

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 207 in D.D. 38, Man Uk Pin, New Territories (the Site) for '**Proposed Temporary Warehouse (excluding Dangerous Goods Godown (excl. D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (the proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand for indoor storage space in recent years, the applicant would like to operate a warehouse to support the local warehousing and storage industry. The proposed warehouse is intended for the storage of miscellaneous goods e.g. packaged food, apparel, footwear, electronic goods, furniture etc.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Man Uk Pin Outline Zoning Plan (OZP) No. S/NE-MUP/11. According to the Notes of the OZP, 'warehouse' is neither a Column 1 nor 2 use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 The applied use is considered not incompatible with surrounding warehouses, waste recycling yards, logistics centres and open storage/storage yards. Although the Site falls within the "AGR" zone, the Site has been left vacant for decades without active agricultural activities. Therefore, approval of the current application on a temporary basis would better utilise precious land resources in the New Territories and would not frustrate the long-term planning intention of the "AGR" zone.
- 2.3 Several similar applications for the same applied use (Nos. A/NE-MUP/208, 214, 218 & 227) were approved by the Board within the same "AGR" zone on the OZP between 2024 and 2026. Hence, approval of the current application is in line with the previous decisions of the Board and would not set an undesirable precedent.

3) Development Proposal

- 3.1 The Site occupies an area of 950 m² (about) (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There will be no operation on

Sunday and public holidays. 2 nos. of single-storey temporary structure are proposed for warehouse (excl. D.G.G.), site office and washroom with total gross floor area (GFA) of 424 m² (about) (**Plan 4**). The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. The remaining open area will be reserved for vehicle circulation, parking, and loading/unloading (L/UL) spaces. It is estimated that the proposed development would accommodate about 3 nos. of staff. As the Site is solely for 'warehouse' use without any shopfront, no visitor is anticipated at the Site. Details of the development parameters are shown at **Table 1** below.

Table 1 – Development parameters

Site area	950 m ² (about)
Covered area	424 m ² (about)
Uncovered area	526 m ² (about)
Plot ratio	
	0.45 (about)
Site coverage	
	45% (about)
No. of structure	
	2
Total GFA	
- Domestic GFA	424 m ² (about)
- Non-Domestic GFA	Not applicable
	424 m ² (about)
Building height	
	9 m (about)
No. of storey	
	1

- 3.2 The current site level is at +24.6 mPD. The Site is proposed to be entirely hard-paved with concrete of not more than 0.2 m in depth for the erection of structures and the provision of vehicle parking, L/UL and circulation area (**Plan 5**). Upon completion of the proposed filling of land, the site level will be raised to +24.8 mPD. The extent of filling has been kept to a minimum and no further filling will be carried out beyond the current scheme. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.
- 3.3 The Site is accessible from Sha Tau Kok Road – Wo Hang via a local access (**Plan 1**). A 6 m-wide (about) vehicular ingress/egress is proposed at the eastern part of the Site. A total of 2 parking and L/UL spaces are proposed. Details of the provision of parking and L/UL spaces are shown at **Table 2** below.

Table 2 – Parking and L/UL provisions

Type of space	No. of space
Parking space for private car (PC) - 2.5 m (W) x 5 m (L)	1
L/UL space for light goods vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

3.4 LGV will be deployed for the transportation of materials into/out of the Site. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Staff will be deployed to station at the vehicular ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety and road safety. As the Site will be used for 'warehouse' use only, infrequent trips will be anticipated. The adverse traffic impact arising from the proposed development is therefore not envisaged. Details of the trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated Trip Generation/Attraction

Time period	Estimated trip generation/attraction				2-way total
	PC		LGV		
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	1	0	2
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	1	0	1	2
Average trip per hour (10:00 – 18:00)	0	0	1	1	2

3.5 Medium/heavy goods vehicles, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, will be prohibited to be parked/stored on or enter/exit the Site at any time during the planning approval period. No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* will be allowed to be parked/stored at the Site at any time during the approval period of the planning permission.

3.6 In view of the Site's proximity to the nearby natural terrain, the applicant has submitted a Geotechnical Planning Review Report (GPRR) to include a preliminary geotechnical review of the natural terrain hazards, and assess the geotechnical feasibility of the proposed development (**Appendix I**). The GPRR has concluded that no geotechnical concern is anticipated, and the proposed development does not meet the alert criteria for Natural Terrain Hazard Study.

- 3.7 No open storage, dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dangerous goods will be carried out at the Site at any time during the approval period of the planning permission.
- 3.8 The applicant will comply with the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the approval period of the planning permission.
- 3.9 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational.
- 3.10 The applicant will also implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Besides, the applicant proposes to provide the septic tank and soakaway system to collect sewage generated by staff at the Site. The design and construction of the system will strictly follow the requirements stipulated in *ProPECC PN 1/23*.

4) Conclusion

- 4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures, e.g. submission of fire service installations and drainage proposals, will be provided by the applicant upon obtaining planning permission from the Board, so as to mitigate any adverse impact that would have arisen from the proposed development.

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (excl. D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

May 2026

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Layout plan
Plan 5	Plan showing the filling of land
Plan 6	Swept path analysis

LIST OF APPENDICES

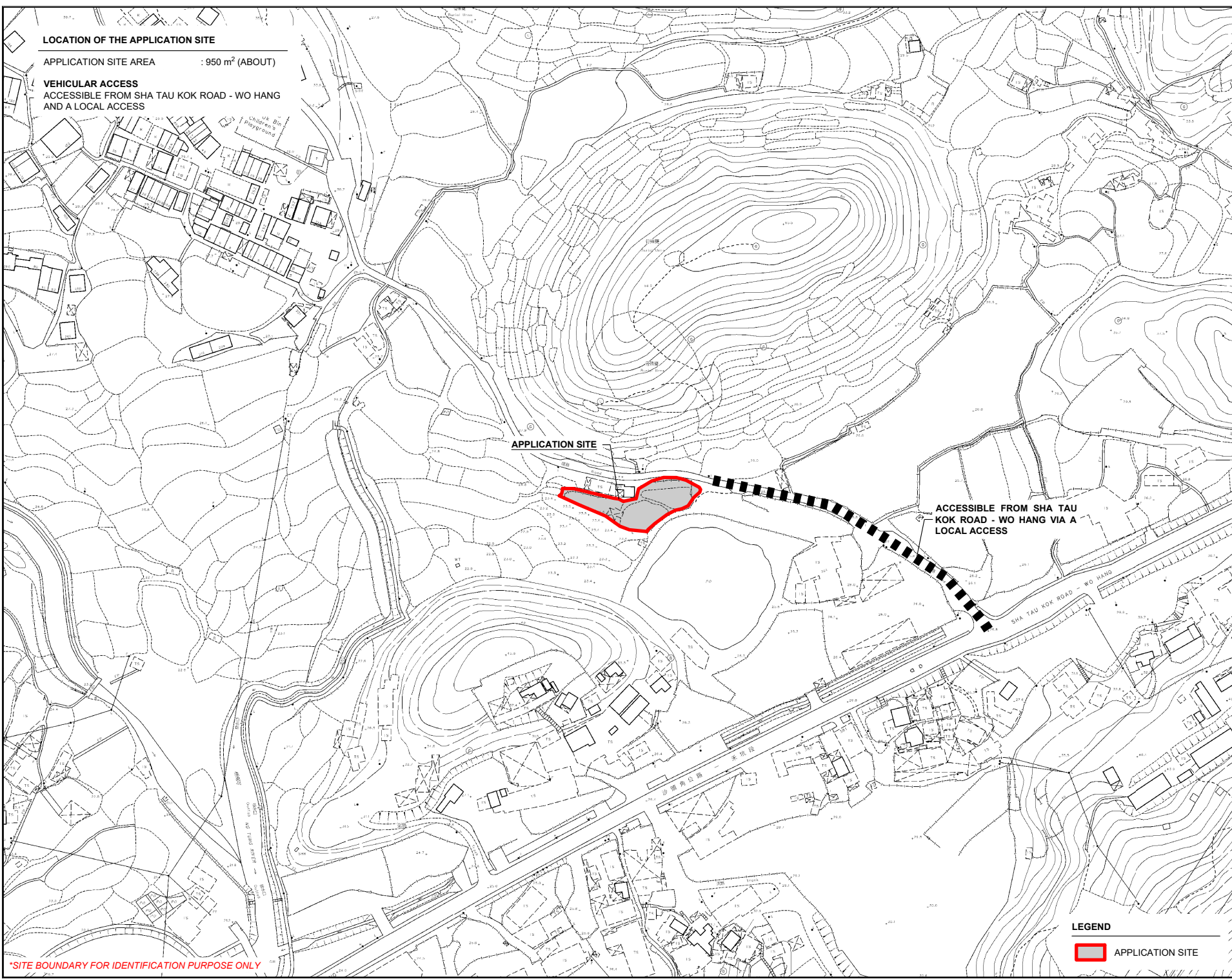
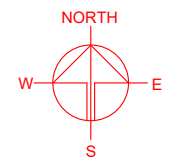
Appendix I	Geotechnical Planning Review Report
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LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 950 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SHA TAU KOK ROAD - WO HANG AND A LOCAL ACCESS




