPB”).

Applicant’s attention is also drawn to the Schedule of Uses for “R(B)” zone which set out the uses that are always permitted (Column 1 uses), and those uses that may be permitted with or without conditions on application to the TPB (Column 2 uses). The application for Column 2 uses should be made to the TPB under section 16 of Town Planning Ordinance. If the use proposed by an applicant is not under Column 1 or Column 2, an application for amendment of the zoning on the OZP under Section 12A of the Town Planning Ordinance will be required to be submitted to the TPB for consideration.

Prior to the submission of an application, advice could be sought from Tuen Mun and Yuen Long West District Planning Office of the Planning Department at 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T. (Tel: 2158 6301 Fax: 2489 9711).

All applications for permission under Section 16 of the Town Planning Ordinance will be considered by the TPB within two months of their receipt. The TPB may reject or approve an application, with or without conditions. The applicant will be notified in writing of the TPB's decision after confirmation of the minutes of the meeting at which the decision is made.

VIII. Land and Tree Preservation Issues

8.1 Land Issues

The site rests on Government land and is currently vacant. The Site Boundary Plan is shown at **Appendix II(A)**.

8.2 Tree Issues

Old and Valuable Tree (OVT) in the Register of Old and Valuable Tree maintained by the Leisure and Cultural Services Department is not present within the Site.

A tree survey was carried out in 2020, and the Tree Survey Plan and Tree Assessment Schedule, depicting the conditions and value of trees, are shown at **Appendix XIII(B)**.

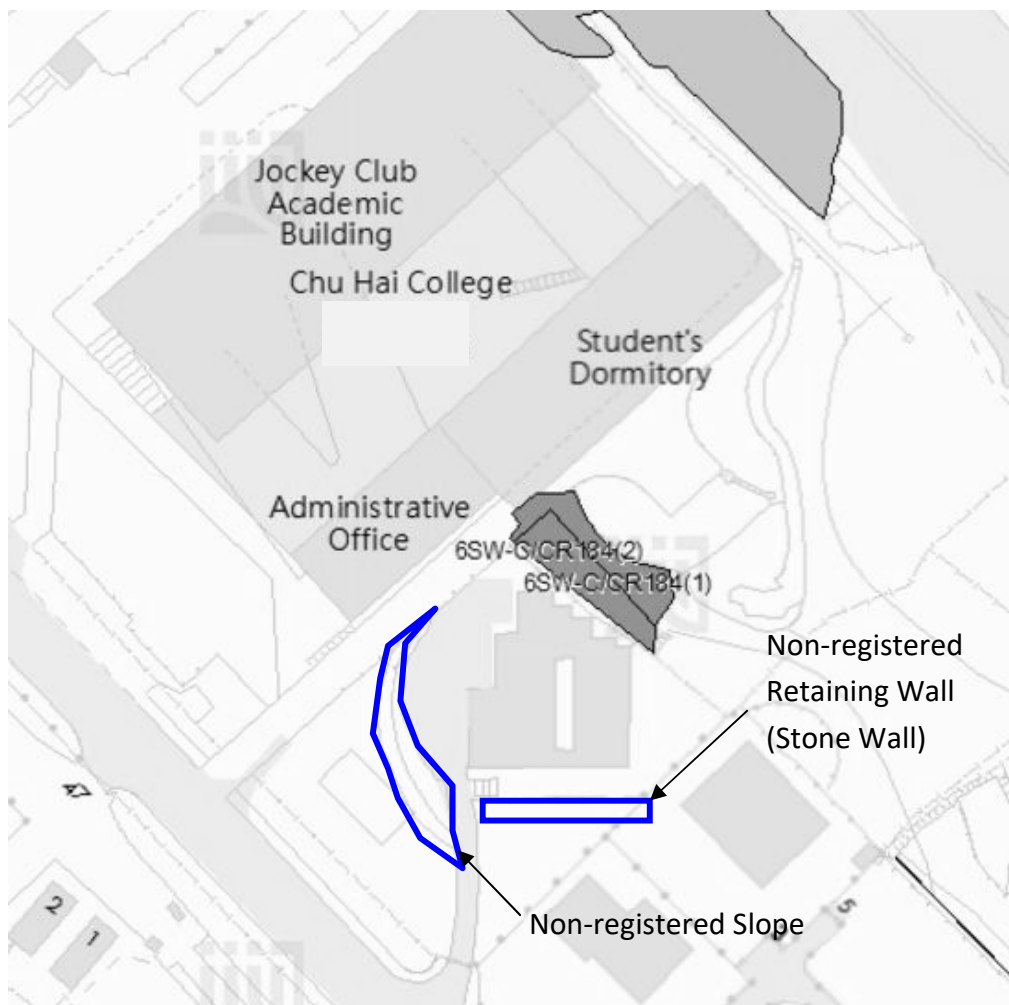
In general, no tree growing on the Site or adjacent thereto shall be interfered without the prior written consent of the Leisure and Cultural Services Department, the District Lands Officer, and the AMO or the appropriate authority/departments, including but not limited to Town Planning Board, Development Bureau, Lands Department, Buildings Department, Highways Department, Transport Department etc., who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as appropriate.

The selected applicant shall be responsible for the horticultural maintenance of vegetation and maintenance of trees within the site.

IX. Slope Maintenance

In accordance with the Slope Maintenance Responsibility Information System (SMRIS) of the Lands Department, the slope features within or in the vicinity of the site are as listed and shown in **Appendix XVI**.

There are a slope and a retaining wall which are not included in SMRIS within the site boundary (These slope and retaining wall are indicated on the map below and hereafter called as “non-registered slope” and “non-registered retaining wall” respectively).



There are some minor distortions of the non-registered retaining wall and slight dislocation of the concrete steps located alongside the wall.

The selected applicant should be responsible at their own cost for the repair and maintenance of the non-registered slope and non-registered retaining wall.

The selected applicant shall carry out geotechnical assessment of the adequacy of the site for their proposed use.

If there is any slope affected by the revitalization works, the selected applicant should conduct geotechnical assessment and carry out upgrading works for the affected slope(s) as required by the Building Authority and other government departments. The selected applicant shall be responsible at their own cost for the repair and maintenance of the slope affected by the revitalization works.

Any slope upgrading works should not alter the existing external appearance of the Watervale House or cause adverse impact on the stability of any slopes and structures within or in the vicinity of the site.

X. Technical Compliance for Possible Uses

10.1 Possible Uses That Can be Considered

Possible adaptive re-uses of the Watervale House (uses under Column 1 of Schedule of Uses of “R(B)” zone on the OZP) include :

- (a) Library;
- (b) Residential Institution.

Other possible uses (uses under Column 2 of Schedule of Uses of “R(B)” zone on the OZP) include:

- (c) Eating Place;
- (d) Educational Institution; and
- (e) Shop and Services;

Applicants can come up with suggestions on possible uses that they consider the most suitable for the site. Applicant should make reference to the “Definition of Terms” under the Town Planning Board’s web site to ascertain if a particular use is permitted. Applicants are required to ascertain the technical feasibility, including the structural adequacy and conservation requirements, of their proposed uses.

10.2 Technical Considerations

Technical considerations to be given due regard include:

- (a) Compliance with the requirements under the Buildings Ordinance. These requirements include but are not limited to:

Requirements	Remarks
Means of Escape	Most the usable floor area of the Watervale House is on the ground floor and occupants can escape from entrances of the building. Two bedrooms and a bathroom are located on 1/F served by a single staircase.

	Some modification to the existing arrangement may be required to suit the new use and layout in accordance with the latest version of Code of Practice for Fire Safety in Buildings 2011.
Fire Resisting Construction	Further investigation will be required to demonstrate adequacy of fire resisting construction of the existing building elements. Some upgrading works may be required to suit the new use and layout in accordance with the latest version of Code of Practice for Fire Safety in Buildings 2011.
Means of Access for Firefighting and Rescue	Buildings within the site shall be provided with means of access thereto from a street and emergency vehicular access in accordance with Building (Planning) Regulations. Where the emergency vehicular access provided cannot comply with the prevailing requirements, an application for exemption from Building (Planning) Regulations may be favourably considered by Buildings Department and Fire Services Department subject to the provision of fire safety assessment report and enhanced fire safety measures. The selected applicant is required to liaise with relevant government departments for exemption at detailed design stage. Applicants may propose an EVA at the open area (concrete paved area at the west of the Main Block) within the Site and connect it to the access road leading to the Castle Peak Road.
Barrier Free Access and Facilities	Various provisions for barrier free access and facilities, such as accessible parking space, ramps (within the building and to the entrances), passenger lift, lifting platform, accessible toilets etc. may be required in accordance with the latest edition of the Design Manual: Barrier Free Access 2008 (2021 Edition).

Protection against Falling from Height	Protective barrier such as balustrade or parapet at the outer edge of existing roofs and similar areas shall be provided in accordance with Building (Construction) Regulations unless the roof is restricted for maintenance purpose only.
Structural Adequacy	Comprehensive structural appraisal for the building is required to verify and ensure the structural adequacy of all building structural elements. Strengthening works may be required depending on the findings of the structural appraisal and the proposed use.
Geotechnical assessment of the site	The selected applicant shall carry out geotechnical assessment of the adequacy of the site for their proposed use.
Fire Services Installation Requirements	<p>The fire service installations should follow the current edition of the Code of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published by the Fire Services Department which include, inter alia, a hose reel system, an automatic sprinkler system, fire alarms, a fire detection system, emergency generator and emergency lighting, etc.</p> <p>Where the provided fire service installations cannot comply with the prevailing requirements, alternative solution shall be proposed and to be considered by the Fire Services Department.</p>
Natural Lighting and Ventilation	The natural lighting and ventilation for offices, kitchen, rooms for habitation and rooms containing soil and waste fitments should be provided in accordance with Building (Planning) Regulations. In term of re-using the existing facilities comfortably, alternative approach may be adopted in accordance with PNAP APP-130 in the toilets and bathrooms.

Provision of Sanitary Fitments	Subject to the use of the buildings, additional toilet facilities may be required to be installed within the site area to comply with Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations.
Drainage Provision	Proper drainage provision should be provided for separate disposal of foul water and surface water in accordance with Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations. Subject to the use of the buildings, additional drainage facilities to the existing buildings may be required. If restaurant is provided in the Watervale House, grease tank shall be required according to Food and Environmental Hygiene Department.
Development Potential	As the site may be not classified as abutting on any specified street, hence the building height, maximum site coverage and plot ratio permitted for any proposed new building or extension shall be determined under the Building (Planning) Regulation 19(3) upon formal building plan submission.

- (b) Compliance with licensing requirements (for uses requiring issue of licence for their operation);
- (c) Compliance with Conservation Guidelines (see Section VI); and
- (d) Compliance with planning requirements (see Section VII).

The technical aspects listed above might not be exhaustive. Applicants should pay attention that they may need to address other technical considerations in preparing their proposals. They may make reference to guidelines stated in PNAP APP-69 and Practice Guidebook for Adaptive Re-use of and Alteration and Addition Works to Heritage Buildings 2012 (2019 Edition).

10.3 Further Information on Possible Uses

For illustration purpose, preliminary study has been carried out for some of the uses listed in Section 10.1 above. Some information that can be useful to the applicants is listed below:

(a) Heritage Conservation

Applicant shall follow the Conservation Guidelines listed in **Section VI** of the Resource Kit when resolving technical issues.

(b) Planning

With reference to the examples of uses in Section 10.1, uses as library and residential institution are under Column 1 of the Schedule of Uses of “R(B)” zone in the OZP in which uses are always permitted. The use of Eating Place and Education Institution, etc., are under Column 2 of the Schedule of Uses of “R(B)” zone in the OZP in which case approval from the Town Planning Board is required.

(c) Emergency Vehicular Access (EVA)

The provision of EVA should fully comply with the requirements stipulated in Part D of the latest version of the Code of Practice for Fire Safety in Buildings 2011. If there are genuine site constraints in the provision of a proper EVA, fire safety assessment report and enhanced fire safety measures may be required subject to future liaison with Buildings Department and Fire Services Department.

(d) Fire Services Requirement

The provision of fire service installations should fully comply with the requirements stipulated in the current edition of the Code of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment and the Fire Services Department’s approval based on site condition and all modification to the standard requirements. These standard requirements include but are not limited to:-

Possible Use(s)	Eating Place/ Library/ Education Institution / Residential Institution	Shop and Services
Automatic Sprinkler System	Required	Required
Sprinkler Hazard Class	OH-1	OH-3
Sprinkler Tank Capacity (m ³)		
Full Holding	55	135
If direct FS link provided	37	90
If double end feed supply available	25	75
FS Inlet	Required	Required
Fire Hydrant	Required	Required
Hose Reel	Required	Required
Fire Service Tank Capacity (m ³)	18	18
FS & Sprinkler Pump Room	Required	Required
Sprinkler Inlet	Required	Required
Sprinkler Control Valve	Required	Required
FS Control Centre	Not Required for commercial low rise	Not Required for commercial low rise
Automatic Fire Alarm (including BFA requirement)	Required	Required
Street Fire Hydrant	Not Required if existing street hydrant is less than 100m from the site	Not Required if existing street hydrant is less than 100m from the site

(e) Licensing

- (i) If the Watervale House is to be used as an education purpose, the selected applicant is required to check whether the proposed mode of operation falls within the definition of a ‘school’ under the Education Ordinance (Cap. 279). If affirmative, the selected applicant shall make an application for registration of a school to the Permanent Secretary for Education under the Education Bureau (EDB). Relevant information on registration procedures and forms can be downloaded from the website of EDB (<http://www.edb.gov.hk>).
- (ii) If the Watervale House is to be used as an Eating Place, the selected applicant shall make an application to Food and Environmental Hygiene Department (FEHD) for carrying out any food business which involves, generally, the sale of meals or unbottled non-alcoholic drinks other than Chinese herb tea for consumption on the Site. Relevant information on application procedures and forms can be downloaded from the website of FEHD (<http://www.fehd.gov.hk/english/licensing/index.html>).
- (iii) If the Watervale House is to be used as guesthouse or short term accommodations, the selected applicant is required to check whether the proposed mode of operation falls within the definition of a “guesthouse” under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349). If affirmative, the selected applicant shall be required to obtain a license from the Office of the Licensing Authority under the Home Affairs Department (HAD). Relevant information on application procedures and forms can be downloaded from the website of HAD (http://www.had.gov.hk/en/public_services/licensing/hotels.htm).
- (iv) If the Watervale House is to be used as a retail use (i.e. Shop and Services), the selected applicant is required to check whether the proposed mode of operation falls within the definition of a “place of public entertainment” under the Place of Public Entertainment Ordinance (Cap. 172). For details on the application of places of public entertainment license for places other than cinemas and theatres and related matters, the applicant can visit the website of FEHD (<http://www.fehd.gov.hk/licensing/index.html>).

(f) Structural Loading Requirement

The required imposed loading capacities for the possible uses are listed in the table below. For required imposed loading capacities of other specific uses of possible adaptive re-use not mentioned in this table, reference should be made to the Building (Construction) Regulations (B(C)R).

Possible Adaptive Re-uses	Required Imposed Loading Capacities (kPa)	B(C)R Class	B(C)R Uses
(i) Library	5.0	5	- Library rooms with book storage (excluding library stack rooms)
	10.0 - 14.0	5	- Stack rooms in book stores and libraries
(ii) Residential Institution	2.0	1	- Dormitories
(iii) Eating Place	4.0	3	- Restaurants, canteens and fast food shops
(iv) Shop and Services	5.0	4	- Department store, supermarkets, markets, shops for display and sale of merchandise
(v) Education Institution	3.0	3	- Classrooms, lecture rooms, tutorial rooms, computer rooms and reading rooms without book storage

10.4 Recurrent Expenditure

To facilitate the applicants in forecasting their operating expenses, the estimated expenditures on some common recurrent items including electricity fee, water and sewage charge, and rates and rent regarding the Watervale House are listed at **Appendix XIV** for reference. Please note that the estimated expenditures have been made on the basis of some possible uses with assumptions, and are for reference only. Applicants are advised to make necessary adjustments with regard to their own proposals and specific operational requirements.

XI. Special Requirements of the Project

Applicants are required to take these special requirements into account in formulating their proposals and explain in their applications how these special requirements have been incorporated in their proposals.

11.1 Building Services and Utilities

Since some of the existing provisions of utilities and services to the site are insufficient and not available, opening up of the Castle Peak Road for design and investigation of provision or re-provision of essential building services by utility companies and authorities may be required. Applicant is encouraged to coordinate with adjacent operators and relevant authorities such as Highways Department, Lands Department, Transportation Department, Police Department and District Office on the design of building services and underground utilities routing when preparing their revitalisation proposal.

11.2 Parking

Applicant should be aware of insufficient car parking spaces within and in the vicinity of the Site. Applicants should maximise the use of the Site for car parking and loading/unloading purpose. The provision of car parking spaces should comply with the requirements stipulated in Table 11 of Chapter 8 of Hong Kong Planning and Standard Guideline (HKPSG) or the most updated revisions of the HKPSG and the latest edition of the Design Manual: Barrier Free Access 2008 (2021 Edition).

If the requirements stipulated in the HKPSG or the latest edition of Design Manual: Barrier Free Access 2008 (2021 Edition) cannot be complied owing to site constraint, the selected applicant should coordinate and liaise with relevant departments such as Planning Department, Lands Department, Transport Department and Highways Department, etc., and propose an alternative solution which is acceptable by relevant departments. The proposal is not limited to providing vehicle transportation such as mini-bus between the closest MTR station or carpark to the site to minimise the need of parking space and traffic volume generated by visitor of the site. The selected applicant shall employ traffic consultant to evaluate the demand of interlink transportation and provide sufficient transportation facilities.

11.3 Traffic

The Town Planning Board and the general public expressed concerns about the possible traffic impacts brought about by the project on the road network in the vicinity of the Site. The applicants should ensure that their revitalisation proposals will not unduly affect the existing traffic conditions of the road network in the vicinity and should proactively adopt appropriate control and management measures to minimise any adverse traffic impact, including both vehicular and pedestrian traffic, during the construction and operation of the project.

Applicants are required to conduct a preliminary traffic assessment as stipulated in **Appendix XVII** and state clearly in Section III(B)(5) of the Application Form the findings of their preliminary traffic assessment as well as the traffic management and associated mitigation measures etc.

The selected applicant should be bound by the maximum limit of the volume of traffic generated by/attracted to the project as stated in the preliminary traffic assessment above, and will be required to conduct a comprehensive traffic impact assessment and implement corresponding traffic management measures to the satisfaction of the Transport Department, after the application has been selected by the Government.

11.4 New Structure(s) within the Site

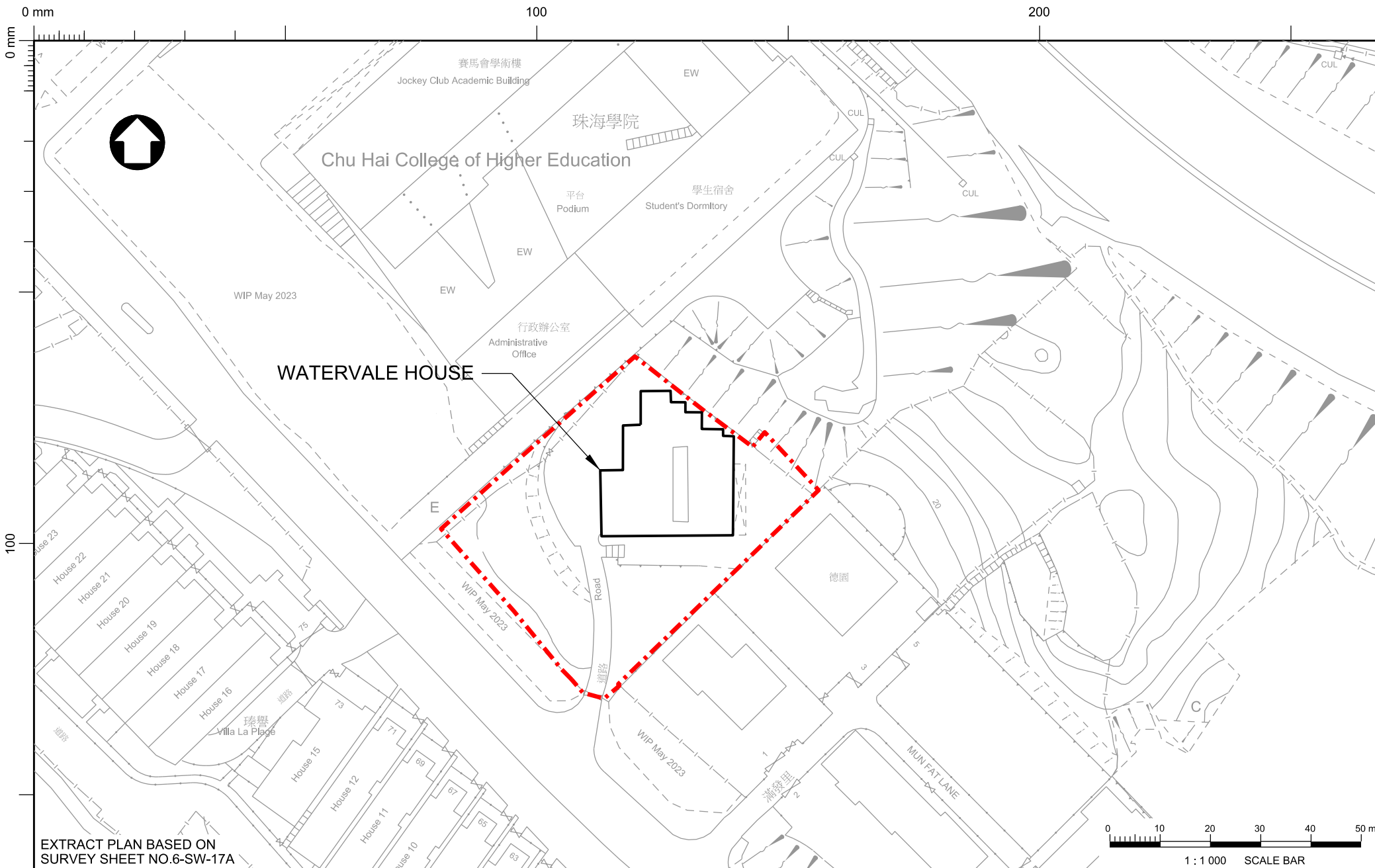
Applicants may consider providing major plant rooms, such as fire services tank and pump room within the Site, but they are restricted to be located beyond the “Open Space” stated in Item 1.2 of **Appendix X**. The exterior of such plant rooms shall be compatible with and visually unobstructive to the surrounding environment and approved by Antiquities and Monuments Office and Development Bureau. In particular, all new plant rooms shall be accessible for maintenance and their roofs of the exposed plant rooms should be landscaped.

The existing building height of Watervale House should be maintained. Structures for accommodating building services facilities at the main roof level of the Extension may be allowed. However, the height of such new structures should be kept to the minimum to avoid causing adverse visual impact on the Main Block and south-west of the Extension. Attention should be paid to the relevant items stipulated in **Appendix X and XI**.

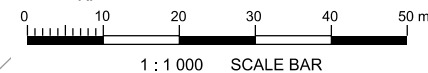
In taking forward the proposals for the provision of lift(s), plant rooms and any other structures as necessary, the selected applicant should be responsible for obtaining all necessary approvals from the relevant authorities and utility undertakings, including but not limited to Town Planning Board, Development Bureau, Lands Department, Buildings Department, Highways Department, Transport Department, etc. The proposals should also comply with all relevant Ordinances, including but are not limited to the Buildings Ordinance (Cap. 123), the Town Planning Ordinance (Cap. 131) and the Roads (Works, Use and Compensation) Ordinance (Cap. 370).

Appendix I
Location Plan

Appendix II (A)
Site Boundary Plan



EXTRACT PLAN BASED ON
SURVEY SHEET NO.6-SW-17A



LEGEND:



SITE BOUNDARY

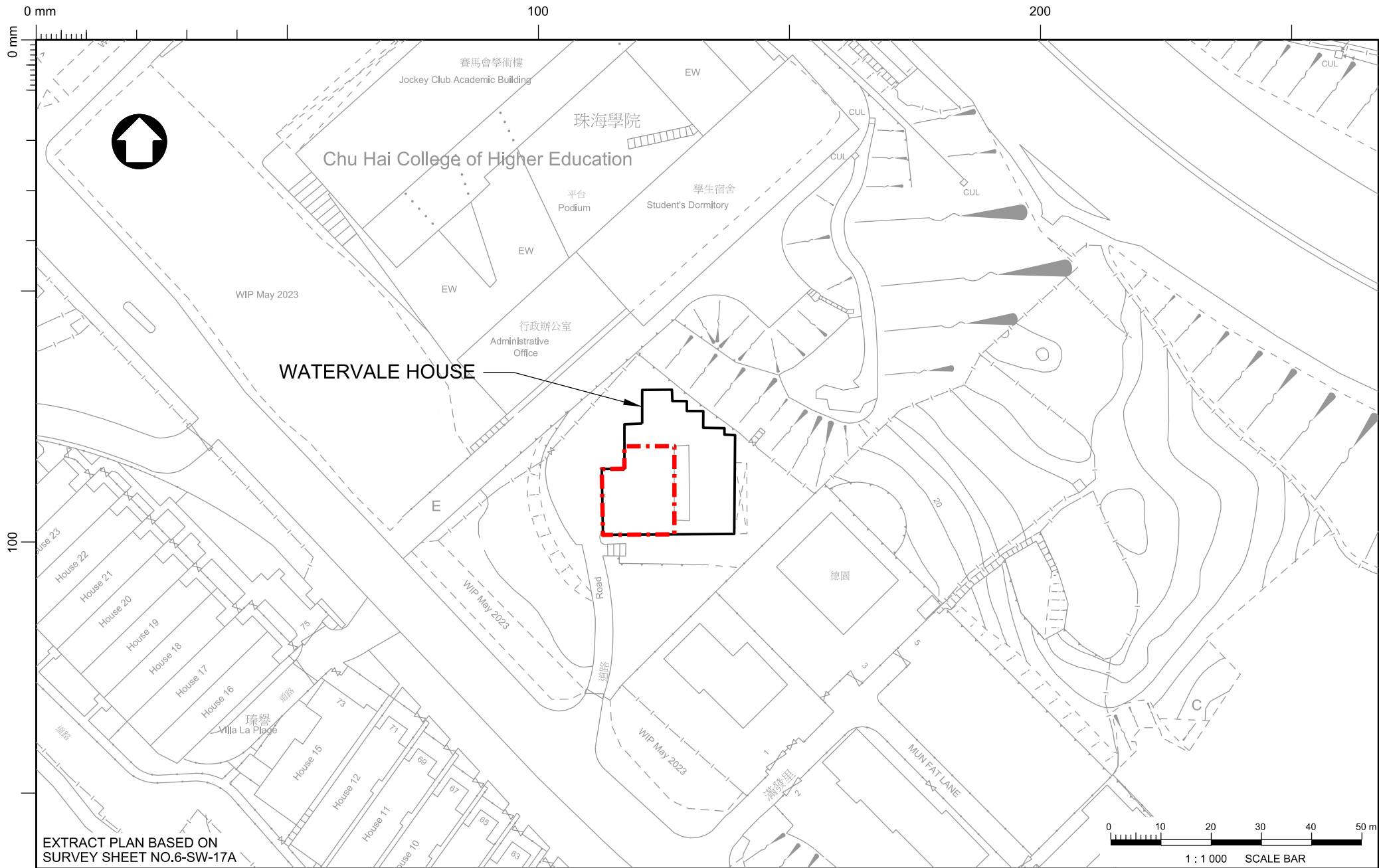
PROJECT TITLE:

**WATERVALE HOUSE, FORMER GORDON HARD CAMP,
CASTLE PEAK ROAD - CASTLE PEAK BAY SECTION,
AREA 48, TUEN MUN, N.T.**

DRAWING NO.:

**APPENDIX II(A)
SITE BOUNDARY PLAN**

Appendix II (B)
Grading Boundary Plan



EXTRACT PLAN BASED ON
SURVEY SHEET NO.6-SW-17A

LEGEND:

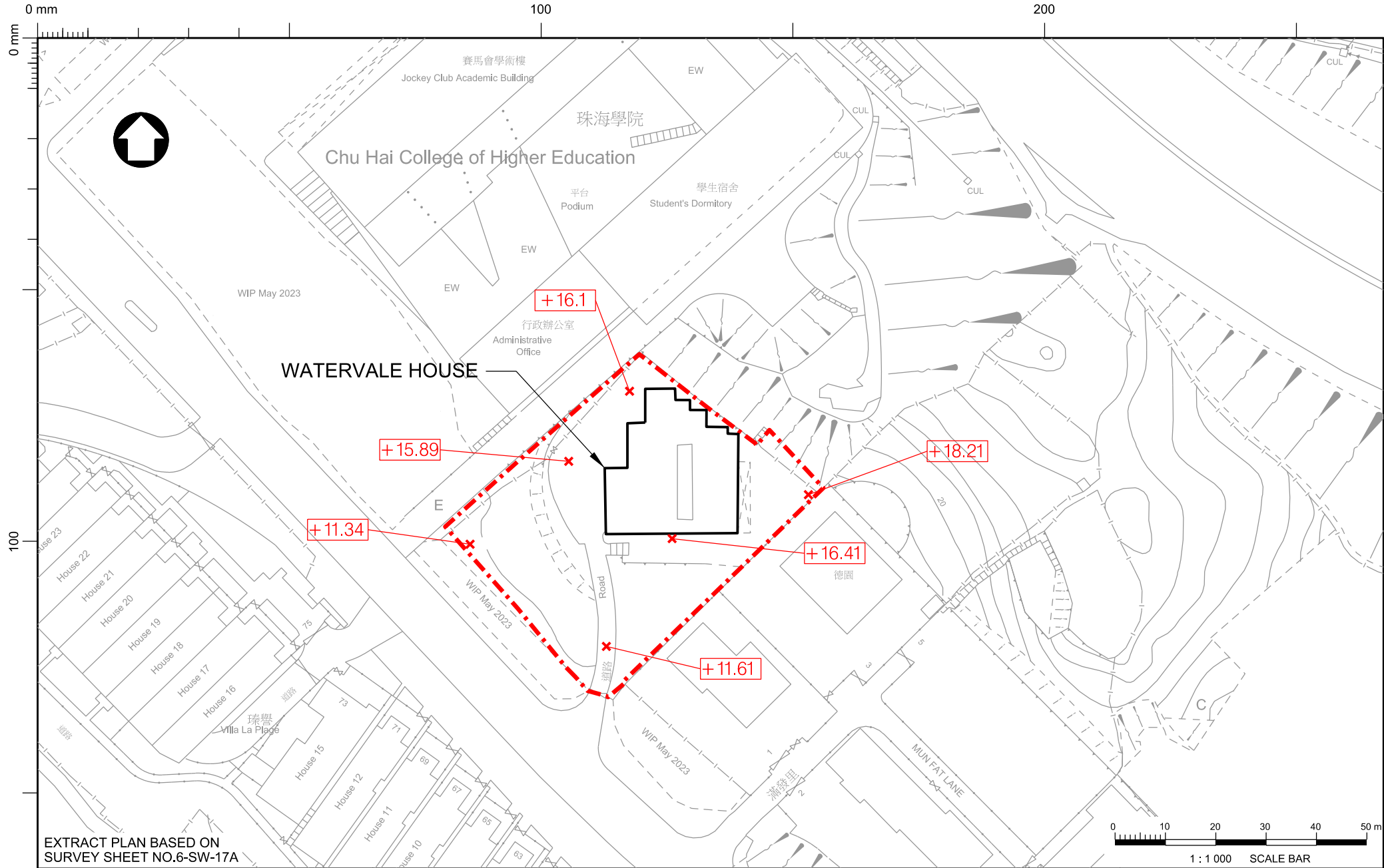


GRADING BOUNDARY

PROJECT TITLE:
**WATERVALE HOUSE, FORMER GORDON HARD CAMP,
 CASTLE PEAK ROAD - CASTLE PEAK BAY SECTION,
 AREA 48, TUEN MUN, N.T.**

DRAWING NO.:
 APPENDIX II(B)
 GRADING BOUNDARY PLAN

Appendix III
Datum Levels Plan



EXTRACT PLAN BASED ON SURVEY SHEET NO.6-SW-17A

LEGEND:
 SITE BOUNDARY

PROJECT TITLE:
**WATERVALE HOUSE, FORMER GORDON HARD CAMP,
 CASTLE PEAK ROAD - CASTLE PEAK BAY SECTION,
 AREA 48, TUEN MUN, N.T.**

DRAWING NO.:
 APPENDIX III
 DATUM LEVEL PLAN

Appendix IV
**Summary of Site and
Building Information**

Summary of Site information is listed below:

Building Name	Watervale House
Address	Former Gordon Hard Camp, Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun, N.T.
Site Area	Total Site Area: about 2590 sq. metres
Major Datum Level	From around +11.34mPD to +18.21mPD
Zoning	Residential (Group B)

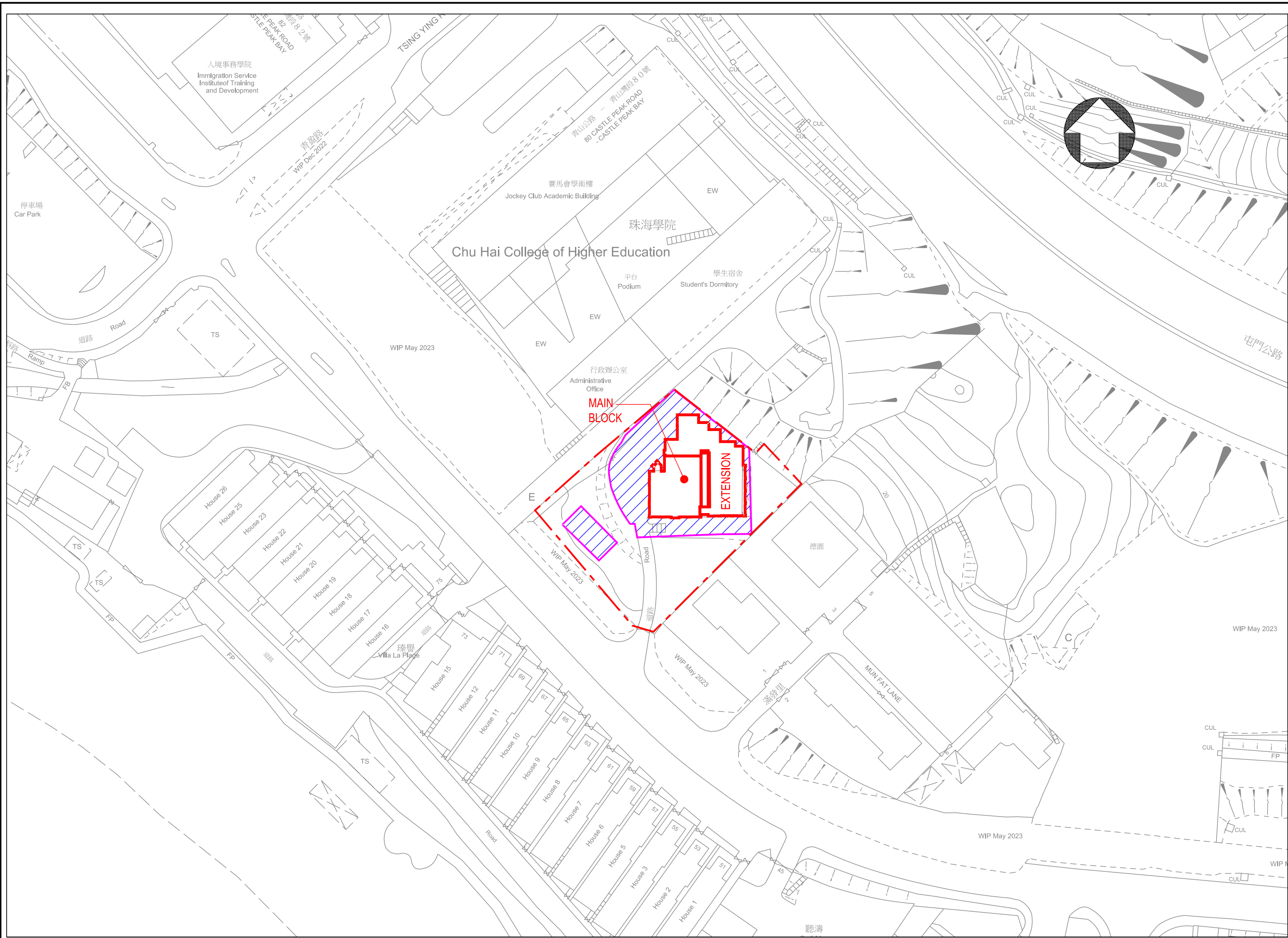
Summary of the Mansion information is listed below:

Number of Blocks	Two	
Number of Storey	Main Block : One Extension Block: Two	
Year of Completion	Main Block : 1933 Extension Block: 1980s	
Construction Floor Area	648 m ²	
Historic Grading	Grade 2	
Original Use	Residential	
Current Use	Vacant	
Existing Schedule of Accommodation	N/A	
Materials of Construction	<u>Main Block</u>	
	Roof	Reinforced concrete
	Wall	Brick masonry
	Floor	Concrete
	Windows	Steel framed casement windows.
	Exterior	Brick wall with painted render
	Interior	<u>Wall finishes:</u> Painted plaster or ceramic tiles <u>Floor finishes:</u> General: parquet wooden floors Rooms: Vinyl tiles (May contain asbestos) Sanitary Area: Ceramic tiles <u>Ceiling finishes:</u> Painted plaster

Materials of Construction	<u>The Extension</u>	
	Roof	Reinforced concrete
	Wall	Reinforced concrete wall or Brick wall
	Floor	Reinforced concrete
	Staircases	Reinforced concrete
	Windows	Aluminum framed windows
	Exterior	Rendering on concrete wall
	Interior	<u>Wall finishes:</u> General: Painted plaster Kitchen and Sanitary Area: Ceramic tiles <u>Floor finishes:</u> Kitchen and Sanitary Area: Ceramic tiles Store Rooms: Cement sand screeding Quarters: Vinyl tiles (May contain asbestos) Dining Room: Parquet wooden floors <u>Ceiling finishes:</u> Painted plaster

Appendix V
Architectural Drawings

Drawing List	
Drawing No.	Drawing Title
A001	Site Plan
A002	Ground Floor Plan
A003	First Floor Plan
A004	Roof Floor Plan
A005	North Elevation
A006	South Elevation
A007	East Elevation
A008	West Elevation
A009	Section A-A
A010	Section B-B
SK01	Ground Floor Plan (Circulation)



- LEGEND:**
- SITE BOUNDARY
 - CONCRETE PAVED AREA

PROJECT TITLE :
 RESOURCE KIT FOR WATERVALE HOUSE AT FORMER GORDON HARD CAMP, CASTLE PEAK ROAD—CASTLE PEAK BAY SECTION AREA 48, TUEN MUN, N.T.

DRAWING TITLE :
 SITE PLAN

DATE	DRAWN	DESIGNED	CHECKED	SCALE
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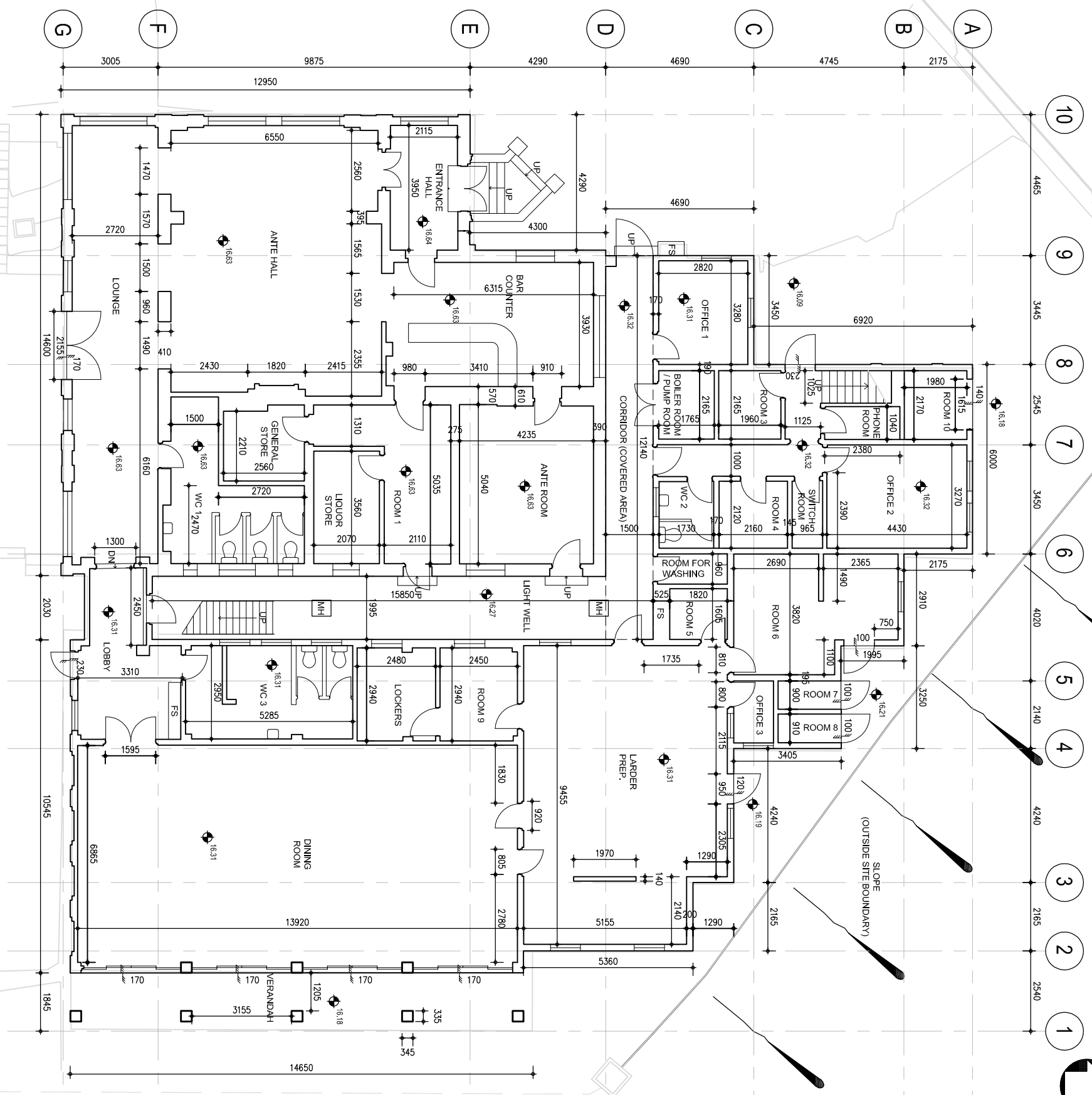
JOB NO. : _____ **DRAWING NO. :**
 A001

STATUS : _____





GROUND FLOOR PLAN



PROJECT TITLE :
 RESOURCE KIT FOR WATERVALE
 HOUSE AT FORMER GORDON HARD
 CAMP, CASTLE PEAK ROAD-CASTLE
 PEAK BAY SECTION AREA 48,
 TUEN MUN, N.T.