APPLICATION SITE

ACCESSIBLE FROM SHA TAU KOK ROAD - WO HANG VIA A LOCAL ACCESS

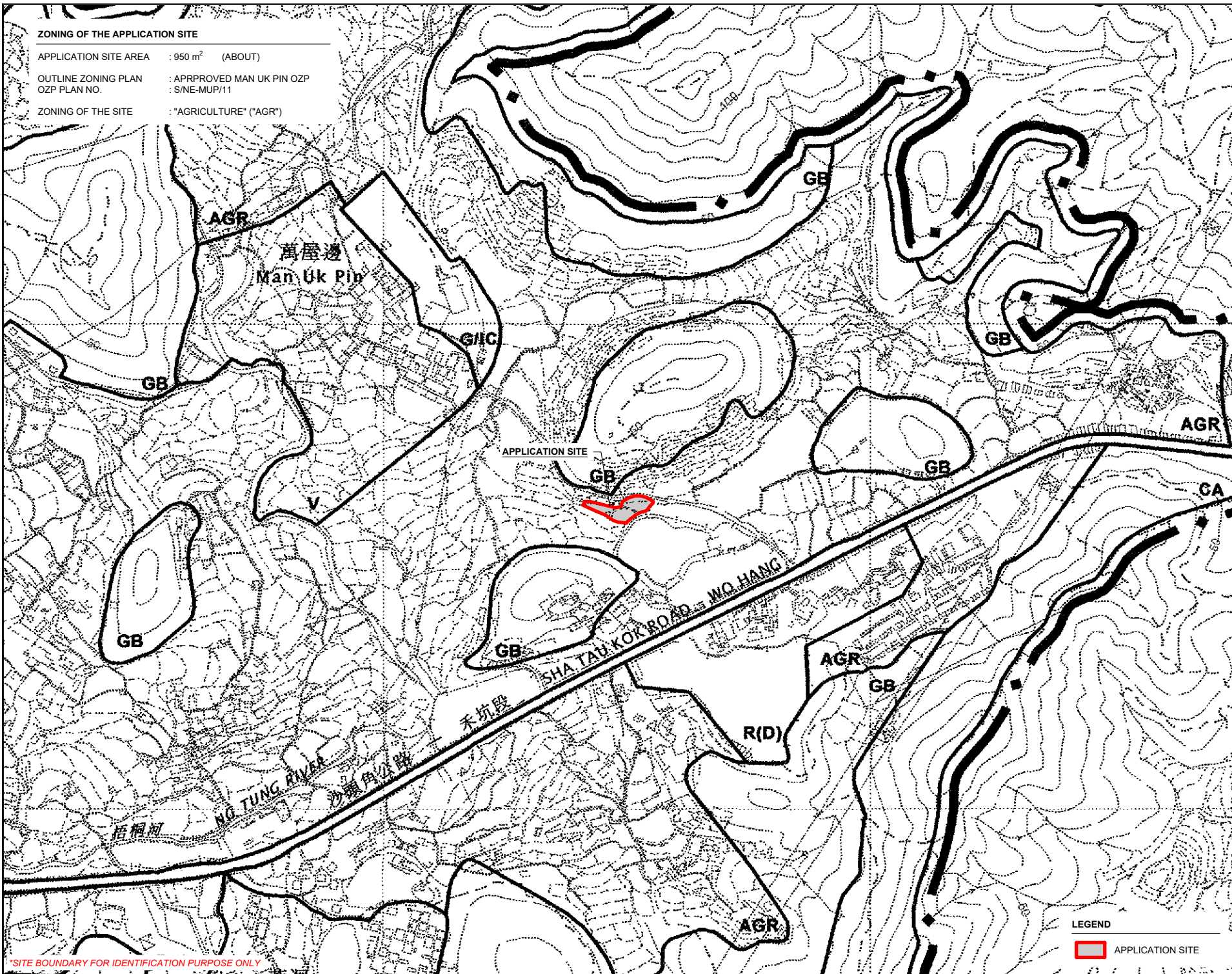
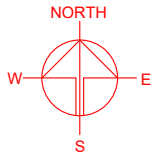
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND
 APPLICATION SITE

PLANNING CONSULTANT	
	
PROJECT	
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
LOT 207 IN D.D. 38, MAN UK PIN, NEW TERRITORIES	
SCALE	
1 : 2500 @ A4	
DRAWN BY	DATE
MN	12.1.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LOCATION PLAN	
DWG. NO.	VER.
PLAN 1	001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 950 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED MAN UK PIN OZP
 OZP PLAN NO. : S/NE-MUP/11
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND
 APPLICATION SITE

PLANNING CONSULTANT



PROJECT
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
 TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

SITE LOCATION
 LOT 207 IN D.D. 38, MAN UK PIN, NEW TERRITORIES

SCALE
 1 : 5000 @ A4

DRAWN BY: MN DATE: 12.1.2026

REVISED BY: DATE:

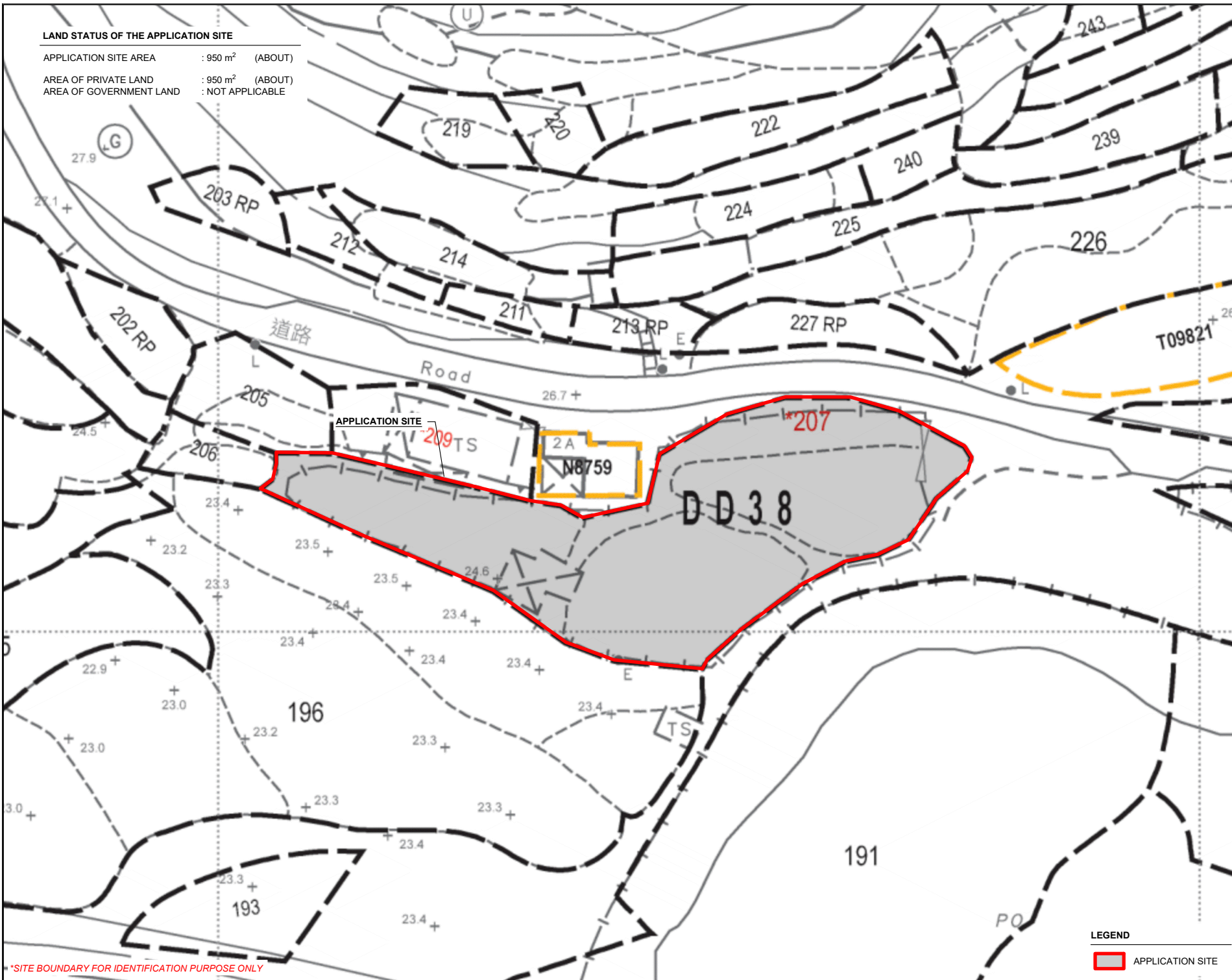
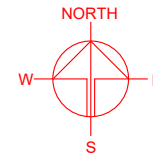
APPROVED BY: DATE:

DWG. TITLE
 ZONING OF THE SITE

DWG NO. : PLAN 2 VER. : 001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 950 m² (ABOUT)
 AREA OF PRIVATE LAND : 950 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

SITE LOCATION

LOT 207 IN D.D. 38, MAN UK PIN, NEW TERRITORIES

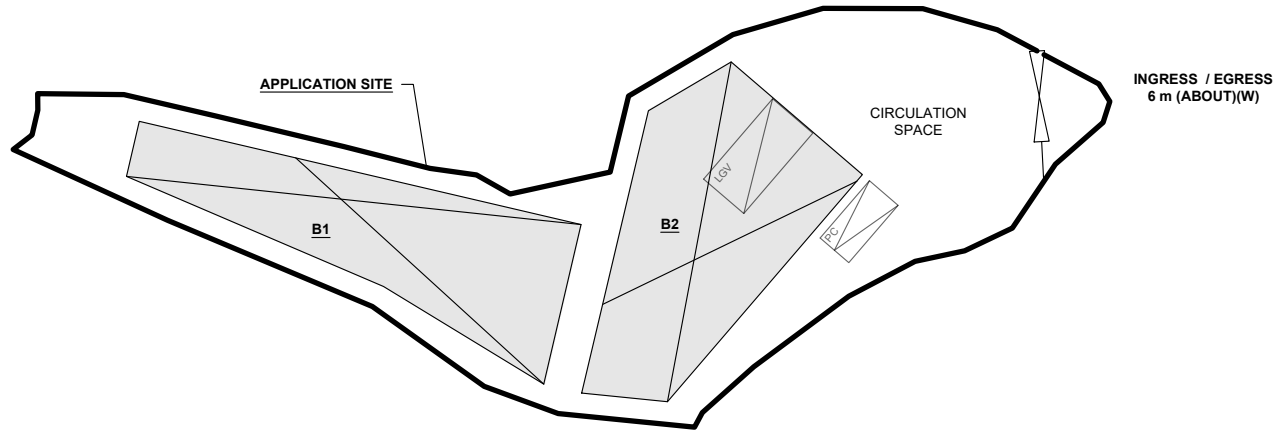
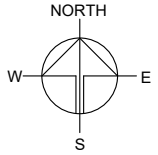
SCALE	
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DRAWN BY	DATE
MN	12.1.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAND STATUS OF THE SITE	
DWG NO.	VER.
PLAN 3	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 950 m ²	(ABOUT)
COVERED AREA	: 424 m ²	(ABOUT)
UNCOVERED AREA	: 526 m ²	(ABOUT)
PLOT RATIO	: 0.45	(ABOUT)
SITE COVERAGE	: 45 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 424 m ²	(ABOUT)
TOTAL GFA	: 424 m ²	(ABOUT)
BUILDING HEIGHT	: 9 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.)	202 m ² (ABOUT)	202 m ² (ABOUT)	9 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE AND WASHROOM	222 m ² (ABOUT)	222 m ² (ABOUT)	9 m (ABOUT)(1-STOREY)
TOTAL		424 m² (ABOUT)	424 m² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 207 IN D.D. 38, MAN UK PIN, NEW TERRITORIES

SCALE
1 : 500 @ A4

DRAWN BY	DATE
MN	12.1.2026

REVISED BY	DATE

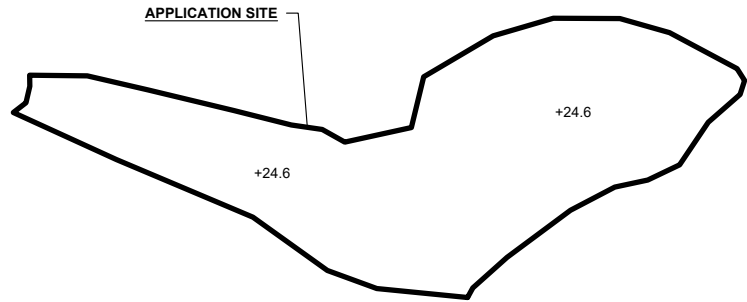
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN