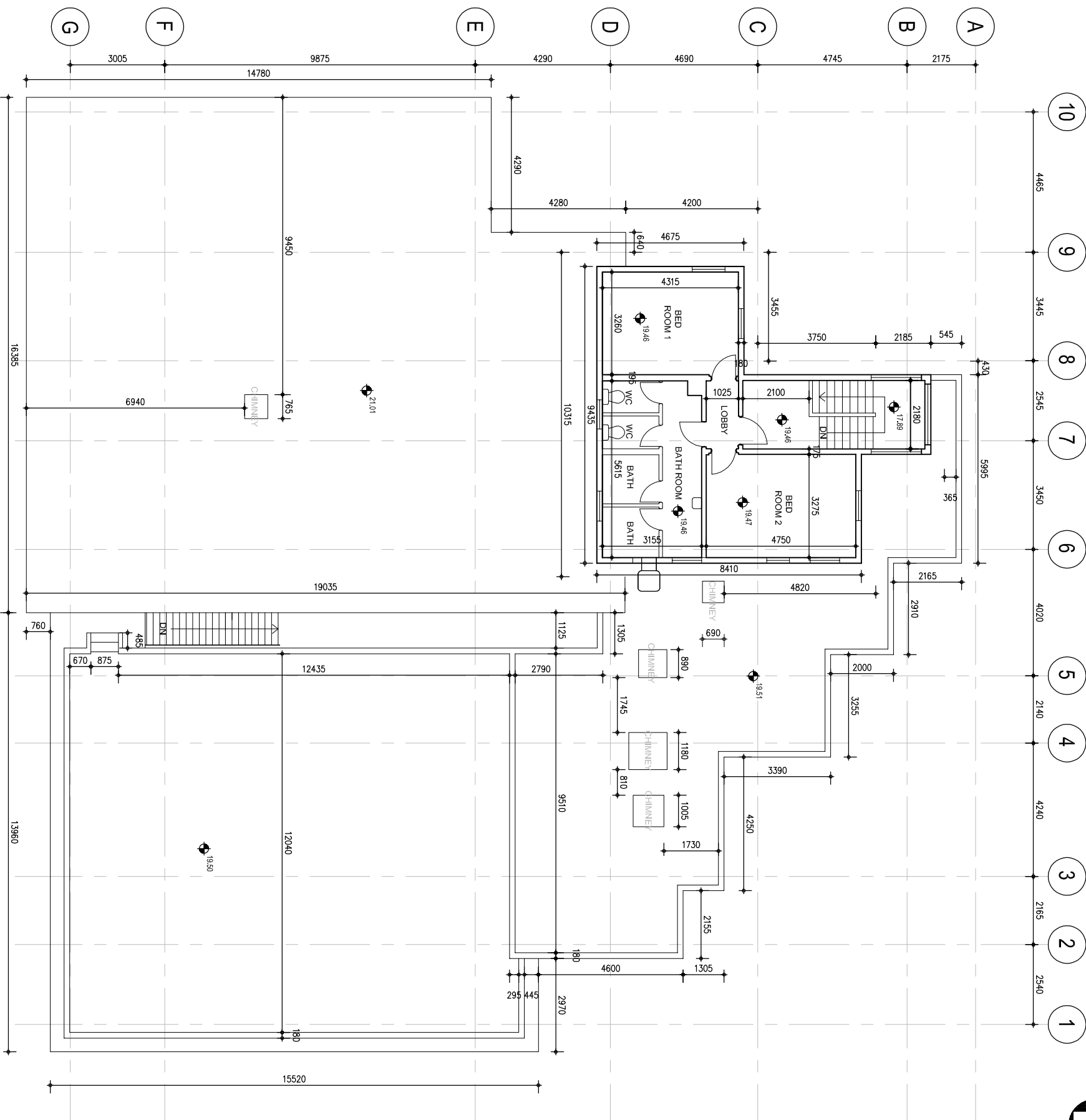
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 GROUND FLOOR PLAN

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JOB NO. :
 DRAWING NO. :

A002

STATUS :



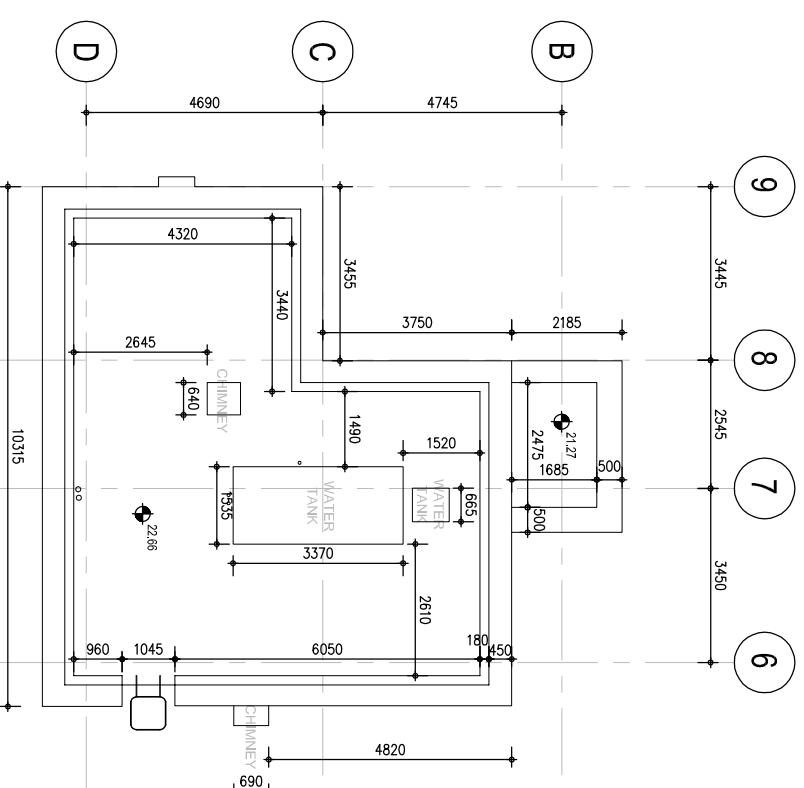
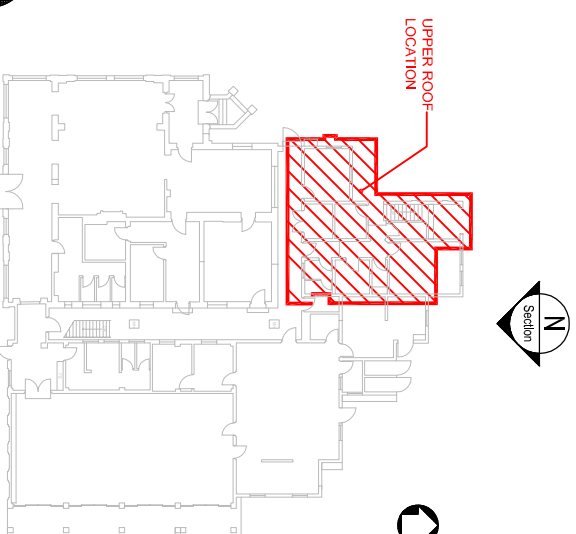
FIRST FLOOR PLAN



PROJECT TITLE :			
RESOURCE KIT FOR WATERVALE HOUSE AT FORMER GORDON HARD CAMP, CASTLE PEAK ROAD-CASTLE PEAK BAY SECTION AREA 48, TUEN MUN, N.T.			
DRAWING TITLE :			
FIRST FLOOR PLAN			
DATE	DRAWN (DESIGNED)	CHECKED)	SCALE
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JOB NO. :	DRAWING NO. :		
	A003		
STATUS :			



KEY PLAN



ROOF FLOOR PLAN



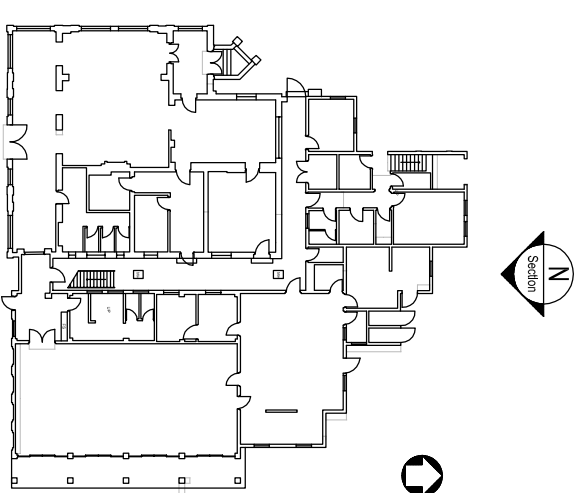
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 RESOURCE KIT FOR WATERVALE
 HOUSE AT FORMER GORDON HARD
 CAMP, CASTLE PEAK ROAD-CASTLE
 PEAK, BAY SECTION AREA 48,
 TUEN MUN, N.T.

DRAWING TITLE :
 ROOF FLOOR PLAN

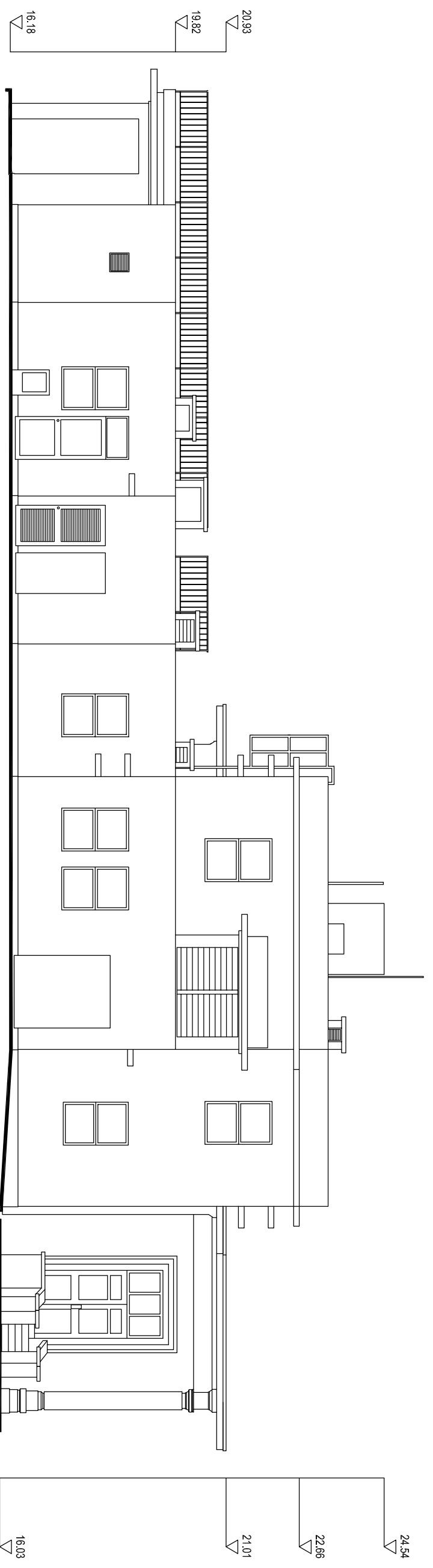
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JOB NO. :
 DRAWING NO. :
 A004

STATUS :



KEY PLAN



NORTH ELEVATION

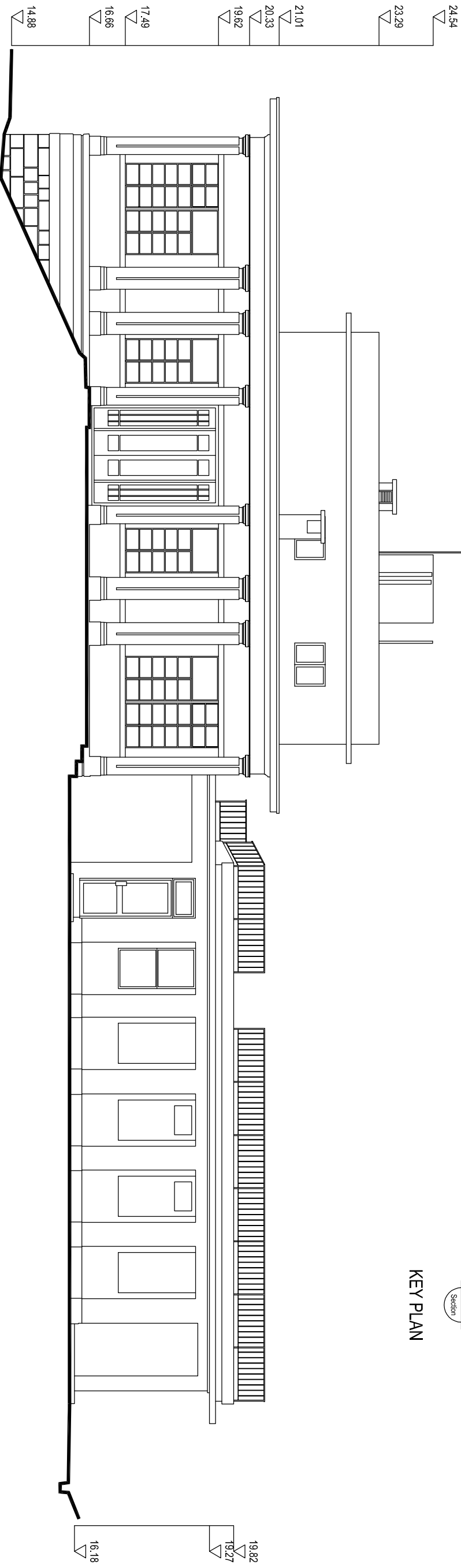
PROJECT TITLE :
 RESOURCE KIT FOR WATERVALE
 HOUSE AT FORMER GORDON HARD
 CAMP CASTLE PEAK ROAD-CASTLE
 PEAK BAY SECTION AREA 48,
 TUEN MUN, N.T.

DRAWING TITLE :
 NORTH ELEVATION

DATE	DRAWN	DESIGNED	CHECKED	SCALE
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JOB NO. :
 DRAWING NO. :
 A005

STATUS :



SOUTH ELEVATION

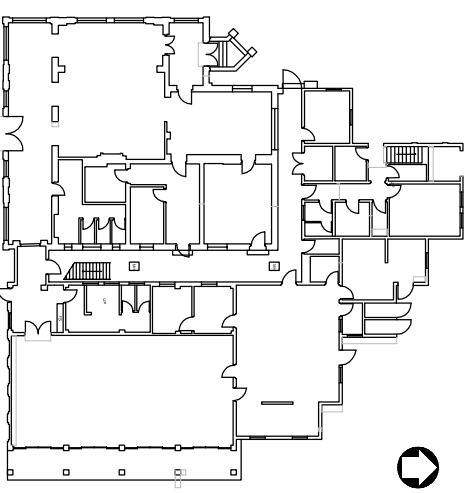
KEY PLAN

PROJECT TITLE :
 RESOURCE KIT FOR WATERVALE
 HOUSE AT FORMER GORDON HARD
 CAMP, CASTLE PEAK ROAD-CASTLE
 PEAK BAY SECTION AREA 48,
 TUEN MUN, N.T.

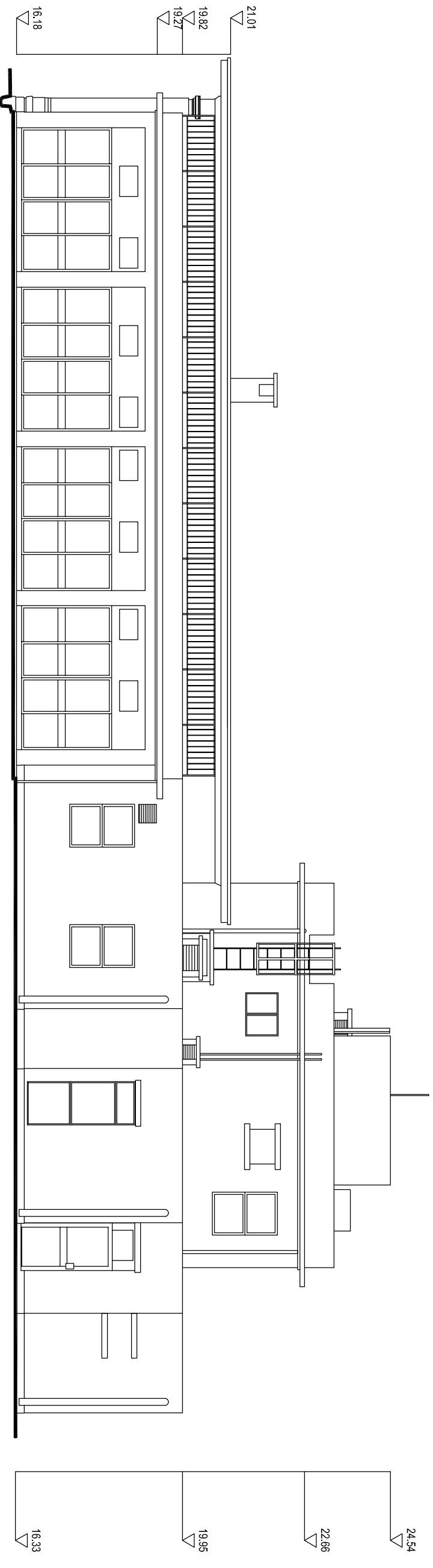
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JOB NO. :			DRAWING NO. :	
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STATUS :



KEY PLAN



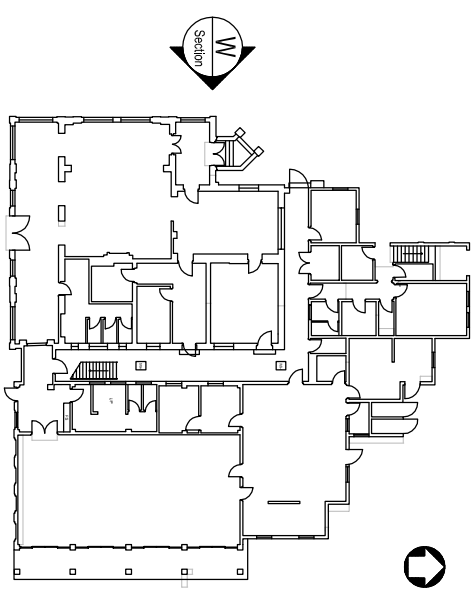
EAST ELEVATION

PROJECT TITLE :
 RESOURCE KIT FOR WATERVALE
 HOUSE AT FORMER GORDON HARD
 CAMP, CASTLE PEAK ROAD-CASTLE
 PEAK BAY SECTION AREA 48,
 TUEN MUN, N.T.

DRAWING TITLE :
 EAST ELEVATION

DATE	DRAWN	DESIGNED	CHECKED	SCALE
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JOB NO. :				DRAWING NO. :
				A007

STATUS :



KEY PLAN



WEST ELEVATION

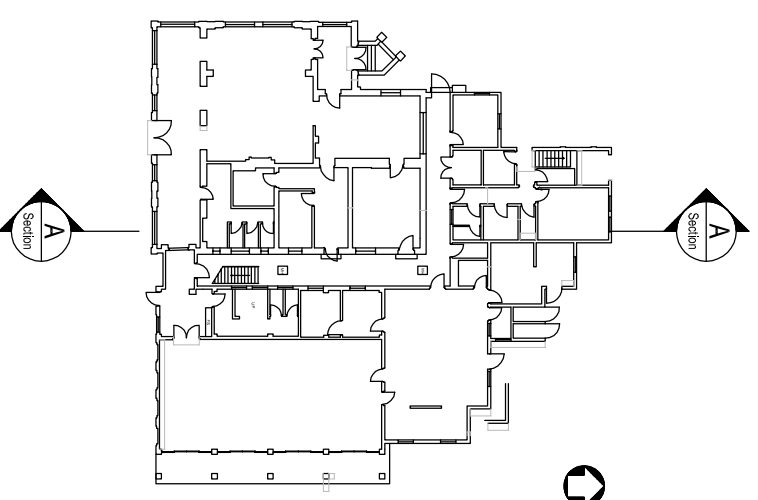
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 RESOURCE KIT FOR WATERVALE
 HOUSE AT FORMER GORDON HARD
 CAMP, CASTLE PEAK ROAD -CASTLE
 PEAK BAY SECTION AREA 48,
 TUEN MUN, N.T.

DRAWING TITLE :
 WEST ELEVATION

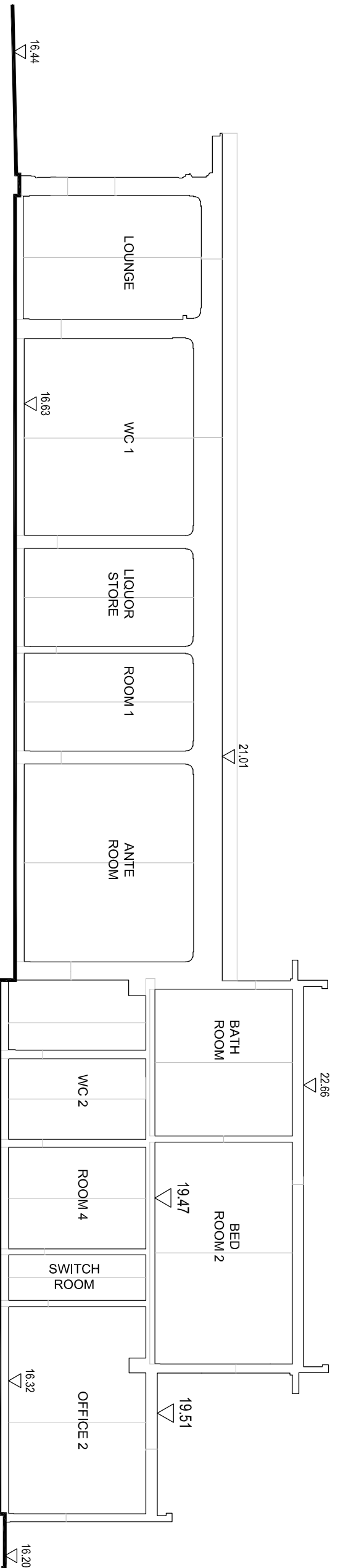
DATE	DRAWN	DESIGNED	CHECKED	SCALE
17/6/16				1:100@A3

JOB NO. :
 DRAWING NO. :
 A008

STATUS :



KEY PLAN



SECTION A-A

PROJECT TITLE :
 RESOURCE KIT FOR WATERVALE
 HOUSE AT FORMER GORDON HARD
 CAMP, CASTLE PEAK ROAD--CASTLE
 PEAK BAY SECTION AREA 48,
 TUEN MUN, N.T.

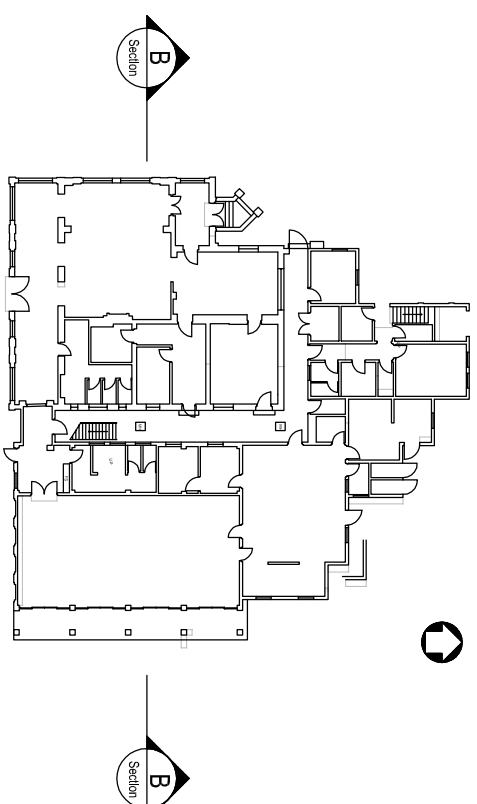
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 SECTION A-A

DATE	DRAWN DESIGNED	CHECKED	SCALE
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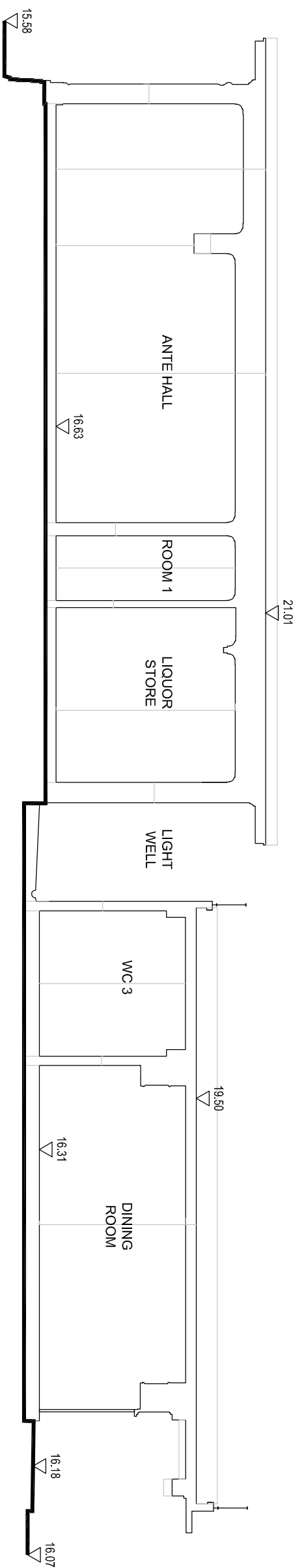
JOB NO. :
 DRAWING NO. :

A009

STATUS :



KEY PLAN



SECTION B-B

PROJECT TITLE :
 RESOURCE KIT FOR WATERVALE
 HOUSE AT FORMER GORDON HARD
 CAMP, CASTLE PEAK ROAD-CASTLE
 PEAK BAY SECTION AREA 48,
 TUEN MUN, N.T.

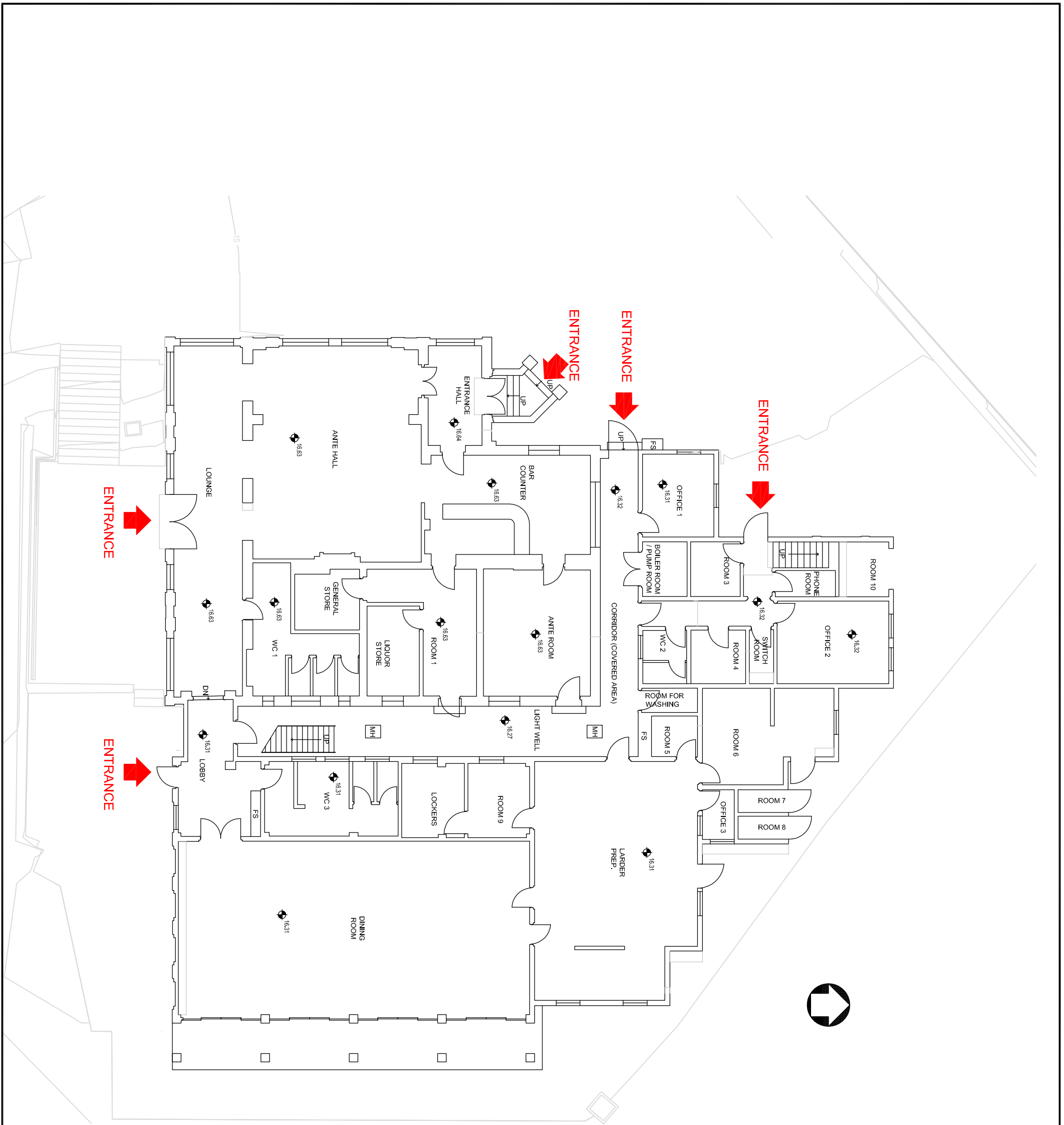
DRAWING TITLE :
 SECTION B-B

DATE	DRAWN	DESIGNED	CHECKED	SCALE
17/6/16				1:1000&A3

JOB NO. :
 DRAWING NO. :

A010

STATUS :



LEGEND
 **ENTRANCE**

PROJECT TITLE : RESOURCE KIT FOR WATERVALE HOUSE AT FORMER GORDON HARD CAMP, CASTLE PEAK ROAD--CASTLE PEAK BAY SECTION AREA 48, TUEN MUN, N.T.			
DRAWING TITLE : ENTRANCE LOCATION ON GROUND FLOOR			
DATE	DRAWN DESIGNED	CHECKED	SCALE
17/6/16			1:150
JOB NO. :	DRAWING NO. :		
	SK-01		
STATUS :			

Appendix VI
Photos of the Site and Buildings



An access road connecting the Site to Castle Peak



An access road connecting the Site to Castle Peak



General view of approach staircase of South Entrance



South elevation of the Main Block



South elevation of the Extension



West elevation of the Main Block



Entrances of the Watervale House



West elevation of the Extension



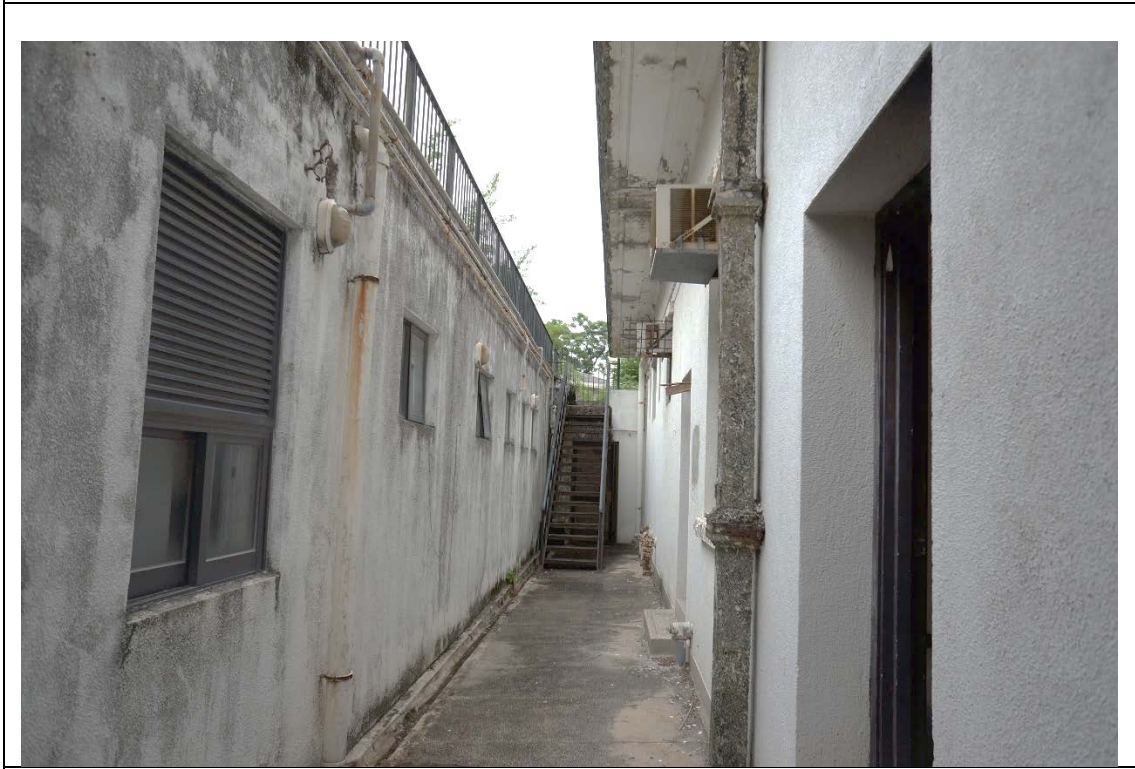
North elevation of the Extension



North elevation of the Extension



East elevation of the Extension



Light Well between the Main Block and the Extension



General view of the Roof of the Extension



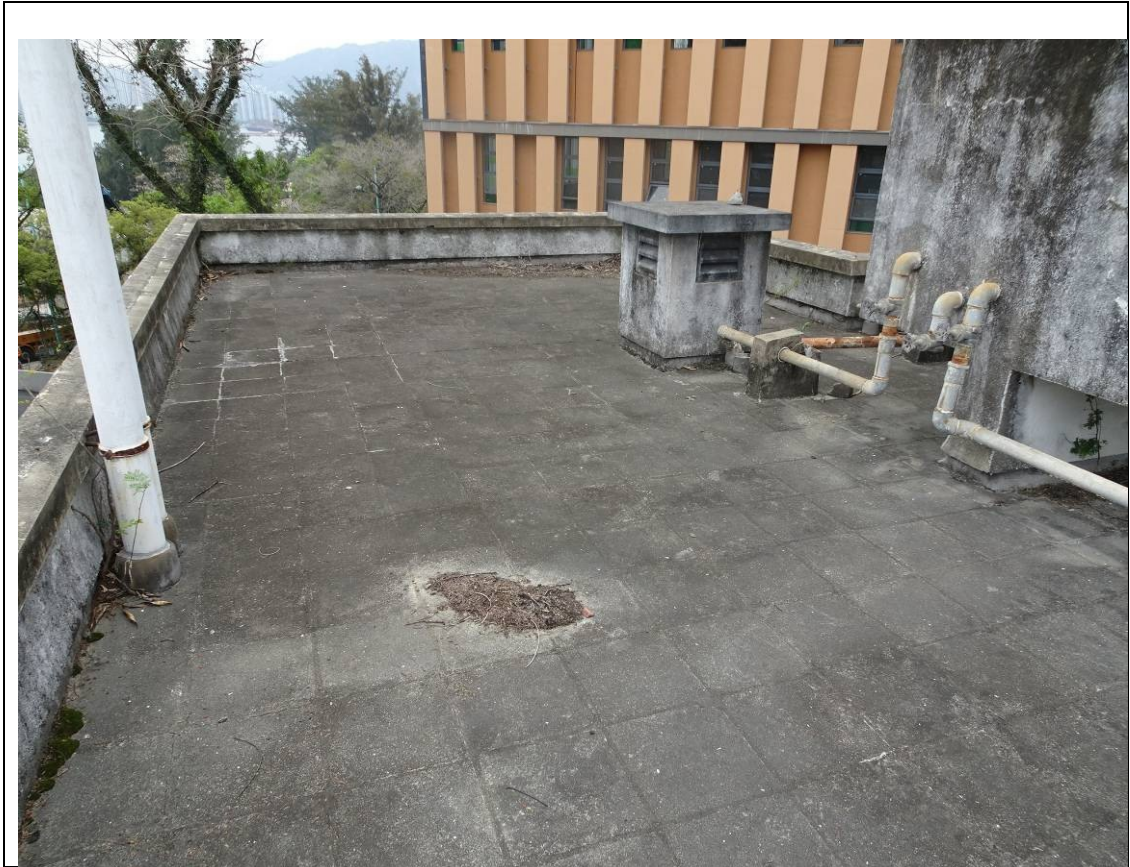
General view of the Roof of the Main Block



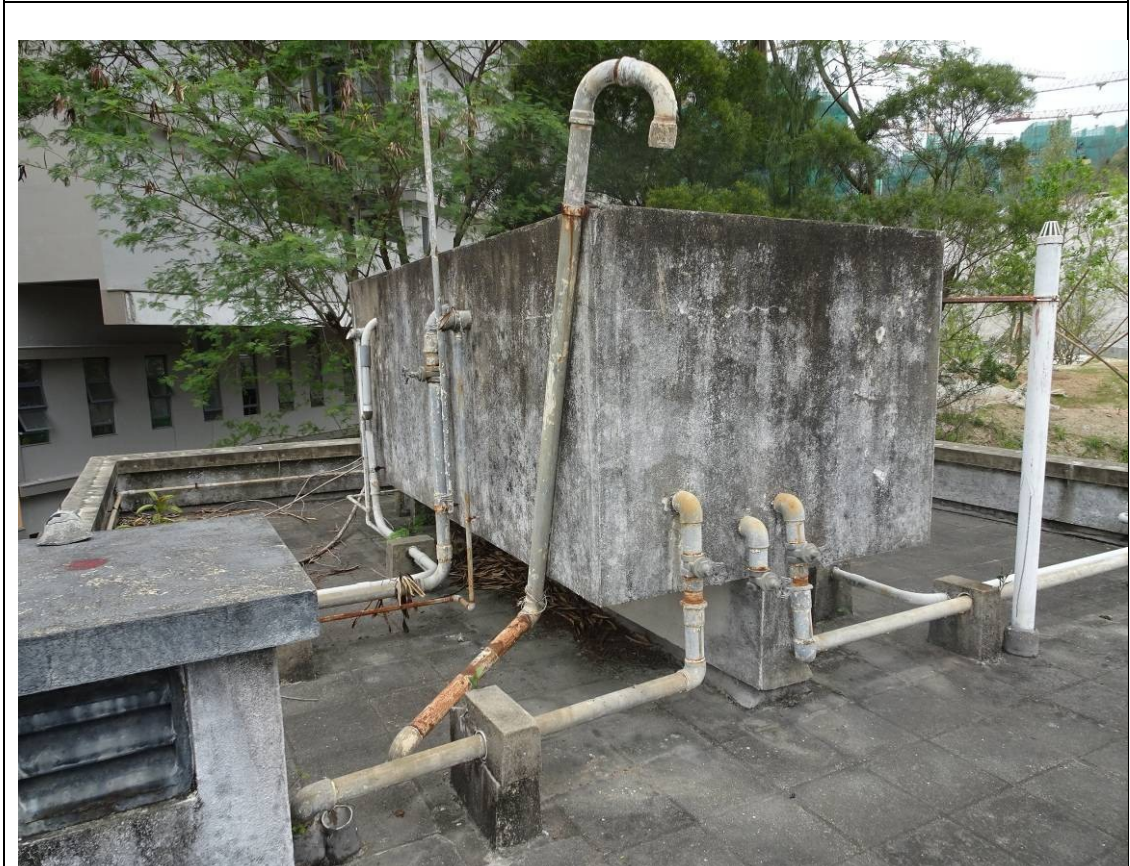
General view of the Flat Roof of the Extension



General view of the cat ladder from Flat Roof to Roof of the Extension



General view of the Roof of the Extension



General view of the Water Tank



North Entrance to the Main Block (G/F)



The Ante Hall of the Main Block (G/F)



The Lounge of the Main Block (G/F)



The Bar Counter of the Main Block (G/F)



Room 1 of the Main Block (G/F)



The Ante Room of the Main Block (G/F)



Dining Room of the Extension (G/F)



The Larder Prep. of the Extension (G/F)



Corridor (Covered Area) between the Main Block and the Extension (G/F)



The staircase from G/F to 1/F of the Extension (G/F)



Bedroom of the Extension (1/F)

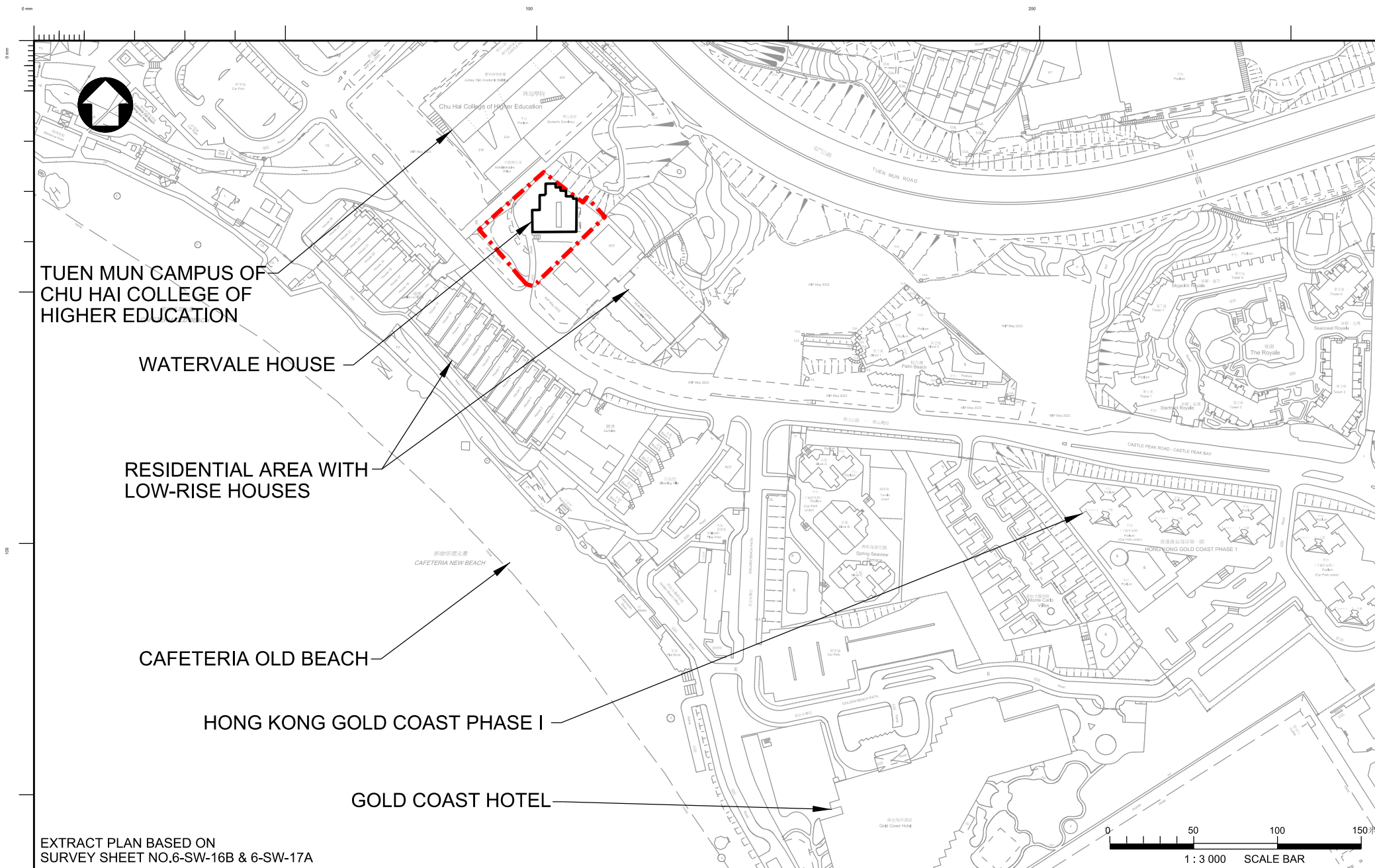


Bedroom of the Extension (1/F)



Bathroom of the Extension (1/F)

Appendix VII
Plan Showing
Immediate Surroundings



EXTRACT PLAN BASED ON
SURVEY SHEET NO.6-SW-16B & 6-SW-17A

LEGEND:

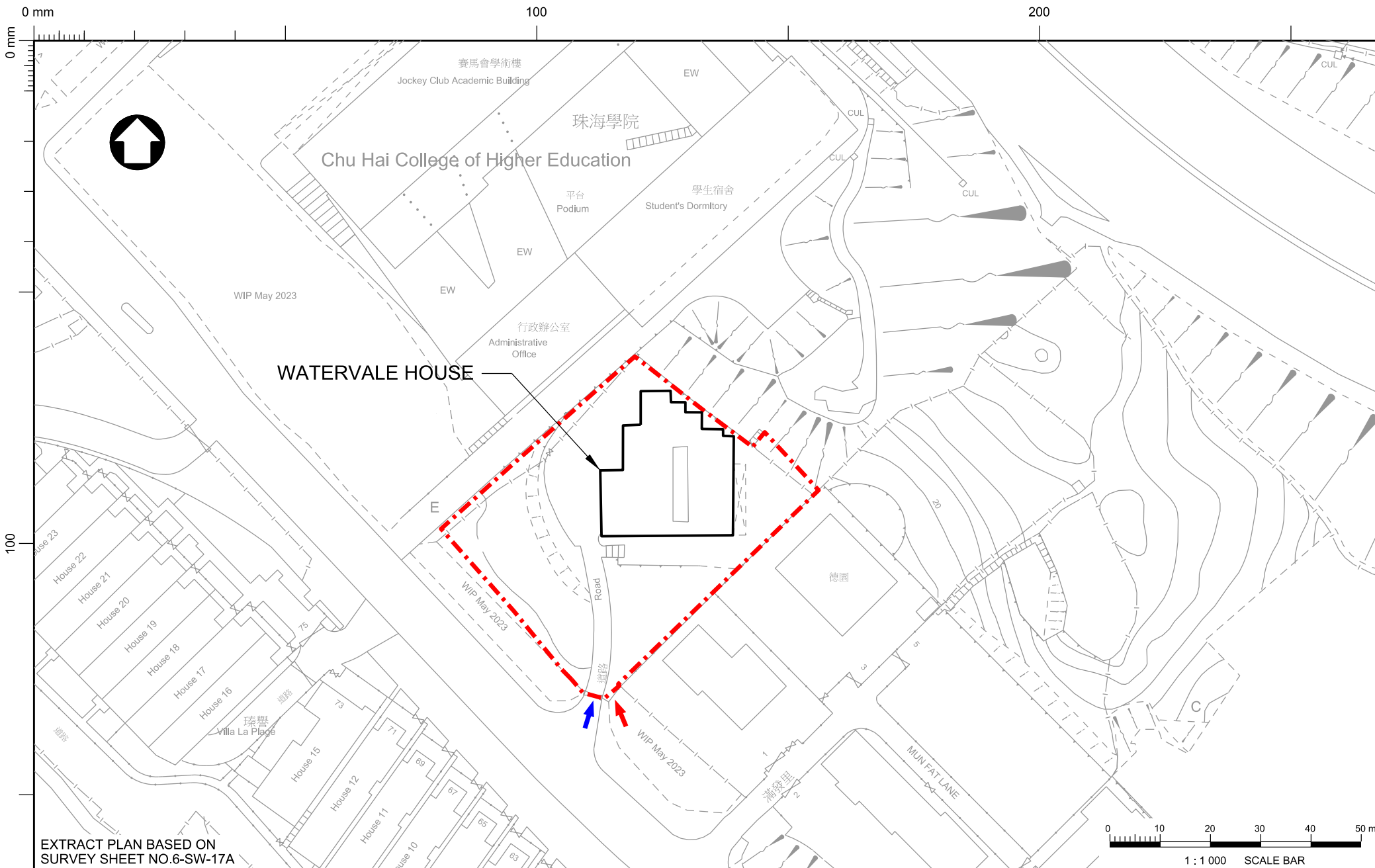


SITE BOUNDARY

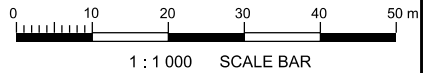
PROJECT TITLE:
**WATERVALE HOUSE, FORMER GORDON HARD CAMP,
 CASTLE PEAK ROAD - CASTLE PEAK BAY SECTION,
 AREA 48, TUEN MUN, N.T.**

DRAWING NO.:
**APPENDIX VII
 PLAN SHOWING IMMEDIATE
 SURROUNDINGS**

Appendix VIII
Access Plan



EXTRACT PLAN BASED ON SURVEY SHEET NO.6-SW-17A



LEGEND:

	SITE BOUNDARY
	VEHICULAR ACCESS
	ENTRANCE TO MANSION

PROJECT TITLE:
**WATERVALE HOUSE, FORMER GORDON HARD CAMP,
 CASTLE PEAK ROAD - CASTLE PEAK BAY SECTION,
 AREA 48, TUEN MUN, N.T.**

DRAWING NO.:
 APPENDIX VIII
 ACCESS PLAN

Appendix IX
**List of Architectural Features
to be Preserved**

“Watervale House”, Tuen Mun
List of Architectural Features To Be Preserved

1. EXTERNAL GROUNDS

Item	Architectural Feature
1.1	<p data-bbox="284 441 683 472"><u>Setting / Surrounding Grounds</u></p> <p data-bbox="284 477 1490 546">The general topography, existing soft landscape (trees and plantation) and driveway with granite curbs leading to the main entrance of Main Block.</p> <div data-bbox="317 595 1461 990">The image consists of two side-by-side photographs. The left photograph shows a gravel driveway leading towards a multi-story building with a light-colored facade and a series of windows. The area is surrounded by lush greenery, including tall grasses and various trees. The right photograph shows a similar gravel driveway, but from a different perspective, showing a concrete curb on the right side and a white fence with red and white striped markers in the background. The overall scene is a well-maintained outdoor area with a focus on natural landscaping.</div>

Item

Architectural Feature

1.2

Open Space Outside Main Block

The external open space to the south and west of Main Block.