DWG NO.	VER.
PLAN 4	001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 950 m² (ABOUT)
 EXISTING SOILED AREA : 950 m² (ABOUT)
 EXISTING SITE LEVELS : +24.6 mPD (ABOUT)



LEGEND

 APPLICATION SITE
 +24.6 EXISTING SITE LEVEL




*SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY

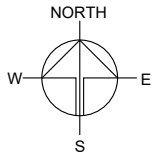
PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA : 950 m² (ABOUT)
 COVERED BY STRUCTURE : 424 m² (ABOUT)
 PROPOSED FILLING AREA : 950 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
 PROPOSED SITE LEVELS : +24.8 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 USE : SITE FORMATION OF STRUCTURES, AND CIRCULATION AREA



LEGEND

 APPLICATION SITE
 PROPOSED LAND FILLING AREA
 +24.8 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 207 IN D.D. 38, MAN UK PIN, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY	DATE
MN	12.1.2026

REVISED BY	DATE

APPROVED BY	DATE

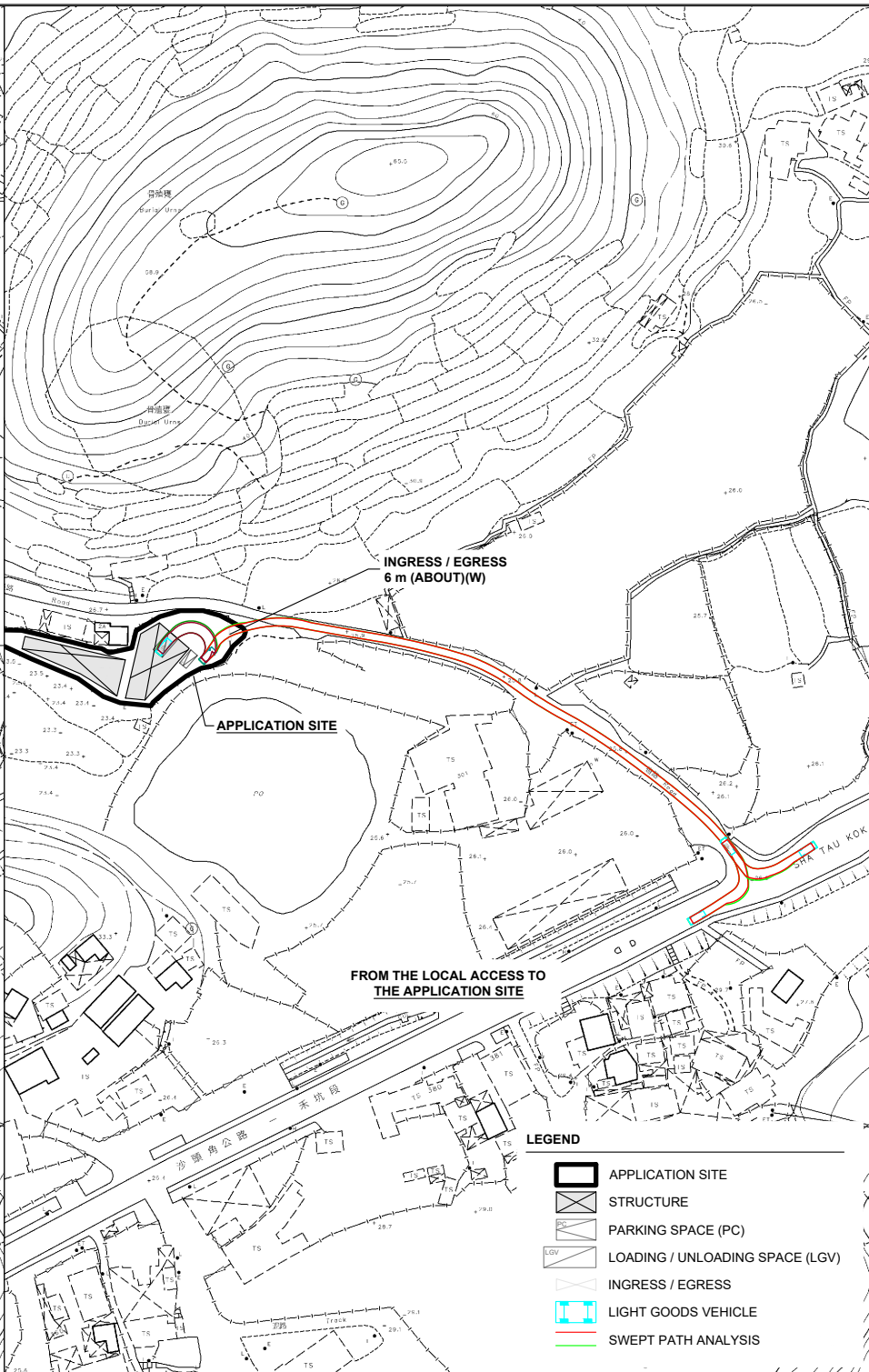
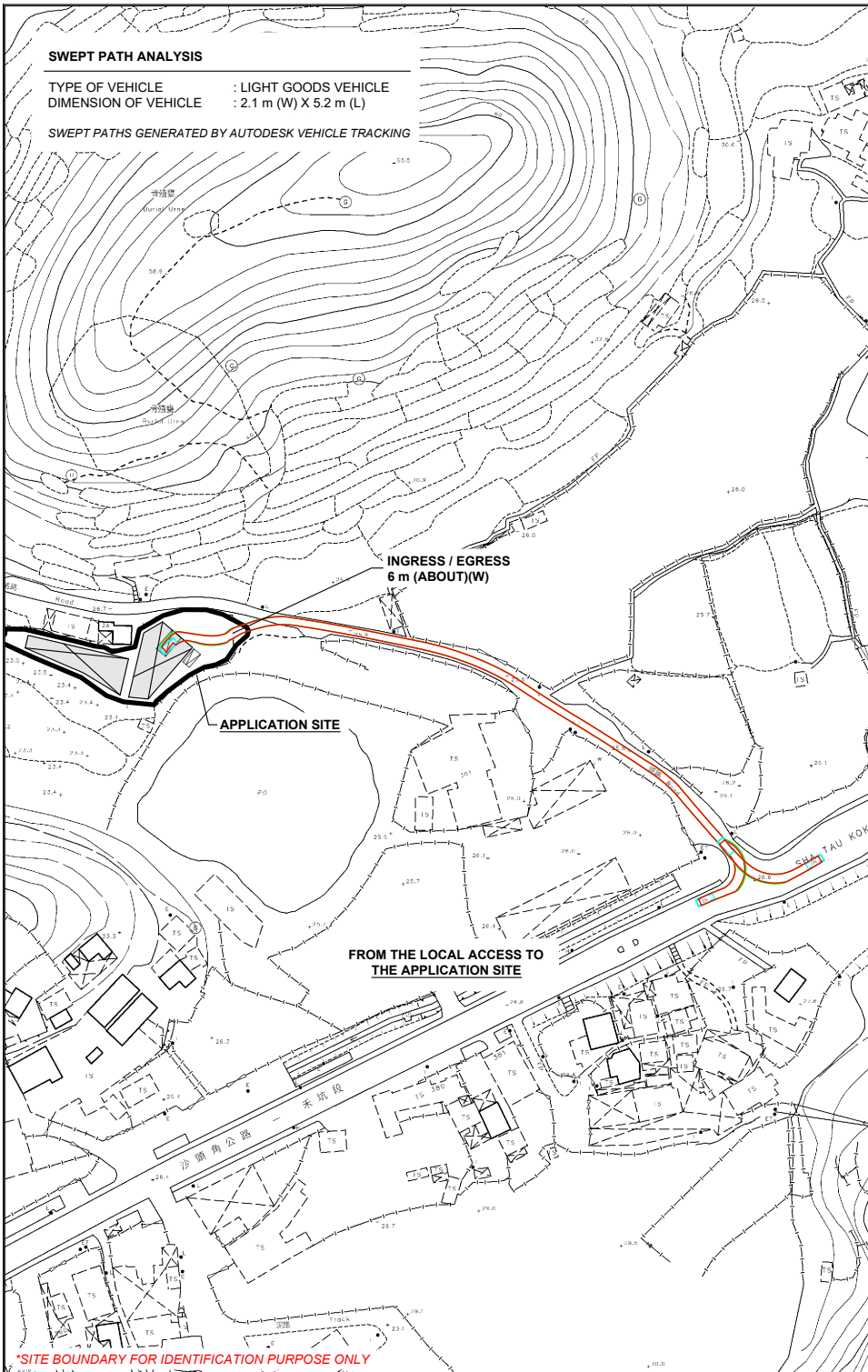
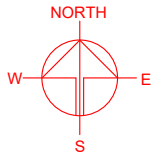
DWG. TITLE
 FILLING OF LAND AREA

DWG NO.	VER.
PLAN 5	001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT
R-RICHES
 PLANNING LIMITED

PROJECT
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
 LOT 207 IN D.D. 38, MAN UK PIN, NEW TERRITORIES

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH ANALYSIS

SCALE
 1 : 2000 @ A4

DRAWN BY MN	DATE 12.1.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 SWEPT PATH ANALYSIS

DWG NO. PLAN 6	VER. 001
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*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

Appendix I

Geotechnical Planning Review Report



GEOTECHNICAL PLANNING REVIEW REPORT (GPRR)

FOR

**PROPOSED TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS GOODS GODOWN)**

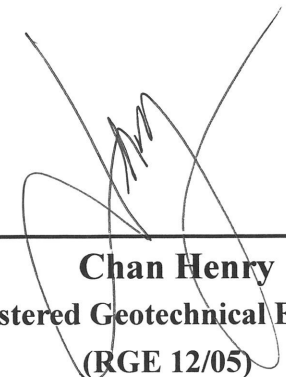
WITH ANCILLARY FACILITIES AND ASSOCIATED

**FILLING OF LAND FOR A PERIOD OF 3 YEARS IN “AGR”
ZONE**

AT

LOT 207 IN DD38, MAN UK PIN, NEW TERRITORIES

May 2026



Chan Henry
Registered Geotechnical Engineer
(RGE 12/05)

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- Appendix D ENTLI from GInfo
- Appendix E Boulder Field Inventory
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- Appendix G Information of Existing Registered Feature

1. INTRODUCTION

This Report presents the geotechnical planning review for the proposed Temporary Warehouse excluding Dangerous Good Godown (D.G.G.) at Lot 27 in D.D.38 Man Uk Pin New Territories (The Site).

It is proposed 2 nos. of single-storey temporary structures to be constructed as warehouses. The remaining open area will be reserved for vehicle circulation and loading/unloading (L/UL) spaces. A location plan is attached in **Appendix A**. The proposed layout plan of this Application is attached in **Appendix B**.