Item

Architectural Feature


1.3


Terrace


Existing Terrace on the south including the steps to driveway and to adjoining terrace, granolithic finishes (paving tiles and on steps) and low rubble curb and masonry facing wall.




2. MAIN BLOCK - EXTERIOR

Item	Architectural Feature
2.1	<p><u>External Building Facades</u> All external building facades, including the granite base, rendered surfaces (both smooth and roughcast rendering), brick heads and sills for doors and windows and bands of brickworks, and the painted “E” signage on walls.</p>
	

Item	Architectural Feature
2.2	<p data-bbox="316 275 544 309"><u>External Pilasters</u></p> <p data-bbox="316 309 1490 383">All pilasters on external facades, along with their bases, shafts, caps, and the vertical groove on their shafts.</p>
	

Item	Architectural Feature
2.3	<p data-bbox="284 275 486 309"><u>External Frieze</u></p> <p data-bbox="284 309 1492 376">All friezes on the external facades, along with the cornice and sculpted geometric decoration.</p>
	


Item	Architectural Feature
2.4	<p data-bbox="284 1001 598 1034"><u>Eaves Soffit Decoration</u></p> <p data-bbox="284 1034 1101 1068">All sculpted geometric decoration at the projecting eaves soffit.</p>
	

Item	Architectural Feature
2.5	<p data-bbox="296 275 799 304"><u>Entrance door surrounds and threshold</u></p> <p data-bbox="296 309 1334 338">The entrance door surrounds in shanghai plaster finish and the granite threshold.</p>
<div style="display: flex; justify-content: space-around; align-items: center;">   </div>	


Item	Architectural Feature
2.6	<p data-bbox="296 1012 411 1041"><u>Flat Roof</u></p> <p data-bbox="296 1046 778 1075">The flat roof with its projecting eaves.</p>
<div style="display: flex; justify-content: space-around; align-items: center;">   </div>	

Item	Architectural Feature
2.7	<p><u>Chimney</u> The chimney at roof.</p>
	

Item	Architectural Feature
2.8	<p>Original Rainwater downpipes (concrete rectangular cross section)</p>
	

Item	Architectural Feature
2.9	<p data-bbox="284 275 483 304"><u>Steel Windows</u></p> <p data-bbox="284 309 930 338">All existing steel windows and their ironmongery.</p>
	


Item	Architectural Feature
2.10	<p data-bbox="284 969 778 999"><u>Timber Terrace Doors with Sidelights</u></p> <p data-bbox="284 1003 1369 1032">The pair of French doors with sidelights that open to Terrace and their ironmongery.</p>
	


Item	Architectural Feature
2.11	<p data-bbox="296 277 826 349"><u>Timber Entrance Doors with Fanlights</u> Existing door frame and fanlights above.</p>  A photograph showing a pair of weathered, light-colored timber entrance doors. The doors are set within a stone or concrete frame. Above the doors is a fanlight window. The doors have a traditional panel design and appear to be made of aged wood. The surrounding wall is a light, textured material, possibly plaster or stone. The image is centered within the table's content area.

Item	Architectural Feature
2.12	<p data-bbox="284 255 472 291"><u>Entrance Stair</u></p> <p data-bbox="284 293 1490 365">The whole entrance stair, including the steps, landings, parapet walls and capping and the granolithic floor finishes.</p>
	


Item	Architectural Feature
2.13	<p data-bbox="284 1294 536 1330"><u>Granite Thresholds</u></p> <p data-bbox="284 1332 1018 1368">The granite thresholds of the door openings to light well.</p>
	

3. MAIN BLOCK – INTERIOR

Item	Architectural Feature
3.1	<p><u>Spatial Design</u> The general ambiance of openness to nature with generous size of door and window openings, warm interior finishes such as timber flooring, skirting and pelmet, and touch of classical decor such as ceiling moulding, archways and pilasters.</p>
	

Item	Architectural Feature
3.2	<p><u>Building Structure</u> All original structural elements including columns, beams, structural walls, arched openings, and original ribbed slab system at roof, etc..</p>
	


Item	Architectural Feature
3.3	<u>Ceiling Moulding</u> All ceiling moulding, including the crown moulding.
	


Item	Architectural Feature
3.4	<u>Archways</u> All original archways.
	

Item	Architectural Feature
3.5	<u>Interior Pilasters</u> All pilasters.
	

Item	Architectural Feature
3.6	<u>Fireplace and Chimney Breast</u> The fireplace and chimney breast including the granite surrounds, pilaster, mantel shelf, hearth and the iron grates.
	

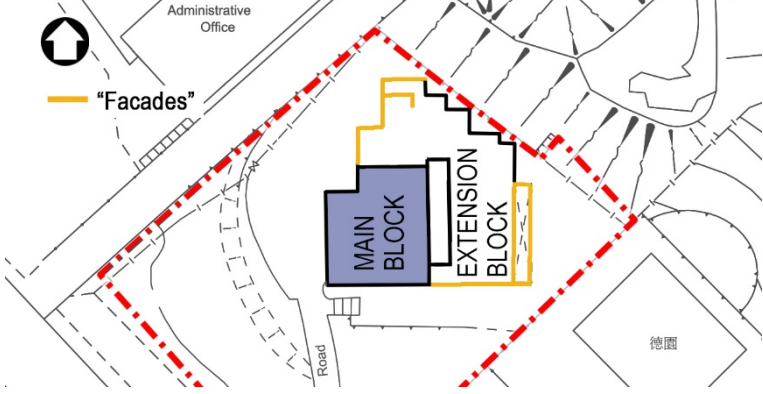
Item	Architectural Feature
3.7	<p><u>Timber Pelmet</u> All timber pelmet.</p>
	

Item	Architectural Feature
3.8	<p><u>Timber Parquet Flooring in Herringbone Pattern</u> All timber parquet flooring in herringbone pattern including the borders.</p>
	

Item	Architectural Feature
3.9	<p><u>Timber Skirting</u> All timber skirting.</p>
	

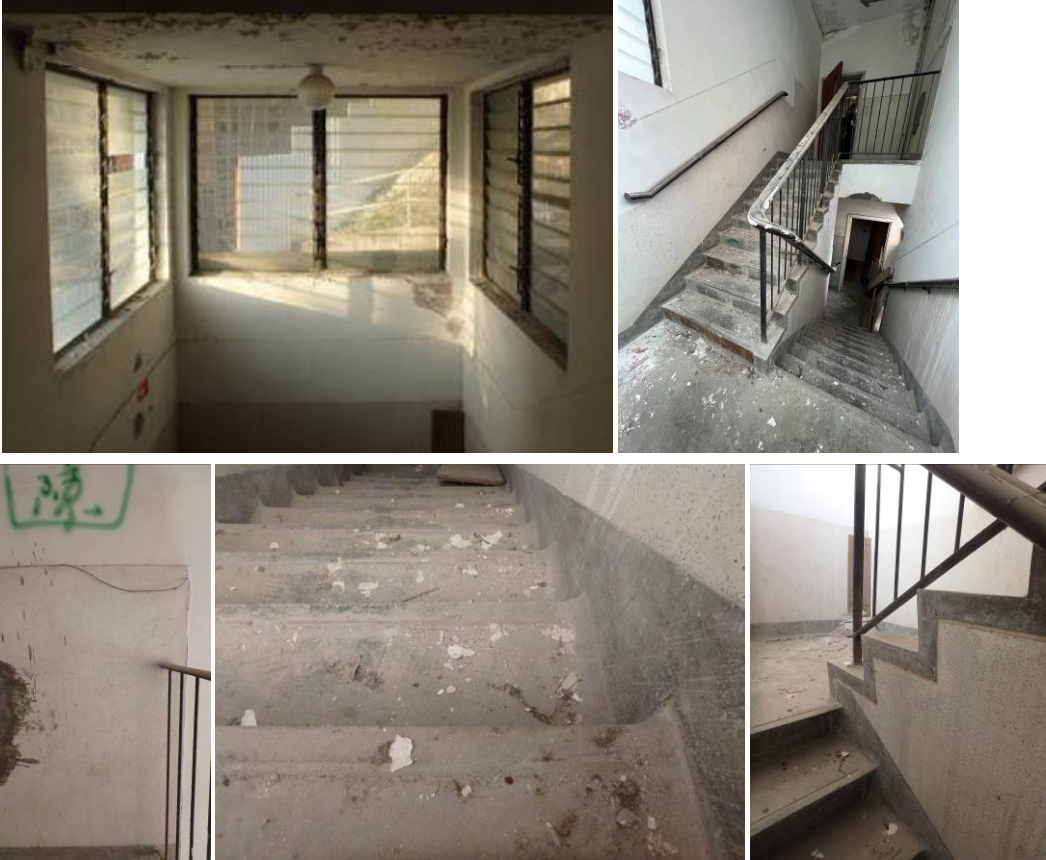
Item	Architectural Feature
3.10	<p><u>Interior Doors</u> All existing timber paneled doors and door frames.</p>
	


4. EXTENSION – EXTERIOR

Item	Architectural Feature
4.1	<p><u>External Building Facades</u></p> <p>The south and west facades adjoining the Main Block, the facades around the Stairwell and the Verandah portion in the east façade (“Facades”) as denoted in the following drawing, including all parapet walls, projecting eaves, projecting fins over door openings, window and door openings, granite threshold at door openings, and pilasters, exposed structure and ceiling in the Verandah.</p>
	
	

Item	Architectural Feature
4.2	<u>Flat Roofs</u> All flat roofs.
	 A photograph showing a flat roof structure. The roof is paved with dark, square tiles. There are several small, square, concrete structures or vents scattered across the roof surface. A metal railing runs along the edge of the roof. In the background, there are lush green trees and a building.

5. EXTENSION - INTERIOR


Item	Architectural Feature
5.1	<p data-bbox="284 347 582 383"><u>Stairwell and Staircase</u></p> <p data-bbox="284 383 1490 454">The stairwell and the staircase at the Extension, including the window openings, the glass louvers in metal frame and the terrazzo finishes on the staircase, floor and dado wall.</p> <div data-bbox="405 504 1455 1361"></div>






Item	Architectural Feature
5.2	<p data-bbox="284 271 667 304"><u>Terrazzo Finishes at Corridor</u></p> <p data-bbox="284 304 1433 338">The terrazzo finishes on dado walls and the skirtings of corridor to stairwell at Extension</p> <div data-bbox="539 416 1230 1335"><p>The image contains three photographs. The top-left photo shows a long, narrow corridor with a light-colored wall and a window at the far end. The top-right photo is a close-up of a wall with a light-colored, speckled terrazzo finish and a white electrical outlet. The bottom photo is a close-up of a dark, speckled terrazzo finish on a wall, showing a horizontal joint or skirting detail.</p></div>

Appendix X
List of Required Treatments to
Architectural Features

“Watervale House”, Tuen Mun
Required Treatments to Architectural Features

1. EXTERNAL GROUNDS

Item	Architectural Feature	Required Treatments
1.1	<u>Setting / Surrounding Grounds</u>	<ul style="list-style-type: none"> a. The general topography, existing soft landscape (trees and plantation) and driveway leading to the main entrance of Main Block should be generally kept intact. b. Trees and plantation should not be removed unless they pose hazards to the general public and Main Block. c. The granite curbs along the driveway should be preserved in situ. d. Make good the site drainage, driveway surfaces and curbs as necessary.
		

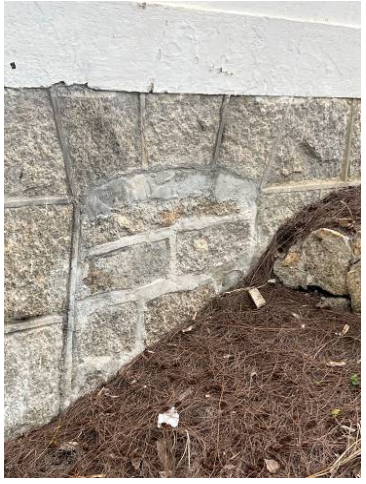
Item	Architectural Feature	Required Treatments
1.2	<u>Open Space Outside the Main Block</u>	<ul style="list-style-type: none"> a. The vista to the south, west and east facades of the Main Block are important and should be maintained without obstruction to facilitate the general public to pay due respect to the building. b. The open space adjacent to the Main Block (“Open Space”) as denoted in the following drawing should be preserved to minimize the visual impact on the building facades. c. New building(s) or structure(s) for ancillary use to the Main Block beyond Open Space (“Proposed Works”), in conformance to statutory requirements, may be considered and is subjected to AMO’s approval. d. The Proposed Works should be independent and set as far away from the Main Block as practicable. e. The Proposed Works should not adversely affect the structure of Main Block. f. The design of the Proposed Works should be compatible and distinguishable from the Main Block. g. The ultimate height of the Proposed Works should be lower than the eaves level of Main Block roof.
<div style="text-align: center;">  </div> <div style="display: flex; flex-wrap: wrap; justify-content: space-around;">     </div>		


Item	Architectural Feature	Required Treatments
1.3	<u>Terrace</u>	<ul style="list-style-type: none"> a. Existing Terrace on the south, including the steps to driveway and to adjoining terrace, the granolithic finishes (paving tiles and steps) and low rubble curb, and masonry facing wall should be generally kept intact. b. Check the surface drainage design to ensure water drains away from the Main Block. c. Repair and make good the defective steps, make good the unlevelled terrace floor and granite curb wall, replace defective granolithic paving tiles, and loosened rubbles to match existing as necessary. d. Stability of the retaining wall underneath the terrace should be checked, if any upgrading work is required, the masonry facing should be salvaged and reinstated to match existing. e. Granolithic finishes and curb which affected by any retaining walls upgrading works should be reinstated to match existing.





2. MAIN BLOCK - EXTERIOR


Item	Architectural Feature	Required Treatments
2.1	<u>External Building Facades</u>	<ul style="list-style-type: none"> a. All external building facades, including the granite base, rendering (both smooth and roughcast rendering), brick heads and sills for doors and windows and bands of brickworks should be preserved in-situ. b. The painted labels “E” in white colour with their black background on brick head over the Terrace doors and at the eaves level near the Main Entrance should be preserved in-situ and must be fully protected during the course of any works. c. No new structures, air-conditioning equipment, awning, shading fins, etc. on building facades permitted. d. No alteration to openings or formation of new openings on these facades permitted. e. Conduct research and paint analysis on the original colors being applied on external facades, steel windows, timber entrance doors and timer terrace doors with sidelights. Report findings and submit proposed color scheme for the building for AMO’s approval. f. Remove existing paint on the rendering and brickworks with approved paint removal systems. g. A window opening located on the granite base of south façade is now blocked, conduct research on the changes of building and original function of the opening and report findings and proposed improvement works to AMO as necessary. h. Repair any defective rendering and refinish to match adjacent as necessary. i. Repaint all rendering with approved reversible paint system and colour. j. All brick heads and sills for doors and windows, bands of brickworks should be left as fair-face. Repair any defective bricks and make good any defective joints as necessary. k. All granite works should be left as fair-face. Clean all granite works from organic growth and pollutants, and make good any defective joints as necessary.
		





Item	Architectural Feature	Required Treatments
2.2	<u>External Pilasters</u>	<ul style="list-style-type: none"> a. All pilasters on external facades, along with their bases, shafts, caps, and the vertical groove on their shafts, should be preserved in-situ. b. Remove existing paint with approved paint removal systems and repaint with approved reversible paint system and colour. c. Repair any defective rendering and refinish to match adjacent as necessary.
 <p>The photographs illustrate the condition of external pilasters. The top-left image shows a pair of pilasters with a vertical groove on the shaft and a decorative cap. The top-right image is a close-up of a pilaster cap showing significant surface deterioration. The bottom-left image shows a pilaster with a large, irregular area of missing rendering or paint, exposing the underlying masonry. The bottom-right image is a close-up of a pilaster shaft showing a vertical groove and a large, dark, irregular stain or area of decay at the base.</p>		

Item	Architectural Feature	Required Treatments
2.3	<u>External Frieze</u>	<ul style="list-style-type: none"> a. All friezes on the external facades, along with the cornice and sculpted geometric decoration, should be preserved in-situ. b. Remove any light fittings, pipeworks, etc., from the friezes on south and west facades. c. Remove existing paint with approved paint removal systems and repaint with approved reversible paint system and colour. d. Restore any damaged decoration and repair any defective rendering to match existing as necessary.
		

Item	Architectural Feature	Required Treatments
2.4	<u>Eaves Soffit Decoration</u>	<ul style="list-style-type: none"> a. All sculpted geometric decoration at the projecting eaves soffit should be preserved in-situ. b. Remove existing paint with approved paint removal systems and repaint with approved reversible paint system and colour. c. Restore any damaged decoration and repair any defective rendering to match existing as necessary.
		

Item	Architectural Feature	
2.5	<u>Entrance door surrounds and threshold</u>	<ul style="list-style-type: none"> a. The entrance door surrounds in shanghai plaster finishes and the granite threshold should be preserved in-situ. b. Clean the shanghai plaster finishes of the main entrance doors surround and the granite threshold. c. Repair any defective plaster and refinish to match adjacent as necessary.
		

2.6	<u>Flat Roof</u>	<ul style="list-style-type: none"> a. The flat roof with its projecting eaves should be generally kept intact. b. No additional storey at roof is permitted. c. No installation of building services equipment, ductwork, pipe works, etc. on the roof is permitted. d. Repair any defective roofing finish and waterproofing membrane and replace any defective roof material as necessary. e. Repair any defective roof slab as necessary before roof repairing. f. Replace any defective fascia board as necessary and repaint. g. Installation of protective barrier at the roof over Main Block should be avoided as far as possible.
		


Item	Architectural Feature	Required Treatments
2.7	<u>Chimney</u>	<ul style="list-style-type: none">a. The chimney at roof should be preserved in-situ.b. Repair any cracks and defective concrete as necessary.c. Blocking the openings of chimney at roof to prevent water seepage may be considered provided the appearance of the chimney is not affected.d. Remove existing paint on the chimney and repaint with approved reversible paint system and colour.
		

Item	Architectural Feature	Required Treatments
2.8	<u>Original Rainwater downpipes (concrete rectangular cross section) and the Roof, Soil and Waste Drainage System</u>	<p>a. The two concrete rectangular cross-section rainwater downpipes with hopper should be preserved in-situ and repaired as necessary to retain the appearance. The function of the pipes should be verified and restored its function if feasible.</p> <p>b. All other existing roof, soil and waste drainage system and their associated parts should be replaced with new as necessary, in a compatible design and color to the Main Block, and is subjected to AMO's approval.</p> <p>c. The design and layout for the new roof drainage system are subjected to AMO's approval. It should be designed to avoid any outlets and downpipes on the south and west facades. All pipeworks should not obscure the decorative features on the eaves, frieze and pilasters.</p> <p>d. Make good the disturbed surfaces at roof and walls to match existing after removing the redundant pipework.</p>



Item	Architectural Feature	Required Treatments
2.9	<u>Steel Windows</u>	<ul style="list-style-type: none"> a. All existing steel windows and ironmongery on the <u>south and west facades</u>, subject to their conditions and performance, should be preserved in-situ as many as possible. b. Other aluminum windows on the east facade should be replaced with new steel windows. Design and ironmongery of new windows are subjected to AMO's approval. c. Remove metal grilles/cages at all windows. d. Remove the timber boards blocking the single casement steel window and restore steel window to the original design and function. e. Conduct a condition survey of the steel windows system on the south and west facades, including but not limited to the window frame, glazing, joint sealant, ironmongery, operation, etc., and perform water tests. f. Remove rust from the steel windows, repair any defective steel frame, and replace any defective ironmongery and glazing to match existing as necessary. Replace all glazing beads and joint sealant. Apply rust inhibitor and repaint all window frames. g. Remove air conditioners and make-good window frames where disturbed. h. If the steel windows are beyond repair and window replacement is unavoidable, the replacement windows and ironmongery should follow the existing design and finish, and are subjected to AMO's approval.




Item	Architectural Feature	Required Treatments
2.10	<u>Timber Terrace</u> <u>Doors with Sidelights</u>	<ul style="list-style-type: none"> a. The pair of French doors with sidelights that open to Terrace and their ironmongery should be preserved in-situ. b. Conduct a condition survey of the door system, including but not limited to the timber door frame, glazing, joint sealant, ironmongery, operation, etc.. c. Repair the doors and ironmongery, and replace any defective glazing as necessary to match existing. d. If replacement of ironmongery is unavoidable, the replacement ironmongery should follow the existing design and finish, and are subjected to AMO's approval. e. Remove existing paint from the timber doors, frames and mullions, apply with wood preservative and re-varnish in clear matt finish with approved methods and materials.
		

Item	Architectural Feature	Required Treatments
2.11	<u>Timber Entrance</u> <u>Doors with Fanlights</u>	<ul style="list-style-type: none"> a. Existing door frame and fanlights should be preserved as far as practicable. b. Repair any defects in timber frame to doors and fanlight above. If the existing timber frame is beyond repair, the replacement timber frame should be of the same species as existing. c. The main entrance timber doors with door shoes should be replaced with new following existing wood species and design, and finished in clear matt finish. Design, finish and ironmongery of the replacement doors are subjected to AMO's approval. d. Water damage at door head and shoes is visible. Improvement works to avoid future water staining at door head, and water seepage at door shoes, should be considered. The proposed improvement works are subjected to AMO's approval.



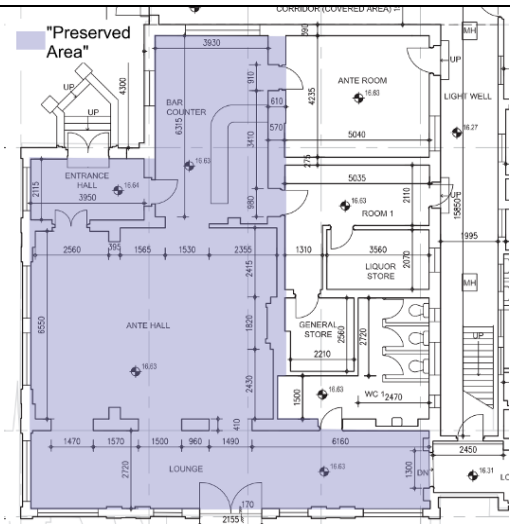
Item	Architectural Feature	Required Treatments
2.12	<u>Main Entrance Stair</u>	<ul style="list-style-type: none"> a. The whole main entrance stair, including the steps, landings, parapet walls and capping, should be preserved in-situ. b. Any additional protective barriers or improvement works to the stair as required by statutory requirements that is installed in a reversible manner and with minimum disturbance to the stair may be considered, and is subjected to AMO's approval. c. Repair any defective steps, landings, roughcast rendering, granolithic floor finishes and capping to match existing as necessary. d. Clean the granolithic finishes at all steps and landings. e. Remove existing paint and repaint the parapet walls. f. Repair the light fittings at entrance stair as necessary. Reinstall the existing lamp shades. If the existing lamp shades are broken or lost, replacement lamp shades should be in matching style, size and materials.





Item	Architectural Feature	Required Treatments
2.13	<u>Granite Threshold</u>	a. The granite thresholds of the door openings to light well should be preserved in-situ. b. Clean the granite thresholds from organic growth and pollutants.
 The image contains two side-by-side photographs of a concrete threshold at a door opening. The left photograph shows the threshold in a state of significant neglect, with a thick layer of dark, organic growth and various pollutants covering its surface. The right photograph shows the same threshold after being cleaned, appearing much lighter and free of the dark growth, demonstrating the effectiveness of the required treatment.		


3. MAIN BLOCK – INTERIOR

Item	Architectural Feature	Required Treatments
3.1	<u>Spatial Design</u>	<p>a. The general ambiance of openness to nature with generous size of door and window openings, warm interior finishes such as timber flooring, skirting and pelmet, and touch of classical decor such as ceiling moulding, archways and pilasters, should be generally kept intact.</p> <p>b. No new structure, partitioning or other permanent features in the “Preserved Area”, as denoted in the following drawing, permitted unless approved by AMO.</p> <p>c. Alterations and additions to interior planning in areas other than the Preserved Area by changing the interior partitioning may be considered, and are subjected to AMO’s approval.</p> <p>d. Air-conditioning system for the building may be considered, provided the outdoor units and equipment are placed in inconspicuous locations. The design and layout of the air-conditioning system are subjected to AMO’s approval.</p> <p>e. Reinstate previously open-up areas and defective plasters as necessary to match existing.</p> <p>f. Conduct research on the original color and finish on the interior with investigations, test results, photos, drawings, investigation summary, etc., for AMO’s record.</p> <p>g. Repair defective finishes and repaint the whole building interior with approved reversible paint systems and color.</p>





Item	Architectural Feature	Required Treatments
3.2	<u>Building Structure</u>	<ul style="list-style-type: none"> a. All original structural elements including columns, beams, structural walls, arched openings and original concealed ribbed slab system at roof etc. should be generally kept intact. b. No coring or forming of new openings on the structure permitted. c. Strengthening or recasting of any part of the structure to meet statutory requirements may be considered, subjected to a Registered Structural Engineer's advice and AMO's approval. d. The later-added steel beam in the Preserved Area is considered as undesirable intervention to original concrete structure and should be removed. Reinstate the column(s) and archway(s) to their original design and locations after conducting historical record search. e. Reinstate all open-ups and damages at the original concealed ribbed slabs with materials and design to match existing. Timber formwork which left inside the original concealed ribbed slabs should be removed as far as practicable. f. Repair all spalled concrete and other defects as necessary.
		


Item	Architectural Feature	Required Treatments
3.3	<u>Ceiling Moulding</u>	<p>a. All ceiling moulding, including the crown moulding, should be preserved in-situ.</p> <p>b. All ceiling moulding should be exposed and appreciable by public. Suspended false ceilings may be considered, the design should allow the moulding details at ceiling to be fully exposed and uninterrupted, and is subjected to AMO's approval.</p> <p>c. Repair the defective mouldings to match existing as necessary.</p>
		


Item	Architectural Feature	Required Treatments
3.4	<u>Archways</u>	a. All original archways should be generally kept intact. b. The later added archway partition as shown in the right photo below should be removed. Make good the disturbed surfaces, moulding and finishes after the removal works.
		

Item	Architectural Feature	Required Treatments
3.5	<u>Interior Pilasters</u>	a. All pilasters in the Preserved Area should be preserved in-situ. b. Make good any defective finishes as necessary.
		

Item	Architectural Feature	Required Treatments
3.6	<u>Fireplace and Chimney Breast</u>	<ul style="list-style-type: none"> a. The fireplace and chimney breast should be preserved in-situ. b. Although the existing fireplace may not be the original design, the granite surrounds, pilaster, mantel shelf, hearth and the iron grates should be preserved in-situ unless evidence of the original design of fireplace could be provided and restoration work to the fireplace may be considered.
		

Item	Architectural Feature	Required Treatments
3.7	<u>Timber Pelmet</u>	<ul style="list-style-type: none"> a. Timber pelmet in Preserved Area should be preserved in-situ. b. Repair defective pelmet as far as practicable. Replace with salvaged timber pieces in good condition only. Refinish all existing and replacement pelmets to match existing.
		

Item	Architectural Feature	Required Treatments
3.8	<u>Timber Parquet Flooring in Herringbone Pattern</u>	<ul style="list-style-type: none"> a. Timber parquet flooring in Preserved Area should be preserved in-situ. b. Repair defective or deteriorated flooring to match existing as necessary. Apply wood preservative and refinish all existing and replacement timber flooring to match existing.
		

Item	Architectural Feature	Required Treatments
3.9	<u>Timber Skirting</u>	<ul style="list-style-type: none"> a. Timber skirting in Preserved Area should be preserved in-situ. b. Repair defective or deteriorated skirting to match existing as necessary. Apply wood preservative and refinish all existing and replacement skirting to match existing.
		

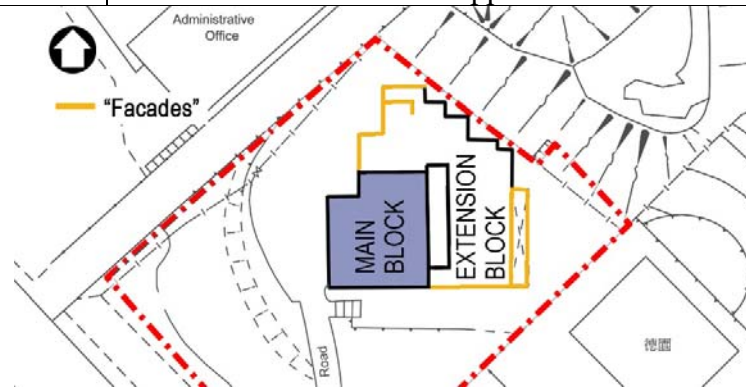
Item	Architectural Feature	Required Treatments
3.10	<u>Interior Doors</u>	<ul style="list-style-type: none"> a. The existing timber paneled doors and door frames should be retained, repaired, applied with wood preservative and refinished as far as practicable. b. If the building layout is altered, the original timber panel doors should be carefully taken down and reinstalled in new door openings. c. Design, finish and ironmongery of new and replacement doors are subjected to AMO's approval.
		


4. EXTENSION - EXTERIOR

Item	Architectural Feature	Required Treatments
4.1	<u>Building Form</u>	<p>a. No objection to the alteration and addition works to the Extension provided:</p> <ol style="list-style-type: none"> 1. no addition of new storey or structure beyond the existing parapet wall; 2. the building services equipment, ductwork, pipe works, etc. are installed on the roof in such a way that they have no visual impact to the south and west façades of the Extension; 3. Facades in Item 4.2 should be preserved in-situ. No new structure projecting beyond these Facades permitted; and 4. the interior alteration does not damage the external form of Stairwell and staircase in Item 5.1. <p>b. All alteration and addition works at the Extension should not adversely affect the structure of Main Block, be compatible and distinguishable from the Main Block.</p> <p>c. If the alteration and addition works disturbs the surfaces of the Main Block, repair and refinish works to match existing should be made to the satisfaction of AMO.</p> <p>d. Refinish the Extension in a color compatible to the Main Block.</p>

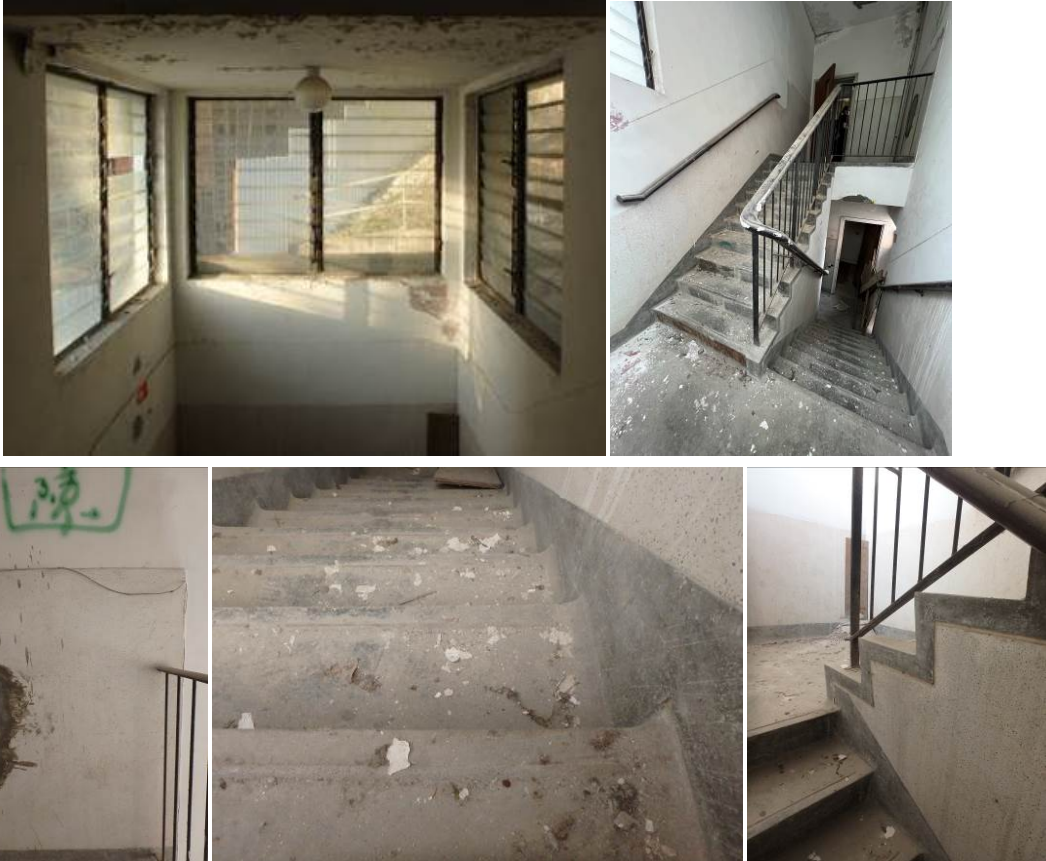





Item	Architectural Feature	Required Treatments
4.2	<u>External Building Façades</u>	<p>a. The south and west façades adjoining the Main Block, and the facades around the Stairwell and the Verandah portion in the east façade (“Façades”) as denoted in the following drawing, including all parapet walls, projecting eaves, projecting fins over door openings, window and door openings, granite threshold at door openings, and pilasters, exposed structure and ceiling in the Verandah, should be preserved in-situ.</p> <p>b. Remove existing air-conditioners. Do not install any air-conditioning equipment, awning, shading fins, etc. on the Façades.</p> <p>c. Restore the former opening at the link corridor between Extension and Main Block on the south façade with transparent treatment.</p> <p>d. Any alteration to existing openings, or forming of new openings on these Facades are subjected to AMO’s approval.</p> <p>e. Repair any spalled concrete and rendering as necessary.</p> <p>f. If the paving of the verandah at the East façade is to be repaved, the design and materials of new paving should be submitted to AMO for approval.</p>



Item	Architectural Feature	Required Treatments
4.3	<u>Flat Roofs</u>	<ul style="list-style-type: none"> a. All flat roofs should be retained as far as practicable. b. Repair any defective roofing membrane and replace any defective concrete tiles as necessary. c. Installation of building services equipment, ductwork, pipe works, etc. to meet current requirements for new use could be considered. The height of the installation should be kept minimum and should not be seen along the driveway and existing landscape area. d. Installation of protective barrier to meet current statutory requirements for new use could be considered. If protective barrier on the south façade of Extension is to be retained, the protective barrier should be set back from the south façade. The height of the barrier should be kept minimum and should not be seen from the driveway and existing landscape area.
		

5. EXTENSION - INTERIOR

Item	Architectural Feature	Required Treatments
5.1	<u>Stairwell and Staircase</u>	<p>a. The stairwell and the staircase at the Extension, including the window openings, the glass louver in metal frame and the terrazzo finishes on the staircase, floor and dado wall, should be preserved in-situ.</p> <p>b. No objection to replace the stair railing and balustrades to meet statutory requirements.</p> <p>c. Improvement works to existing openings as required by statutory requirements that is installed in a reversible manner, with minimum disturbance to the building fabric, and that allows ease of future maintenance may be considered, and is subjected to AMO's approval.</p> <p>d. Repair spalled concrete, defective terrazzo finishes and other defects as necessary.</p>
		

Item	Architectural Feature	Required Treatments
5.2	<u>Terrazzo Finishes at Corridor</u>	<ul style="list-style-type: none"> a. The terrazzo finishes on dado walls and the skirtings of corridor to stairwell at Extension should be preserved in-situ as far as possible. b. Clean and repair defective terrazzo finishes as necessary.
<div style="display: flex; justify-content: space-around; align-items: center;">   </div> <div style="text-align: center; margin-top: 20px;">  </div>		

Appendix XI
List of Recommended Treatments to
Architectural Features

“Watervale House Tuen Mun
Recommended Treatments to Architectural Features

1. HISTORICAL BUILDING - INTERIOR


Item	Architectural Feature	Recommended Treatments
1.1	<u>Bar Counter and mosaic tile finishes</u>	a. Retain and repair the bar counter which reflecting the use in the British Officer’s mess period as far as practicable. b. Retain and repair the mosaic tile finishes on floor and skirting at bar counter area as far as practicable.
 The table contains two photographs. The left photograph shows a curved bar counter with a brown, quilted leather-like finish. The right photograph is a close-up of a floor covered in small, square mosaic tiles in shades of brown and grey.		

2. EXTENSION - EXTERIOR


Item	Architectural Feature	Recommended Treatments
2.1	<u>Metal Stair to Flat</u> <u>Roofs and Their</u> <u>Metal Balustrades</u>	a. Remove existing metal stair. Design and install an alternate roof access at an inconspicuous location.
		

Item	Architectural Feature	Recommended Treatments
2.2	<u>Ornamental Light</u> <u>Fittings</u>	a. Retain and reuse existing ornamental light fittings as far as practicable.
		

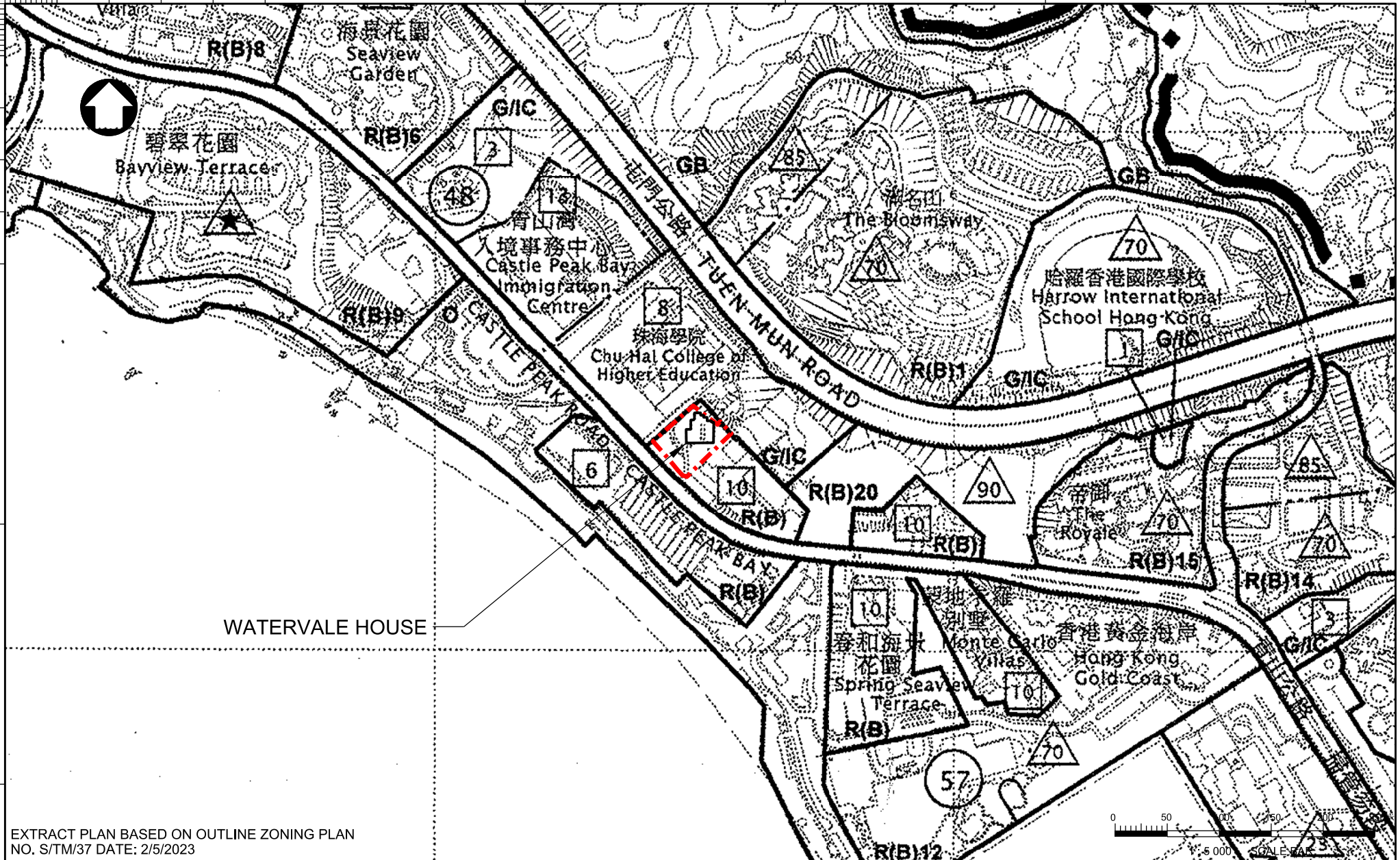
3. EXTENSION - INTERIOR

Item	Architectural Feature	Recommended Treatments
3.1	<u>Ornamental Light Fittings</u>	a. Retain and reuse existing ornamental light fittings in Stairwell as far as practicable.
		

Item	Architectural Feature	Recommended Treatments
3.2	<u>Timber Flooring and skirting</u>	a. Retain and reuse existing timber flooring and skirtings as far as practicable.
		

Item	Architectural Feature	Recommended Treatments
3.3	<u>Timber Pelmet</u>	b. Retain and reuse existing timber pelmet as far as practicable.
		

Appendix XII
Outline Zoning Plan



EXTRACT PLAN BASED ON OUTLINE ZONING PLAN
 NO. S/TM/37 DATE: 2/5/2023

LEGEND:
 SITE BOUNDARY

PROJECT TITLE:
 WATERVALE HOUSE, FORMER GORDON HARD CAMP,
 CASTLE PEAK ROAD - CASTLE PEAK BAY SECTION,
 AREA 48, TUEN MUN, N.T.

DRAWING NO.:
 APPENDIX XII
 OUTLINE ZONING PLAN

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Eating Place (on land designated “R(B)14” and “R(B)19” only) Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose-designed building, and kindergarten on land designated “R(B)18” only) Shop and Services (on land designated “R(B)14” and “R(B)19” only) Utility Installation for Private Project	Ambulance Depot Eating Place (not elsewhere specified) Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board. To cater for the shopping needs arising from the population increase in Tuen Mun East, some commercial uses are permitted on land designated “R(B)14” and “R(B)19”.

(please see next page)

RESIDENTIAL (GROUP B) (cont'd)

Remarks

- (a) On land designated “Residential (Group B)” (“R(B)”) and “R(B)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.3 and the maximum building height in terms of number of storey(s) (excluding basement floor(s)) or mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (b) On land designated “R(B)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.6 and the maximum building height in terms of mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (c) On land designated “R(B)3” to “R(B)5”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum GFA, site coverage and building height specified below, or the GFA, site coverage and height of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum GFA</u>	<u>Maximum Site Coverage</u>	<u>Maximum Building Height</u>	
			<u>Number of Storeys</u>	<u>Building Height</u>
R(B)3	19,370m ²	50%	10 storeys above car park	–
R(B)4				
- TMTL324	17,629m ²	–	16 storeys	–
- TMTL325	1,137m ²	–	3 storeys	–
R(B)5	114,000m ² for domestic and 2,087m ² for non-domestic amongst which not less than 640 m ² for kindergarten/nursery use	50%	–	100mPD

(please see next page)

RESIDENTIAL (GROUP B) (cont'd)

Remarks (cont'd)

- (d) On land designated “R(B)6”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.3 and a maximum building height of 30 storeys excluding basement floor(s), or the plot ratio and height of the existing building, whichever is the greater.
- (e) On land designated “R(B)7”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.3 and a maximum building height of 17 storeys excluding basement floor(s), or the plot ratio and height of the existing building, whichever is the greater.
- (f) On land designated “R(B)8”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.3 and a maximum building height of 15 storeys excluding basement floor(s), or the plot ratio and height of the existing building, whichever is the greater.
- (g) On land designated “R(B)9”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.3 and a maximum building height of 6 storeys excluding basement floor(s) for Area A and 10 storeys excluding basement floor(s) other than Area A, or the plot ratio and height of the existing building, whichever is the greater.
- (h) On land designated “R(B)10”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.3 and the maximum building height in terms of mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (i) On land designated “R(B)11”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3 and the maximum building height in terms of mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (j) On land designated “R(B)12”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 230,522m² and the maximum building height in terms of mPD or number of storey(s) (excluding basement floor(s)) as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.

(please see next page)

RESIDENTIAL (GROUP B) (cont'd)

Remarks (cont'd)

- (k) On land designated “R(B)13”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1 and the maximum building height in terms of number of storey(s) (excluding basement floor(s)) as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (l) On land designated “R(B)14”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 95,180m², a maximum non-domestic GFA of 2,000m² and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (m) On land designated “R(B)15”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 61,600m², and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (n) On land designated “R(B)16”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3, a maximum site coverage of 30% and the maximum building height in terms of mPD as stipulated on the Plan or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (o) On land designated “R(B)17”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 72,960m² and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (p) On land designated “R(B)18”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum total GFA of 78,200m², of which not less than 890m² for kindergarten use as required by the Government, and the maximum building height in terms of mPD as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (q) On land designated “R(B)19”, no new development shall exceed a maximum domestic GFA of 1,900m² and a maximum non-domestic GFA of 100m². No addition, alteration and/or modification to or redevelopment of an existing building shall result in a total

(please see next page)

RESIDENTIAL (GROUP B) (cont'd)

Remarks (cont'd)

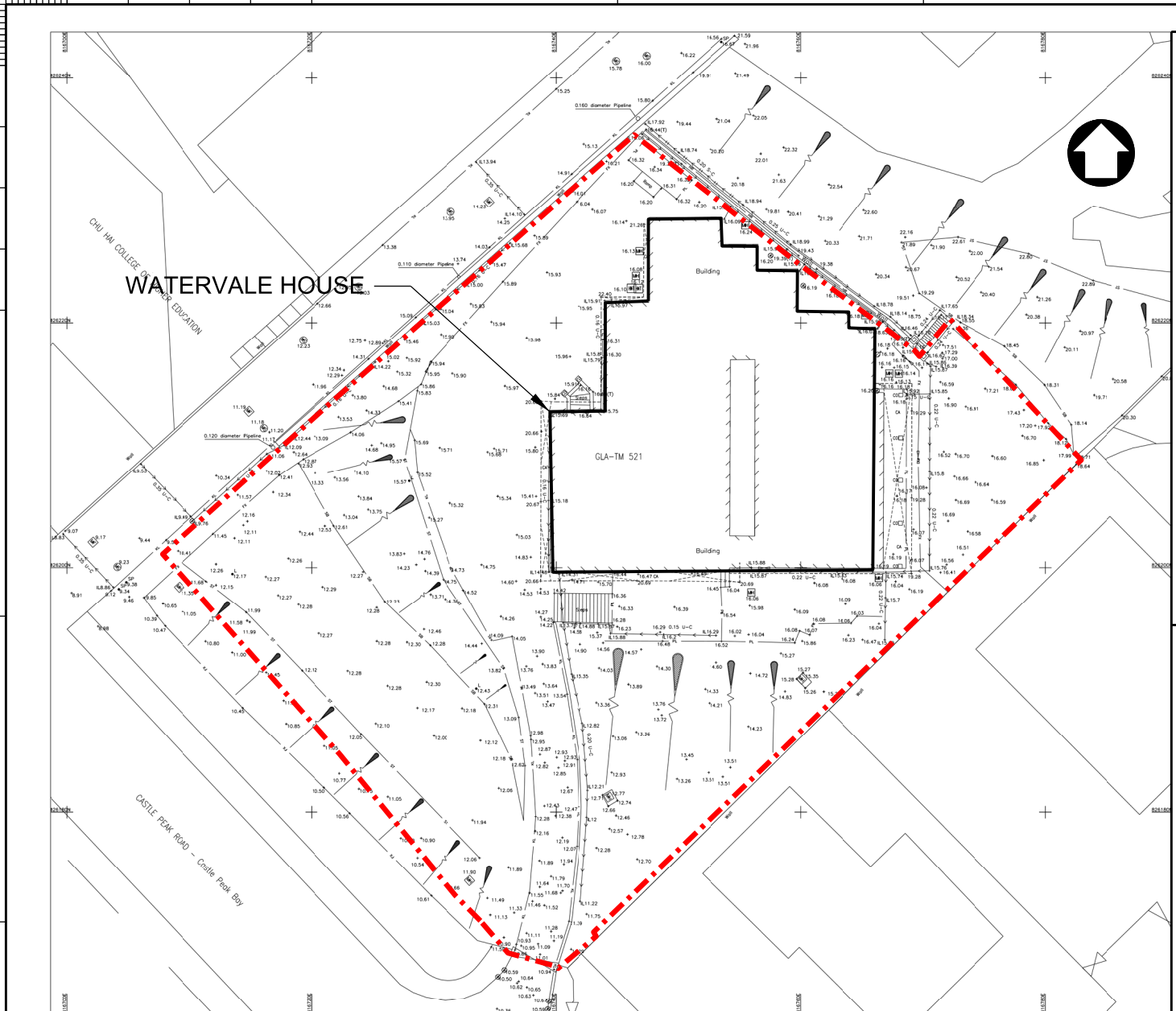
development and/or redevelopment in excess of the relevant maximum domestic and non-domestic GFA(s) stated above, or the domestic and non-domestic GFA(s) of the existing building, whichever is the greater, subject to, as applicable –

- (i) the GFA(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
- (ii) the maximum domestic and non-domestic GFA(s) stated above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.

No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) (excluding basement floor(s)) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

- (r) On land designated “R(B)20”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 4 and the maximum building height in terms of mPD as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (s) In determining the maximum plot ratio/GFA for the purposes of paragraphs (a) to (r) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (t) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/site coverage/building height restrictions stated in paragraphs (a) to (r) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (u) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Appendix XIII (A)
Topographic Survey Plan



LEGEND:

	ARTIFICIAL SLOPE		ELECTRIC POLE
	CHANNEL WITH FLOW DIRECTION 0.80 WIDE OF CHANNEL		PARKING METER
	STEP CHANNEL WITH FLOW DIRECTION 0.80 WIDE OF STEP CHANNEL		BOLLARD AT ROAD
	GATE		GULLY
	PERMANENT BUILDING AND CANOPY		GRATING
	TREE WITH TREE NO.		BENCH
	INCLINED WALL		VALVE FIRE
	GRAVE		VALVE GAS
	CONTOURS		VALVE WATER WORKS
	TEMPORARY STRUCTURE		MANHOLE
	PILLAR BOX		MANHOLE, ATC
	HAND RAILING		MANHOLE, CABLE TV
	HOARDING		MANHOLE, ELECTRIC & MECHANICAL SERVICES DEPARTMENT
	KERB LINE		MANHOLE, PCW-HKT TELEPHONE LIMITED
	SLOPE TOP		MANHOLE, DRAINAGE SERVICES DEPARTMENT
	SLOPE BOTTOM		MANHOLE, HUTCHISON COMMUNICATION LIMITED
	FENCE		MANHOLE, HUTCHISON GLOBAL CROSSING LIMITED BROADBAND
	BARRIERS		CATCH PIT
	SIGN BOARD		MANHOLE, FOUL WATER/SEWER
	SIGN POLE		MANHOLE, STORM WATER
	LAMP POST		MANHOLE, PACIFIC CENTURY CABLE & WIRELESS
	TELEPHONE POLE		MANHOLE, NEW WORLD TELEPHONE
	TRAFFIC LIGHT		MANHOLE, CLP POWER
	FIRE HYDRANT		MANHOLE, WHARF T & T
			MANHOLE, TOWINGAS TELECOM
			MANHOLE, PUBLIC LIGHTING

ABBREVIATION:

BD	BOULDER
BE	BERM
BS	BOUNDARY STONE
CA	CANOPY
CUL	CULVERT
CO	COLUMN
CONC	CONCRETE
EB	ELECTRIC BOX
END	END OF OBJECT
FB	FLOWER BED
FP	FOOTPATH
IL	INVERT LEVEL
NU	NULLAH
OH	OVERHANG
PL	PLATFORM
PO	POND
PZ	PIEZOMETER TUBE
RP	RAMP
RU	RUIN
SS	SHRINE
TS	TEMPORARY STRUCTURE
VB	VEHICLE BARRIERS
WE	WELL
WIP	WORK IN PROGRESS
WT	WATER TANK

0 5 10 15 20 25 m

1 : 500 SCALE BAR

LEGEND:

SITE BOUNDARY

PROJECT TITLE:

WATERVALE HOUSE, FORMER GORDON HARD CAMP,
CASTLE PEAK ROAD - CASTLE PEAK BAY SECTION,
AREA 48, TUEN MUN, N.T.

DRAWING NO.:

APPENDIX XIII(A)
TOPOGRAPHIC SURVEY PLAN

Appendix XIII (B)
Tree Survey Plan and
Tree Survey Schedule

CONTENTS

1.0 INTRODUCTION

2.0 METHODOLOGY AND ASSESSMENT CRITERIA

3.0 GENERAL DESCRIPTION OF EXISTING TREES

Drawings, Schedule & Photo Reference

TSP-01 - Tree Survey Plan and Tree Assessment Schedule

TSP-02 - Tree Photographic Reference

1.0 INTRODUCTION

- 1.1 This report consists of the tree survey for the area to facilitate landscape works of the revitalisation of the Grade 2 historic building, Watervale House, Former Gordon Hard Camp
- 1.2 The Application Area is located at Former Gordon Hard Camp, Castle Peak Road-Castle Peak Bay Section, Area 48, Tuen Mun. There are existing vegetation growing within the area, most of the tree species found are *Caryota mitis* (短穗魚尾葵) and *Celtis sinensis* (朴樹).
- 1.3 This report provides the assessment of the trees within the Application Area such as the form, health condition, structural condition, amenity value, suitability of the species for transplanting etc.
- 1.4 Each existing tree is shown on plan, photographed, physical attributes recorded and assessed. All data are consolidated into **TSP-01** - Tree Survey Plan and Tree Assessment Schedule.

2.0 METHODOLOGY AND ASSESSMENT CRITERIA

- 2.1 The locations of each tree are indicated in the Tree Survey Plan. Please refer to **TSP-01** - Tree Survey Plan and Tree Assessment Schedule.
- 2.2 Each tree is identified to species and its physical attributes record in the Tree Assessment Schedule.
- 2.3 All living trees at or over 95mm Diameter at Breast Height (DBH) measured at 1300mm above ground level were included in the tree survey. Each tree is identified to species, measurements taken of its trunk diameter, overall height and crown spread, date-stamped photograph taken and its position plotted on the Tree Survey Plan. This report includes the following information on each tree surveyed:
 - Tree Number** Tree numbers are determined by Land Surveyors and plotted on a topographic survey based Tree Survey Plan.
 - Species** Tree species are identified with their Botanical and Chinese names.
 - Trunk Diameter** Trunk Diameter (DBH) of tree is measured in millimeters and is taken at 1300mm height above ground level.

Height Height of tree is measured in meters and is taken from ground level to the top of trees.

Crown Spread Crown Spread of tree is measured in meters.

2.4 The health condition , structural condition and form of each tree are evaluated according to the following criteria:

Good Trees of good form, with near full foliage cover and in good health are classified as Good;

Fair Trees of reasonable form with partial foliage cover and few or no visible defects or health problems are classified as being Fair;

Poor Trees of poor form with sparse foliage cover, badly damaged or clearly suffering from decay, dying back or the effects of very heavy vine growth are classified as Poor.

2.5 Each tree is graded and assessed on its amenity value. The factors that are taken into consideration are conservation value, functional value, visual impact and aesthetic value. The assessment of each tree is evaluated according to the following criteria:

High Tree that is rare and/ or protected species, Fung Shui Significance or have high visual impact with good health condition and good form is classified as High in amenity value;

Medium Tree that is common species with average health condition and fair form is classified as Medium in amenity value;

Low Tree that is common species with poor health and form is classified as Low in amenity value.

Fell Tree located on affected site areas but have poor health condition or form with low amenity value is recommended to be Felled.

3.0 GENERAL DESCRIPTION OF EXISTING TREES

3.1 The topographic survey with tree location was provided by Sam Mak & Associates Surveyors (HK) LTD. in May 2020 and tree survey was conducted by Team73 HK Limited in July 2020. There are a total of **25** nos. of existing trees surveyed in this submission.

3.2 This report provides an assessment of all individual trees at 95mm DBH taken at 1300mm above ground and over as shown in **TSP-01** - Tree Survey Plan for the Application Area.

3.3 All affected trees are common in terms of species type and size. The trees species found within project site are shown in **Table 1** below. Based on the identified species, none of the tree specimens recorded within the area is considered to be rare in Hong Kong.

Table 1

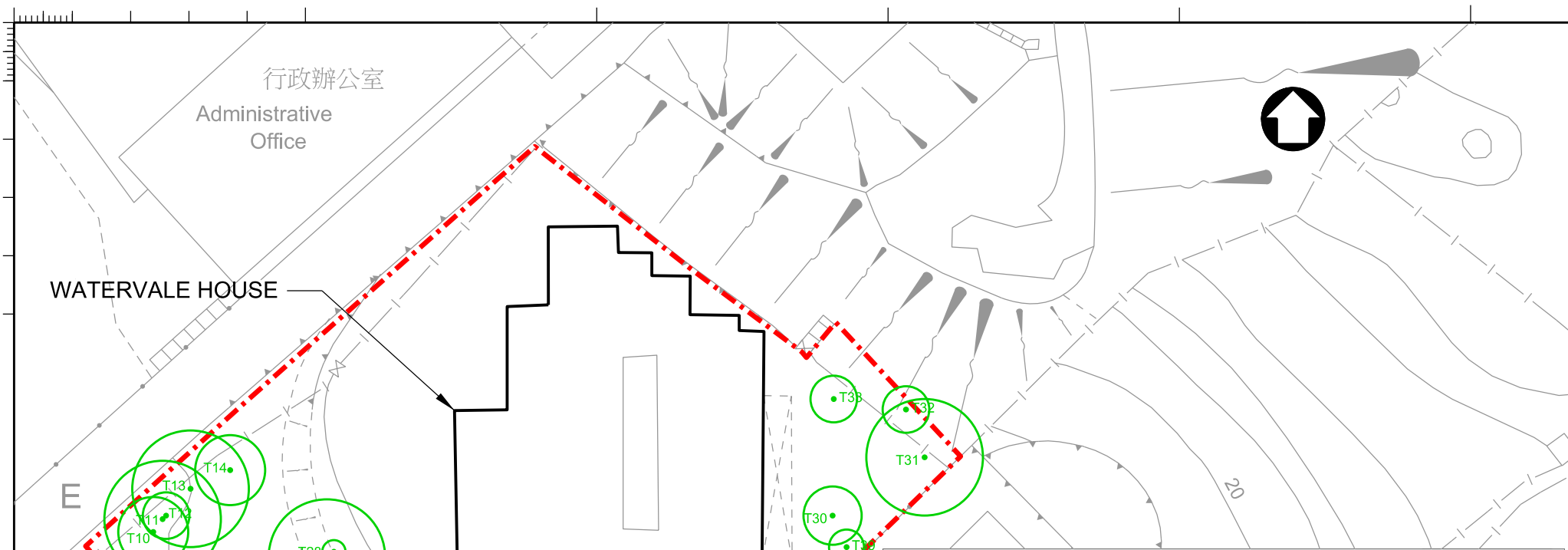
Tree Species	Quantity
<i>Cinnamomum camphora</i> 樟樹	1
<i>Celtis sinensis</i> 朴樹	3
<i>Litsea glutinosa</i> 潺槁樹	2
<i>Litchi chinensis</i> 荔枝	1
<i>Macaranga tanarius var. tomentosa</i> 血桐	3
<i>Ficus hispida</i> 對葉榕	2
<i>Caryota mitis</i> 短穗魚尾葵	6
<i>Casuarina equisetifolia</i> 木麻黃	1
<i>Melia azedarach</i> 苦楝	1
<i>Bridelia tomentosa</i> 土蜜樹	1
<i>Livistona chinensis</i> 蒲葵	2
Dead Tree 死樹	2

3.4 There are no endangered tree species identified in the tree survey

under the Listing in 'Protection of Endangered Species of Animals and Plants Ordinance' (Cap. 586).

- 3.5 There are no Old and Valuable Trees observed within the Application Area or its periphery during the undertaking of this survey.
- 3.6 There are a total of **25** numbers of tree. Most of the trees surveyed are of Fair health with defects and in Fair structural form with low anticipated survival rate after transplanting. Please refer to **TSP-01** - Tree Survey Plan and Tree Assessment Schedule and **TSP-02** - Tree Photographic Record for details.
- 3.7 The DBH size of most of the trees range from approximately 100mm to 600mm, only one tree with 1442mm DBH.

TSP-01
Tree Survey Plan and
Tree Assessment Schedule

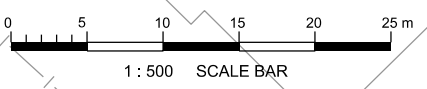


Tree Assessment Schedule
 Project Title: Revitalisation of Watervale House, Former Gordon Hard Camp
 Date of Tree Survey: Surveyed by Hon-Hsi CHEN, BS(Hort), CA(SA), TRAQ(USA)

Tree ID number ¹	Tree Species ²	Measurements			Amenity Value ⁵	Form	Health Condition	Structural Condition	Suitability for transplanting ⁷	Conservation status ⁸	Remarks
		Scientific name	Chinese name	Height (m)							
T10	<i>Litsea glutinosa</i>	苦楝樹	7	160	6	M	A	A	L	-	-
T11	<i>Cinnamomum camphora</i>	樟樹	13	480	10	M	A	A	L	-	-
T12	<i>Celtis sinensis</i>	朴樹	10	330	4	M	A	A	L	-	-
T13	<i>Celtis sinensis</i>	朴樹	13	430	10	M	A	A	L	-	-
T14	<i>Litsea chinensis</i>	亞欖	8	424	6	M	P	A	P	L	-
T15	<i>Macaranga lanata</i> var. <i>formosensis</i>	血桐	6	180	8	L	P	A	P	L	-
T16	<i>Ficus hispida</i>	野梧桐	6	140	3	L	P	P	A	L	-
T17	<i>Caryota mitis</i>	短穗赤紅棕	6	224	4	M	A	A	M	-	-
T18	<i>Caryota mitis</i>	短穗赤紅棕	6	275	4	M	A	A	M	-	-
T19	<i>Caryota mitis</i>	短穗赤紅棕	6	100	2	M	A	A	M	-	-
T20	<i>Caryota mitis</i>	短穗赤紅棕	5	141	4	M	A	P	M	-	-
T21	<i>Litsea glutinosa</i>	苦楝樹	4	150	3	M	A	A	M	-	-
T22	Dead tree	死樹	5	100	5	-	-	-	-	-	-
T23	<i>Caryota mitis</i>	短穗赤紅棕	7	150	3	M	A	A	M	-	-
T24	<i>Caryota mitis</i>	短穗赤紅棕	8	206	4	M	A	A	M	-	-
T25	<i>Casuarina equisetifolia</i>	風樹	20	1442	13	H	G	A	L	-	-
T26	<i>Celtis sinensis</i>	朴樹	10	400	10	L	P	A	P	L	-
T27	<i>Ficus hispida</i>	野梧桐	5	100	2	M	P	P	A	L	-
T28	<i>Melia azadirachta</i>	苦楝	14	584	10	M	A	A	L	-	-
T29	<i>Stylobolus chinensis</i>	山欖樹	6	110	6	L	P	P	A	L	-
T30	<i>Litsea chinensis</i>	亞欖	14	280	5	M	A	A	M	-	-
T31	<i>Macaranga lanata</i> var. <i>formosensis</i>	血桐	10	240	10	L	P	A	A	L	-
T32	<i>Macaranga lanata</i> var. <i>formosensis</i>	血桐	7	188	4	L	P	P	P	L	-
T33	<i>Litsea chinensis</i>	亞欖	10	320	4	M	A	A	M	-	-
T39	Dead tree	死樹	6	200	3	-	-	-	-	-	-

1. For large-scale infrastructure works projects, such as site formation works and advance infrastructure works for new town development, tree group survey can be adopted subject to the justification provided.
 2. Trees in the Register of Old and Valuable Trees should be highlighted with their registration numbers.
 3. Guidance on proper use of scientific name of plants is given in the Agriculture, Fisheries and Conservation Department's Nature Conservation Practice Note No. 3, which can be viewed at AFCD's web page http://www.afcd.gov.hk/english/conservation/tech/ncp3/note3_e.htm. The title of plant names (i.e. 2005, 2008, 2009).
 4. DBH of a tree refers to its diameter at breast height (i.e. measured at 1.3 m above ground level). Guidance on DBH measurement is given in the Agriculture, Fisheries and Conservation Department's Nature Conservation Practice Note No. 2, which can be viewed at AFCD's web page http://www.afcd.gov.hk/english/conservation/tech/ncp2/note2_e.htm.
 5. Amenity value of a tree should be assessed by its functional values for shade, seasonal interest, screening, reduction of pollution and noise and also taking into significance, and classified into the following categories: High (H), important trees which should be retained by adjusting the design (except ecological); Medium (M), trees that are desirable in order to create a pleasant environment, which includes healthy specimens of lesser importance than 'High' trees; Low (L), trees that are dead, dying or potentially hazardous and should be removed.
 6. Assessment should take into account conditions of an individual tree at the time of survey (including health, structure, age and root conditions), site conditions (including topography and accessibility), and intrinsic characters of tree species (survival rate after transplanting).
 7. Major determining factors for the rating on suitability for transplanting should be included if necessary.
 8. State the rarity and protection status of the species.

DATE OF TREE SURVEY: JULY 2020
 EXTRACT PLAN BASED ON SURVEY SHEET NO.6-SW-17A



LEGEND:

SITE BOUNDARY

EXISTING TREE

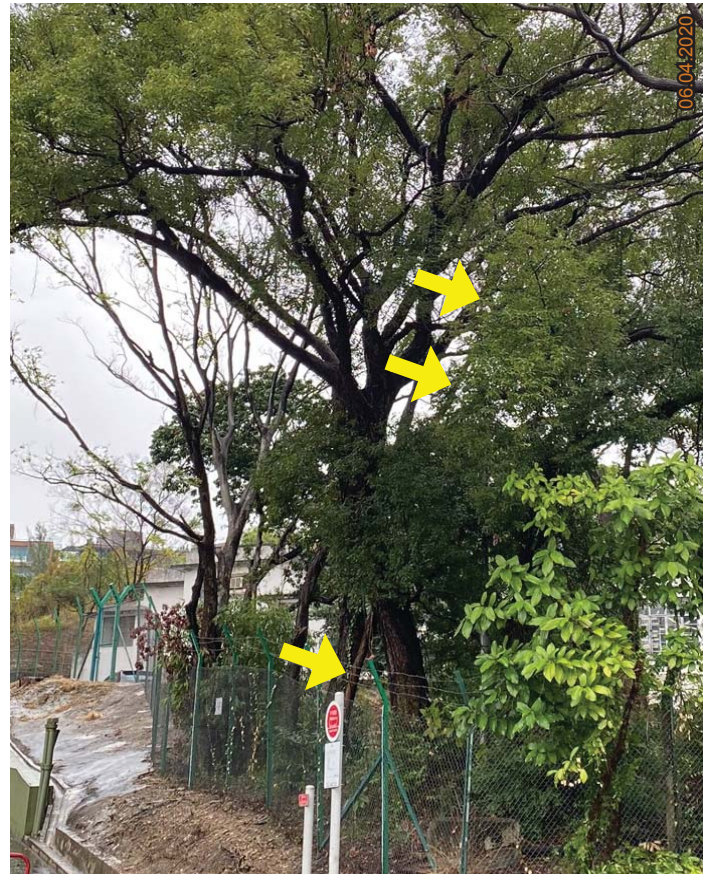
PROJECT TITLE:
 WATERVALE HOUSE, FORMER GORDON HARD CAMP,
 CASTLE PEAK ROAD - CASTLE PEAK BAY SECTION,
 AREA 48, TUEN MUN, N.T.

DRAWING NO.:
 APPENDIX XIII(B)
 TREE SURVEY PLAN

TSP-02
Tree Photographic Reference




T10 - *Litsea glutinosa*



Litsea glutinosa



Litsea glutinosa

	PROJECT: Revitalisation of Watervale House, Former Gordon Hard Camp		DRAWN:		PROJECT:	
	DRAWING TITLE:		CHECKED:		DWG NO: REV.	
	SCALE: N.T.S		DATE: JULY-2020		APPROVAL: P-01 -	
PHOTOGRAPHIC REFERENCE						



T11 - *Cinnamomum camphora*



Cinnamomum camphora



Cinnamomum camphora



Cinnamomum camphora




T12 - *Celtis sinensis*



Celtis sinensis



Celtis sinensis

	PROJECT: Revitalisation of Watervale House, Former Gordon Hard Camp	DRAWN:	PROJECT:	
	DRAWING TITLE: PHOTOGRAPHIC REFERENCE	CHECKED:	DWG NO: P-03	REV. -
	SCALE: N.T.S	DATE: JULY-2020	APPROVAL:	



T13 - *Celtis sinensis*



Celtis sinensis



Celtis sinensis



Celtis sinensis



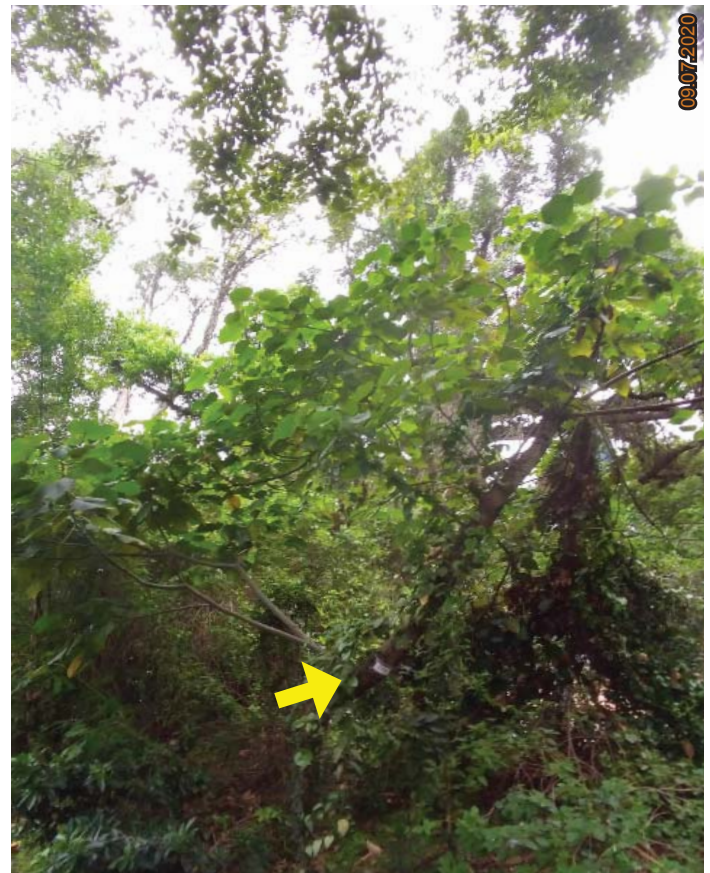
T14 - *Litchi chinensis*



Litchi chinensis



Litchi chinensis



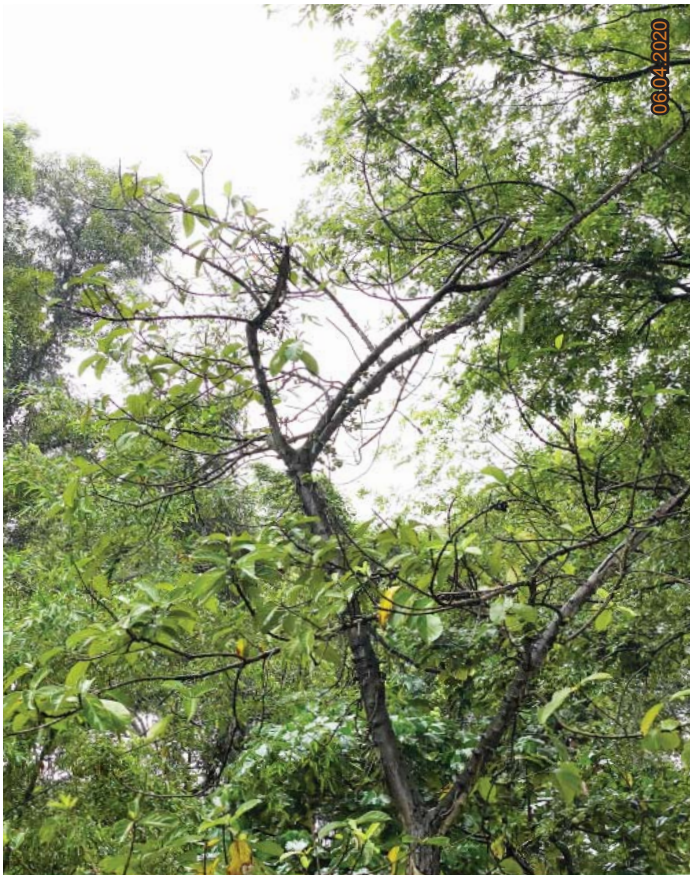
T15 - *Macaranga tanarius*



T16 - *Ficus hispida*




Ficus hispida



Ficus hispida



Ficus hispida

	PROJECT: Revitalisation of Watervale House, Former Gordon Hard Camp	DRAWN:	PROJECT:		
	DRAWING TITLE:	CHECKED:	DWG NO:	REV.	
	PHOTOGRAPHIC REFERENCE		APPROVAL:	P-06	-
	SCALE: N.T.S	DATE: JULY-2020			



06.04.2020

T17 - *Caryota mitis*



06.04.2020

T18 - *Caryota mitis*



06.04.2020

T19 - *Caryota mitis*



06.04.2020

T20 - *Caryota mitis*



06.04.2020

T21 - *Litsea glutinosa*



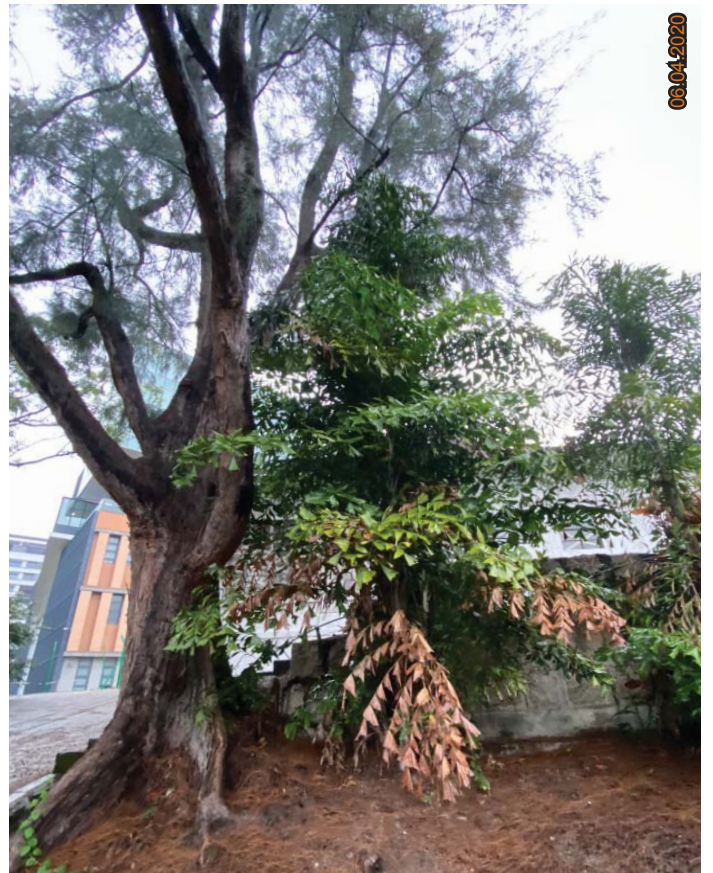
06.04.2020

T22 - dead tree



06.04.2020

T23 - *Caryota mitis*



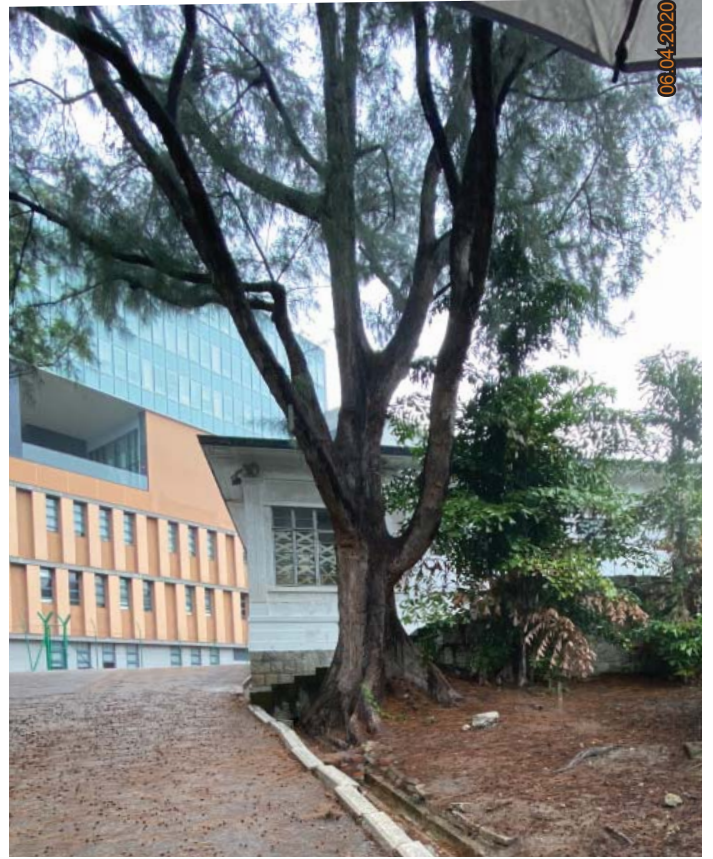
06.04.2020

T24 - *Caryota mitis*



06.04.2020

T25 - *Casuarina equisetifolia*



06.04.2020

Casuarina equisetifolia



06.04.2020

Casuarina equisetifolia



PROJECT: Revitalisation of Watervale House, Former Gordon Hard Camp		DRAWN:	PROJECT:	
DRAWING TITLE:		CHECKED:	DWG NO:	REV.
PHOTOGRAPHIC REFERENCE			P-09	-
SCALE:	N.T.S	DATE:	JULY-2020	
		APPROVAL:		



T26 - *Celtis sinensis*



Celtis sinensis



Celtis sinensis



T27 - *Ficus hispida*



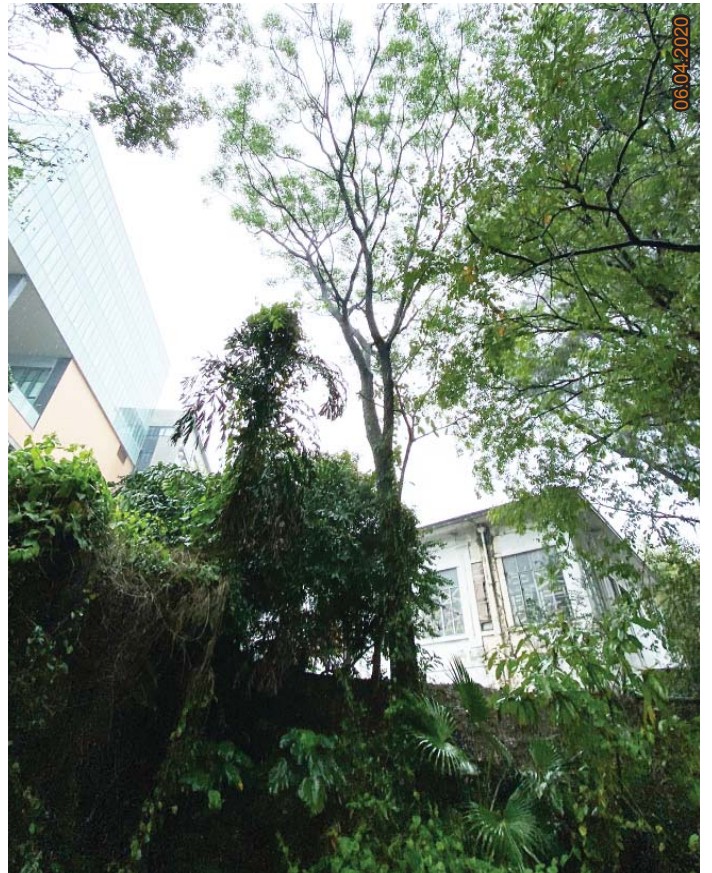
T28 - *Melia azedarach*




Melia azedarach



Melia azedarach

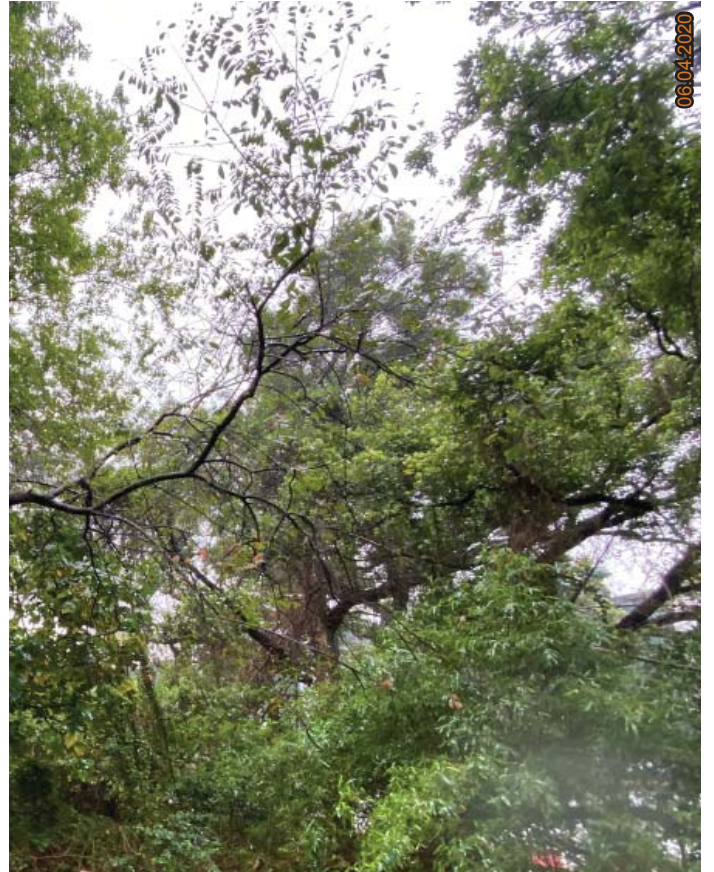


Melia azedarach

	PROJECT: Revitalisation of Watervale House, Former Gordon Hard Camp		DRAWN:		PROJECT:	
	DRAWING TITLE:		CHECKED:		DWG NO: REV.	
	PHOTOGRAPHIC REFERENCE				APPROVAL:	
	SCALE: N.T.S		DATE: JULY-2020		P-011 -	