Lot Owners appointed Henry Chan & Partners Consultant Engineering Ltd (HCP) to act as RGE to prepare a Geotechnical Planning Review Report (GPRR) in associate with the proposed temporary warehouses with ancillary facilities and associated filling of land on area zoned "Agriculture" ('AGR") application to assess potential geotechnical issues.

2. SITE DESCRIPTION

2.1 The Site

The Site itself is accessible from Sha Tau Kok Road - Wo Hang via a local access and it is a piece of flat land at approximately 950m² area.

The Site itself is generally flat with existing ground level at approx. +24.6mPD. The overall gradient of adjacent area bounded by lines 10m outside the Site boundary in any direction is also relatively flat. A narrow access road bounding the north side of the Site perimeter running at approximately +26.7mPD to +25.9mPD. There is no slope within the area 10m outside the Site boundary in any direction. The nearest registered features are 3NW-D/C40 located on the NE side 12m away, and 3NW-D/C45 on its south >42m away from the Site.

2.2 The Proposed Development

The Development involves the construction of two single-storey temporary structures proposed for use as warehouse excluding D.G.G. And filling of land (approx. 200 thick of concrete screeding) to level the

ground from +24.60mPD to +24.80mPD. The remaining hard paved open area will be reserved for vehicle circulation and loading/unloading (L/UL) spaces. The proposed warehouses are made for storage of miscellaneous goods only (e.g. packaged food, apparel, footwear, electronic goods, furniture etc.). Therefore, they are only light weight goods with no heavy loadings. Very likely, the structures will be founded on shallow pad footings. No site formation works thus required. The schematic layout plan of the proposed warehouses and loading/unloading (L/UL) spaces (**Appendix B** refers).

3. **DESK STUDY**

Detail desk study was carried out to the Site and its surrounding area to assess geotechnical conditions and potential hazard at the subject Site. Search have been conducted from the Geotechnical Information. Unit (G.I.U.) of Civil Engineering and Development Department (CEDD for relevant geotechnical information results are presented below:

3.1 Geological Information

3.1.1 Subject Site Geology:

Based on GInfo Geological Map of Solid Geology, there is no available ground investigation results within the Site and its adjacent area (sheet 3 of geological map), the Site is lying on Debris Flow Deposits (Qpd) stratum, the top layer of soil would be alluvium.

The geological map 1st Ed, Before 1995 is attached in **Appendix C**.

3.1.2 Enhanced Natural Terrain Landslide Inventory (ENTLI)

The ENTLI is a territory-wide catalogue of features considered to be natural terrain landslides as identified from aerial photographs. No recent landslide was report within and in the vicinity of the site and openhill catchment. The ENTLI is enclosed in **Appendix D** for reference

3.1.3 Boulder Field Inventory

The Site have not fall in any Boulder Field Inventory as shown in **Appendix E**.

3.1.4 Recorded Landslide Incident

No landslide incident within the vicinity of the site could be located at the GEO.

3.1.5 Historical Landslide Catchment (HLC)

No HLC falls within the site's catchment area. The extent of the nearby HLCs is shown in **Appendix F**.

3.2 Registered Geotechnical Features

According to the Slope Information System, registered slope feature related to the Site are listed as follow:

3.2.1 Features within the Site:

No feature within the site area.

3.2.2 Adjacent Registered Feature

- (a) A Feature 3NW-D/C46 lies at north-east of the lot. It lies > 10m from the subject Site, and this Feature is not critically orientated towards to the Site understudy.
- (b) Feature 3NW-D/C45 lies on the south side over 42m away. It will not pace any danger to the subject Site understudy.

Location plan & basic information of the features are attached in **Appendix G**.

4. Natural Terrain Catchment

The subject Site is overlooked by natural terrain on its north and south side. Based on available topographic maps No. 3 NW-25B of Hong Kong from the Survey & Mapping Office (SMO) of the Lands Department, the hillside catchments are described below, and presented as Figure 1, with relevant cross-sections of the catchment presented as Figure 2 to 4. An overall photographic plan view of the Catchments and the Site as shown in Figure 5.

4.1 Description of the Catchment Areas (Figure 1 & 5)

North Side

- (a) Catchment OH1 (Natural openhill terrain) - the majority portion of this catchment is characterized by gentle sloping terrains i.e. $< 25^\circ$. There is a burial urns area covered the upper hillside terrain from +38.0mPD to 58.0mPD with the hillside gently sloping at 24.7° . Near bottom of this Catchment at approximately 30mPD, the area has been flattened to house an existing temporary structure which shield off proposed B2 warehouse from the Catchment. An existing narrow excess road run along the Catchment toe line, on the other side of this access road, there are other existing structures which shield off proposed B1 warehouse from this Catchment.

South Side

- (b) Catchment OH2 (Natural openhill terrain) - there is 42.65m buffer between this Catchment and the Site, with Feature 3NW-D/C45 abutting the toe of this Catchment. The critically orientated portion of Catchment towards the Site has a slope angle at 27.5° .

4.2 Natural Terrain Hazard Assessment (Figure 1 to 4)

4.2.1 Screening of Catchment in accordance with GEO Report 138

The catchment areas under study have no past landslide failure record. There are no recent ENTLI records and reported landslide incidents. There are no Class A and B relict ENTLI

records within and in the immediate vicinity of the hillside catchments. There are no boulder filled inventory.

Both OH1 and OH2 directly overlooking the Site is planar in nature with no topographic depressions and drainage lines.

Thus referring to 2.3.4 Alert Criteria Fig 2.5 and para 2.3.7, an angular elevation of 25° was adopted.

The summary of Catchment Study Areas as follow:

Catchment Study Area	Angular Elevation of natural terrain from the site	Within 50m of ground slope at > 15°	Angular Elevation ≥ 25°	Alert Criteria met?
OH(A1) (Figure 2 & 3)	23° (Max.)	Yes	No	NO
OH(A2) (Figure 4)	13°	Yes	No	NO

4.2.2 Furthermore, the proposed temporary structures as warehouse are designated for storing non-dangerous goods only. Hence, they can be considered as no manned structures. There is no significant population at risk or a significant increase in population at risk. The proposed Development actually can be classified as Group 4 in Table 2.2 Group of Facilities. In other words, the Site can be in fact excluded from the NTHS screening process under this perspective.

5. CONCLUSION

The proposed Development involved erection of 2 temporary light weight structures founding on shallow raft/pad footings, and proposed 200 thick concrete screeding to hard paved the Site area. The Site itself is flat, with no registered slope feature within the Site and 10m from its boundary on plan. Hence, no site formation works thus required. There is no geotechnical concern.




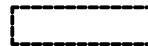

The Site can be classified as Group 4 facility in accordance with GEO Report 138. Thus, the NTHS requirement can be waived.

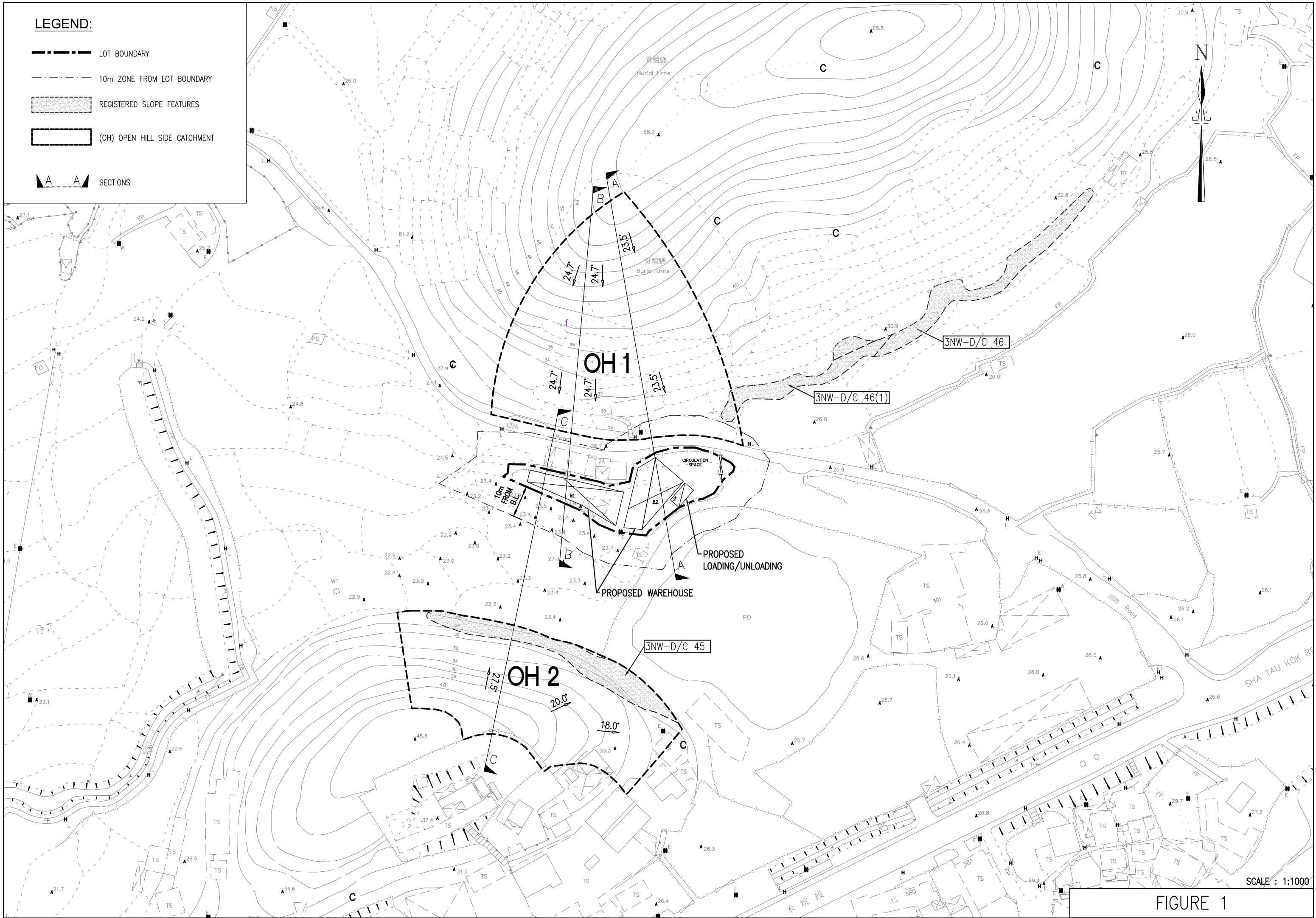
In addition, in accordance with the screening process in GEO 138, the Site do not meet the Alert Criteria for NTHS study. Hence, it can also be concluded the requirement for NTHS can be waived.

The Development Site is geotechnical feasible.

Figure 1 - 5

LEGEND:

-  LOT BOUNDARY
-  10m ZONE FROM LOT BOUNDARY
-  REGISTERED SLOPE FEATURES
-  (OH) OPEN HILL SIDE CATCHMENT
-  SECTIONS



SCALE : 1:1000

FIGURE 1

(mPD)

70
65
60
55
50
45
40
35
30
25
20
15
10
5
0

OH1

+56.0

+54.0

+52.0

+50.0

+48.0

+46.0

+44.0

+42.0

+40.0

+38.0

+34.0

+32.0

+30.0

B.L.