T29 - *Bridelia tomentosa*



Bridelia tomentosa

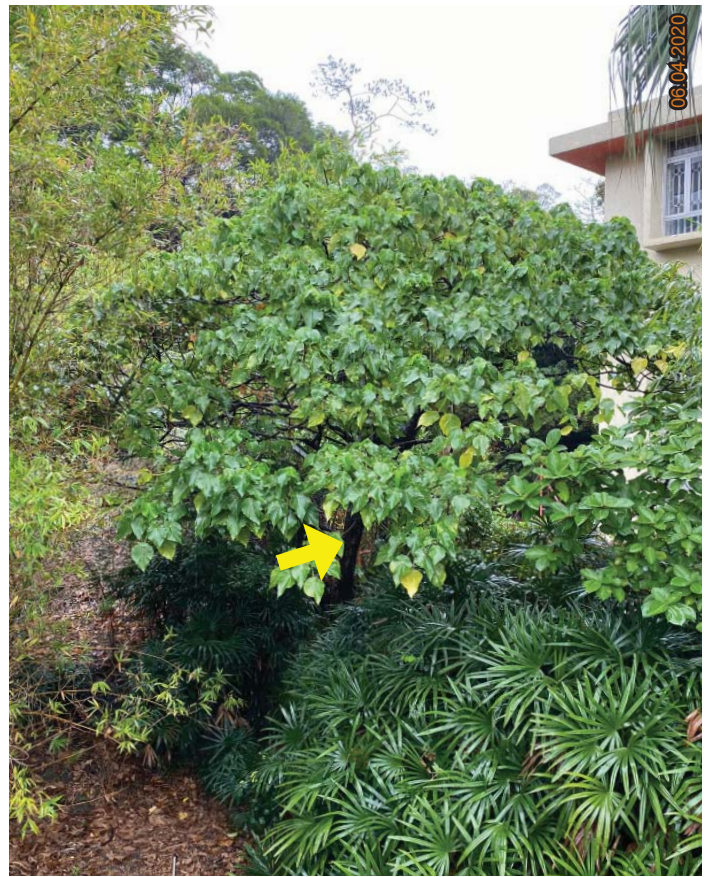


Bridelia tomentosa

	PROJECT: Revitalisation of Watervale House, Former Gordon Hard Camp	DRAWN:	PROJECT:	
	DRAWING TITLE: PHOTOGRAPHIC REFERENCE	CHECKED:	DWG NO: P-012	REV. -
	SCALE: N.T.S	DATE: JULY-2020	APPROVAL:	



T30 - *Livistona chinensis*



T31 - *Macaranga tanarius*



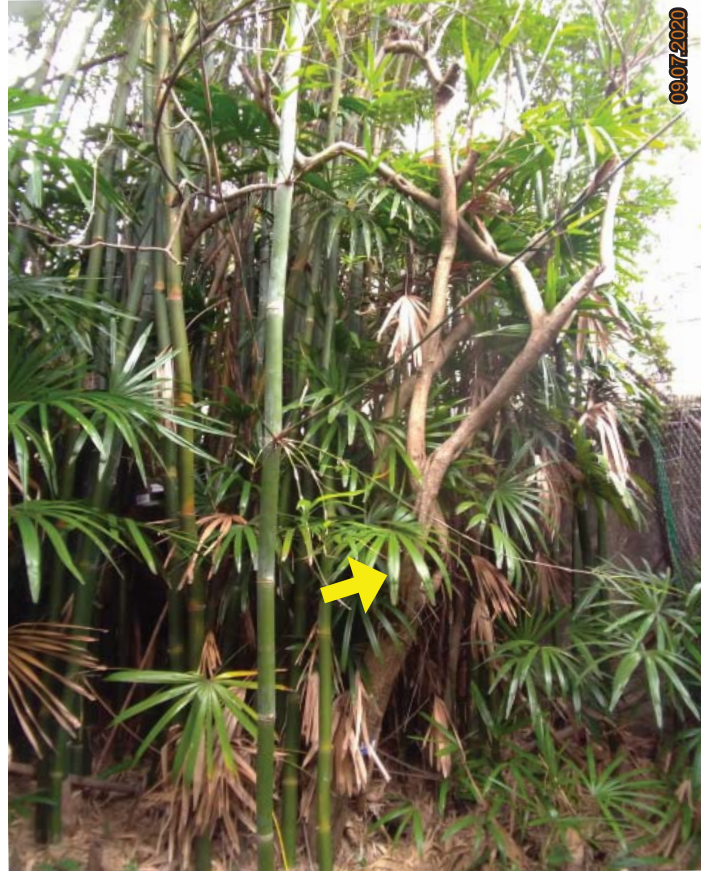
Macaranga tanarius




T32 - *Macaranga tanarius*



T33 - *Livistona chinensis*



T39 - dead tree

 地利環境 TEAM 73	PROJECT: Revitalisation of Watervale House, Former Gordon Hard Camp	DRAWN:	PROJECT:	
	DRAWING TITLE: PHOTOGRAPHIC REFERENCE	CHECKED:	DWG NO:	REV.
	SCALE: N.T.S	DATE: JULY-2020	APPROVAL:	P-014

Appendix XIV
Recurrent Expenditure

(A) Electricity Fee

Possible Use(s) ⁽¹⁾	GFA (m ²)	Net Gross Ratio	IFA (m ²)	Annual Energy Consumption per Internal Floor Area ⁽²⁾ (MJ/m ²)	Energy Consumption per annum (kWh/annum)	Estimated Electricity Fee per annum ⁽⁴⁾ (\$)	Energy utilization is based on the following groups of uses on EMSD's website ⁽²⁾
	(a)	(b)	(c) = (a) x (b)	(d)	(e) = (c) x (d) x 0.2778 ⁽³⁾		
Library	648	87.2%	565	402	63,097	68,965	Grade C Office
Residential Institution				953	149,580	163,491	Residential Care (Others)
Eating Place				7,999	1,255,499	1,372,260	Other Eating and Drinking Places
Education Institution				446	70,003	76,513	Adult Education / Tutorial / Vocational Schools
Shop and Services				1,207	189,447	207,066	Other Products

Notes:

- (1) It is assumed the length of operating hours is in line with the normal mode of operations, e.g. 10 hours for Library, Residential Institution, Eating Place, Education Institution, or Shop and Service.
- (2) The respective "Annual Energy Consumption per Internal Floor Area" can be found at <https://ecib.emsd.gov.hk/index.php/en/energy-utilisation-index-en/commercial-sector-en>
- (3) 1MJ x 0.2778 = 1kWh
- (4) Estimated electricity fee is based on the electricity tariff (1 January to 31 December 2023) by CLP Hong Kong Limited. Tariff charge includes energy charge at \$1.031 for each unit, and fuel clause adjustment charge at \$0.062 per unit. 1 Unit = 1 kWh.
- (5) The estimated electricity fee is for cost projection in the application only.
- (6) The actual fee will be subject to the then tariff and actual demand and consumption.

(B) Water and Sewage Charge

Possible Use(s)	GFA (m ²) (a)	Net Gross Ratio (b)	IFA (m ²) (c) = (a) x (b)	Estimated Water and Sewage Charge per month (\$) (d)	Estimated Water and Sewage Charge per annum (\$) ⁽²⁾ (e) = (d) x 12
Library	648	87.2%	565	$(d) = (c) \times \$0.4^{(1)}$ 226	2,712
Residential Institution					
Eating Place				1,944 ⁽³⁾	23,328
Education Institution				$(d) = (c) \times \$0.4^{(1)}$ 226	2,712
Shop and Services				1,944 ⁽³⁾	23,328

Notes:

- (1) It is assumed that the estimated monthly water and sewage charges of Library, Residential Institution and Education Institution are = \$0.4 per m².
- (2) The estimated water and sewage charge is for cost projection in the application only. The applicants are free to make reference to other sources as appropriate. The actual water and sewage charge will be subject to the then tariff and actual consumption.
- (3) The estimated water and sewage charge per month of eating place and shop and services:
 - = Nos. of sinks [i] x Operation time (hours) [ii] x Liter per second [iii] x Nos. of seconds per hour x Estimated Water & Sewage Charge per m³ [iv] x Nos. of days the food and beverage services operates per months [v]
 - = 2 x 6 x 0.0002 x 3600 x 7.5 x 30
 - = 1,944

Assumption:

- [i] Say 2 nos. of sinks
- [ii] Assume operate in 6 hours in total per day = 12 hrs
- [iii] The water tap of sink flows 0.2 l/s (According to Plumbing Engineering Services Design Guide), therefore the water tap of sink flows = 0.0002 m³/s
- [iv] According to the rates of Water & Sewage Tariff issued by the Water Supply Department, the estimated monthly water and sewage charges are \$4.58 per m³ and \$2.92 per m³. Therefore, the estimated water and sewage charge is \$7.5 per m³.
- [v] Nos. of days the services operates (say 30 days for month)

(C) Estimated Rates and Rent

Possible Use(s)	GFA (m ²)	Site Area (m ²)	Rateable Value ⁽¹⁾ (\$) (a)	Rates/annum (\$) (b) = (a) x 5%	Rent/annum (\$) (c) = (a) x 3%	Rates & Rent/annum (\$) (d) = (b) + (c)
Library	648	2,590	209,000	10,450	6,270	16,720
Residential Institution						
Eating Place						
Education Institution						
Shop and Services						

Notes:

- (1) The above estimated rateable values at 2016 are rough estimates prepared by a separate consultant in 2016, which are based on the possible uses and are for cost projection in the application only. The actual assessment of rateable values will depend on the actual use, operating mode, extent of renovation, actual floor area, etc. of each historic building. The rateable value will be subject to annual revaluation by the Rating and Valuation Department.

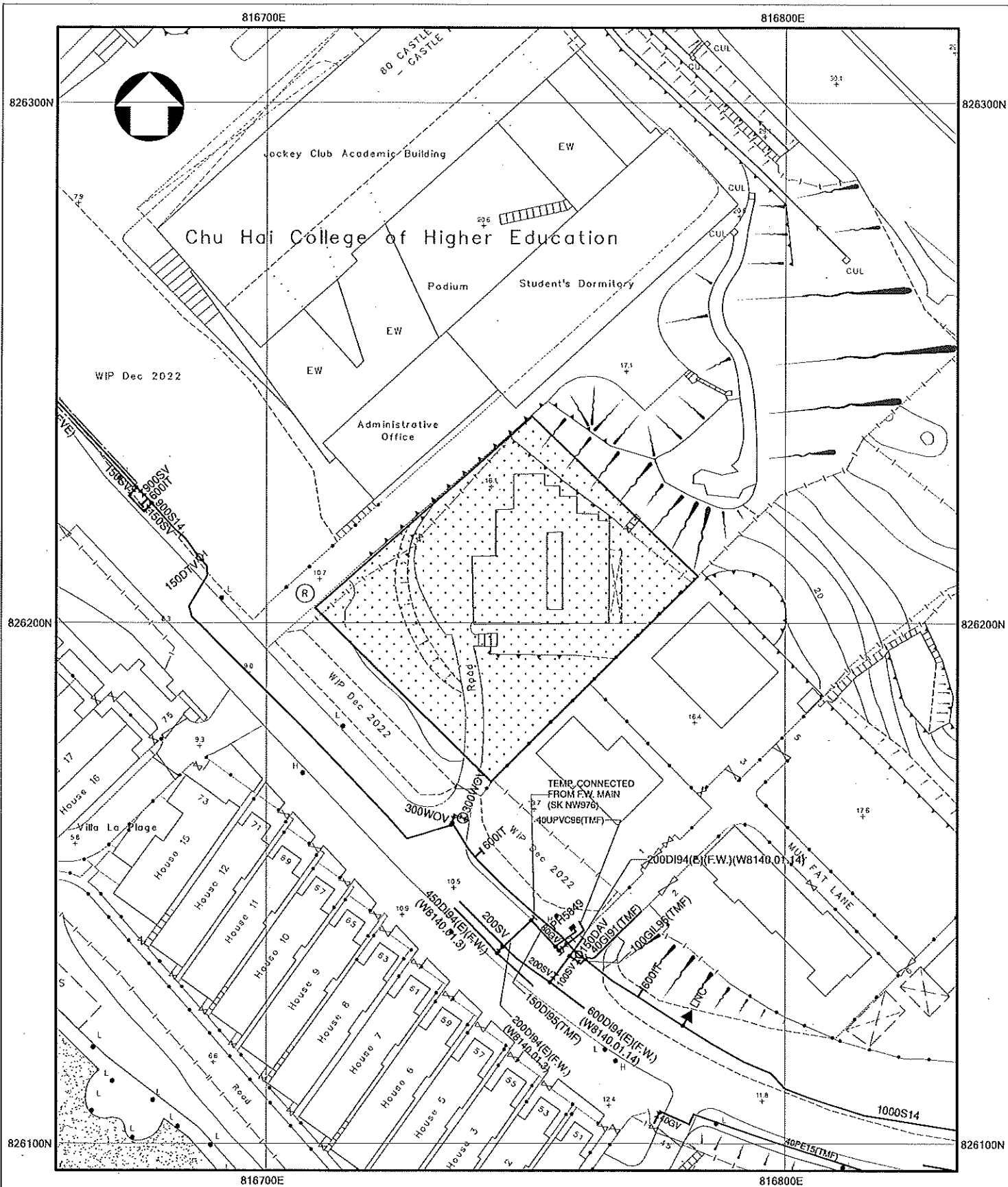
Appendix XV
Summary of Retrieved
Underground Utility Information

List of Utility Record

Item	Government Department / Utility Company	Date of Reply Letter	Remarks
1	Water Supplies Department	28 July 2023	Refer to Appendix XV (A)
2	Drainage Services Department	7 November 2023	Refer to Appendix XV (B)
3	Electrical & Mechanical Services Department	4 August 2023	Refer to Appendix XV (C)
4	Highways Department	21 August 2023	Refer to Appendix XV (D)
5	Transport Department - Traffic Engineering Division - Traffic Control Division - Traffic Survey and Support Division	4 August 2023 15 August 2023 15 August 2023	Refer to Appendix XV (E)
6	MTR Corporation Limited	15 August 2023	Refer to Appendix XV (F)
7	CLP Power Hong Kong Limited	1 August 2023	Refer to Appendix XV (G)
8	The Hong Kong and China Gas Company Limited	7 August 2023	Refer to Appendix XV (H)
9	HGC Global Communications	8 August 2023	Refer to Appendix XV (I)
10	HKT Limited	21 August 2023	Refer to Appendix XV (J)

Note: The information shown is for reference only.


Appendix XV (A)
Reply Letter / Record Plan from
Water Services Department

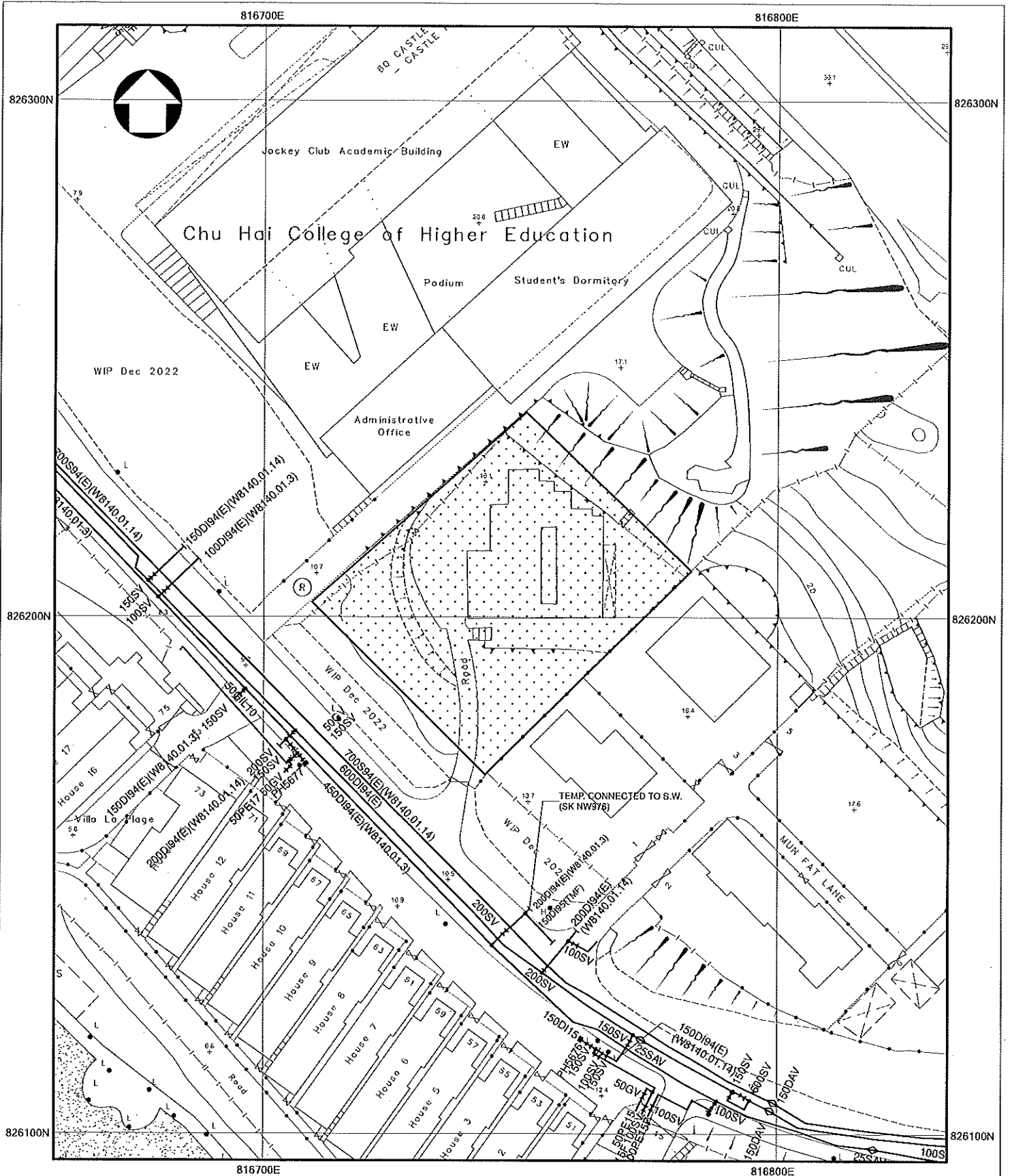


- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
 5. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
 6. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
 7. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
 8. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
 9. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.
 10. NO ASBESTOS CEMENT / UNKNOWN MATERIALS MAINS ON THE VICINITY OF THE SITE.
 11. NO CATHODIC PROTECTION MAINS ON THE VICINITY OF THE SITE.

SUBJECT SITE


PART COPY OF SALT WATER MAINS RECORD PLAN(S)		
W67881/6-SW-17A		
FILE REF: Watervale House at Gordon Hard Camp		
REF. CODE: 31W23M	SHEET 1 OF 1	SCALE 1:1000


 水務署
 Water Supplies Department



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
 5. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
 6. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
 7. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
 8. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
 9. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.
 10. NO ASBESTOS CEMENT / UNKNOWN MATERIALS MAINS ON THE VICINITY OF THE SITE.
 11. NO CATHODIC PROTECTION MAINS ON THE VICINITY OF THE SITE.

SUBJECT SITE



PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/6-SW-17A

FILE REF: Watervale House at Gordon Hard Camp

REF. CODE: 31W23M

SHEET 1 OF 1

SCALE 1:1000



水務署
Water Supplies Department

Conditions of Working in the Vicinity of Waterworks Installations

Water Mains

1. No water mains or their support shall be interfered with or buried without the prior approval of WSD.
2. The Contractor shall check the location of water mains and cables and other services by hand dug trial holes and take precautionary measures to protect them.
3. Free access shall be maintained at all times for the staff of WSD, their contractors and vehicles to go into and/or through the site to carry out installation, inspection, operation, maintenance or repair works.
4. No additional filling material is to be deposited over a water main without the approval of WSD.
5. No structures shall be erected or materials stored within the Waterworks Reserve, 3 metres from the centre line of mains of 900mm diameter or under, and 5 metres for mains exceeding 900mm in diameter.
6. No cable, pipe or duct shall be laid over, in parallel to, or within the Waterworks Reserve or 300mm around, the water mains without prior written approval from WSD. No trees or shrubs with penetrating roots shall be planted within the Waterworks Reserve or within 2.5m from the edge of the water mains. No planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any WSD valve or within a distance of 1m from any hydrant outlet.
7. No footing shall be constructed above any existing water mains. Isolated footings shall be constructed instead of continuous footing for installation of the hoarding in the vicinity of the existing water mains. A minimum clearance of 300mm between the footing and the existing water mains shall be maintained.
8. Full details of any proposed temporary works affecting waterworks installations and of any temporary support or protective measure to mains shall be submitted to the Client Department where appropriate for approval and to WSD for information. Work shall not commence until approval is given by the Client Department.
9. Diversion of WSD mains, other than those already shown on the contract drawings, shall only be considered when all other options such as protection of the mains or modification of design have been considered and found to be impracticable.
10. The programme for laying or diversion of all WSD mains shall be agreed with WSD in advance. A 14-day notice shall be served to WSD to confirm site availability for the commencement of any agreed diversion. WSD shall also be notified of any change required in the agreed programme as soon as possible.

11. All excavation works within 1.5m of water mains exceeding 900 mm in diameter shall be carried out by hand. No excavation shall be carried out within lines 45° below the centre line of such mains or 45° below the edges of the foundation of their supports without approved ground support. If the support is in the form of steel sheets, they shall be left in place after works. Removal of support from underneath the mains is not permitted. In general, the maximum acceptable differential settlement of existing pipe is as follows unless otherwise specified –

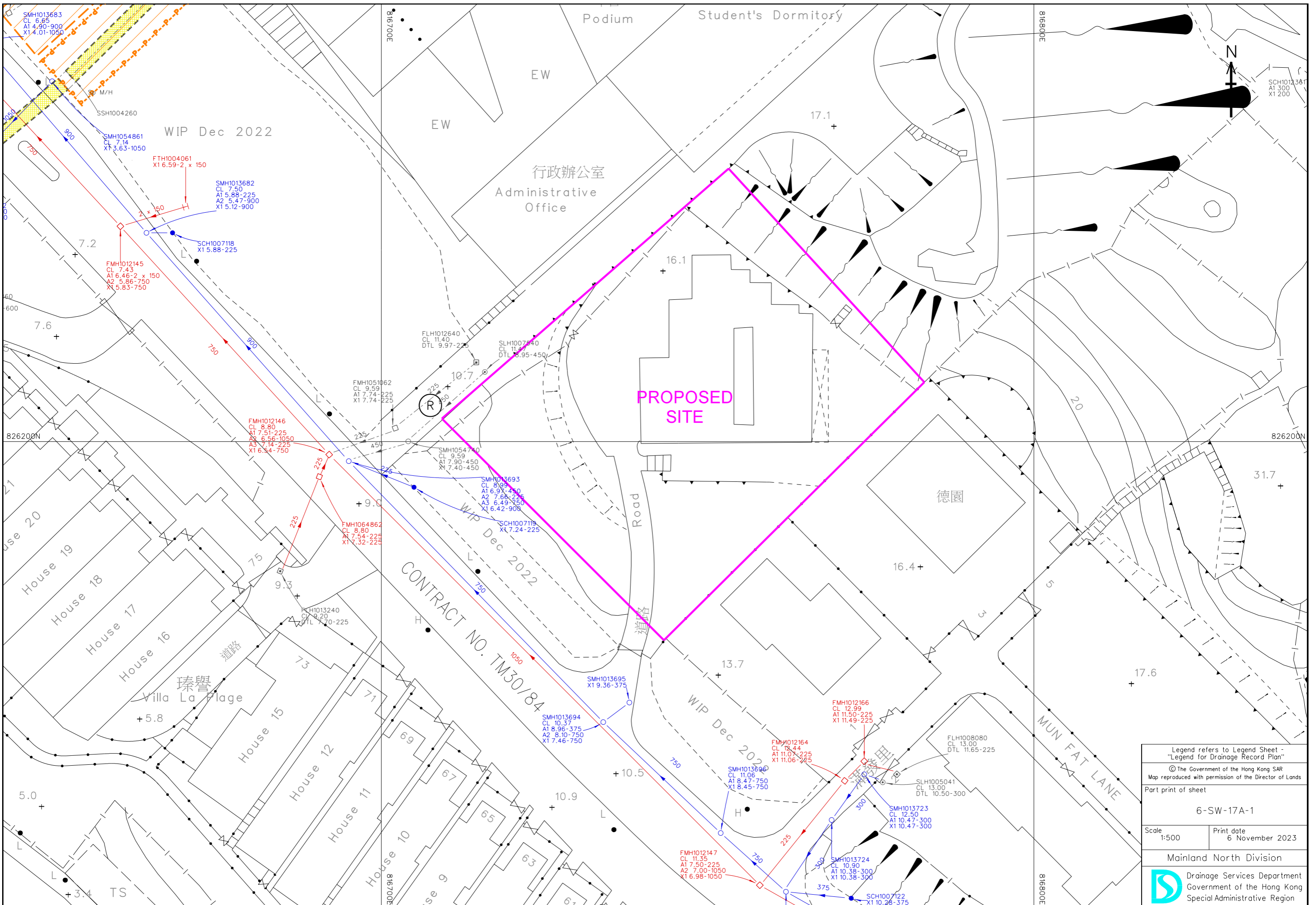
Pipe material	AC	DI	GI	PVC	MS
Maximum acceptable differential settlement	1 in 400	1 in 200	1 in 200	1 in 400	1 in 200

12. No earth fill ramps are to be used to form temporary crossings of the large diameter mains. Temporary ramps/bridges in steel, timber, or concrete shall be used with the deck and support piers clear of the mains so that no loading is imposed on the mains.
13. All temporary works near the large diameter water mains shall be kept to at least 1 metre away from the edge of the mains and the length of mains affected shall be well protected by a temporary timber cover raised 250 mm clear of the mains to ensure no impact damage.

Blasting, Drilling and Piling near Waterworks Installations

14. No blasting, drilling, or pile driving (including sheet piling) within a distance of 60m from waterworks tunnels shall be carried out. Furthermore, blasting within 50m from any water retaining structure other than watermains; 6m from watermains of 600mm diameter and above; and 6m from any non-water-retaining structure shall not be carried out without the prior approval of WSD.
15. The maximum particle velocity and amplitude of ground movements due to blasting or pile driving as measured at the nearest waterworks tunnel or other water retaining structures shall not exceed 13mm/sec. and 0.1mm respectively.
16. The maximum particle velocity and amplitude of ground movements due to blasting or pile driving as measured at the nearest water mains shall not exceed 25mm/sec. and 0.2mm respectively.
17. The size of charge, pattern and timing of detonation etc. will be decided by the Commissioner of Mines after carrying out test firing at site.
18. The movement of mains and structures shall be monitored by surveys jointly attended by WSD, the project Department and the Contractor. One week's notice shall be given to WSD for any survey request.
19. Vibration from blasting, piling or other causing activities shall be monitored by means of agreed vibrograph readings. The vibrograph shall comply with the Specification below and shall be provided free by the Contractor.

Appendix XV (B)
Reply Letter / Record Plan from
Drainage Services Department



Legend refers to Legend Sheet -
"Legend for Drainage Record Plan"

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Part print of sheet

6-SW-17A-1

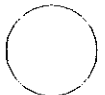
Scale 1:500	Print date 6 November 2023
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Mainland North Division

Drainage Services Department
Government of the Hong Kong
Special Administrative Region

Appendix XV (C)
Reply Letter / Record Plan from
Electrical and Mechanical
Services Department

MEMO



From CE/BTS, EMSD
Ref. (32) In EMSD BTSD-TS1/Joint/84/15 pt. 371
Tel. No. 3155 4232
Fax. No. 2365 1286
Date 04 August, 2023

To Commissioner for Heritage/Secretary for Development
(Attn: Ms. Christy CHAN)
Your Ref. () In DEVB/CHO/1B/R24/1
Dated 02 August, 2023 Fax. No. _____
Total Pages 1

**Revitalisation Scheme -
Revitalisation of Watervale House at Former Gordon Hard Camp,
Castle Peak Road- Castle Peak Bay Section, Area 48, Tuen Mun
Request for Utility Record**

I refer to your memo dated 02.08.2023 regarding the captioned subject.

2. According to the information provided, there is no drawing of our existing traffic equipment in the vicinity of your work.
3. Please take all necessary precautions in your excavation work to ensure that our apparatus will not be damaged or adversely affected in anyway. You are requested not to plan or construct any of your equipment in the location occupied by our apparatus.
4. In case of inquiry, please contact Mr. W.S. WONG at 3155 4245 or HON Yiu-keung at 3155 4233.

(HUI Chi-kong)
for Chief Engineer / Boundary Crossing Facilities
and Transport Services

Appendix XV (D)
Reply Letter / Record Plan from
Highways Department

MEMO

From Chief Highway Engineer/NT West
 Ref. (1CZRS) in HyDNT/12-2/4/14-TM
 Tel. No. 2762 4904
 Fax. No. 2714 5228
 Email detme.nt@hyd.gov.hk
 Date 21 August 2023

To Secretary for Development
 (Attn: Ms. CHAN Hoi Wai, Christy)
 Email. cho@devb.gov.hk
 Your Ref. () in DEVB/CHO/1B/R24/1
 dated 02.08.2023 Fax No. 2906 1574
 Total Pages 1 + Encl.

**Revitalisation Scheme –
 Revitalisation of Watervale House at Former Gordon Hard Camp,
 Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun
Request for Utility Record**

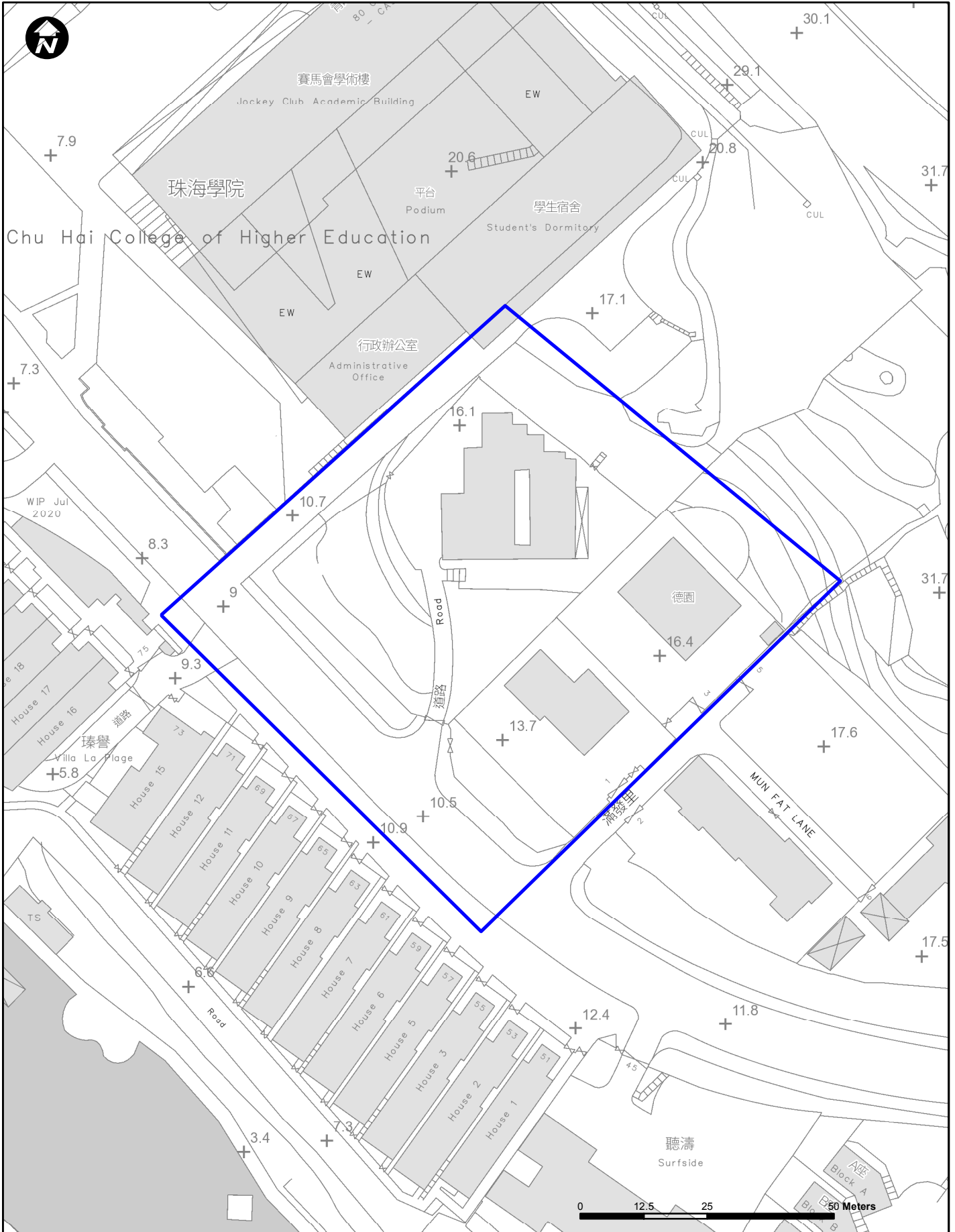
I refer to your above referenced memo dated 02.08.2023 regarding the captioned subject. I hereby enclose a CD containing the surrounding utility record obtained from the Electronic Mark Plant Circulation (EMPC) System for your reference. Please be advised that the accuracy of the utility record should be verified with the relevant government department or utility company.




Wan-yin Chow

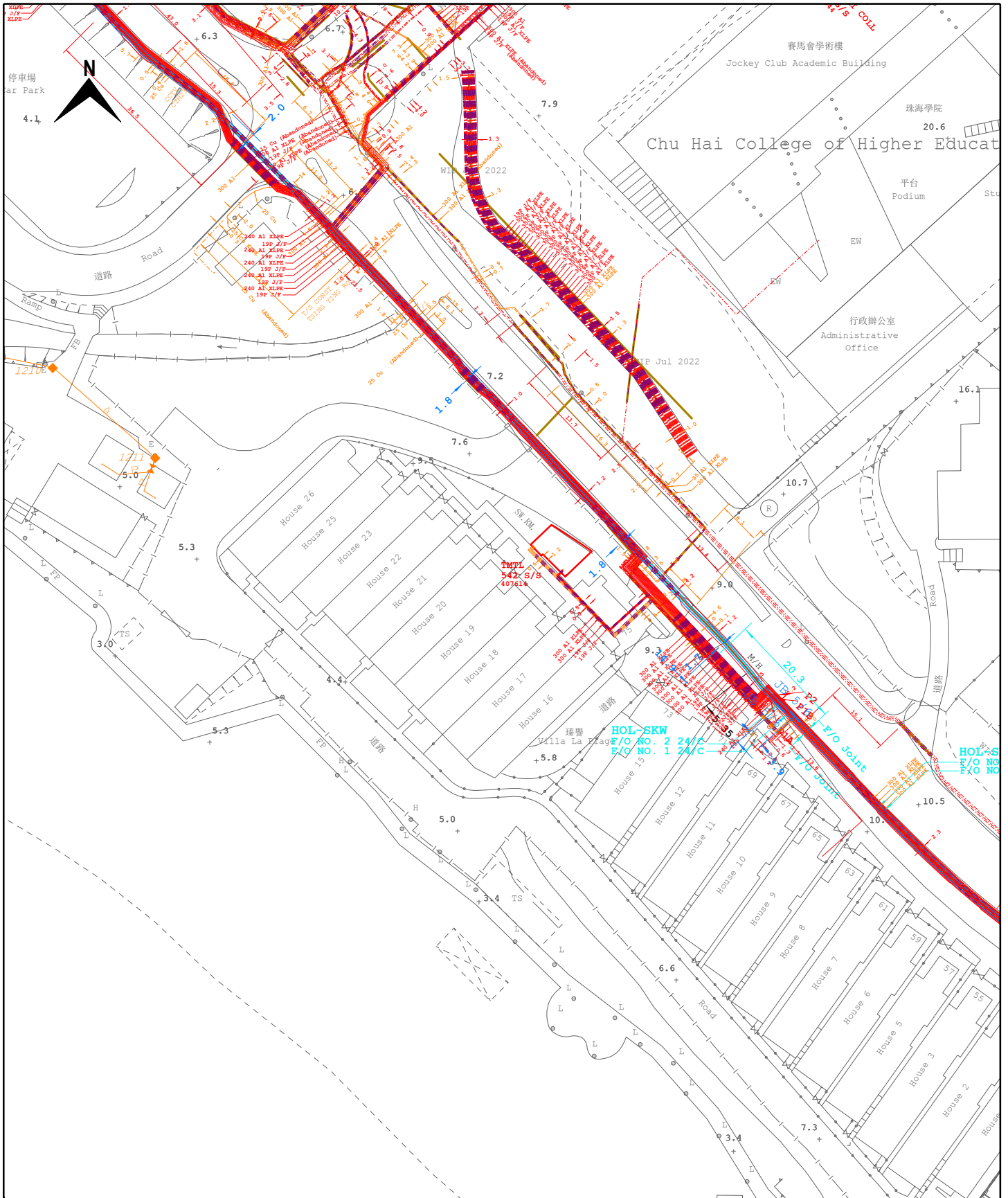
(CHOW Wan-yin)
 for Chief Highway Engineer/NT West
 Highways Department

Encl.
 Utility Record in CD

c.c.
Internal DE/TM(E), IOW/G(3), AIOW/G(3)1



TITLE: Electronic Mark Plant Circulation		PREPARED BY: FONG Kin-wa		MAP: 06SW17A		SCALE: 1:1000	
REQUEST ID: HYD-20230811-0001-Q		SHEET NO: 1 OF 1		ENDORSED BY: CHOW Wan-yin, Gilbert		COORDINATES: 816653.11, 826066.71(LL) 816839.67, 826309.63(UR)	
LEGEND:  Trench Alignment  Notes / Redlining		ISSUED DATE: 11-Aug-2023		TUEN MUN / NT Region		 Highways Department Hong Kong 香港路政署	
		OUR REFERENCE: Castle Peak Road - Castle Peak Bay, Area 48 - S for D					



ALL LOCATIONS, MEASUREMENTS, DIMENSIONS AND DISTANCES ARE FOR CLP POWER INTERNAL USE ONLY. THEY SHOULD NOT BE SCALED AND ASSUMED ACCURATE. CLP POWER ACCEPTS NO RESPONSIBILITY IN THE EVENT OF ANY INACCURACY. EXTREME CARE MUST BE EXERCISED WHEN WORKING IN CLOSE PROXIMITY TO OUR EQUIPMENT. PLEASE CONTACT OUR REGIONAL OFFICE AS SOON AS YOU ARE READY TO COMMENCE WORK.

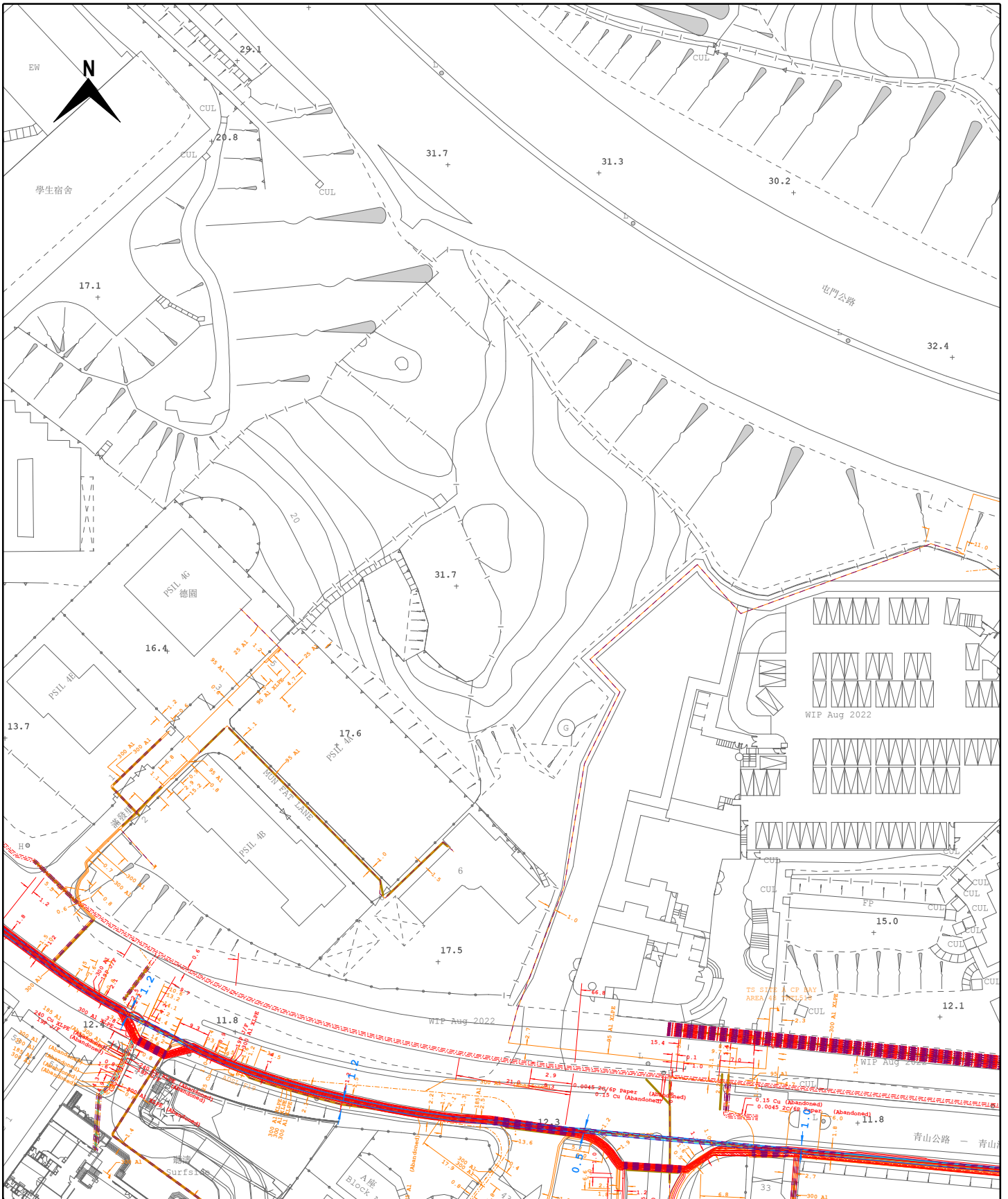
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Upper Right XY 826073.80 826301.80

REF NO: HYD-20230811-0001-R-CLP-001

SCALE: 1:1000 DATE: 11-Aug-2023

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LEGEND	
	400kV CABLE / SUBMARINE CABLE / OHL
	400kV OVERHEAD LINE TOWER
	132kV CABLE / SUBMARINE CABLE / OHL
	132kV OVERHEAD LINE TOWER
	33kV CABLE
	33kV SUBMARINE CABLE
	33kV OVERHEAD LINE
	ABANDONED TRANSMISSION CABLE
	11kV CABLE
	11kV SUBMARINE CABLE
	11kV OVERHEAD LINE
	LOW VOLTAGE CABLE
	LOW VOLTAGE OVERHEAD LINE (1 PHASE)
	LOW VOLTAGE OVERHEAD LINE (3 PHASE)
	LOW OVERHEAD LINE (ABC Wall Mounted)
	LOW VOLTAGE OVERHEAD LINE (PVC)
	AERIAL EARTH WIRE (AEW)
	PILOT CABLE
	TEMPERATURE SENSING CABLE (DTS)
	FIBRE OPTIC CABLE
	OVERHEAD LINE FIBRE OPTIC
	SHALLOW COVER INSTALLATION
	DUCT LINE



LEGEND

- | | | | |
|--|-------------------------------------|--|--------------------------------------|
| | 400kV CABLE / SUBMARINE CABLE / OHL | | LOW VOLTAGE CABLE |
| | 400kV OVERHEAD LINE TOWER | | LOW VOLTAGE OVERHEAD LINE (1 PHASE) |
| | 132kV CABLE / SUBMARINE CABLE / OHL | | LOW VOLTAGE OVERHEAD LINE (3 PHASE) |
| | 132kV OVERHEAD LINE TOWER | | LOW OVERHEAD LINE (ABC Wall Mounted) |
| | 33kV CABLE | | LOW VOLTAGE OVERHEAD LINE (PVC) |
| | 33kV SUBMARINE CABLE | | AERIAL EARTH WIRE (AEW) |
| | 33kV OVERHEAD LINE | | PIL/OT CABLE |
| | ABANDONED TRANSMISSION CABLE | | TEMPERATURE SENSING CABLE (DTS) |
| | 11kV CABLE | | FIBRE OPTIC CABLE |
| | 11kV SUBMARINE CABLE | | OVERHEAD LINE FIBRE OPTIC |
| | 11kV OVERHEAD LINE | | SHALLOW COVER INSTALLATION |
| | | | DUCT LINE |

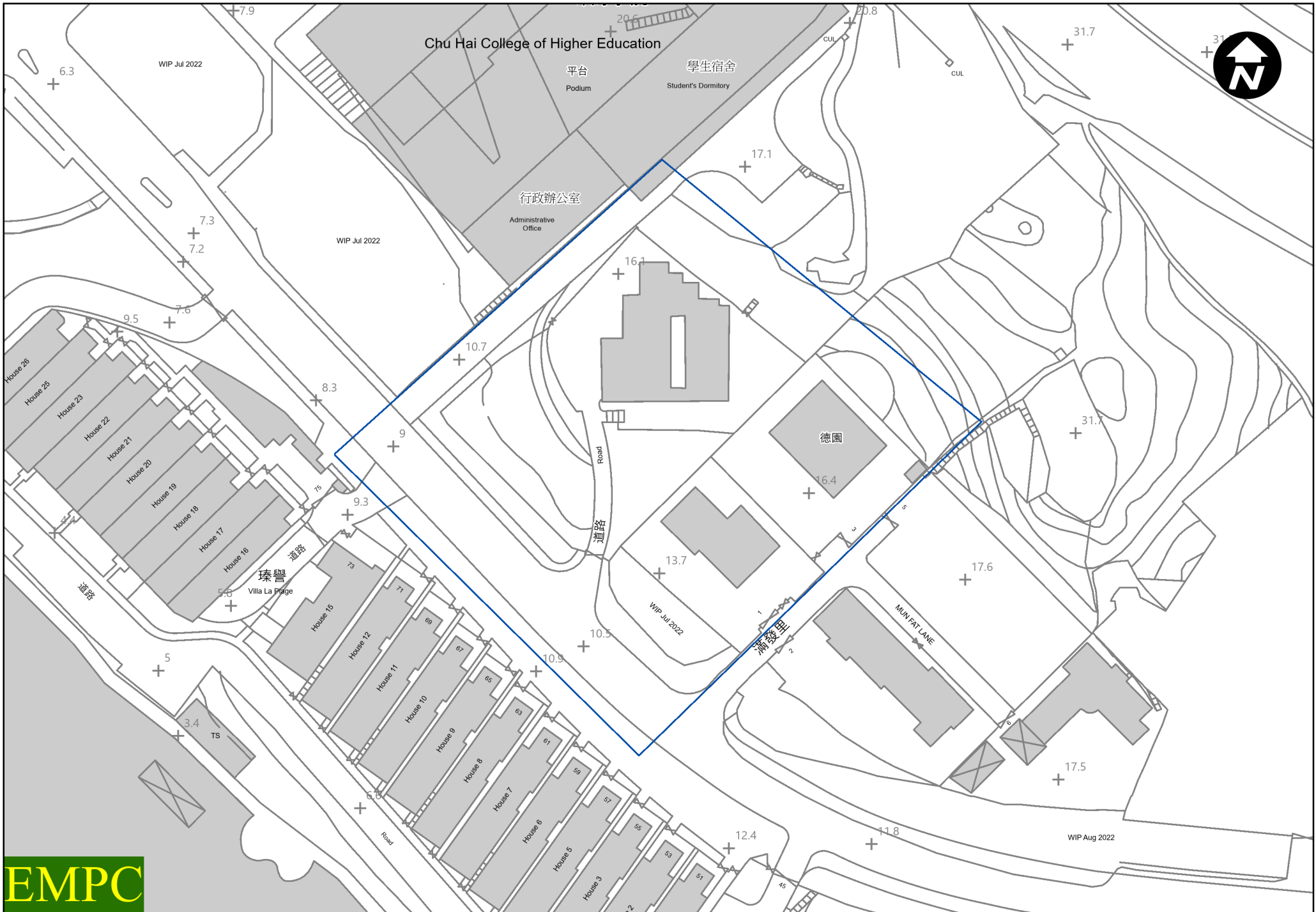
ALL LOCATIONS, MEASUREMENTS, DIMENSIONS AND DISTANCES ARE FOR CLP POWER INTERNAL USE ONLY. THEY SHOULD NOT BE SCALED AND ASSUMED ACCURATE. CLP POWER ACCEPTS NO RESPONSIBILITY IN THE EVENT OF ANY INACCURACY. EXTREME CARE MUST BE EXERCISED WHEN WORKING IN CLOSE PROXIMITY TO OUR EQUIPMENT. PLEASE CONTACT OUR REGIONAL OFFICE AS SOON AS YOU ARE READY TO COMMENCE WORK.

MAP NO: 06SW17A Lower Left XY 816751.39 816941.39
Upper Right XY 826076.08 826304.08

REF NO: HYD-20230811-0001-R-CLP-002

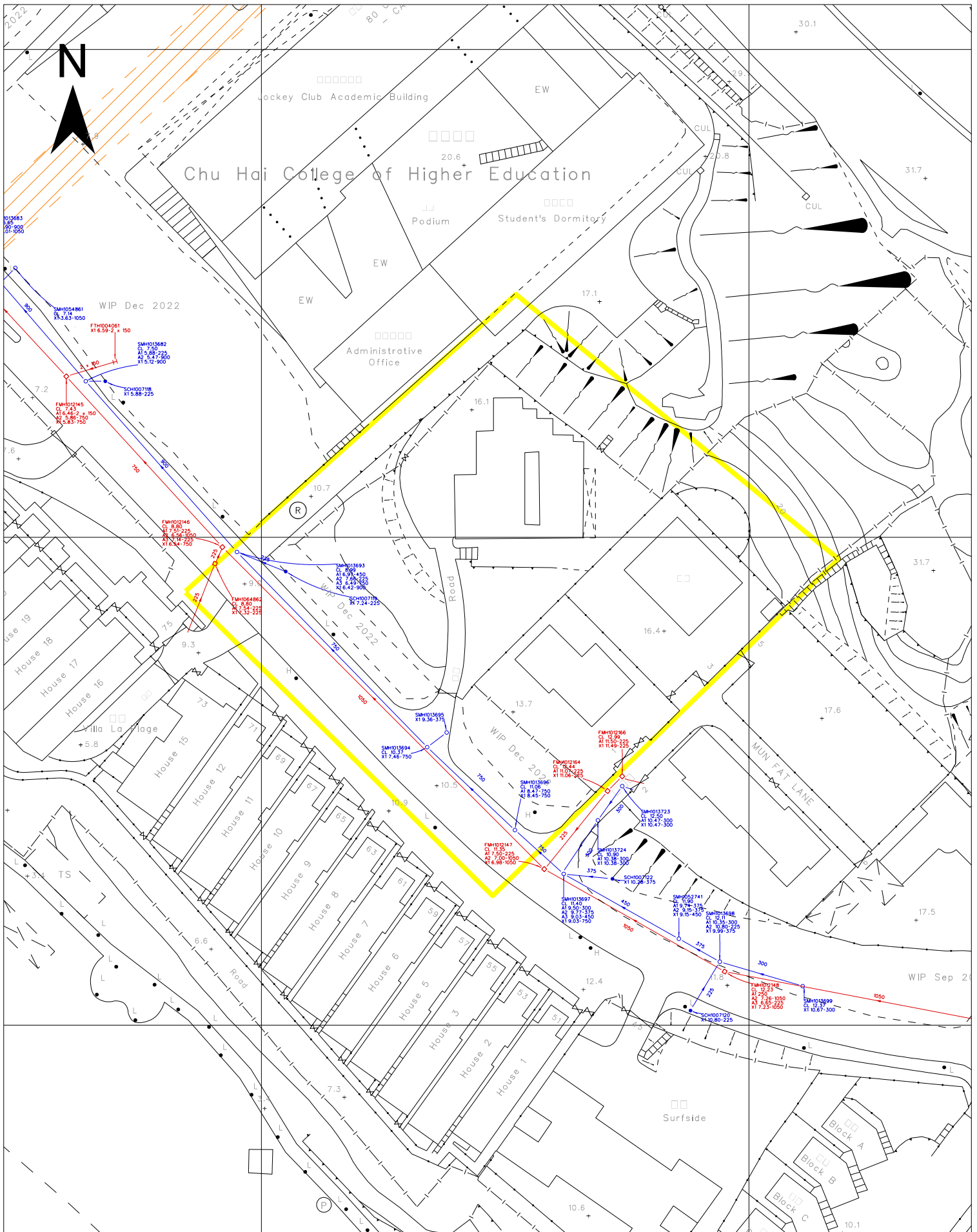
SCALE: 1:1000 DATE: 11-Aug-2023

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EMPC

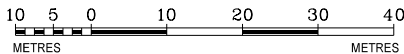
REQUEST ID: HYD-20230811-0001-Q	Lower XY: 816615.890, 826093.920 (LL) Upper XY: 816886.890, 826282.420 (UR)	Sheet no: 1 OF 1	ISSUED DATE: 11-Aug-2023	OFFICE: TCDNT	<ul style="list-style-type: none"> Proposed Trench Ducts Drawpit Controller CCTV mast Traffic light post Vehicle detector loop 	<p>運輸署 Transport Department</p>
Reply ID: HYD-20230811-0001-R-CTD-TCDNT	Survey Map: 6SW17A3, 6SW17A1, 6SW17A4, 6SW17A2		SCALE: 1 : 1000			



Notes :

1. All levels are in mPD.
2. The alignments and levels of drains shown are subject to site verification.
3. Please refer (Remark for legends) for legend.

SCALE 1 : 1000



REQUEST ID.:

HYD-20230811-0001-Q

DATE:

11-Aug-2023

SHEET NO.:

01

(Page Number)

PART OF DRAINAGE RECORD PLAN:

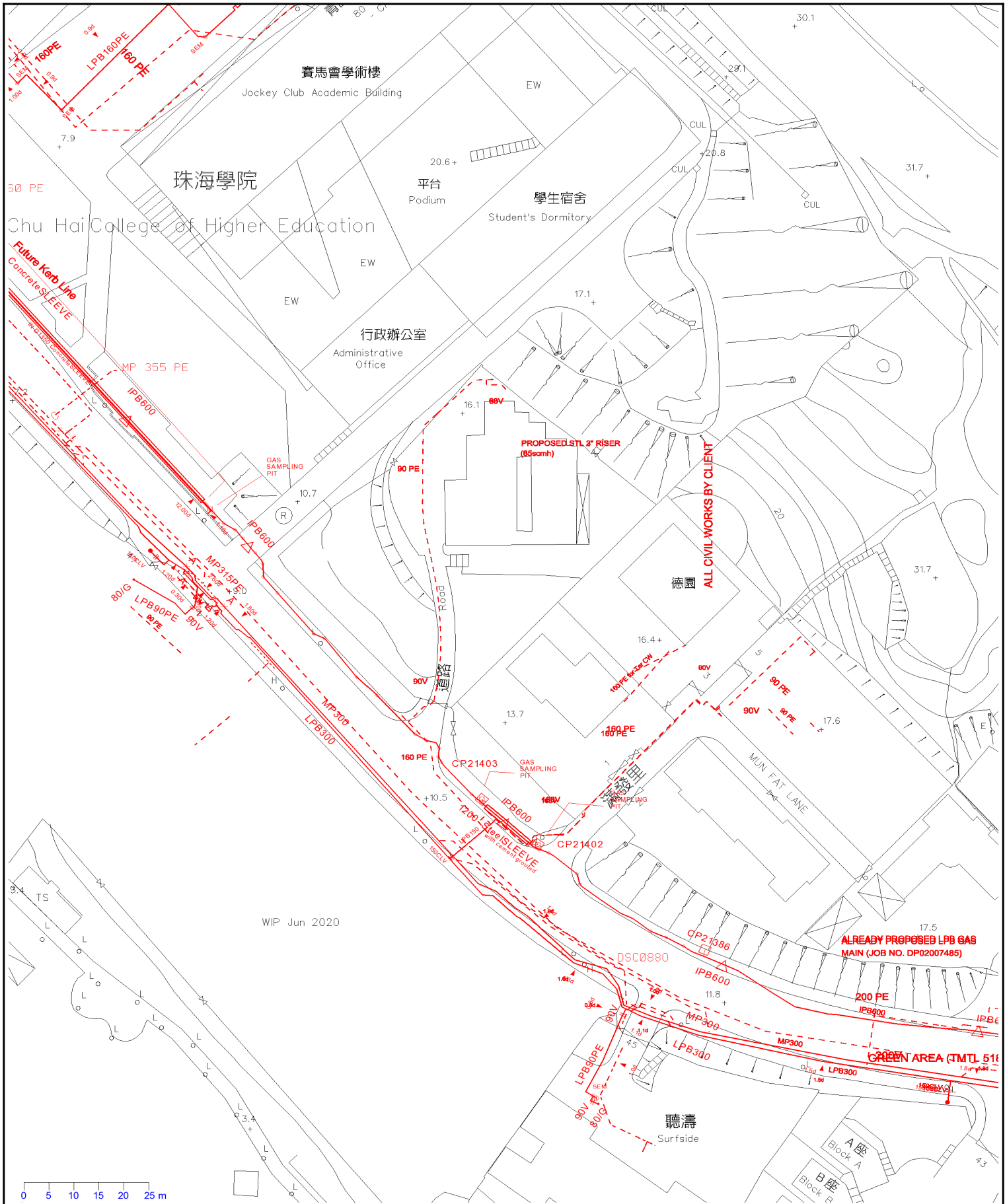
06-SW-17A-1
06-SW-17A-3


MN - TM1



DRAINAGE SERVICES DEPARTMENT
GOVERNMENT OF THE HONG KONG
SPECIAL ADMINISTRATIVE REGION

© The Government of the Hong Kong SAR
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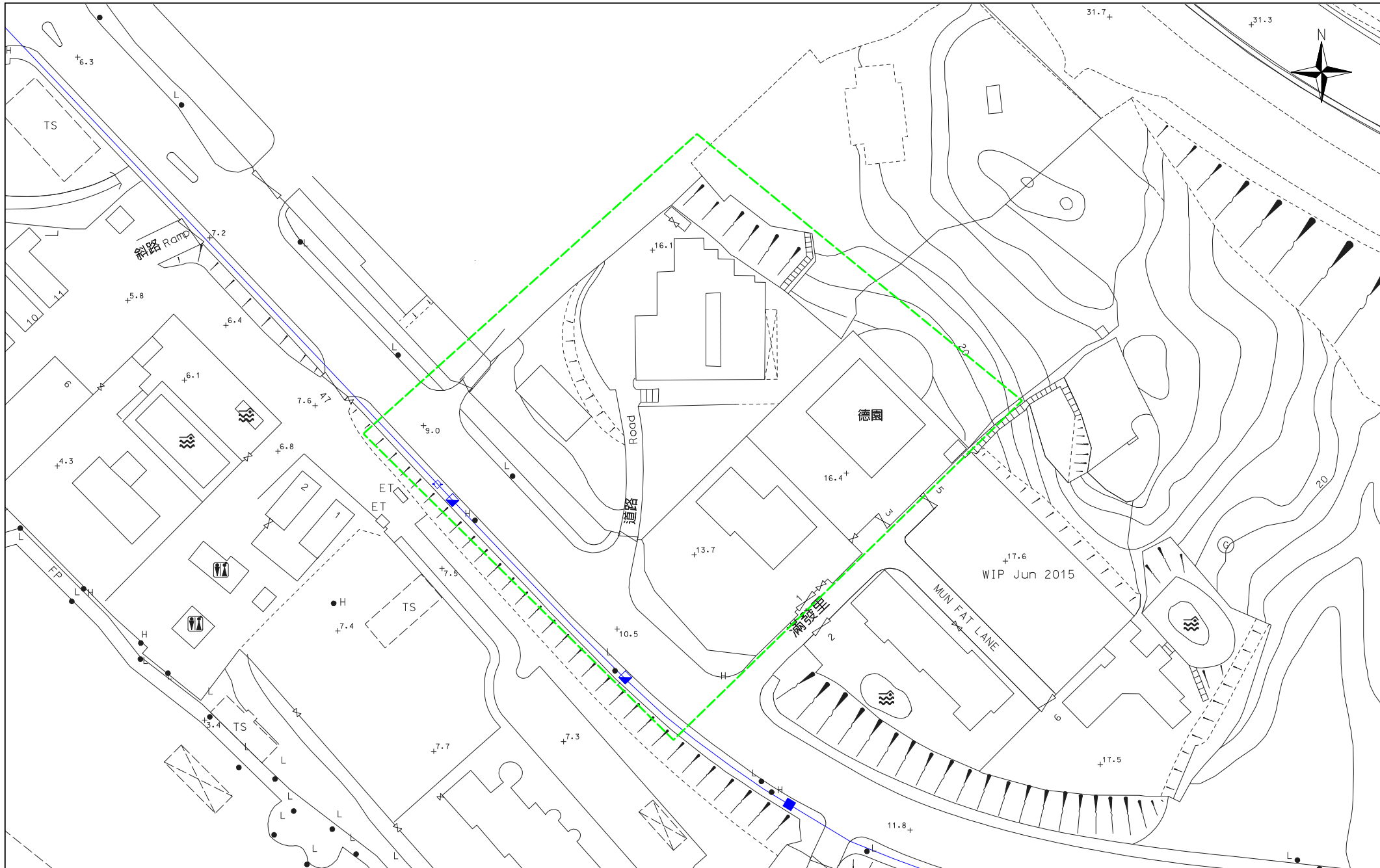
 <p>煤氣 Towngas</p> <p>香港中華煤氣有限公司 The Hong Kong and China Gas Company Limited</p>	REQ ID: HYD-20230811-0001-Q	圖例: LPA 現有低壓 A 管道 (2.0 千帕以下) LPB 現有低壓 B 管道 (2.0-7.5 千帕) MP 現有中壓管道 (7.5-240 千帕) IPA 現有次高壓 A 管道 (240-400 千帕) IPB 現有次高壓 B 管道 (400-700 千帕) HP 現有高壓管道 (700 千帕以上) PE 設有可探索警告帶的聚乙烯管道 IPB* 現有次高壓 B 管道 (暫以較低壓力運作) HP* 現有高壓管道 (暫以較低壓力運作) PE* 沒有可探索警告帶的聚乙烯管道 RP... / IPB... 備用管道 / 保留管道檢測井 擬建/在建管道 鋼蓋板 冷凝液罐 無監督的冷凝液罐 / 放散點 閥門 球閥井 ID 清管井 RPIT 立管井 CP 陰極保護裝置 大約埋深(米) 管網通訊導管 TT: 鞍型旁通 / BS: 塞氣馬鞍 RS: 鞍型三通 / WT: 華士三通 [注意: 鞍型管件埋深, 比管道淺約 50 毫米]
	Rpy ID: HYD-20230811-0001-R-GAS	
	Survey Map: 06SW17A	
	SECTION: NT Operation	
	SCALE: 1 : 1000	

DATE OF GENERATION: 11-Aug-2023

THE POSITIONS OF GAS MAINS SHOWN ARE APPROXIMATE ONLY. EXACT LOCATION AND DEPTH OF MAINS SHOULD BE LOCATED BY HAND DUG TRIAL HOLES. EXTREME CARE MUST BE EXERCISED DURING EXCAVATION IN THE PROXIMITY TO THESE MAINS.

Min X, Y : 816652,826068 Max X, Y : 816850,826308

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- PROPOSED JOINTING CHAMBER
- AS-BUILT JOINTING CHAMBER
- CONCERNED WORK AREA BOUNDARY (ONLY PLANTS INSIDE THE BOUNDARY AREA ARE EXTRACTED)
- REQUESTOR'S TRENCH
- PROPOSED DUCT ROUTE
- AS-BUILT DUCT ROUTE

1. THE POSITION OF PLANT INDICATED ON THIS DRAWING IS APPROXIMATE ONLY.
 2. THE DEPTH OF OUR PLANT MAY VARY DUE TO UNDERGROUND OBSTRUCTIONS.
 3. YOUR CONTRACTOR IS ADVISED TO DIG INSPECTION PITS TO LOCATE THE PLANT BEFORE COMMENCEMENT OF WORKS. EXTREME CARE MUST BE EXERCISED TO AVOID DAMAGE TO OUR PLANT.

SURVEY MAP:
 06sw17a

S/MO MAP DATA REPRODUCED WITH PERMISSION OF THE DIRECTOR OF LANDS (C) HONG KONG SPECIAL ADMINISTRATIVE REGION GOVERNMENT.

OUR REF:
 HYD-20230811-0001-R-HKC

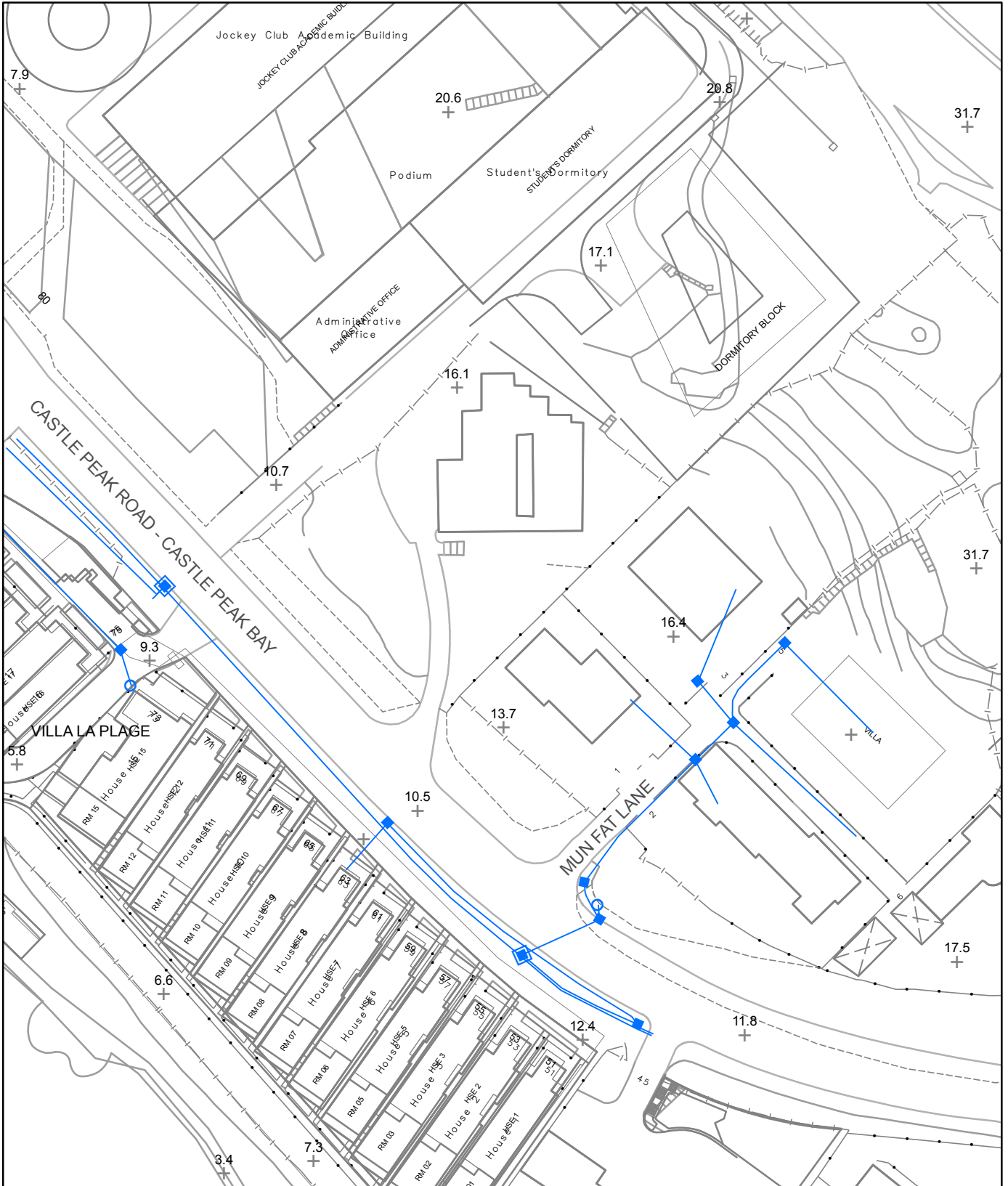
YOUR REF. :
 HYD-20230811-0001-Q

FILE (DWG NO):
 HYD-20230811-0001-R-HKC-01

SCALE:
 1 : 1000

ISSUED BY:
 EPCS

DATE:
 11-Aug-2023



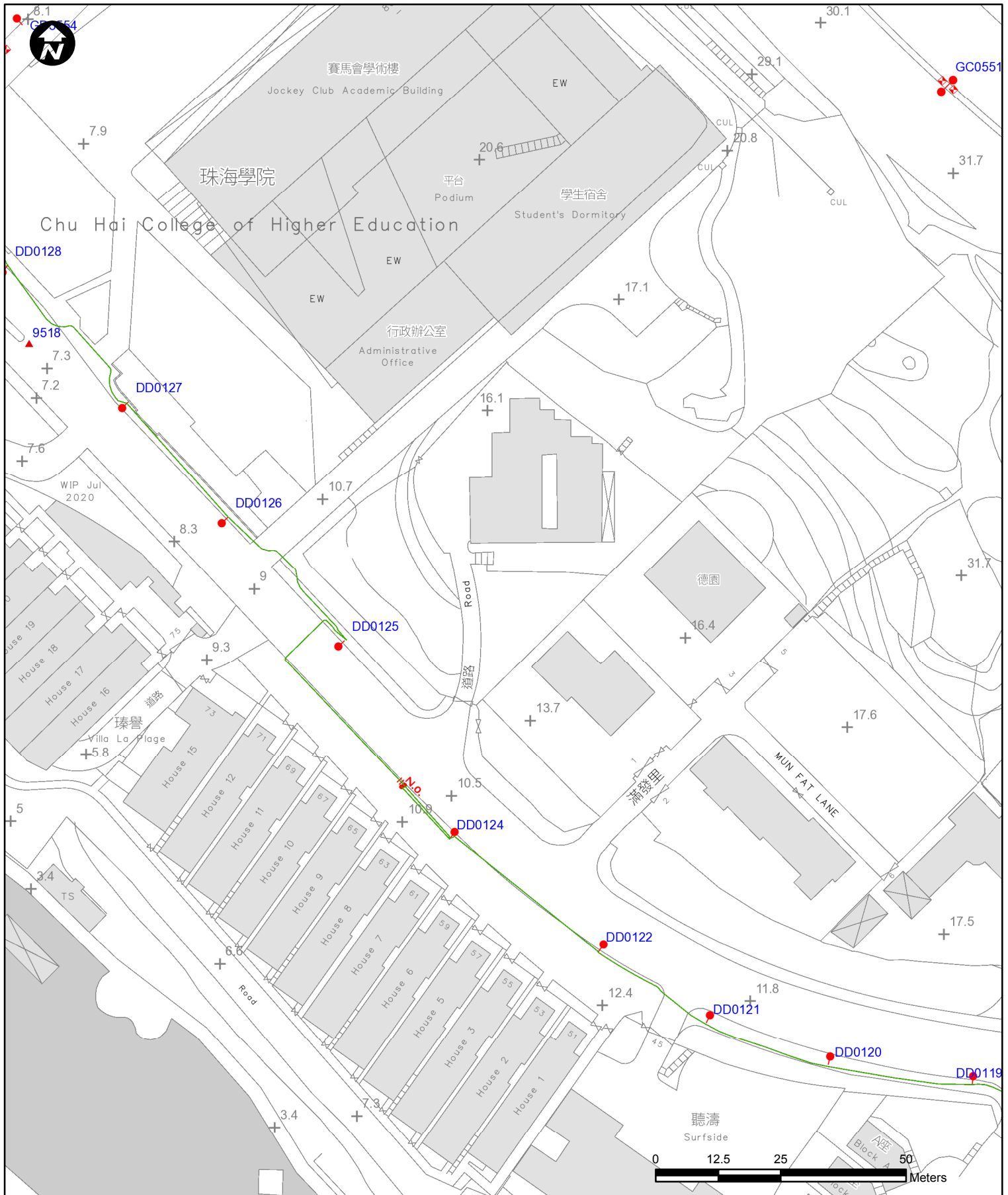
HKT	
OUTSIDE PLANT SERVICES	
EXCH. AREA : TSW	
SURVEY MAP No. 06SW17A	
UU REF. No.	
PREP. EMPC	SCALE 1:1000
CKD.	DATE 11/08/2023
DWG. No. HYD-20230811-0001-R-HKT	

NOTES :

- EXCEPT FOR YOUR PROSPECTIVE CONTRACTORS/EMPLOYEES, THIS DRAWING MUST NOT BE RELEASED TO THIRD PARTY WITHOUT HK TELEPHONE'S WRITTEN APPROVAL.
- THIS INFORMATION IS ACCURATE AT THE DATE BELOW, BUT FURTHER ALTERATIONS/AUGMENTATION MAY TAKE PLACE IN THE FUTURE.
- THE FEATURES AND POSITION OF OUR PLANT INDICATED ON THIS DRAWING IS APPROXIMATELY ONLY. THERE ARE 48 TELECOMMUNICATION LINES / CABLES WITHIN THE SPECIFIC AREA. THE COLOUR OF UPVC HKT DUCTS IS GREY AND THE DEPTH AT LEAST 900MM FOR CARRIAGEWAY AND 450MM FOR NON-CARRIAGEWAY. ACTUAL DEPTH AND POSITION OF PLAN MUST BE ESTABLISHED BEFORE COMMENCEMENT OF WORK AS VARIATIONS DEPTH AND LINE MAY OCCUR. ALL TELECOMMUNICATIONS LINES ARE DETECTABLE. FOR ANY QUERIES, PLEASE CONTACT THE PERSON AT THE RETURN LETTER TO THE MARK PLANT REQUEST.
- REACH NETWORKS HONG KONG LIMITED'S PLANT INCLUDED.

*FOR EMERGENCY REQUEST, YOU MAY CALL 2888 9889 For DETAILS.

KEY OF PLANT	EXISTING	PROPOSED
MANHOLE		
JOINT BOX		
DUCT		
CABLE		
POLE		
CABINET		
BURIED COUPLING		



TITLE: PUBLIC LIGHTING INFORMATION	SURVEY MAP NO: 06SW17A	DATE: 11-08-2023
------------------------------------	------------------------	------------------

Legend:	

* Remarks: n = number of spare duct remained

OUR REF.: HYD-20230811-0001-R-HYD	SCALE: 1:1000 APPROX.	SHEET 1 OF 1
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DISCLAIMER:
 ALL INFORMATION CONTAINED IN THIS DRAWING IS COMPILED FOR GENERAL INFORMATION PURPOSE. THE POSITIONS SHOULD NOT BE SCALED AND ASSUMED ACCURATE AND ALIGNMENTS OF THE EQUIPMENT ARE APPROXIMATE ONLY. THIS DIVISION ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE WHATSOEVER ARISING OUT OF OR IN CONNECTION WITH ANY INFORMATION ON THIS DRAWING. EXTREME CARE SHALL BE EXERCISED WHEN WORKING IN CLOSE PROXIMITY TO OUR EQUIPMENT.

HIGHWAYS DEPARTMENT

HONG KONG

LIGHTING DIVISION

路路香港

燈政香港

部署



Date :11-Aug-2023

Dear Sir,

Project –

Thank you for your letter dated Request Date (Your Request ID: HYD-20230811-0001-Q).

Please be advised that the proposed location is outside existing MTR Railway Protection Area, we have no comment to offer. However, you are advised to check on the latest railway protection boundary information through the link below:

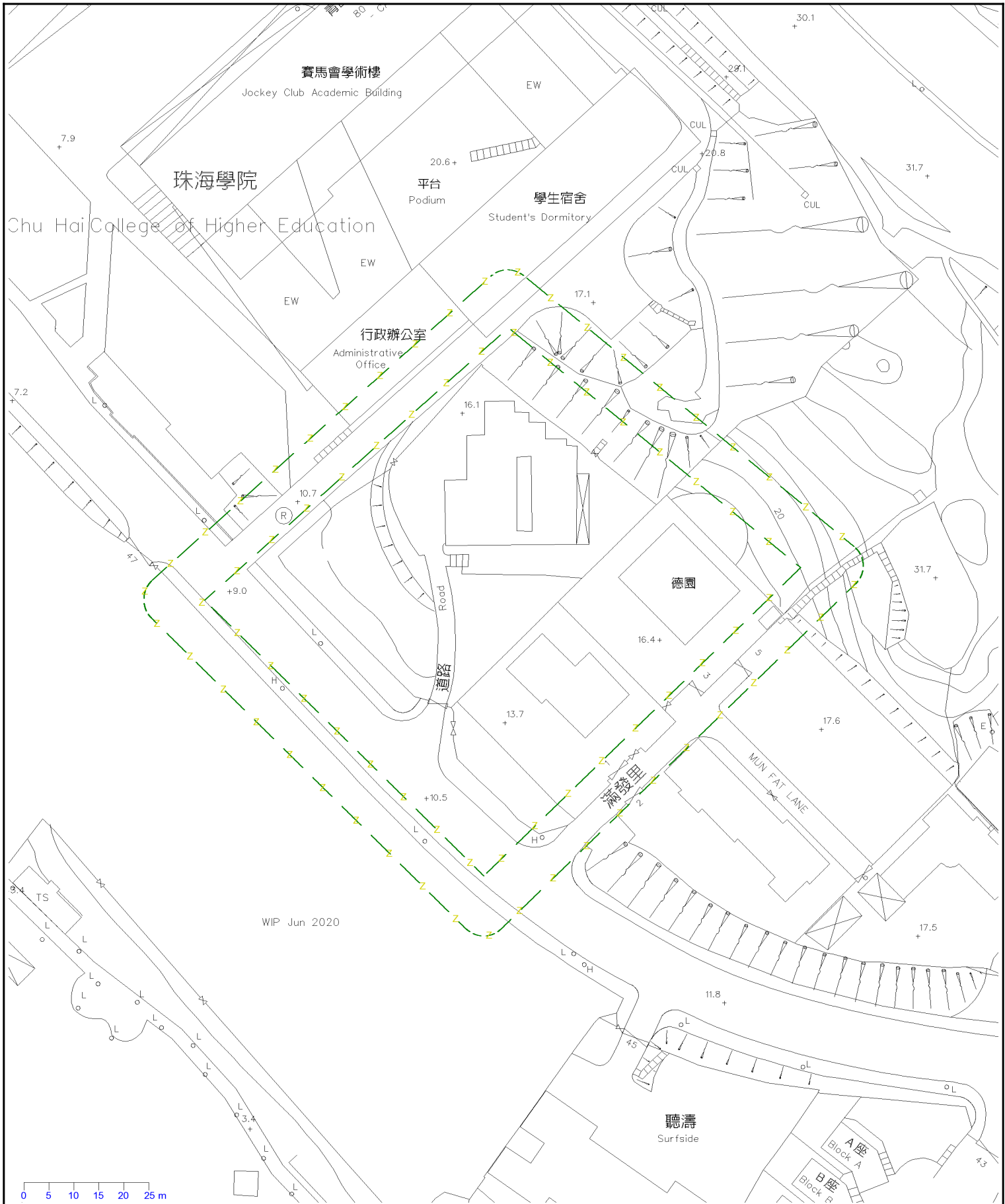
you have any further inquiries, please feel free to contact the undersigned for details.

Should you have any further inquiries, please feel free to contact the undersigned for details.

Yours faithfully,

Darwin HUNG

Chief Railway Protection & Land Survey Manager (Operations)



TGT
Towngas Telecom

SCALE: 1 : 1000

REPLY DATE: 11-Aug-2023

SECTION: NT Operation

REPLY REF.: HYD-20230811-0001-R-TGT

REQUEST ID: HYD-20230811-0001-Q

SURVEY MAP NO.: 06SW17A

LEGEND

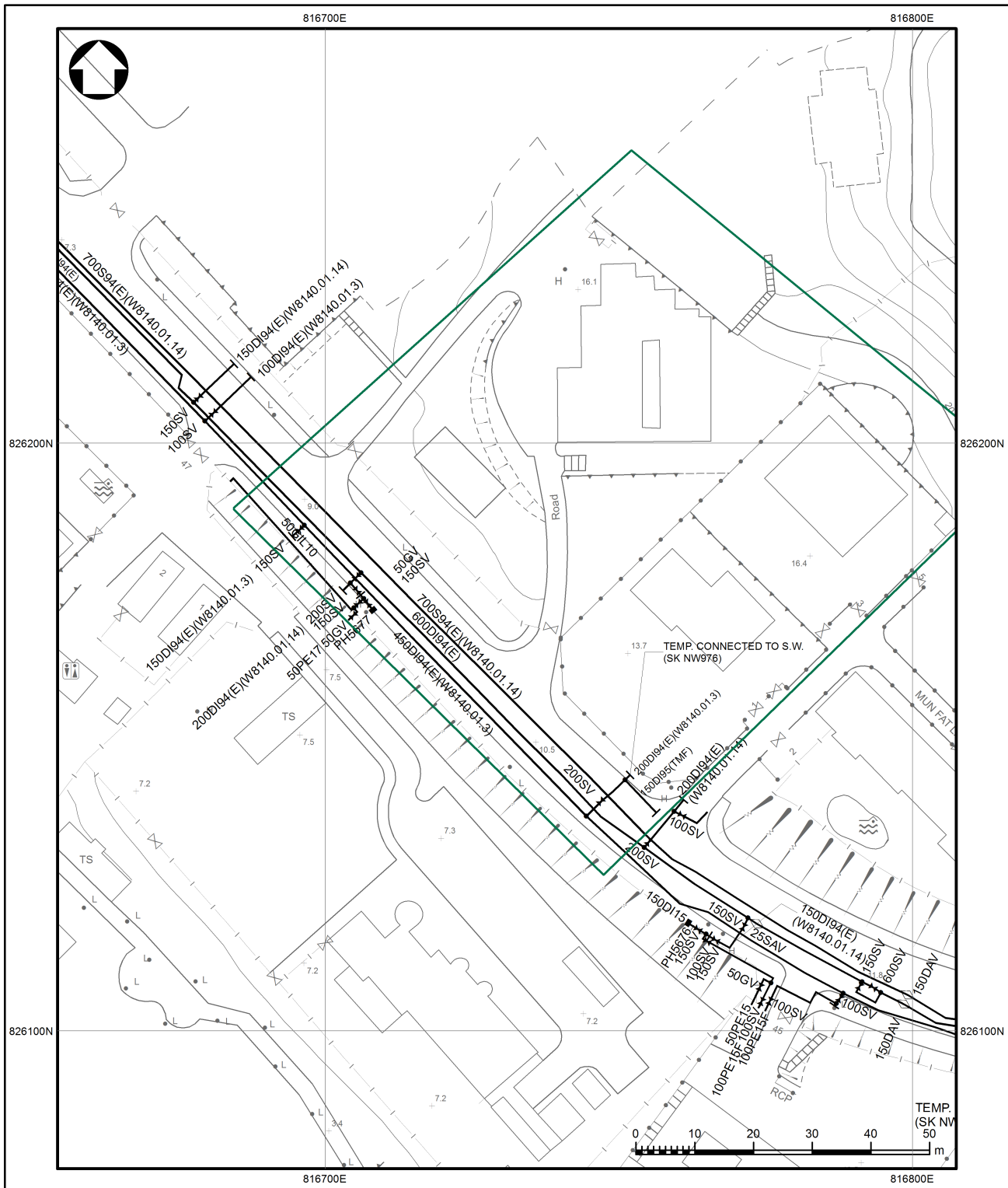
- EXISTING JOINT BOX
- EXISTING DUCT ROUTE
- ▣ PROPOSED JOINT BOX
- - - PROPOSED DUCT ROUTE
- Z- BUFFER ZONE

THE ALIGNMENT OF OUR PLANT SHOWN ARE APPROXIMATE AND INDICATIVE ONLY. THE EXACT LINES AND LEVELS SHOULD BE AS CERTAINED BY HAND DUG TRIAL PITS. PLEASE TAKE ALL NECESSARY PRECAUTIONS TO AVOID ANY DAMAGE TO OUR PLANT DURING EXCAVATION.

MIN X, Y : 816652,826068

MAX X, Y : 816850,826308

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No part of this drawing may be reproduced without the prior permission of HKCG



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS, SEE SKETCH NO. 3988.
 5. NO WSD RESERVE / LAND ALLOCATION IN THE VICINITY OF THE SITE.
 6. NO WSD CABLES EXIST IN THE VICINITY OF THE SITE.

PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/ 06-SW-17A

HYD-20230811-0001-R-WSD

SHEET 1 OF 2

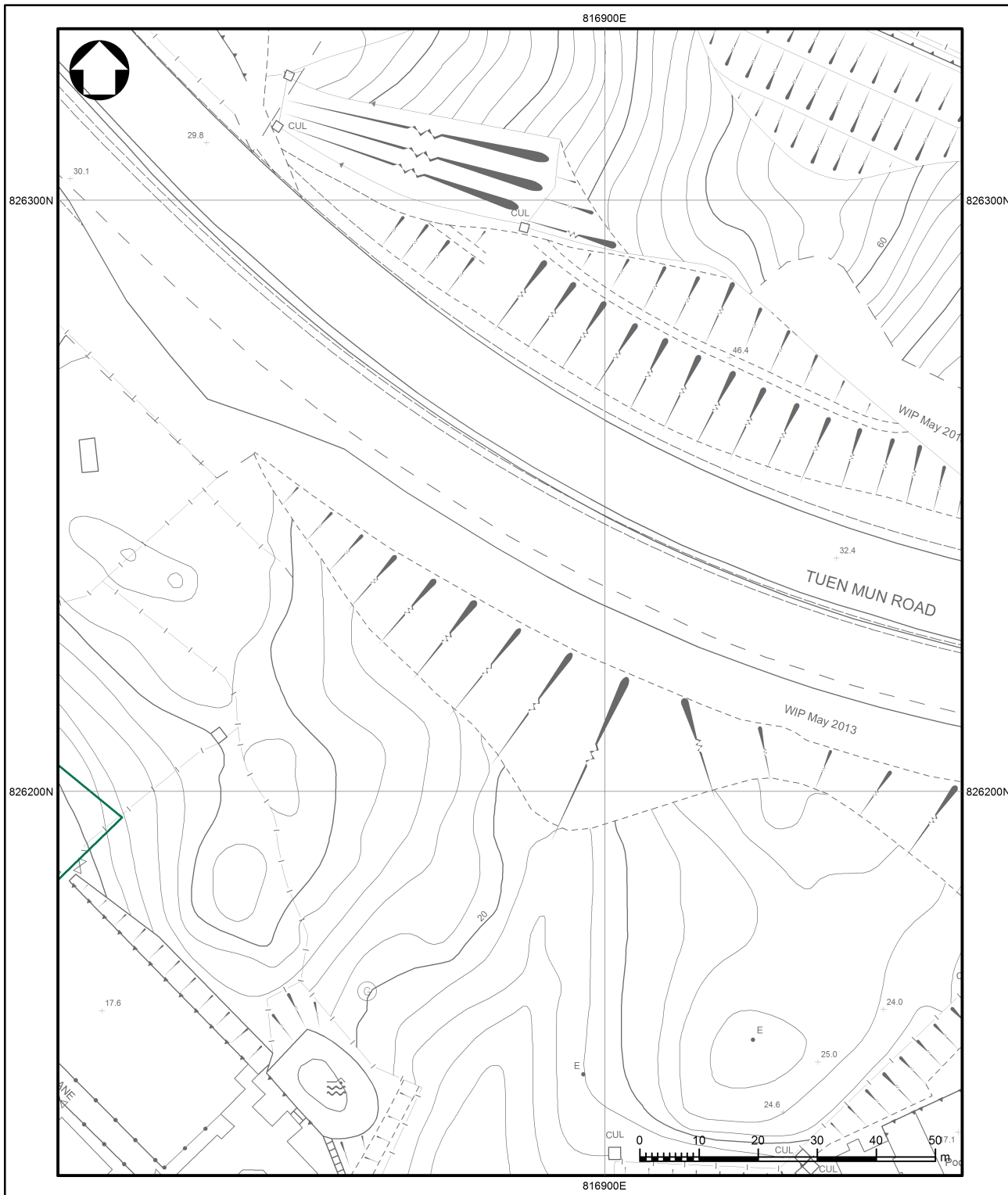
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水務署
Water Supplies Department

LEGEND:

- Trench Line
- WSD Cable
- WSD Land Allocation
- Temp WSD Land Allocation
- WSD Sub-allocation
- WSD Access Road
- WSD Waterworks/Tunnel Reserve
- WSD Condition



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
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6. NO WSD CABLES EXIST IN THE VICINITY OF THE SITE.

PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/ 06-SW-17A

HYD-20230811-0001-R-WSD

SHEET 2 OF 2

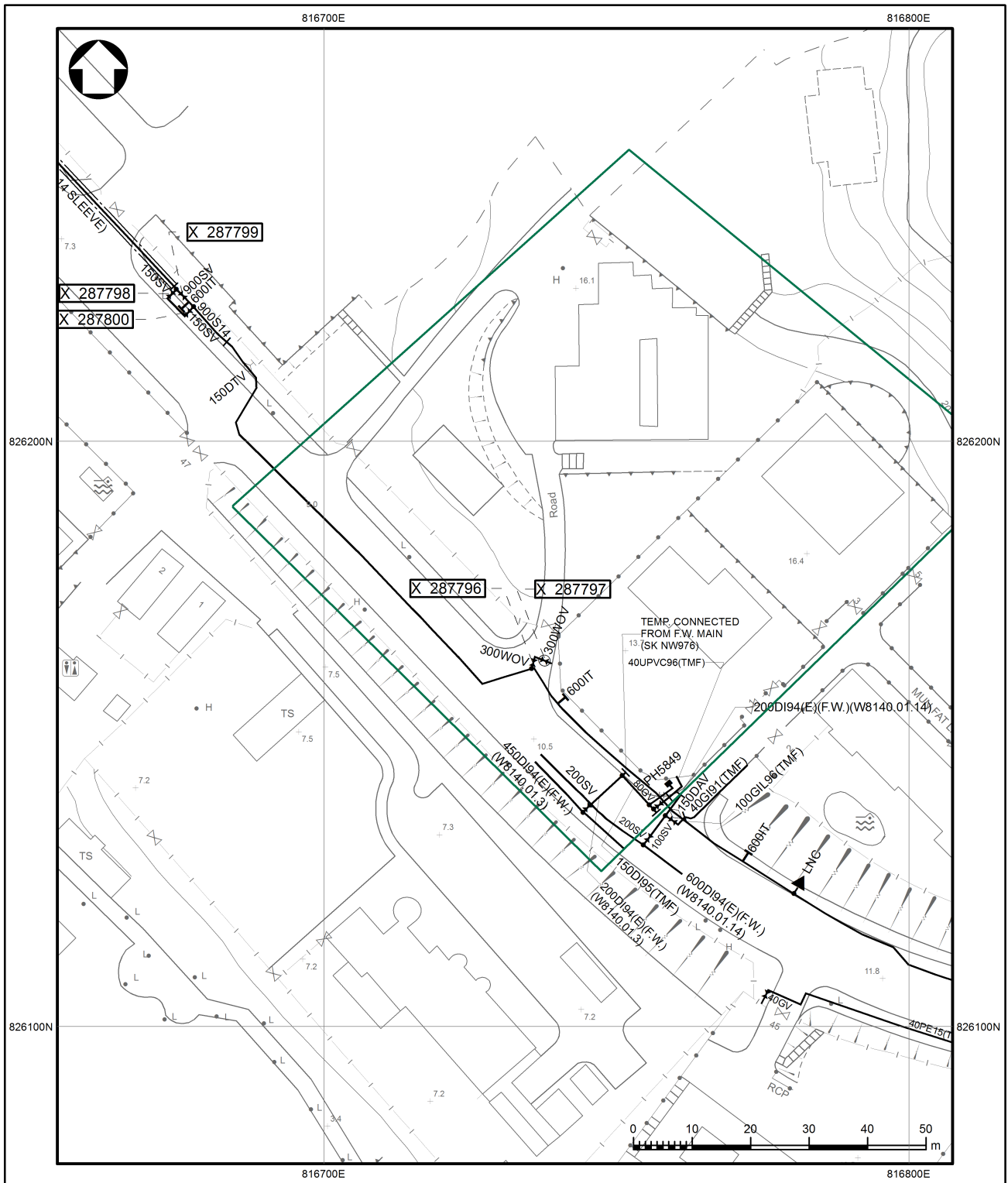
SCALE 1:1000



水務署
Water Supplies Department

LEGEND:

- Trench Line
- WSD Land Allocation
- Temp WSD Land Allocation
- WSD Sub-allocation
- WSD Access Road
- WSD Cable
- WSD Waterworks/Tunnel Reserve
- WSD Condition



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS, SEE SKETCH NO. 3988.
 5. NO WSD CABLES EXIST IN THE VICINITY OF THE SITE.
 6. FOR WSD RESERVE / LAND ALLOCATION, REFER TO PART PLAN W67880 AS ATTACHED.

PART COPY OF SALT WATER MAINS RECORD PLAN(S)

W67881/ 06-SW-17A

HYD-20230811-0001-R-WSD

SHEET 1 OF 2

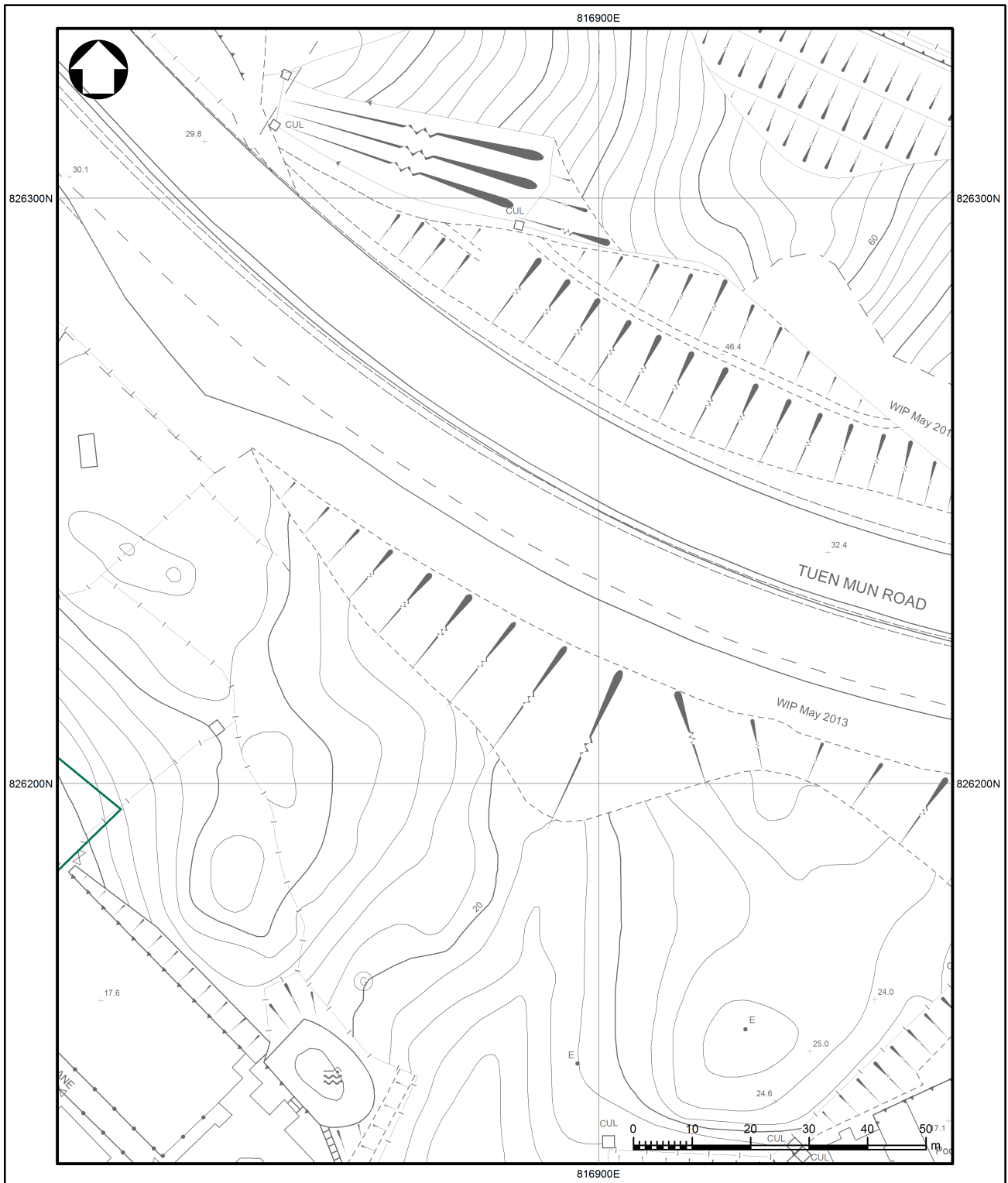
SCALE 1:1000



水務署
Water Supplies Department

LEGEND:

- Trench Line
- WSD Land Allocation
- Temp WSD Land Allocation
- WSD Sub-allocation
- WSD Access Road
- WSD Cable
- WSD Waterworks/Tunnel Reserve
- WSD Condition



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS, SEE SKETCH NO. 3988.
5. NO WSD CABLES EXIST IN THE VICINITY OF THE SITE.
6. FOR WSD RESERVE / LAND ALLOCATION, REFER TO PART PLAN W67880 AS ATTACHED.

PART COPY OF SALT WATER MAINS RECORD PLAN(S)

W67881/ 06-SW-17A

HYD-20230811-0001-R-WSD

SHEET 2 OF 2

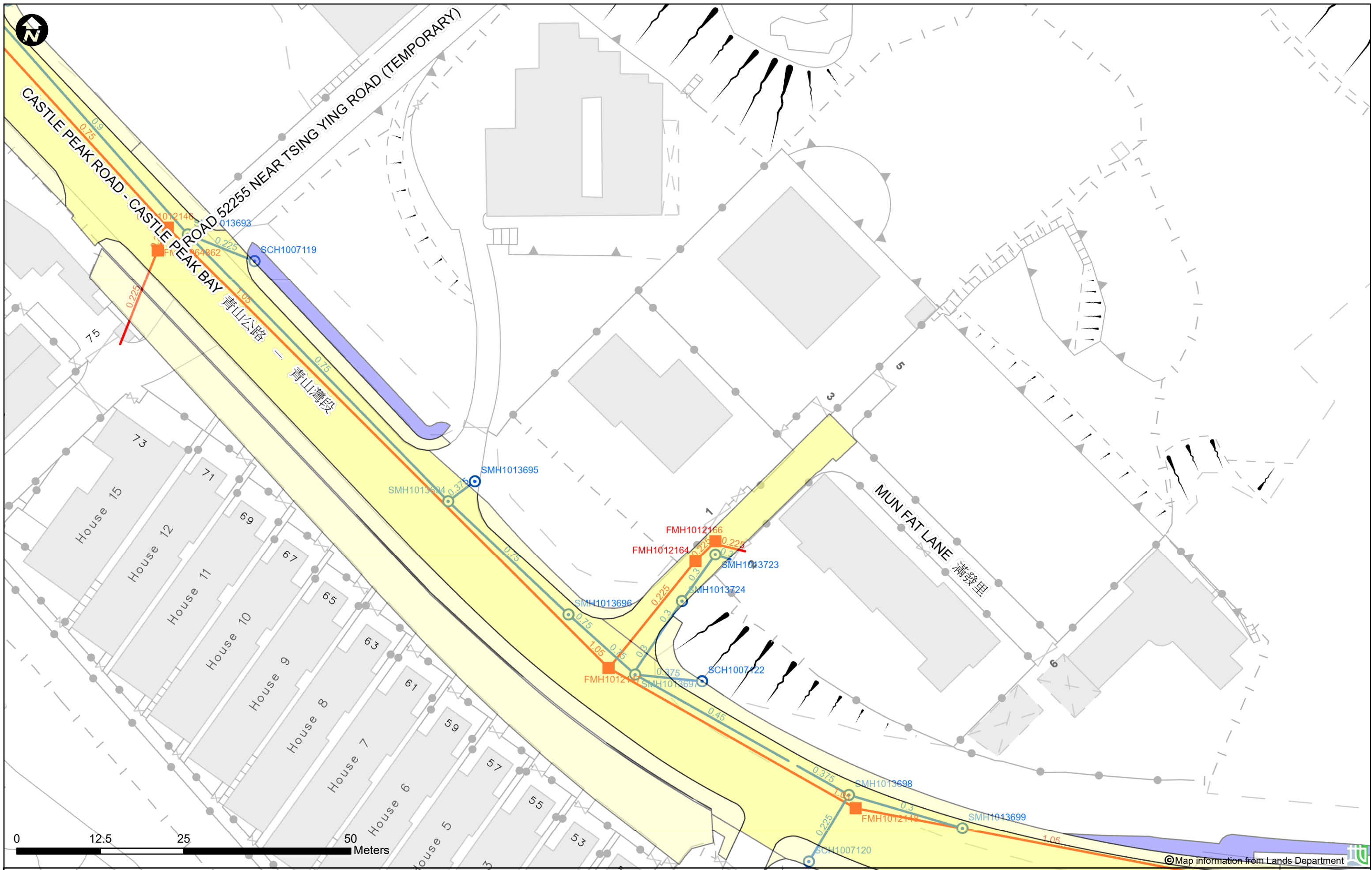
SCALE 1:1000



水務署
Water Supplies Department

LEGEND:

- Trench Line
- WSD Land Allocation
- Temp WSD Land Allocation
- WSD Sub-allocation
- WSD Access Road
- WSD Cable
- WSD Waterworks/Tunnel Reserve
- WSD Condition



©Map information from Lands Department



IMS WebMap

This plan is generated by the Intranet Mapping System of the Highways Department for internal use only
 Date of Creation: August 15, 2023

Road Name

Carriageway

Carriageway (Upper Ground)	Carriageway (Upper Ground)
Carriageway (Upper Ground)	Carriageway (Upper Ground)
Carriageway (Upper Ground)	Carriageway (Upper Ground)
Carriageway (Ground Level)	Carriageway (Ground Level)
Carriageway (Underground)	Carriageway (Underground)

Footway

Footway (Upper Ground)	Footway (Upper Ground)
Footway (Upper Ground)	Footway (Upper Ground)
Footway (Ground Level)	Footway (Ground Level)
Footway (Underground)	Footway (Underground)
Side / Back Lane (Ground Level)	Side / Back Lane (Ground Level)

Cycle Track

Cycle Track (Upper Ground)	Cycle Track (Upper Ground)
Cycle Track (Ground Level)	Cycle Track (Ground Level)
Cycle Track (Underground)	Cycle Track (Underground)

Others

Car Park - Carriageway (Ground Level)	Car Park - Carriageway (Ground Level)
Car Park - Footway (Ground Level)	Car Park - Footway (Ground Level)
Car Park - Other (Ground Level)	Car Park - Other (Ground Level)
Concrete Profile Barrier (Ground Level)	Concrete Profile Barrier (Ground Level)
Concrete Profile Barrier (Underground)	Concrete Profile Barrier (Underground)
Open Space (Ground Level)	Open Space (Ground Level)

Other (Upper Ground)

Other (Upper Ground)

Other (Ground Level)

Other (Underground)

Public Transport Interchange - Carriageway (Upper Ground) Public Transport Interchange - Carriageway (Upper Ground)

Public Transport Interchange - Carriageway (Ground Level) Public Transport Interchange - Carriageway (Ground Level)

Public Transport Interchange - Carriageway (Underground) Public Transport Interchange - Carriageway (Underground)

Public Transport Interchange - Footway (Upper Ground) Public Transport Interchange - Footway (Upper Ground)

Public Transport Interchange - Footway (Ground Level) Public Transport Interchange - Footway (Ground Level)

Public Transport Interchange - Footway (Underground) Public Transport Interchange - Footway (Underground)

Roadside Verge (Upper Ground) Roadside Verge (Upper Ground)

Roadside Verge (Ground Level) Roadside Verge (Ground Level)

Roadside Verge (Underground) Roadside Verge (Underground)

RunIn (Ground Level) RunIn (Ground Level)

Traffic Island - Other, 1 Traffic Island - Other, 1

Traffic Island - Other, 0 Traffic Island - Other, 0

Traffic Island (Upper Ground) Traffic Island (Upper Ground)

Traffic Island (Ground Level) Traffic Island (Ground Level)

Traffic Island - Refuge Island, 1 Traffic Island - Refuge Island, 1

Traffic Island - Refuge Island, 0 Traffic Island - Refuge Island, 0

Uncertain (Upper Ground) Uncertain (Upper Ground)

Uncertain (Ground Level) Uncertain (Ground Level)

Uncertain (Underground) Uncertain (Underground)

Appendix XV (E)
Reply Letter / Record Plan from
Transport Department

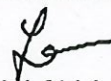
MEMO

<i>From</i>	Traffic Engineering (NTW) Division, TD	<i>To</i>	Secretary for Development
<i>Ref.</i>	(NNLQ7) In TD NR146/181-34	<i>(Attn. :</i>	Christy CHAN
<i>Tel. No.</i>	2399 2176	<i>Your Ref.</i>	() in DEVB/CHO/1B/R24/1
<i>Fax. No.</i>	2381 3799	<i>Dated</i>	2.8.2023
<i>Email.</i>		<i>Fax No.</i>	29061574
<i>Date</i>	3 August 2023	<i>Total Pages</i>	1

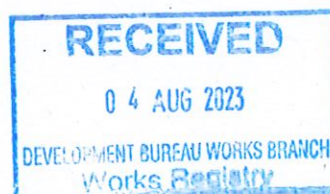
**Revitalisation Scheme –
Revitalisation of Watervale House at Former Gordon Hard Camp,
Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun
Request for Utility Record**

I refer to your memo dated 2 August 2023. Please note that this division (TE/NTW Division) has no underground utilities in the vicinity of your works area. You may wish to contact our Traffic Survey and Support Division and Traffic Control Division for required information.

Yours faithfully


(LAM Chi-kwong)
for Commissioner for Transport

cc E/TMW



A3NAJ

By Fax
2906 1536



74

MEMO

From New Territories Section, Traffic Control Division (A3NDZ)
Ref.) in TD ATCN/146/180/2C
Tel. No. 3842 6123
Fax. No. 2499 5007
Email. _____
Date 15 August 2023

To Secretary for Development
(Attn. : _____
Your Ref. () in DEVB/CHO/1B/R24/1
Dated 09.08.2023
Fax No. _____
Total Pages 1

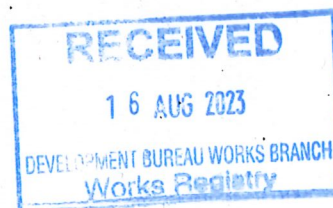
**Revitalisation Scheme -
 Revitalisation of Watervale Houe at Former Gordon Hard Camp,
 Castle Peak Road - Castle Peak Bay Section, Area 48, Tuen Mun
 Request for Utility Record**

I refer to your captioned memo dated 9 Aug 2023 and would like to advise you that our existing ATC equipment appears not to be affected by your road opening works. However, you are still required to check on site to ensure that no ATC equipment is found inside your works area.

Moreover, please note that in addition to this Division's ATC equipment, there are other traffic signal related cables in the vicinity under the jurisdiction of EMSD/TAS section. Please be reminded to contact EMSD for the as-built record on this aspect.

(CHEUNG Yuet-kan)
 for Commissioner for Transport

c.c.
By Fax
 EMSD (Attn: TAS Section) (Fax No. 2365 1286)



T14PW

MEMO

From	CE/TSS, TSSD, TD	To	Secretary for Development
Ref.	(T14QM) in TD TSSD/172/204/1	(Attn. :	Ms. CHAN Hoi Wai, Christy
Tel. No.	3842 6278	Your Ref.	() in DEVB/CHO/1B/R24/1
Fax. No.	2723 7472	Dated	09.08.2023
Email.	kwongwaleung@td.gov.hk	Fax No.	2906 1574
Date	15 August 2023	Total Pages	3

**Revitalisation Scheme -
Revitalisation of Watervale House at Former Gordon Hard Camp,
Castle Peak Road- Castle Peak Bay Section, Area 48, Tuen Mun**

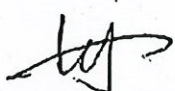
Request for Utility Record

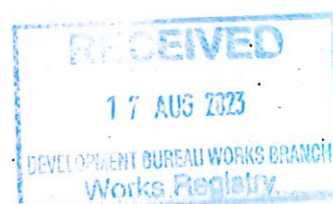
I refer to your memo under reference.

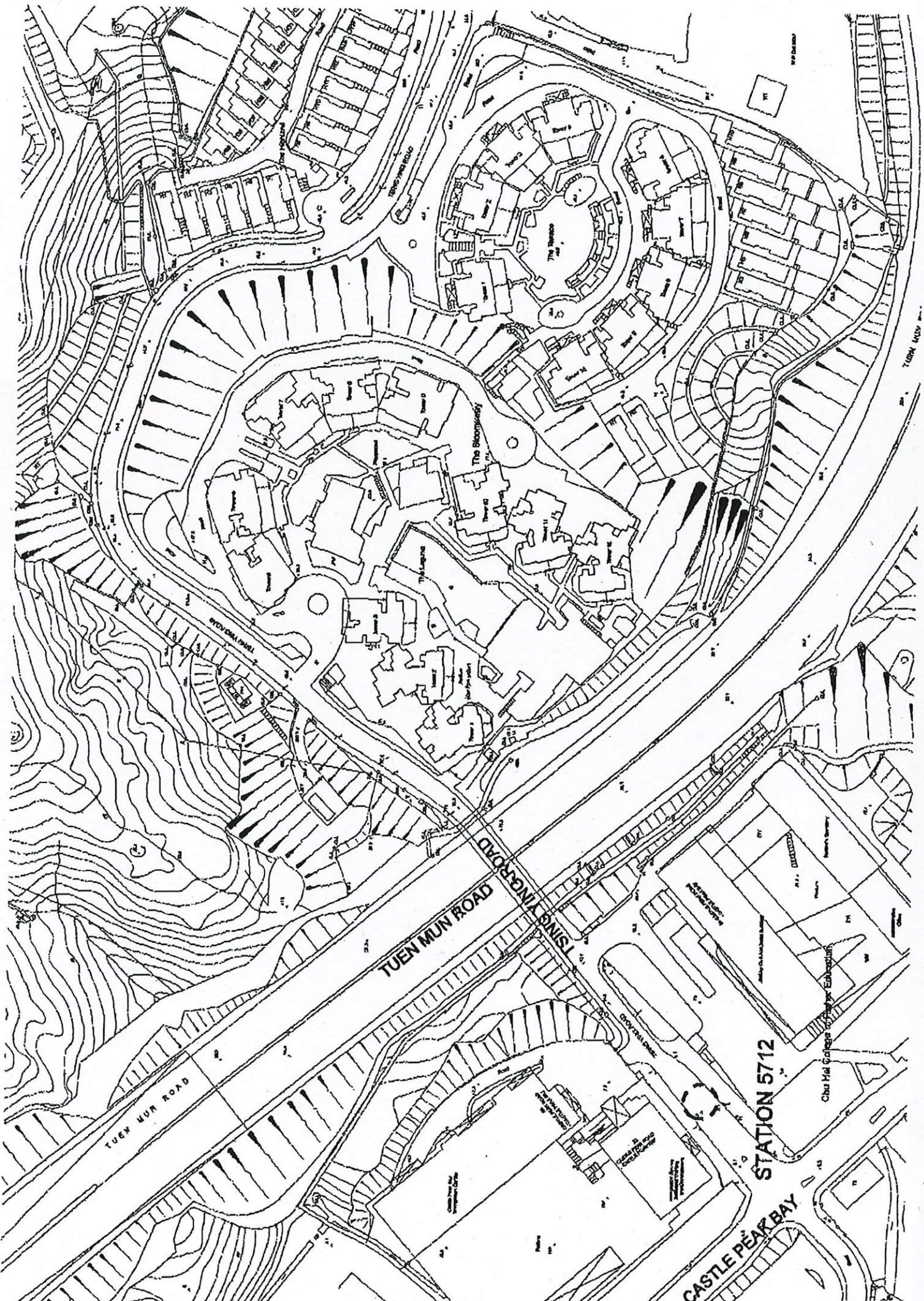
2. Please be advised that Traffic Survey and Support Division (TSSD) will install temporary rubber air-tube detector systems at Survey Station Nos. 5712 and 6052 for traffic counting, as shown in the 2 sketches attached. If your site activities will affect our installations, please contact us in due course for site coordination.

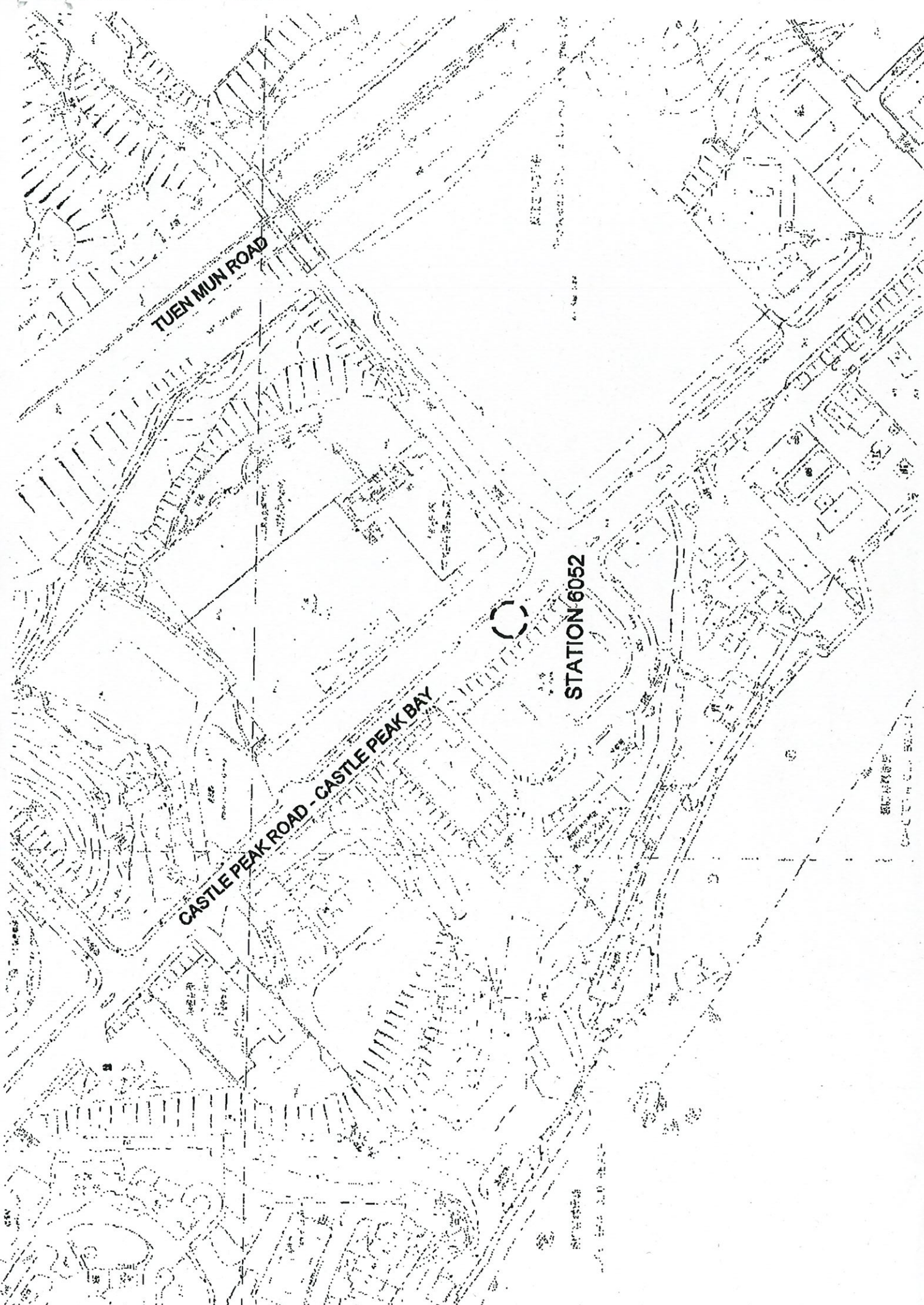
3. You may also wish to make reference to "Guidelines on handling of traffic installations during road works" and consult relevant parties for traffic installations where applicable. The guideline can be downloaded from the webpage below:

https://www.td.gov.hk/en/publications_and_press_releases/publications/free_publications/index_categoryid_3.html


 (Kenny K W LEUNG)
 for Chief Engineer /
 Traffic Survey and Support
 Transport Department 96







Appendix XV (F)
Reply Letter / Record Plan from
MTR Corporation Limited

Mr. Christy CHAN
Commissioner for Heritage's Office
Development Bureau
Unit 701B, 7/F
Empire Centre, 68 Mody Road
Tsim Sha Tsui East
Kowloon, Hong Kong

Your ref. : DEVB/CHO/1B/R/24/1

Our ref. : O/RAP/YLL/0100-0371

By Post

15 August 2023

Dear Mr. CHAN,

**Revitalisation of Watervale House at Former Gordon Hard Camp,
Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun
Request for Utility Record**

We refer to your letter dated 02 August 2023 and received by our office on 03 August 2023 enclosing the location plans regarding the captioned project for MTR information and comment refers.

Please be advise that you should check if your proposed works fall into the existing Railway Protection Boundary and seek advice from the responsible engineer from the following links:-
https://www.mtr.com.hk/en/corporate/operations/protection_boundary_map.html
https://www.mtr.com.hk/archive/corporate/ch/pre_routemap.pdf

From railway protection's point of view, we have no comment / drawings to offer as the extent of works indicated in the submitted drawings are located outside the existing railway protection boundary.

Should you have any queries, please contact our Mr. Jack Yeung at 2688 1719 or the undersigned at 2688 1366.

Yours sincerely



David Yuen
for Chief Railway Protection & Land Survey Manager (Operations)
DY / JY

Appendix XV (G)
Reply Letter / Record Plan from
CLP Power Hong Kong Limited

01 Aug, 2023

北區
North Region

Commissioner for Heritage's Office Development Bureau
Unit 701B, 7/F
Empire Centre, 68 Mody Road
Tsim Sha Tsui East
Kowloon, Hong Kong

香港新界上水嘉富坊 16 號
16 Ka Fu Close, Sheung Shui
New Territories, Hong Kong

電話 Tel (852) 2678 2156
傳真 Fax (852) 2678 2180
網址 Website www.clpgroup.com

Attention : Christy Chan

Our ref.: N-2023-1079
Your ref.: () in DEVB/CHO/1B/R/24/1

Dear Sir/Madam,

Request for Utility Record

We refer to your letter dated 27 Jul, 2023 and enclose herewith our record sheet(s) showing the present location(s) of this Company's underground cables and / or overhead lines. The alignments of the cables and overhead lines could be altered in the future to meet the requirements of our power system.

You will find certain measurements, dimensions and distances marked on these record sheets. Although these figures are accurate to the best of our knowledge, information and belief, site conditions may have been altered since the measurements were taken. As such, CLP Power's record sheets are sent to you on the express condition that the locations of the underground cables and / or overhead lines and all measurements are our best approximation only, and should not be taken as accurate.

We request you, for the sake of safety, not to disturb any part of our equipment and not to construct manholes over and on top of our cable joints. No work or excavation shall be done in close proximity to any of our equipment without giving prior notice to us. We shall hold you responsible for any damage caused to our equipment.

You are advised to contact our Senior Engineer - Operations - Tuen Mun, WONG CHIU CHUN on telephone number 2678 3407 as soon as you are ready to commence work. To facilitate site co-ordination, please provide us with the name(s) of the responsible person(s), contact telephone number and tentative work commencement date.

2/.....

Cont. Page 2 of 2
Our ref. : N-2023-1079

Please be informed that the record of public lighting within your work site should be referred to relevant Lighting Division for details.

Yours faithfully,

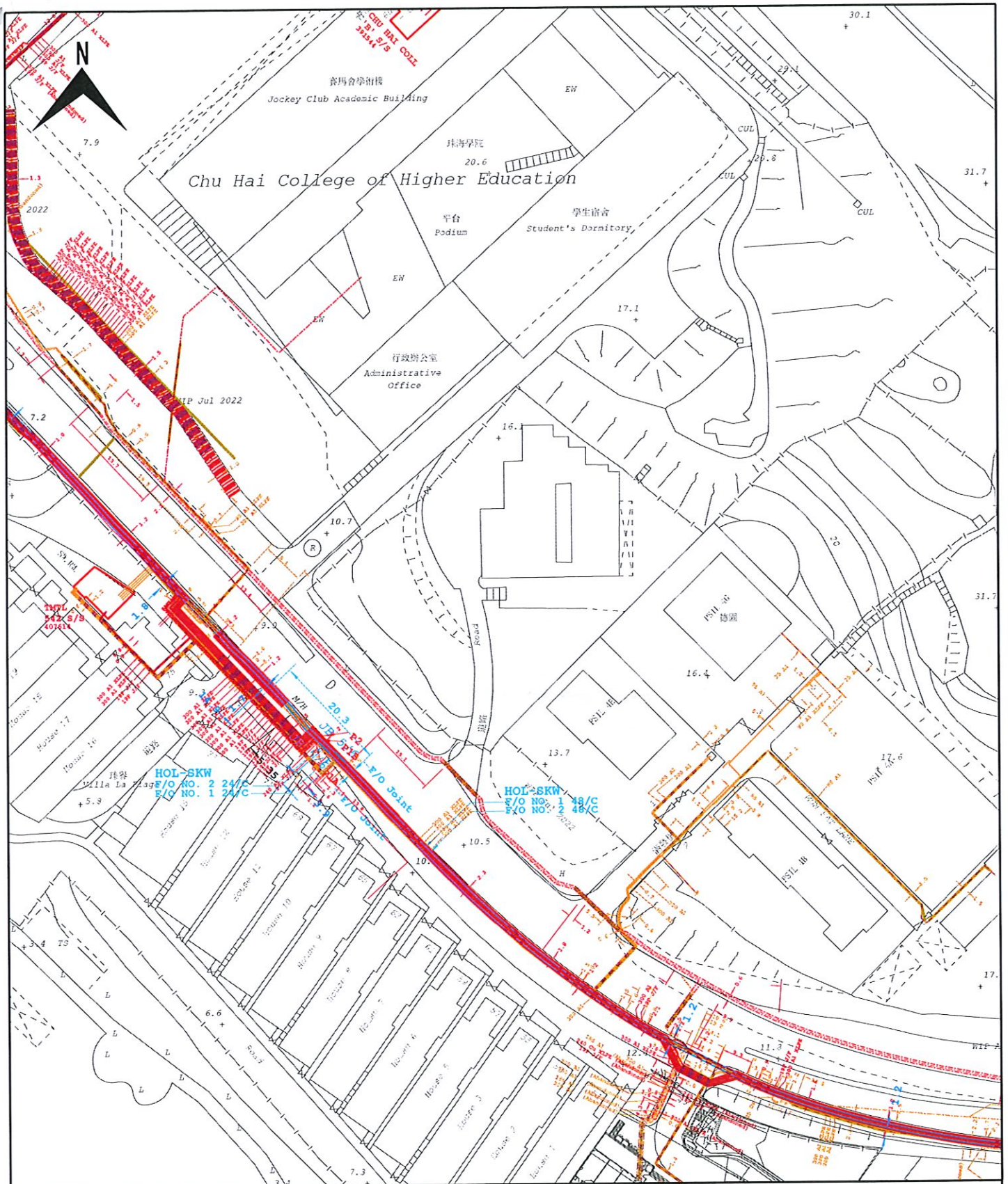


POON CHI FAI
for Principal Manager - Planning & Design
North Region

cc. PD - Mr. LUI KEVIN KIN CHUNG

- Encl.: 1. Guidelines For Contractors Working In The Vicinity Of Electricity Cables
And Overhead Lines
2. EMSD Reference Document No. NU/26/01
3. Drawing Reference No. : N-2023-1079-001

P.S.You are advised to note a Video For Contractors Working In The Vicinity Of
Electricity Cables And Overhead Lines via a link of (<http://clp.to/contractor-safety>)



ALL LOCATIONS, MEASUREMENTS, DIMENSIONS AND DISTANCES ARE FOR CLP POWER INTERNAL USE ONLY. THEY SHOULD NOT BE SCALED AND ASSUMED ACCURATE. CLP POWER ACCEPTS NO RESPONSIBILITY IN THE EVENT OF ANY INACCURACY. EXTREME CARE MUST BE EXERCISED WHEN WORKING IN CLOSE PROXIMITY TO OUR EQUIPMENT. PLEASE CONTACT OUR REGIONAL OFFICE AS SOON AS YOU ARE READY TO COMMENCE WORK.

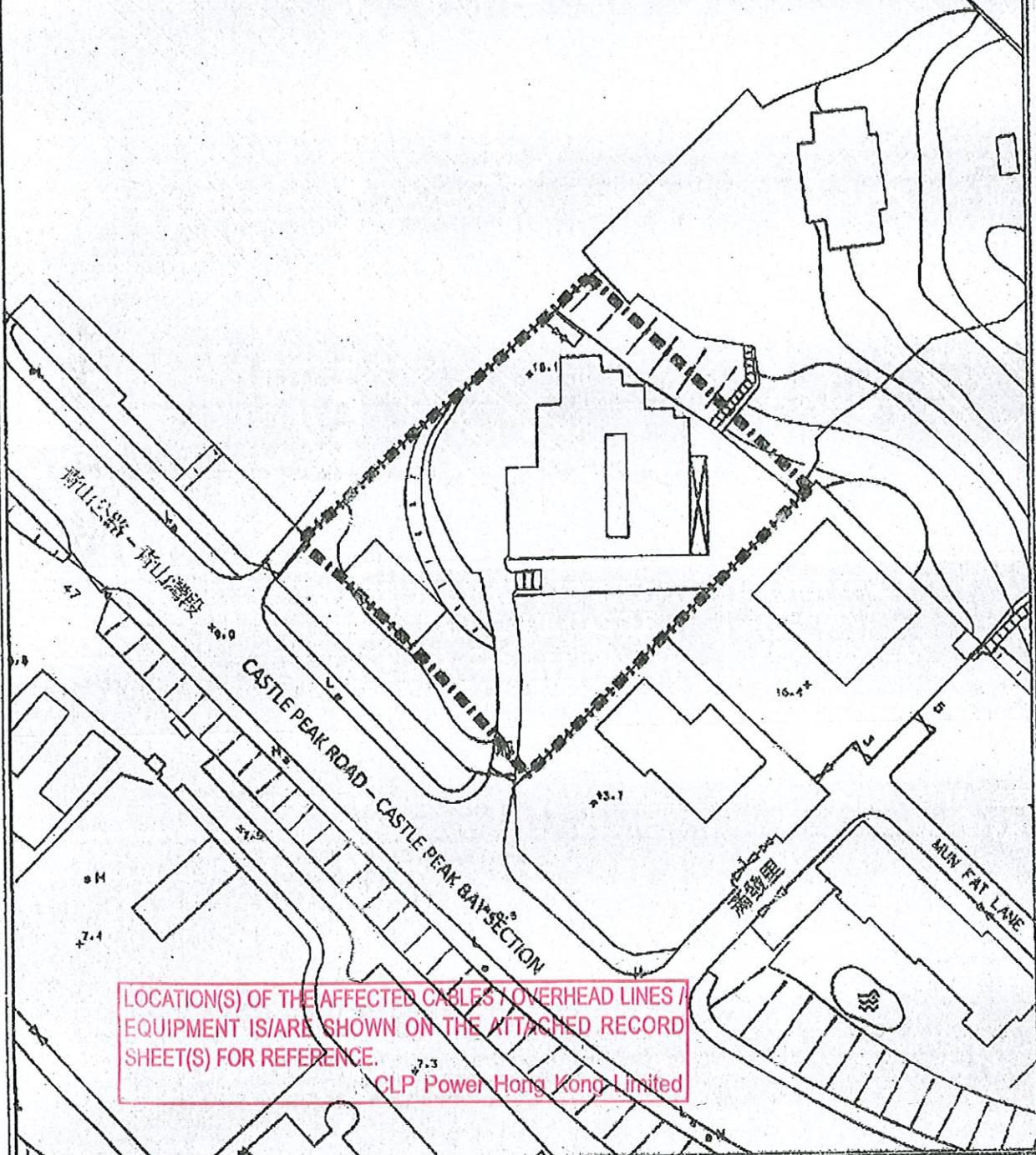
Legend	
	400kV CABLE / SUBMARINE CABLE / OHL
	400kV OVERHEAD LINE TOWER
	132kV CABLE / SUBMARINE CABLE / OHL
	132kV OVERHEAD LINE TOWER
	33kV CABLE
	33kV SUBMARINE CABLE
	33kV OVERHEAD LINE
	ABANDONED TRANSMISSION CABLE
	11kV CABLE
	11kV SUBMARINE CABLE
	11kV OVERHEAD LINE
	LOW VOLTAGE CABLE
	LOW VOLTAGE OVERHEAD LINE (1 PHASE)
	LOW VOLTAGE OVERHEAD LINE (3 PHASE)
	LV OVERHEAD LINE (ABC / Wall Mounted)
	LOW VOLTAGE OVERHEAD LINE (PVC)
	PILOT CABLE
	TEMPERATURE SENSING CABLE (OTS)
	FIBRE OPTIC CABLE
	AERIAL EARTH WIRE (AEW)
	OVERHEAD LINE FIBRE OPTIC
	SHALLOW COVER INSTALLATION
	DUCT LINE

MAP NO: CLP Facility Records Map
06SW17A

SCALE: 1:1000

PRINTED ON: 28-07-2023

珠海學院
Chu Hai College of Higher Education



LOCATION(S) OF THE AFFECTED CABLES / OVERHEAD LINES / EQUIPMENT IS/ARE SHOWN ON THE ATTACHED RECORD SHEET(S) FOR REFERENCE.
CLP Power Hong Kong Limited

THE SITE

WATERVALE HOUSE, FORMER
GORDON HARD CAMP, CASTLE
PEAK ROAD · CASTLE PEAK BAY
SECTION, AREA 48, TUEN MUN, N.T.