PROPOSED
WAREHOUSE B2

EXISTING FENCE

B.L.

+24.60

+24.80

+23.40

PROPOSED SITE LEVEL

23.5°

25° ANGULAR ELEVATION
(GEO. 138.2.3.6.(b))

EXISTING HILLSIDE PROFILE

EXISTING
TS

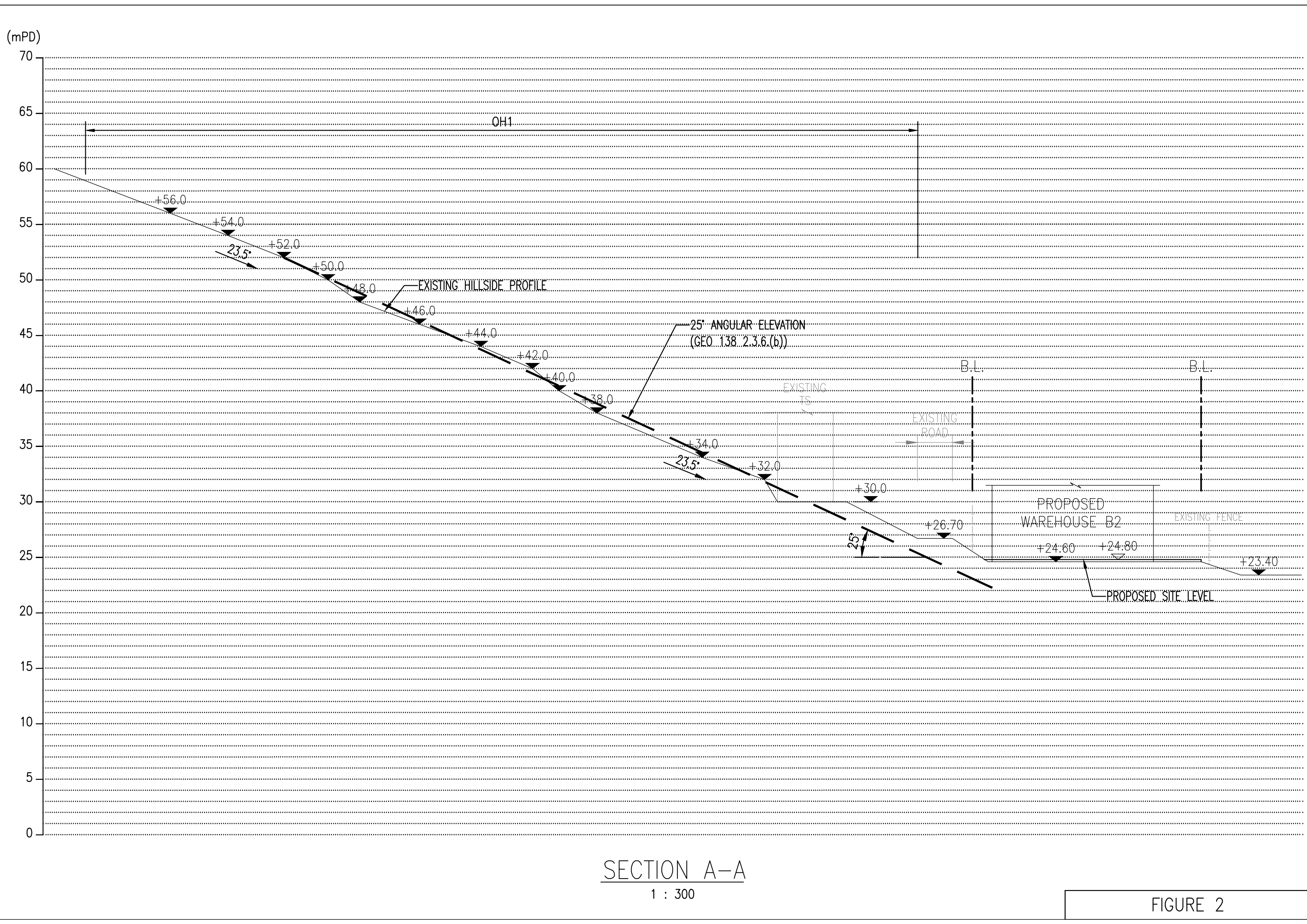
EXISTING
ROAD

25°

SECTION A-A

1 : 300

FIGURE 2



(mPD)

70
65
60
55
50
45
40
35
30
25
20
15
10
5
0

OH1

+54.0

+52.0

+50.0

+48.0

+46.0

+44.0

+42.0

+40.0

+38.0

+36.0

+34.0

+32.0

+30.0

+28.0

+26.70

+24.80

+24.60

+23.40

+23.30

24.7

24.7

25

EXISTING HILLSIDE PROFILE

25° ANGULAR ELEVATION
(GEO 138° 2:3:6(b))

EXISTING ROAD

EXISTING IS

PROPOSED WAREHOUSE

B1

PROPOSED SITE LEVEL

B.L.

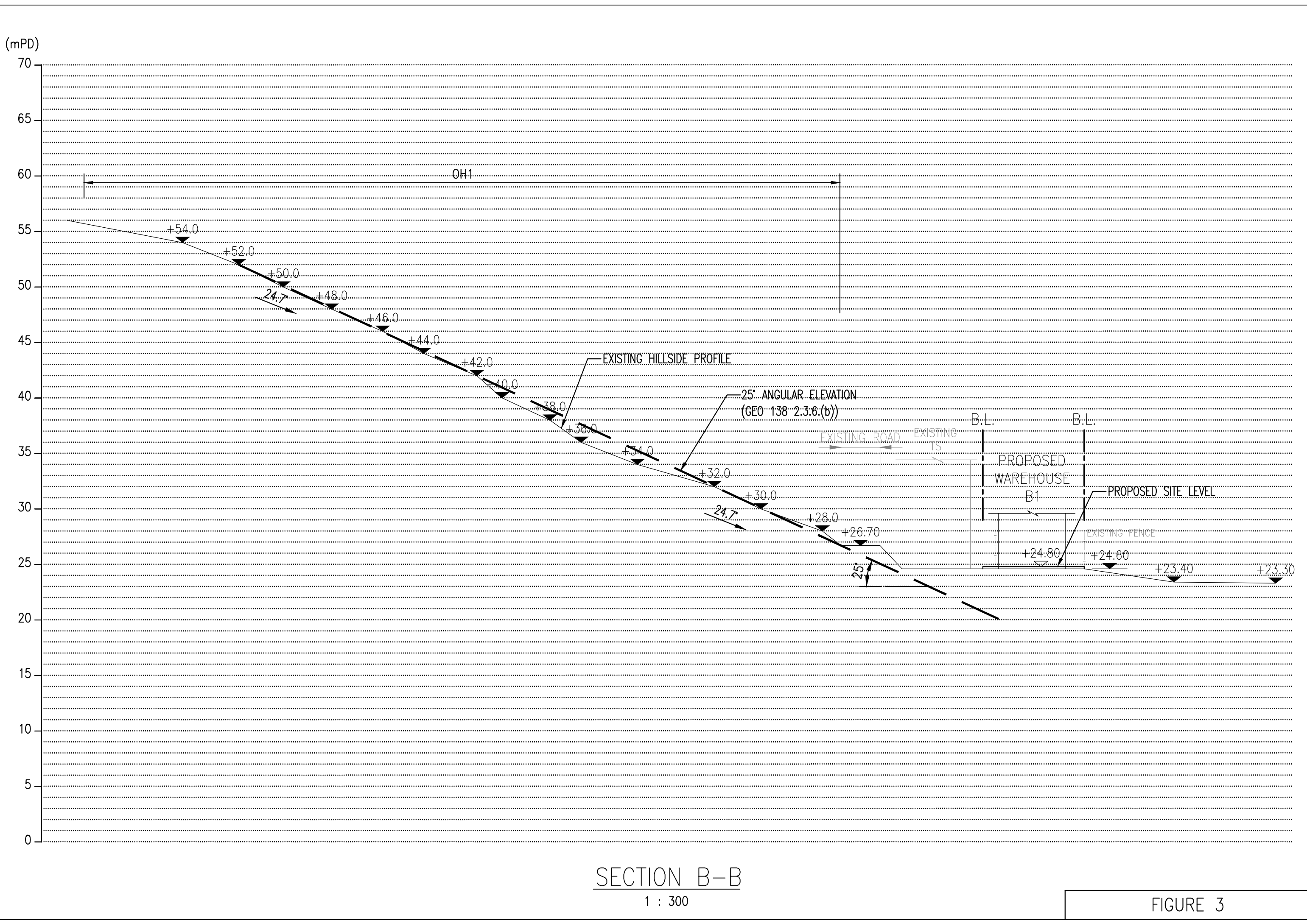
B.L.

EXISTING FENCE

SECTION B-B

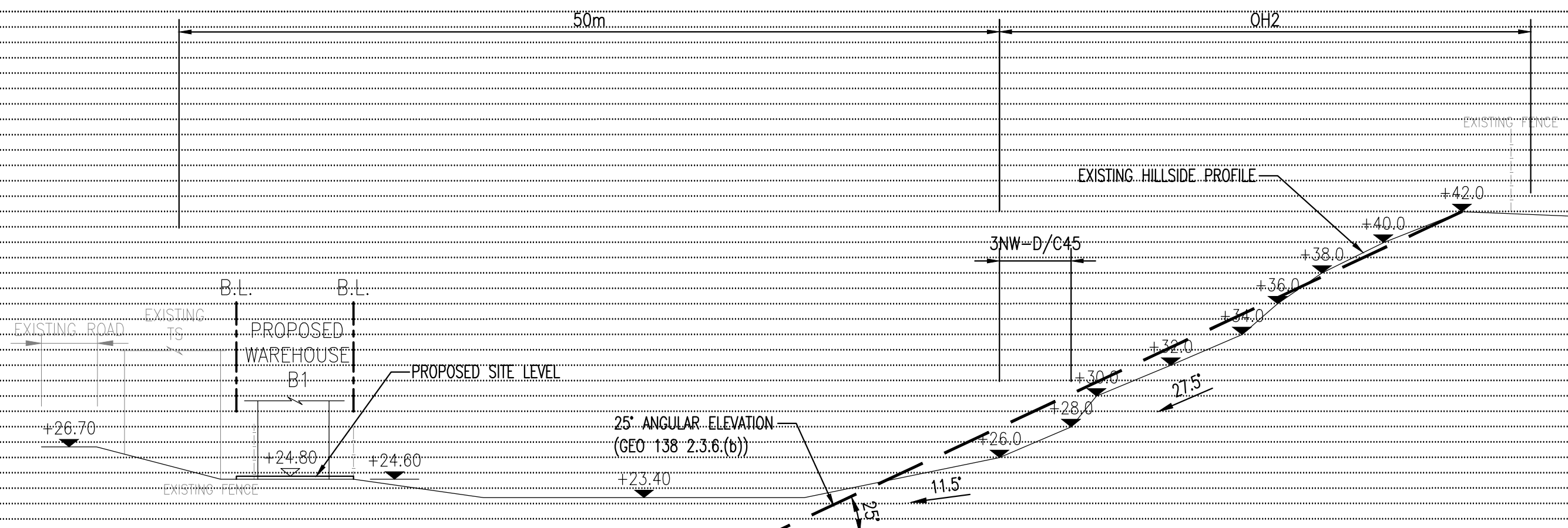
1 : 300

FIGURE 3



(mPD)

70
65
60
55
50
45
40
35
30
25
20
15
10
5
0



SECTION C-C

1 : 300

FIGURE 4

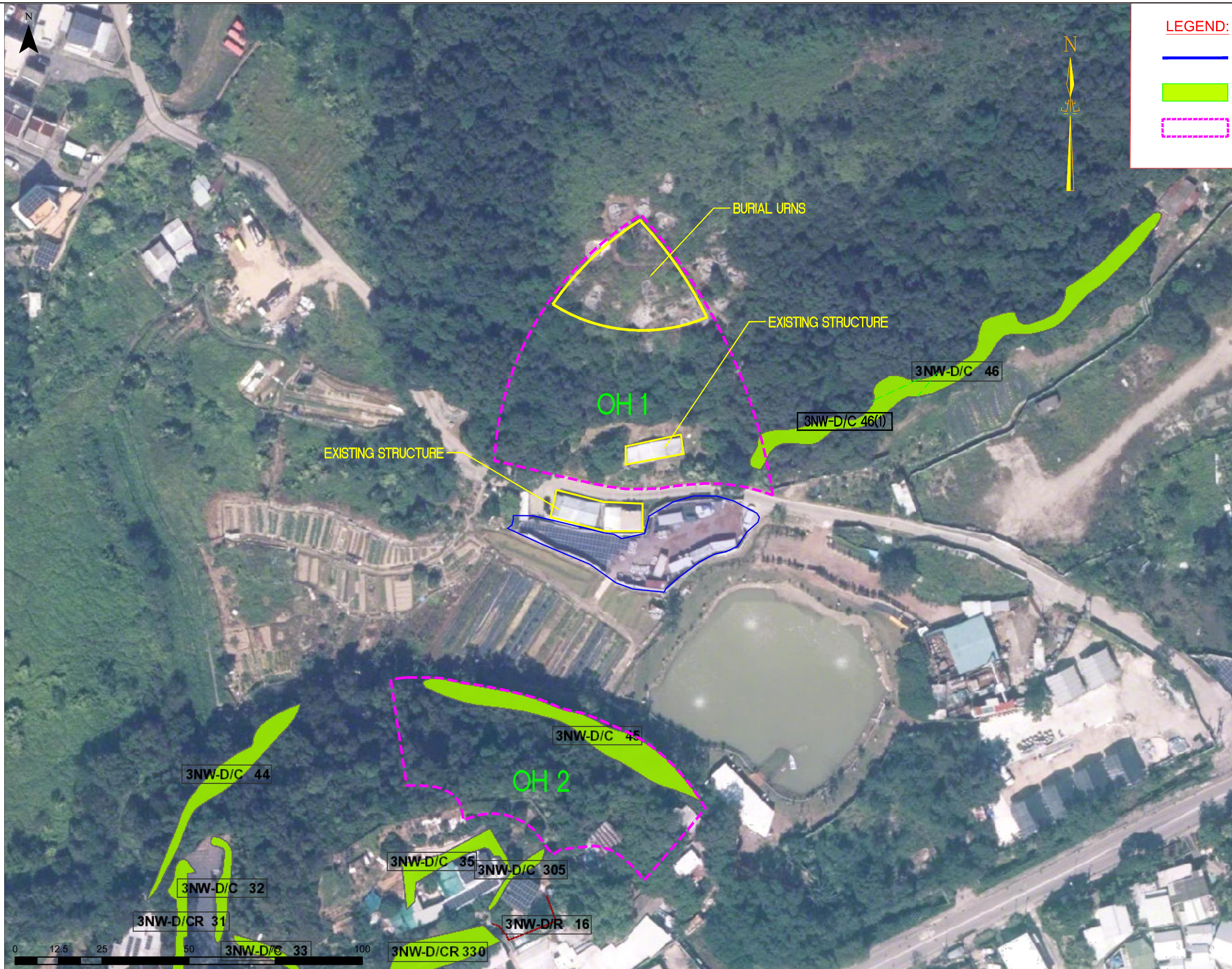
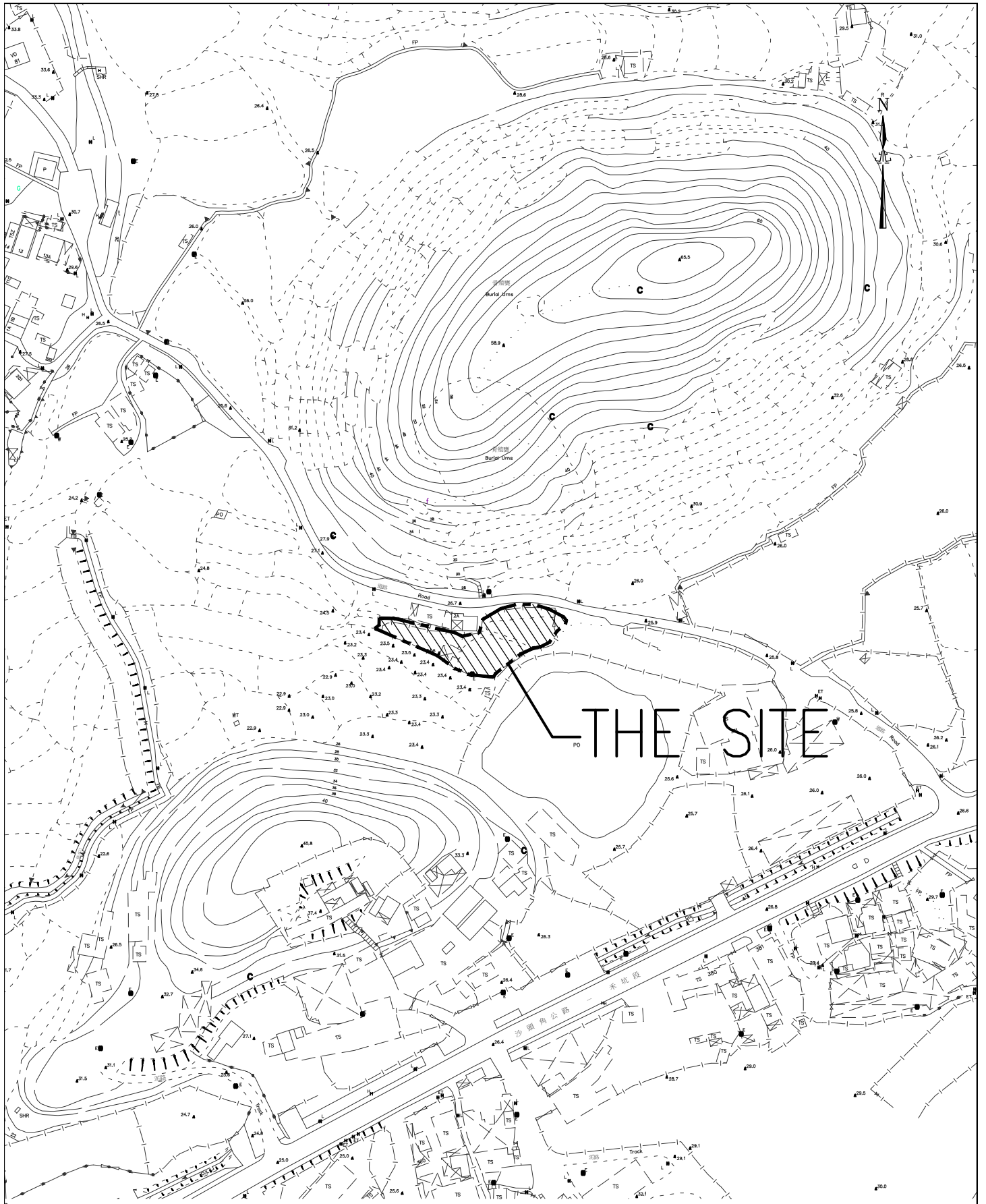


FIGURE 5

Appendix A



SITE LOCATION PLAN

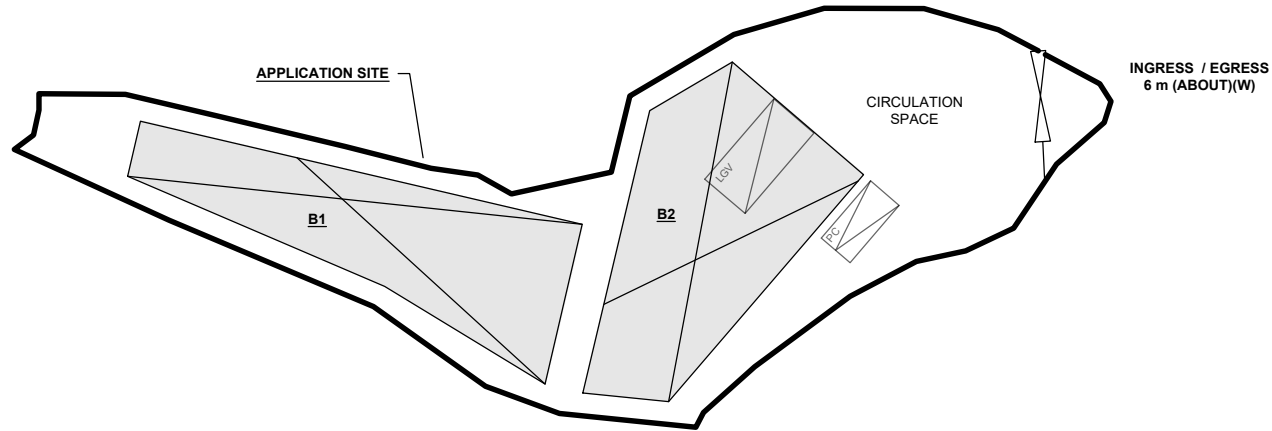
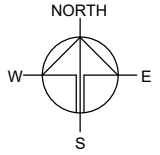
Appendix B

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 950 m ²	(ABOUT)
COVERED AREA	: 424 m ²	(ABOUT)
UNCOVERED AREA	: 526 m ²	(ABOUT)
PLOT RATIO	: 0.45	(ABOUT)
SITE COVERAGE	: 45 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 424 m ²	(ABOUT)
TOTAL GFA	: 424 m ²	(ABOUT)
BUILDING HEIGHT	: 9 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.)	202 m ² (ABOUT)	202 m ² (ABOUT)	9 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE AND WASHROOM	222 m ² (ABOUT)	222 m ² (ABOUT)	9 m (ABOUT)(1-STOREY)
TOTAL		424 m² (ABOUT)	424 m² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 7 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS

PROJECT
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
 LOT 207 IN D.D. 38, MAN UK PIN, NEW TERRITORIES

SCALE
 1 : 500 @ A4

DRAWN BY: MN DATE: 12.1.2026

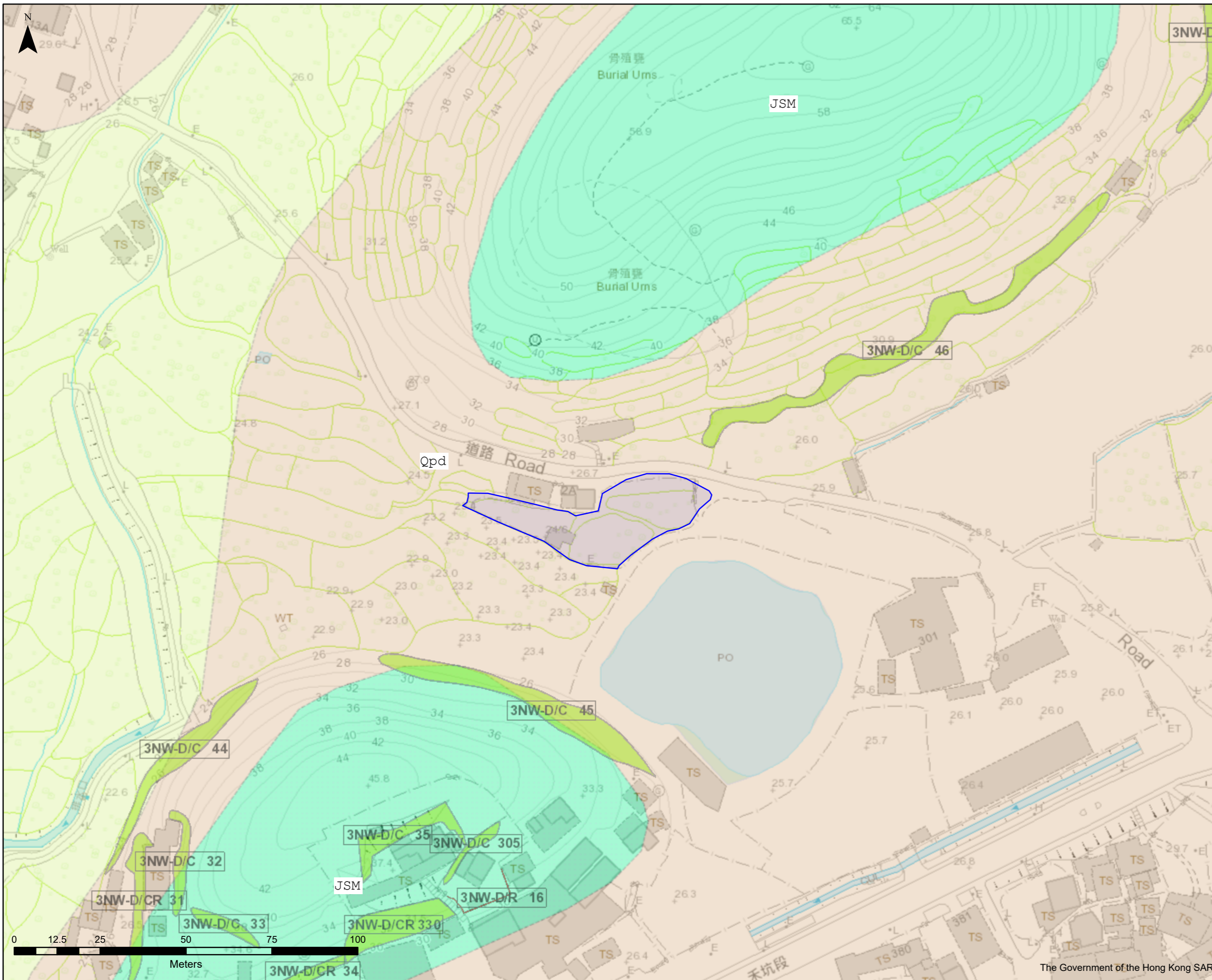
REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
 LAYOUT PLAN

DWG NO.: PLAN 4 VER.: 001

Appendix C



Man-made Features

- Cut slopes
 - Disturbed terrain
 - Fill slopes
 - NT defence measures
 - NT stabilisation measures
 - Retaining walls
- Slope Features



Division	
Scale	1:1000
Date	28/04/2026



SUPERFICIAL DEPOSITS 地表沉積

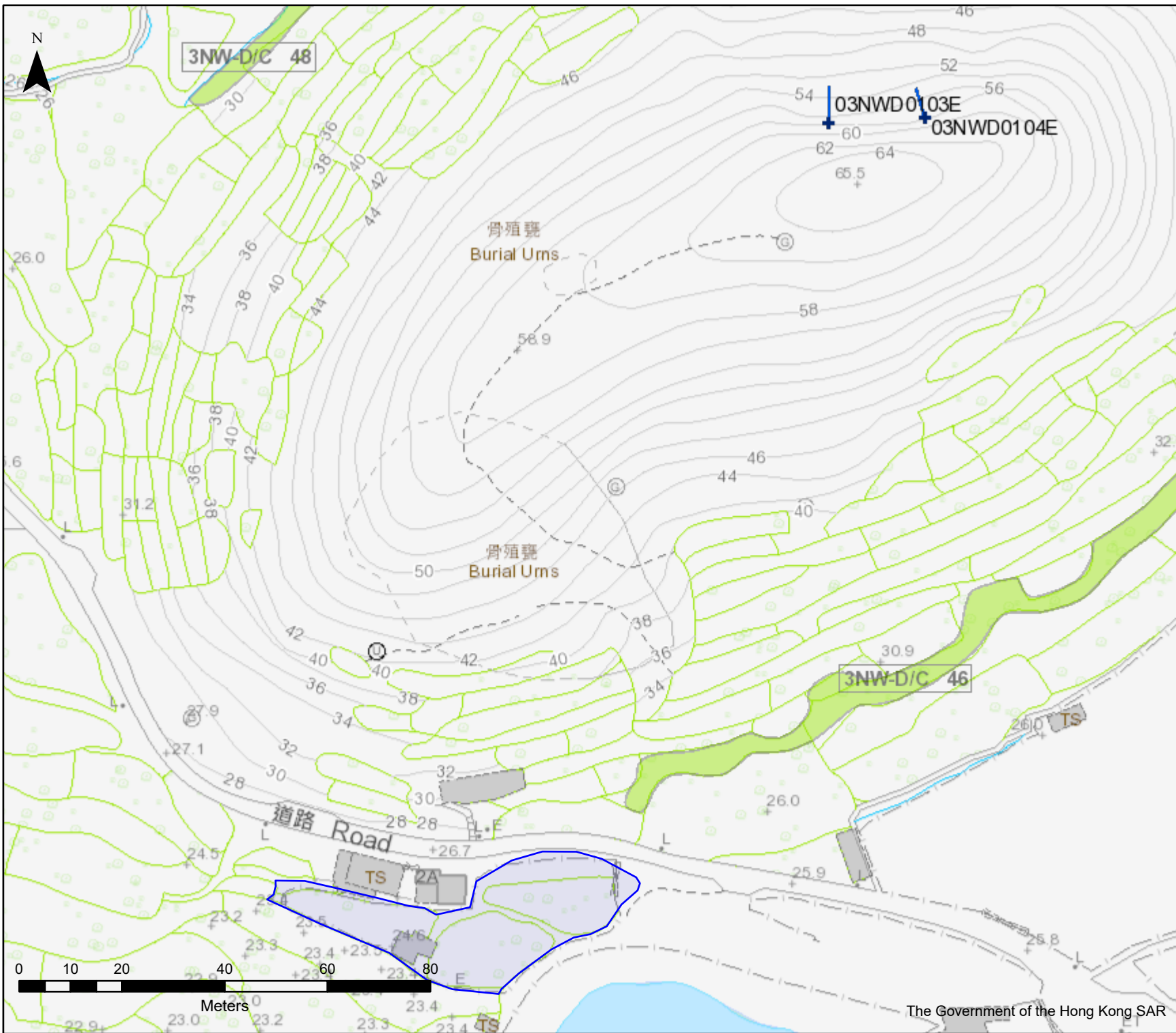
		GENETIC CLASSIFICATION 成因類型	主要物質成份	PRINCIPAL MATERIALS	
第四系 QUATERNARY	全新統 HOLOCENE	Fill 填土		填泥和廢物 Natural earth and waste	
		Alluvium 沖積物	Qa	分選性良好至中等的 粘土 / 粉砂、砂和礫石 Clay/silt, sand and gravel; well-sorted to semi-sorted	
		Beach deposits 海灘沉積	Qb	砂 Sand	
		Raised beach deposits 高位海灘沉積	Qrb	砂 Sand	
	更新-全新統 PLEISTOCENE AND HOLOCENE	坑口組 HANG HAU FORMATION	Marine sand 海相砂	QHH ms	主要深灰色海相泥 (未分) Undivided, mainly dark grey marine mud 砂、部份粉砂質 Sand, part silty
			Debris flow deposits 坡積、洪積物	Qd	未分選的砂、礫至漂礫， 基質為粘土 / 粉砂 Unsorted sand, gravel, cobbles and boulders; clay/silt matrix
	更新統 PLEISTOCENE	赤臘角組 CHEK LAP KOK FORMATION	Talus (rockfall) deposits 岩屑(岩崩)堆積物	Qt	礫石、中礫和漂礫 Gravel, cobbles and boulders
			Terraced alluvium 階地沖積物	Qpa	分選性良好至中等的 礫質、砂質粘土 / 粉砂 Clay/silt, gravelly sandy, well-sorted to semi-sorted
			Debris flow deposits 坡積、洪積物	Qpd	未分選的礫質、粘土質 粉砂 / 砂夾中礫至漂礫 Silt/sand, gravelly, clayey with cobbles and boulders; unsorted
				QCK	紅色、黃色和灰色的粘土， 粉砂、砂和礫石 (未分) Undivided; red, yellow and grey clay, silt, sand and gravel