DRAWING NO:
APPENDIX I
LOCATION PLAN

Our reference 本署檔號 :

EMSD/ELD-NU/26/01

Telephone 電話號碼 :

Your reference 來函檔號 :

Facsimile 圖文傳真 : (852) 2895 4929

25 November 2019

Dear Sir/ Madam,

Safety Requirements Relating to Works near Electricity Supply Lines

To prevent electrical accident and power interruption due to damage to electricity supply lines (underground electricity cables and overhead electricity lines owned by electricity suppliers) arising from works in the vicinity, the Government enacted the Electricity Supply Lines (Protection) Regulation (Chapter 406H) to regulate works in the vicinity of electricity supply lines and require certain safety precautions to be taken before and during the course of the works.

As you or your company may be involved in works in the vicinity of electricity supply lines, I would like to advise you that Section 10 (1) of the Regulation requires that, before carrying out the works, all **reasonable steps** have to be taken to ascertain the existence of the electricity supply lines and the information relating to their alignment, depth/ safety clearance, etc. In the case of underground electricity cables, you shall ensure that a competent person, approved by this Department, is employed to ascertain the information as part of the reasonable steps. In addition, Section 10 (2) of the Regulation requires that, during the course of the works, all **reasonable measures** have to be taken to prevent the occurrence of electrical accident or interruption to electricity supply arising from those works. A person who contravenes any requirement of the Regulation commits an offence and is liable to a maximum fine of \$200,000 and to imprisonment for 12 months.

To prevent damage to electricity supply lines, you are therefore strongly advised to comply with the safety requirements of the Regulation when carrying out works in the vicinity of electricity supply lines. A pamphlet containing brief information on the subject is attached for your perusal (http://www.emsd.gov.hk/emsd/eng/pps/electricity_pub.shtml). A Code of Practice published to provide practical guidelines on how to comply with those safety requirements is available at EMSD's website (http://www.emsd.gov.hk/emsd/eng/pps/electricity_pub_cp.shtml).

Should you have any enquiry on this matter, please contact our Senior Electrical Inspector Mr. Y.M. LEUNG at telephone no. 2808 3176.

Yours faithfully,



(K.M. CHENG)

for Director of Electrical and Mechanical Services

敬啟者：

有關在供電電纜附近進行工程的安全規定

為避免因施工不慎而損毀供電電纜(供電商所擁有的地下電纜及架空電纜)，引起電力意外及停電事故，政府制定《供電電纜(保護)規例》(第 406H 章)，規定在供電電纜附近進行工程時，在施工前及在施工期間，必須採取若干安全預防措施。

若閣下或貴公司可能會在供電電纜附近進行工程，請注意該規例第 10(1)條規定在施工前，閣下或貴公司必須採取一切**合理步驟**以確定是否有供電電纜存在，並確定該供電電纜的有關資料，例如其位置、深度/ 安全距離等。就地下電纜而言，閣下或貴公司必須安排一名獲本署認可的合資格人士負責確定上述資料的工作，作為其中一項應採取的合理步驟。此外，該規例第 10(2)條亦規定，在施工期間，閣下或貴公司必須採取一切**合理措施**，以防止因該工程的進行而造成電力意外或電力供應故障。任何人如違反該規例的規定，最高可處罰款 20 萬元及監禁 12 個月。

為避免供電電纜遭受損毀，現促請閣下或貴公司在供電電纜附近進行工程時，嚴格遵守上述規例的安全規定。現隨函附上宣傳單張以供參考 (http://www.emsd.gov.hk/emsd/chi/pps/electricity_pub.shtml)，至於如何符合上述規例要求的實際指引，閣下或貴公司可參閱上載於本署網頁的《有關在供電電纜附近工作的實務守則》 (http://www.emsd.gov.hk/emsd/chi/pps/electricity_pub_cp.shtml)。

如對有關事宜有任何查詢，請致電 2808 3176 與本署高級電氣督察梁耀明先生聯絡。

機電工程署署長

(鄭冠文  代行)

2019 年 11 月 25 日

Appendix XV (H)
Reply Letter / Record Plan from
The Hong Kong and China Gas
Company Limited



香港中華煤氣有限公司
The Hong Kong and China Gas Company Limited



07 August 2023

Your Ref.: () in DEVB/CHO/1B/R/24/1
Our Ref.: UNE2023/01713/N

Commissioner for Heritage's Office
Development Bureau
Unit 701B, 7/F, Empire Centre
68 Mody Road
Tsim Sha Tsui East
Kowloon

Attn.: Ms. Christy Chan

In view of safety, HKCG provides
FREE service to assist the road
opening parties to locate the
approximate gas pipe alignment
on site, Please call **29631811**
before work starts.

Dear Sirs

Re: Revitalisation of Watervale House at Former Gordon Hard Camp, Castle Peak Road - Castle Peak Bay Section, Area 48, Tuen Mun

We received your letter of 01 August 2023 requesting drawings on the location of Towngas pipelines. We are attaching the drawings for the location of existing/proposed pipelines that you requested. These drawings are only approximate. The pipes may be located in different positions and depths due to continual road development, system alterations and underground obstructions. Therefore, the exact location may be altered from point to point. There is the possibility that some gas pipes particularly those laid long time ago or laid by other Registered Gas Contractors may not appear in our records. In the case of some unknown pipes being exposed during your construction work, please contact us immediately. In the case the construction work is to be carried out 6 months after the date of drawing, you are required to send us another request for obtaining an updated drawing.

We suggest that you do not work too close to the pipes as any damage to them could create a hazardous accident. You should be very careful when excavating the area. You should locate the exact position and depth of the pipes by making a series of hand-dug trial holes. Heavy machinery such as drills or mechanical excavators cannot be used to do this. If your company damages our pipelines, you will be responsible for all resultant costs.

We would also like to remind you not to disturb any part of Towngas pipeline or their associated properties and not to temporarily or permanently encase part or all of our gas pipes in any form of concrete structures. Please provide steel gas pipes a clearance of 600mm and other gas pipes a clearance of 300mm. This space is necessary for future maintenance.

If your work involves construction of new manholes or performing operation in existing manholes, we recommend sealing off all the duct openings in new/existing manholes, to avoid accumulation of hazardous gas in manholes, which might create a dangerous explosive environment.

Should your proposed works involving any kind of trenchless technology, you should approach HKCG to discuss the protective and safety precautionary measures before your work commences, as well as the monitoring procedures to be implemented throughout the entire construction period in order to ensure the integrity of existing gas facilities will not be affected.

If you want to divert gas pipes, we must have at least two months and six months notice respectively for distribution and transmission networks before commencing our planning works. Your company will be responsible for the full cost of any diversion. A written agreement will be required before we begin any diversion.

SAFETY:

1. If a gas pipe is damaged or a leak is suspected, phone the Emergency Services Hotline, 28806999, immediately. Also, keep all ignition sources away from the site.
2. Cigarette smoking is prohibited when working near the pipelines.
3. In case of a leak, stop work, evacuate all employees and the public from the area.
4. Construction activities require naked fire must not be applied within 3 meters proximity of exposed gas pipes without prior approval under proper management procedures, such as permit to work, etc.

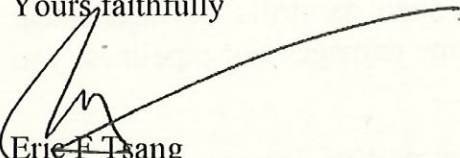
Please contact Mr Jason Chan on 2963 1811 for the matters related to existing pipeline or to arrange for a joint site inspection regarding the pipe location. Further, you should notify us 2 days before the works begin on site. For enquiry of proposed pipeline, if any, or availability of gas supply, please contact Mr Y L Lau on 2916 0930.

You may provide us your E-mail address so that we can send the drawings to you by E-mail. If you want further information or the drawings in different scale, you can write to us by quoting the reference of this letter.

Please note that the drawings provided can only be used for the purpose as indicated in your letter.

Yours faithfully

PP


Eric F Tsang

Senior System Development Manager

ET/une

- Encl. Get All Safe Leaflet
General Requirements For Construction Work In The Vicinity Of Gas Main
General Requirements of Construction Works Adjacent to the Existing Gas Station (GS)
Avoiding Danger from Underground Gas Pipes and Electricity Cables Leaflet



[此乃中文譯本，內容以英文本為準]

來函編號： _____
本函編號： _____

_____ 先生/小姐

查詢煤氣管道

茲收到貴公司於____年__月__日發出的函件，索取有關煤氣管道位置的圖則。現隨函附上一份現有及擬建管道位置的圖則，此等圖則只作工程參考之用，管道的實際位置和深度可能因為道路的發展、系統的改變及地下設施的阻礙而與圖則所示有些微差距。另外，部分現有的管道是由其他的註冊氣體工程承辦商鋪設或是建於很久之前，以致本公司沒有相關的記錄。貴公司在施工期間如發現來歷不明的管道，請即與本公司聯絡。貴公司在施工前，如發現圖則在六個月之前發出，貴公司應再次入信本公司，要求索取更新的圖則。

本公司建議貴公司切勿在煤氣管道附近施工，以免引起嚴重意外，在施工期間務必要加倍小心。貴公司須以人手開挖探孔來確定煤氣管道的位置及深度，不能使用重型機械如機動探孔機或挖土機。如貴公司損毀本公司的煤氣管道，一切因事故所引致的支出及費用，將全部由貴公司承擔。

請注意不要移動煤氣管道以及相關的配件，也不可以用任何混凝土結構臨時或永久套入部分或全部煤氣管道。為方便本公司日後進行維修保養工作，貴公司的設施與氣體鋼管之間須保留 600 毫米的間距，與其他氣體管道之間也要保留 300 毫米的間距。

如貴公司的工程包括新建沙井或於現有沙井內進行，本公司建議將沙井內所有導管接口密封，避免積聚危險氣體而可能引致爆炸。

如貴公司的工程採用無坑挖掘方法，在開工前，請聯繫本公司，以便能與貴公司討論在整個施工過程時應採取的保護煤氣管道措施和監察行動，確保煤氣設施的完整性不受影響。

貴公司如需要改動煤氣管道的路線：如屬配氣管道，請於施工前至少兩個月以書面通知本公司；如屬輸氣管道，則須於施工前至少 6 個月發出書面通知，以便作出安排，一切相關費用須由貴公司支付。

安全事項：

1. 如有損毀煤氣管道或懷疑有氣體洩漏，請即致電緊急服務熱線 28806999。此外，也須盡快熄滅所有火種。
2. 在煤氣管道附近工作時嚴禁吸煙。
3. 如有氣體洩漏，請立刻停止工作，並把所有工作人員及公眾人士撤離事發地點。
4. 在外露的煤氣管道 3 米範圍內，不可進行任何使用明火的工序。但於施工前經認可途徑申請並獲有關管理單位批准（如獲發工作准許證等）的工序，則作別論。

關於現有喉管的事宜或如需要本公司就管道位置安排工地視察，請致電 29631811 與陳嘉煥先生聯絡。另外，貴公司必須在施工前兩天通知本公司有關工程的開展日期。如須查詢有關擬建管道或煤氣供應的事宜，請致電 29160930 與劉潤良先生聯絡。

貴公司可提供電郵地址，方便本公司把圖則以電郵傳遞。如貴公司需要更多相關資料或其他比例的圖則，請來函提出並註明本函編號。

請注意隨函提供的圖則只可用作來函時指定的用途。

高級系統發展經理

曾帆 謹啟
(日期)

General Requirements of Construction Works Adjacent to the Existing Gas Station (GS)

1. Contact HKCG at least one month in advance for site inspection before commencement of construction work adjacent to the GS.
2. Should any vibration is induced by the construction works, the vibration force acting on the gas facilities inside GS should not be more than 13mm/s PPV and 0.1mm vibrational amplitude.
3. The station access shall be maintained at all time.
4. The site should be kept reasonably level, adequately drained and free from flooding, landslip and subsidence.
5. The contractor should keep clear of the existing drainage system for preventing the station from flooding throughout the construction period.
6. Minimum clearance from inlet and outlet gas pipeline of GS shall be 2.5 metres and the span of exposed pipe section should not be longer than 8 metres and 2.2 metres for steel and D.I. gas pipes respectively.
7. Minimum clearance from the station boundary shall be 1.0 metre from the toe wall of palisade fence and the fence should never be used as a path or a conductor for welding process.
8. Operating range of any tower crane or lifting appliances should be outside GS. Risk assessment should be conducted so that the gas facilities inside GS will not be affected even in case the worst of tower crane / high-rise scaffolding collapse especially during strong wind season.
9. Should there be settlement expected to be caused by the work, the predicted settlement contour should be forwarded to HKCG for assessment of the impact.
10. Vibration monitoring records should be forwarded to HKCG for reference.
11. Excavation running close to the GS should be discussed with HKCG in advance.
12. In case of emergency, contact HKCG at 2880 6999 which is manned 24 hours.

General Requirements For Construction Work In The Vicinity Of Gas Main

1. Notification of work should be circulated as stipulated in the Excavation Permit issued by Highways. The same procedure should also be followed for construction site other than Highways' area.
2. Contact HKCG at least 3 days in advance for excavation adjacent to gas pipe. Site meeting to be arranged whenever required. HKCG could be contacted via 29631811 or 28806999 in case of emergency.
3. When excavation is to be carried out adjacent to a gas main, the exact alignment and profile must be ascertained by a series of hand-dug trial holes.
4. BORING AND DRILLING IN THE VICINITY OF GAS MAIN IS STRICTLY PROHIBITED. HKCG must be consulted first should this work be required.
5. No excavator is allowed for excavation at 1 metre around the gas pipe.
6. No naked flame is allowed adjacent to the gas pipe.
7. Do not encase, even temporarily, part or all of our gas pipes in any form of concrete structure.
8. To avoid the risk of gas accumulation leading to any tragedy, no gas pipe is allowed being enclosed in confined space such as long decked over trench.
 - 8.1 In case the proposed deck of trench will cover any gas pipe, it should be considered to adjust the trench alignment and/or the working method at the planning stage. Should any gas pipe required to be diverted, the request should be made to HKCG and the diversion should be completed before the trench is decked.
 - 8.2 If inevitably any gas pipe to be left in the decked trench, prior agreement should be sought from HKCG. Adequate protection measure such as partition should be built to separate the gas pipe from the confined space under deck.
9. No machinery should sit directly above our metal iron gas pipes.
10. The velocity and amplitude of vibration acting on the gas pipe by the work must not exceed 25mm/s peak particle velocity and 0.2mm respectively.
11. The velocity and amplitude of vibration acting on the gas governor by the work must not exceed 13mm/s peak particle velocity and 0.1mm respectively.
12. Vibration monitoring records should be forwarded to HKCG for reference.
13. Excavation running close and parallel to the gas pipe should be avoided. Should such excavation be required, discussion/agreement must be sought from HKCG. Any mechanical joint to be exposed, the working party shall inform HKCG in advance and make provision to HKCG for leak detection and bolts replacement where necessary.
14. Suspension of gas pipe to be agreed with HKCG.
15. The gas pipe would normally have a cover of 450mm and 900mm in footpath and carriageway respectively. However, there are cases where gas mains have cover less than the before stated figures. Steel protection plates would normally be laid on top of shallow cover pipe. Due care should be given in subsequent excavation with the presence of steel plate.
16. Report any damage, even superficial, to HKCG for remedial action.

For Reference Only

17. Access to HKCG's installations should be maintained at all times for regular inspection and emergency repair.
18. Sufficient clearance to be maintained for both safety and maintenance purpose. Normally, 600mm and 300mm clearance is required for steel and all other gas pipe respectively.
19. No exposed PE gas pipe under steel deck is allowed as welding slag from the jointing of steel deck may damage the gas pipe underneath unless proper protection agreed by HKCG. In other occasion, exposure of PE pipes should be avoided as far as practicable. Where exposure of PE pipes is inevitable, fire resistance protection wrapping of the exposed PE pipes should be installed and agreed with HKCG prior to application.
20. In case of emergency, contact HKCG at 28806999 which is manned 24 hours. If a gas leak is suspected, immediately stop work and evacuate the site personnel from the trenches. It should be noted that gas might travel through underground drains or conduits to other areas of the site. Evacuate the personnel from these areas if this is suspected.
21. HKCG should be consulted prior to any cutting or removal of a decommissioned gas pipe. As there may be residue gas inside a decommissioned gas pipe, cutting should only be employed by mechanical cutter or hack saw. In all circumstances, oxy-acetylene cutting SHOULD NOT be employed for cutting a decommissioned gas pipe.
22. Should there be settlement expected to be caused by the work, the predicted settlement contour should be forwarded to HKCG for assessment of the impact.
23. For plantation work with tree guard installation, the exact location and depth of the gas pipe should be confirmed by hand-dug trial holes prior to the driven of the tree guard into the ground to avoid damage of gas pipe underneath.
24. Due care should be given to the ancillary equipment attached to the gas main. Cathodic protection is installed for corrosion-resistant purpose and it has some cables linking from the gas pipe to the anodes and connected in a junction box placed in a pit. The anodes are normally installed at 1m away from the pipe whilst the anodes junction boxes would be installed at footpath at a distance from those gas main laid under carriageway.
25. The Code of Practice "Avoiding danger from gas pipes" has been prepared by the Gas Authority and approved and brought into effect in accordance with the provisions of section 9 of the Gas Safety Ordinance Cap 51 (the Ordinance). Its purpose is to provide practical guidance in respect of the requirements of the Ordinance and the Gas Safety (Gas Supply) Regulations (the regulations) concerning the avoidance of damage to gas pipes. These requirements are more specifically defined in regulation 23A of the regulations as follows-
 - "23A. Works in the vicinity of gas pipes*
 - 1) *No person shall carry out, or permit to be carried out, any works in the vicinity of a gas pipe unless he or the person carrying out the works has, before commencing the works, taken all reasonable steps to ascertain the location and position of the gas pipe.*
 - 2) *A person who carries out, or who permits to be carried, any works in the vicinity of a gas pipes shall ensure that all reasonable measures are taken to protect the gas pipe from damage arising out of the works that would be likely to prejudice safety."*

Appendix XV (I)
HGC Global Communications
Limited

Date : 8 August 2023

Our Ref : HGC-NMP-20230808-0001

Your Ref : () in DEVB/CHO/1B/R/24/1

Commissioner for Heritage's Office Development Bureau
Unit 701B, 7/F, Empire Centre, 68 Mody Road,
Tsim Sha Tsui East, Kowloon, Hong Kong

Attn: Christy Chan

Dear Christy Chan ,

RE: **Revitalisation Scheme-Revitalisation of Watervale House at Former Gordon Hard Camp, Castle Peak Road- Castle Peak Bay Section, Area 48, Tuen Mun**
Request for Utility Record

Thank you for your letter dated 02 Aug 2023 regarding the above captioned.

We enclose a copy of your plan, Dwg. no. HGC-TMN-0001-01 showing the approximate location of our existing plant in the vicinity of your construction site.

Please note that the depth of the plant may vary for various reasons. Therefore, you may expect to find the plant located at any depth below surface level on site. We advise you to take utmost caution when excavating in the area and the plant should be located by hand excavation prior to the commencement of work. In the event that we suffer any losses, costs or damages as a result of your operations, you will be held liable and shall indemnify us for all such as losses, costs and damages arising from your actions.

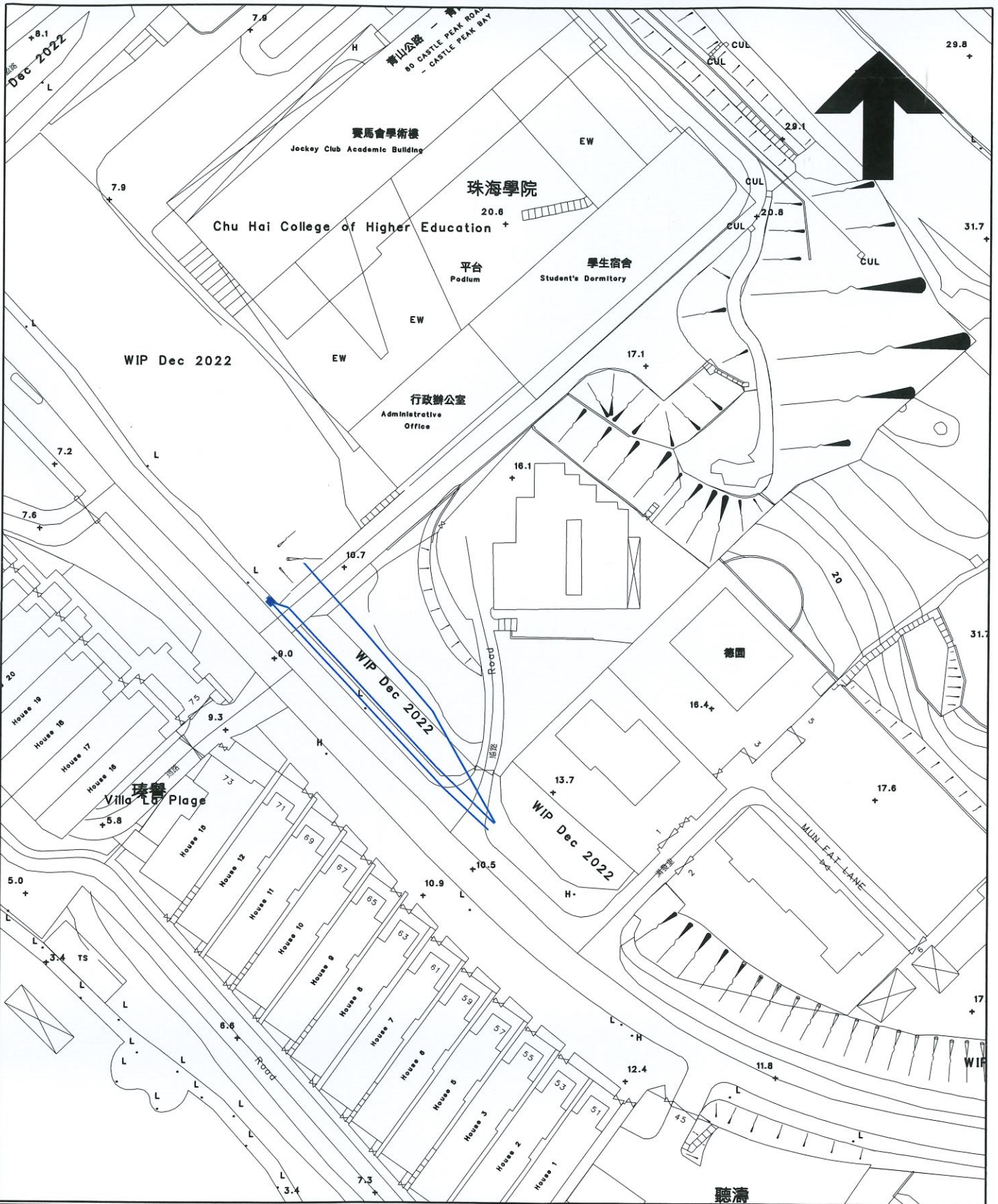
In case you could not find the details of our underground plant record in our drawings / layout plans due to the site boundary of the project is too extensive, you are advised to provide us with your detailed drawings / layout plans with scale of 1 : 1000 in A4 or A3 size for our follow-up.

For further information, please contact our Patrick Cheng on telephone no. 21283594 or our Miss April Chan at 2128 5427 or by fax no. 21229403.

Yours faithfully,
HGC Global Communications Limited

This is a **computer-generated** document. No signature is required.

SC/PC/DC



Legend



Existing Duct



Existing Joint Box



SDR Boundary



Existing plant in the vicinity

1. THE POSITION OF PLANT INDICATED ON THIS DRAWING IS APPROXIMATE ONLY.
2. THE DEPTH OF OUR EXISTING PLANT MAY VARY DUE TO UNDERGROUND OBSTRUCTIONS.

Letter Ref. : HGC-NMP-20230808-0001

Survey Map No. : 06SW17A1

Drawn By : DAISYCTY

Checked By : SC Cheung

Drawing No. : HGC-TMN-0001-01

Date : 2023-8-8

Date : 2023-8-8

Appendix XV (J)
Reply Letter / Record Plan from
HKT Limited

THE GOVERNMENT OF THE HKSAR
COMMISSIONER FOR HERITAGE'S OFFICE
DEVELOPMENT BUREAU
UNIT 701B, 7/F
EMPIRE CENTRE
68 MODY ROAD
TSIM SHA TSUI EAST
KOWLOON

Your ref : () in DEVB/CHO/1B/R/24/1

Our ref : FS/NT/OPS/TSW2178/2023/KFC

Our tel : 2888 0106

Our fax : 2440 2979

Date : 21 August 2023

Dear Sir or Madam

**Re: Revitalisation Scheme –
Revitalisation of Watervale House at Former Gordon Hard Camp,
Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun
Request for Utility Services Information**

Thank you for your letter and enclosures of 2 Aug 2023.

Please note that we are not in a position to provide any plan that shows our existing facilities in the vicinity of your proposed works. Notwithstanding this, you are expected to follow the attached Guidelines for Excavation and Related Work whenever work is conducted on the site. In particular, you should locate our plant(s) by hand excavation. In the event that we suffer any losses, costs or damages as a result of your operations, you will be held liable to indemnify us for all such losses, costs and damages arising from your actions.

We also draw your attention to the "Guidelines on Work near Underground Telecommunications Lines" ("**Guidelines**") issued by the Communications Authority and the Telecommunications Ordinance (Cap. 106) ("**Ordinance**"). Pursuant to sections 18A and 22A of the Ordinance, it is a criminal offence against any person who does not take reasonable steps to protect or fails to prevent damage to an underground telecommunications line when carrying out any work below ground level near the line and the person in contravention is liable on conviction to a fine of up to \$200,000 and imprisonment for up to 12 months. You are reminded that any failure on your part to comply with any provision of the Guidelines may be relied on by the prosecution as evidence to prove committal of the aforesaid criminal offence.

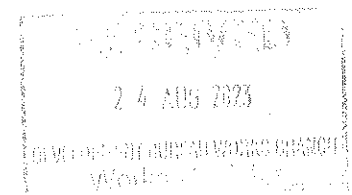
Please contact our ECMSC Manager Mr Ng Chi Shing on 2441 0166 for any question and assistance relating to the necessary plant detection.

Yours sincerely



Nick Chow
Area Manager
New Territories Region, Outside Plant Services
Field Services, Engineering

NC/ss
Enc.



來函編號：
本函編號：
電話號碼：
傳真號碼：

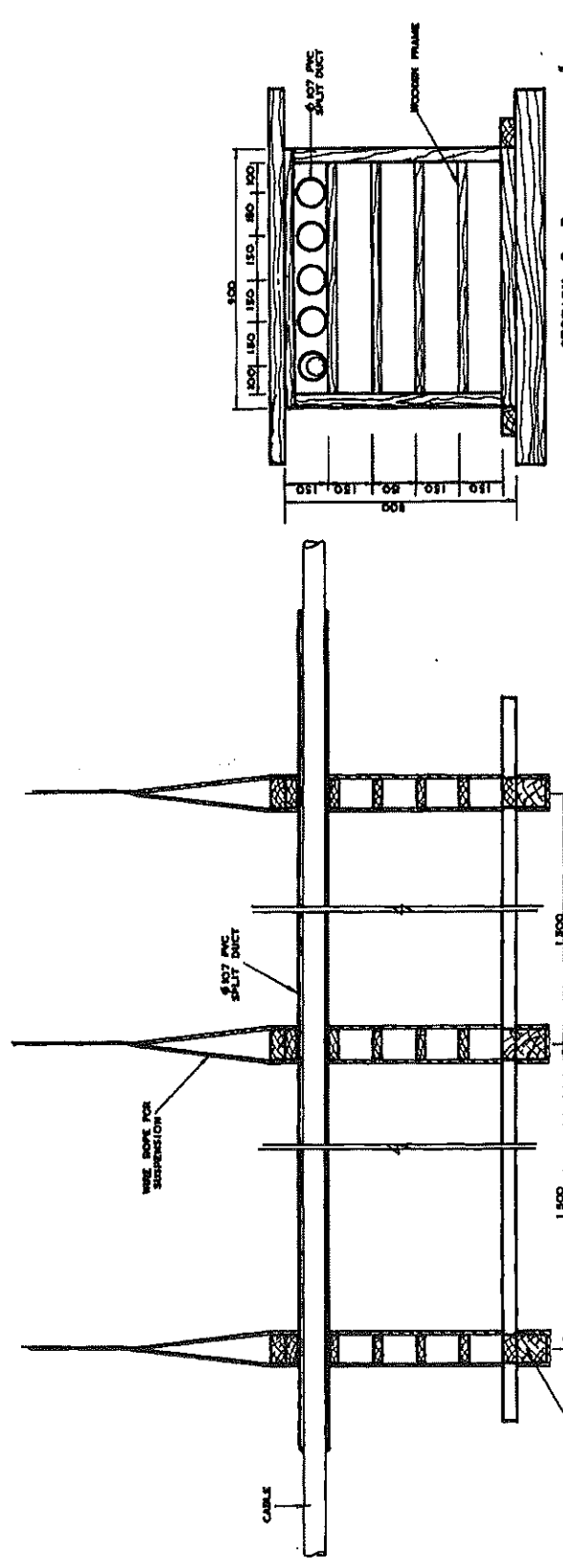
致：

多謝貴公司於 _____ 之來函及附件。

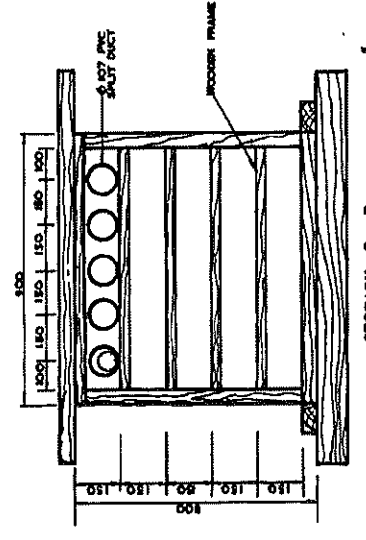
謹此通知貴公司，本公司恕未能在上述擬施工地點及附近範圍內，提供現有或擬鋪設的地下設施圖則的資訊，敦請貴公司在現場施工時，遵從隨函附上之挖掘及其相關工程之工作指引。本公司建議在挖掘範圍內，應特別小心謹慎，在進行挖掘工程時，務請以人手挖掘，確保找出本公司現有設施的正確位置。倘若本公司的網絡因閣下之工程而引致任何損毀，貴公司須賠償本公司的一切損失。

本公司提請貴公司注意通訊事務管理局所發出的《有關在地下電訊線路附近工作的指引》（《指引》）及《電訊條例》（第 106 章）（「《條例》」）。根據《條例》第 18A 及 22A 條，任何人在地下電訊線路附近進行任何低於地面的工作時沒有採取合理步驟保護或沒有防止地下電訊線路受損，即屬刑事罪行。一經定罪，最高可處罰款\$200,000 及監禁 12 個月。請注意，若任何人未有遵從《指引》內的任何規定，其可被檢控單位依賴作為干犯上述刑事罪行的證據。

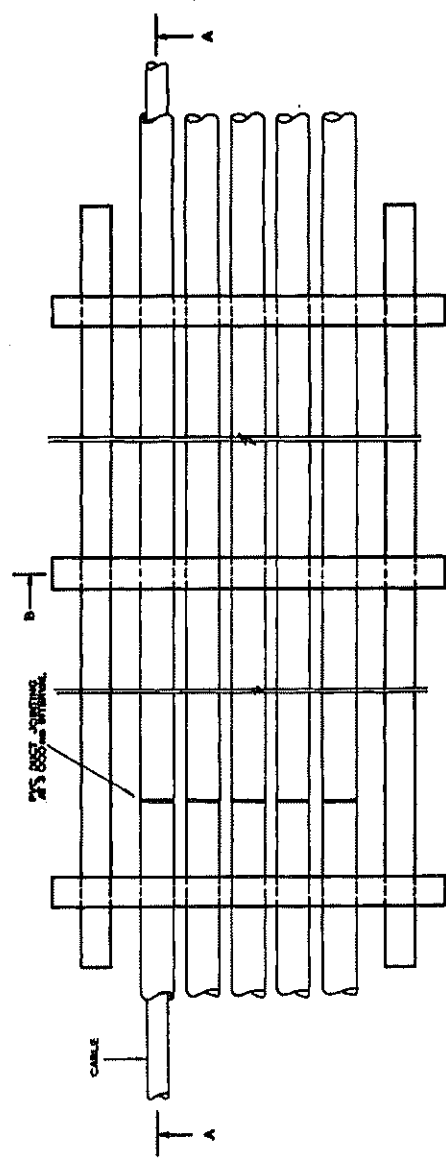
如有任何疑問或查詢有關保護設施事項，請在致電 _____ 與 _____ 先生聯絡。



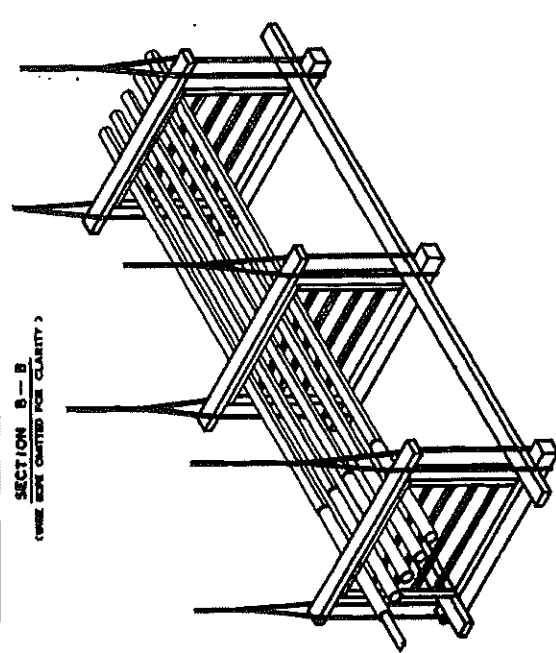
SECTION A-A



SECTION B-B
(WIRE ROPE OMITTED FOR CLARITY)



PLAN
(WIRE ROPE OMITTED FOR CLARITY)



ISOMETRIC VIEW

CONTROLLED COPY



ALL DIMENSIONS IN MM

挖掘及其相關工程之工作指引

當施工期間，閣下必須採取一切恰當的預防措施〔包括但不限於下列所述措施〕，以防止本公司的通訊網絡受破壞。請注意下列措施並非詳盡無遺，閣下應該明白到任何干擾或破壞，都會影響本公司的服務質素。倘若本公司的網絡因閣下之工程而引致任何損毀，閣下須賠償本公司的一切損失。如有任何疑問，請致電 2888 9889 與本公司戶外控制及維修中心聯絡，或直接聯絡我們的網絡保護主任。

- 閣下必須清楚了解工地及其相關範圍埋有本公司的地下設施。在施工前，閣下必須要向本公司索取最新地下設施圖則，此圖則提供本公司現有或擬鋪設的地下設施大概位置〔見附件〕。而在工程進行期間，閣下應該不時與本公司的戶外控制及維修中心保持緊密聯絡，方便掌握地下設施的最新情況。
- 閣下必須明白本公司地下設施的埋藏深度和位置，會受到不同因素影響而與紀錄有所差異。例如，道路拓寬工程或第三者在沒有得到本公司同意之下，而擅自更改設施的位置。我們的地下管道和電纜，埋藏深度有可能達到四米或以上。閣下亦應明白本公司的通訊網絡，覆蓋全球，任何中斷或損壞，將造成無可估計的影響。
- 閣下必須掌握本公司地下設施的正確位置。在挖掘工程展開前，確保工作人員先行根據圖則，結合無破壞性地下管綫定位儀和以人手挖探孔方式以確定本公司地下設施的正確位置，當埋藏於地下設施外露時，應加以承托及支撐。如果在現場無法找到圖則上標示的任何管道或電纜，切勿強行進行任何的鑽挖工程〔例如，打鋼板樁工程等〕，並盡快聯絡本公司的戶外控制及維修中心或網絡保護主任要求提供協助。
- 閣下必須確保你本人以及工作人員嚴格依循所有正確挖掘程序和方法。在施工過程中，閣下必須確保所有相關資料，包括地下設施圖則和工作指引，及時發放給有關工作人員。工作人員必須小心保護本公司的設施，包括：在工地範圍內張貼警告性海報，和對設施進行適當支撐和保護等。閣下及閣下之工作人員可以參考附件 EX UG 167, 168 及 169所建議的保護方法。在任何情況下，未獲得本公司的同意，不得移動本公司任何設施。如有需要，請聯絡我們的戶外控制及維修中心或網絡保護主任。
- 閣下必須確保所有工地人員，包括主管、工人等，在施工前均已得到適當訊息，並依程序採取相應安全措施去保護我們的設備。請在日常或定期會議上，發佈本公司最新的地下設備圖則或資料與有關工作的人仕。

如有任何疑問，請致電給我們，本公司非常感激閣下的協助。

中、英文版本內容如有不符，概以英文版本為準。

Guidelines for Excavations and Related Work

You are reminded to adopt whatever measures necessary (including but without limitation the following measures) to avoid any damage to our telecommunications plant at all times when you are carrying out your works. Please note that these measures are by no means exhaustive. You are required to implement and procure your personnel to implement any effective measures on-site as appropriate. You acknowledge that any interruption or damage to our plant will substantially affect our services provide to our customers. We shall hold you liable for any loss or damages whatsoever and however incurred to our plant as a result of your operations or works carried out. For any queries, please contact our Operation and Maintenance Control (OMC) at 2888 9889, or directly to our Plant Protection Officer as appropriate.

- It is of paramount importance that you have a good understanding of our plant at or near the site. Please make sure that you make due reference to the plans obtained from us indicating the approximate locations of our existing or proposed underground plant in the areas of your proposed excavations (see attached). From time to time, you should liaise with our OMC about the current marked up plans as appropriate in the process of your excavation.
- Please note that the depth and alignment of the plant may vary for various reasons, for instance, roadworks projects such as road widening or change of plant locations by other parties without our consent. Our underground ducts and cables may be found at a depth of some 4 metres (or over). Our network provides vital communications across the world and you acknowledge that any interruption or damage will affect our services in all aspects.
- It is of paramount importance that you locate our plant before excavations. Please make sure that you and your workers locate our plant before excavations. A non-destructive locator has to be used to locating the plant positions in conjunction with the marked-up plans and hand-dug trial holes. You are required to expose and support our plant before excavations. If any ducts or cables cannot be found as those shown in the marked-up plans, you should not proceed with your excavations (eg sheet piling works) but to contact our OMC or Plant Protection Officer as soon as possible.
- It is of paramount importance for you to ensure that your workers and personnel follow all procedures and good practices. You should make sure that all necessary information including marked-up plans and working instructions are communicated and passed to them in a timely manner. They have to fully take care of our plant including but not limited to providing adequate support and display of warning posters on-site during excavation. Please refer to the typical method of our plant support in Drawings EX UG 167, 168 and 169 as attached. In any circumstances, you should not move and do anything to our plant without obtaining our consent in advance. Please contact OMC or Plant Protection Officer in this regard in all cases.
- It is of paramount importance to ensure all your site people (e.g. supervisors, workers etc) are communicated and provided with adequate information about our plant and necessary precautionary measures are taken. Please make sure that they are kept informed at all times and any updated information is provided to them during your daily or regular meetings.

Please do not hesitate to call us if you have any queries. Your help would be very much appreciated.

In case of any inconsistency between the English version and the Chinese version, the English version shall prevail.

進行挖掘工程前

請先致電電纜保養中心

我們樂意為你提供協助

日間電話：2888 9889

晚間電話：109



光纖電纜/電纜

HKT Here To Serve

*Please call Cable Maintenance Centre
before you dig*

We are always ready to help you

Day-time Telephone : 2888 9800

Night-time Telephone : 109



Optical Fibre Cable / Telephone Cable

Appendix XVI
Slope Features Within or
In the Vicinity of the Site

Slope Maintenance

The following slope features are located within or in the vicinity of the site:

Slope Feature 1:

Slope No.:	6SW-C/CR184
Sub-Division:	1
Location:	Partly within TMTL 558RP, partly within GLA-TM 521 and partly on unallocated Government Land
Current Responsible Lot/Part:	TMTL 558RP
Current Maintenance Agent:	N/A

Slope Feature 2:

Slope No.:	6SW-C/CR184
Sub-Division:	2
Location:	Partly within TMTL 558RP, partly within GLA-TM 521 and partly on unallocated Government Land
Current Responsible Lot/Part:	Development Bureau
Current Maintenance Agent:	Architectural Services Department

Overview of slopes:



Appendix XVII
Requirements for
Preliminary Traffic Assessment

Requirements for Preliminary Traffic Assessment

1. The selected applicant shall provide parking spaces and loading/unloading areas for all parking and loading/unloading needs arising from the operation of the project. The selected applicant shall also design and implement traffic measures to ensure that no vehicles attracted to/generated from the project will park or carry out loading/unloading activities on the adjoining public roads.

The applicants are required to demonstrate in their applications in details how they can fulfill all requirements in this resource kit and all statutory requirements. The details shall include, inter alia, the location and the layout of the parking and loading/unloading areas.

2. It is desirable for the project to spread out the traffic generated by or attracted to the project so that as few vehicles per hour as possible will be generated/attracted, particularly during peak hours (i.e. from 8 a.m. to 10 a.m. and from 4 p.m. to 7 p.m. on weekdays) of the Castle Peak Road (Castle Peak Bay). It is essential that the applicant is familiar with the characteristics of the traffic pattern at Castle Peak Road (Castle Peak Bay), with respect to both vehicular and pedestrian traffic. Minimal vehicular traffic intensity generated by the operation of the project, particularly during the peak hours, will be taken as a favourable factor when the application is assessed.

Hence, the applicants shall describe in their applications how the project can be managed in such a way as to minimise adverse traffic impact on Castle Peak Road (Castle Peak Bay) during the construction and operation of the project, with respect to both vehicular traffic and pedestrian traffic. In addition, applicants shall submit a schedule showing the vehicle types (with sizes), their estimated numbers, routing, and their time of arriving at and leaving the site during the construction stage and the operation stage of the project.

The applicants shall provide traffic assessment regarding the traffic impact during construction period and future operation.

The applicants may consider to improve the provision of car parking, loading and unloading facilities within and outside the site along the Castle Peak Road (Castle Peak Bay) to fulfill all statutory requirements and requirements from Antiquities and Monuments Office and Development Bureau. This improvement may affect the traffic condition along the Castle Peak Road (Castle Peak Bay) and adjoining road network, traffic assessment provided by the applicant shall include the impact caused by the improvement works.

Appendix XVIII
Underground Utility Survey Plan
(For Reference Only)