SOLID GEOLOGY 基岩地質

SEDIMENTARY AND VOLCANIC ROCKS 沉積岩和火山岩

		NAMED ROCK DIVISIONS 地層單位名稱	主要岩石類型 / 特徵 PRINCIPAL ROCK TYPES/CHARACTERS																																
中生界 MESOZOIC	上侏羅統 UPPER JURASSIC	淺水灣群 REPULSE BAY VOLCANIC GROUP	東部和北部 EAST AND NORTH	Tai Mo Shan Formation, 大帽山組 (未分) undivided	JTM	粗火山灰晶屑凝灰岩 Coarse ash crystal tuff	Ap Lei Chau Formation, 鴨洲洲組 (未分) undivided	JAC	細火山灰玻屑凝灰岩 Fine ash vitric tuff	Shing Mun Formation 城門組	Undivided 未分	JSM	細粒至粗粒火山灰凝灰岩， 凝灰角礫岩和層凝灰岩 Fine ash to coarse ash tuffs, tuff-breccia and tuffite	Ngau Liu Member 牛寮段	Jnl	晶玻屑凝灰岩 Crystal and vitric tuff	Shek Lung Kung Member 石龍拱段	Jsl	凝灰角礫岩 Tuff-breccia	Yim Tin Tsai Formation, 鹽田仔組 (未分) undivided	JYT	粗火山灰晶屑凝灰岩 Coarse ash crystal tuff	西部 WEST	Tuen Mun Formation, 屯門組 (未分) undivided	JTU	安山岩夾凝灰岩和層凝灰岩 Andesite with tuff and tuffite		t	未分的凝灰岩和層凝灰岩 Undifferentiated tuff and tuffite		bt	含火山塊凝灰岩和層凝灰岩 Block-bearing tuff and tuffite		s	砂岩 Sandstone
				Tai Mo Shan Formation, 大帽山組 (未分) undivided	JTM	粗火山灰晶屑凝灰岩 Coarse ash crystal tuff																													
				Ap Lei Chau Formation, 鴨洲洲組 (未分) undivided	JAC	細火山灰玻屑凝灰岩 Fine ash vitric tuff																													
				Shing Mun Formation 城門組	Undivided 未分	JSM	細粒至粗粒火山灰凝灰岩， 凝灰角礫岩和層凝灰岩 Fine ash to coarse ash tuffs, tuff-breccia and tuffite																												
						Ngau Liu Member 牛寮段	Jnl	晶玻屑凝灰岩 Crystal and vitric tuff																											
			Shek Lung Kung Member 石龍拱段	Jsl	凝灰角礫岩 Tuff-breccia																														
			Yim Tin Tsai Formation, 鹽田仔組 (未分) undivided	JYT	粗火山灰晶屑凝灰岩 Coarse ash crystal tuff																														
			西部 WEST	Tuen Mun Formation, 屯門組 (未分) undivided	JTU	安山岩夾凝灰岩和層凝灰岩 Andesite with tuff and tuffite																													
				t	未分的凝灰岩和層凝灰岩 Undifferentiated tuff and tuffite																														
				bt	含火山塊凝灰岩和層凝灰岩 Block-bearing tuff and tuffite																														
	s	砂岩 Sandstone																																	

Appendix D



Man-made Features

- Cut slopes
 - Disturbed terrain
 - Fill slopes
 - NT defence measures
 - NT stabilisation measures
 - Retaining walls
- Slope Features

ENTLI Crown

- Recent
- Relict

ENTLI Trail

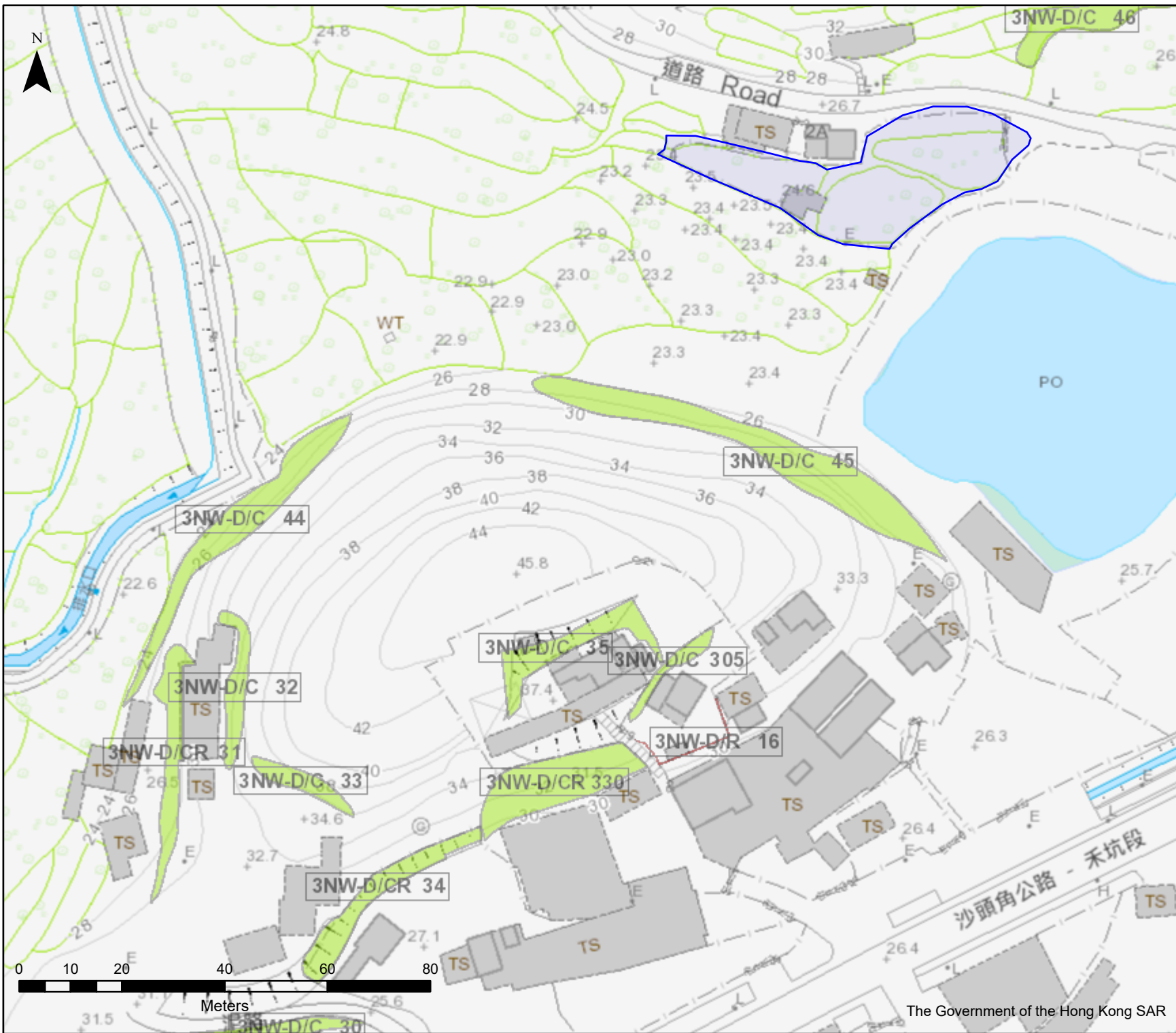
- Recent
- Relict

Division

Scale 1:1000

Date 28/04/2026





Man-made Features

- Cut slopes
 - Disturbed terrain
 - Fill slopes
 - NT defence measures
 - NT stabilisation measures
 - Retaining walls
- Slope Features

ENTLI Crown

- + Recent
- + Relict

ENTLI Trail

- Recent
- Relict

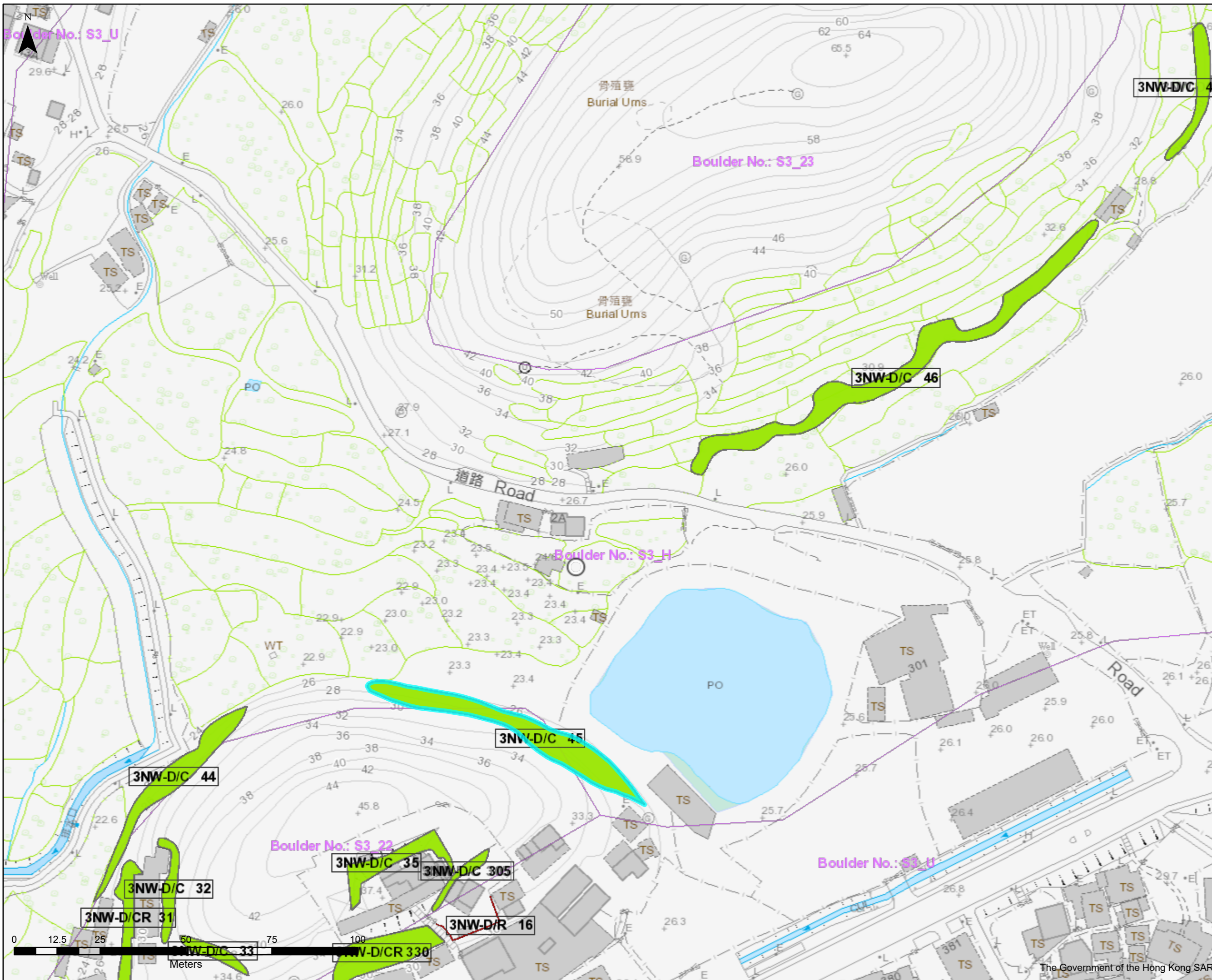
Division

Scale 1:1000

Date 28/04/2026



Appendix E



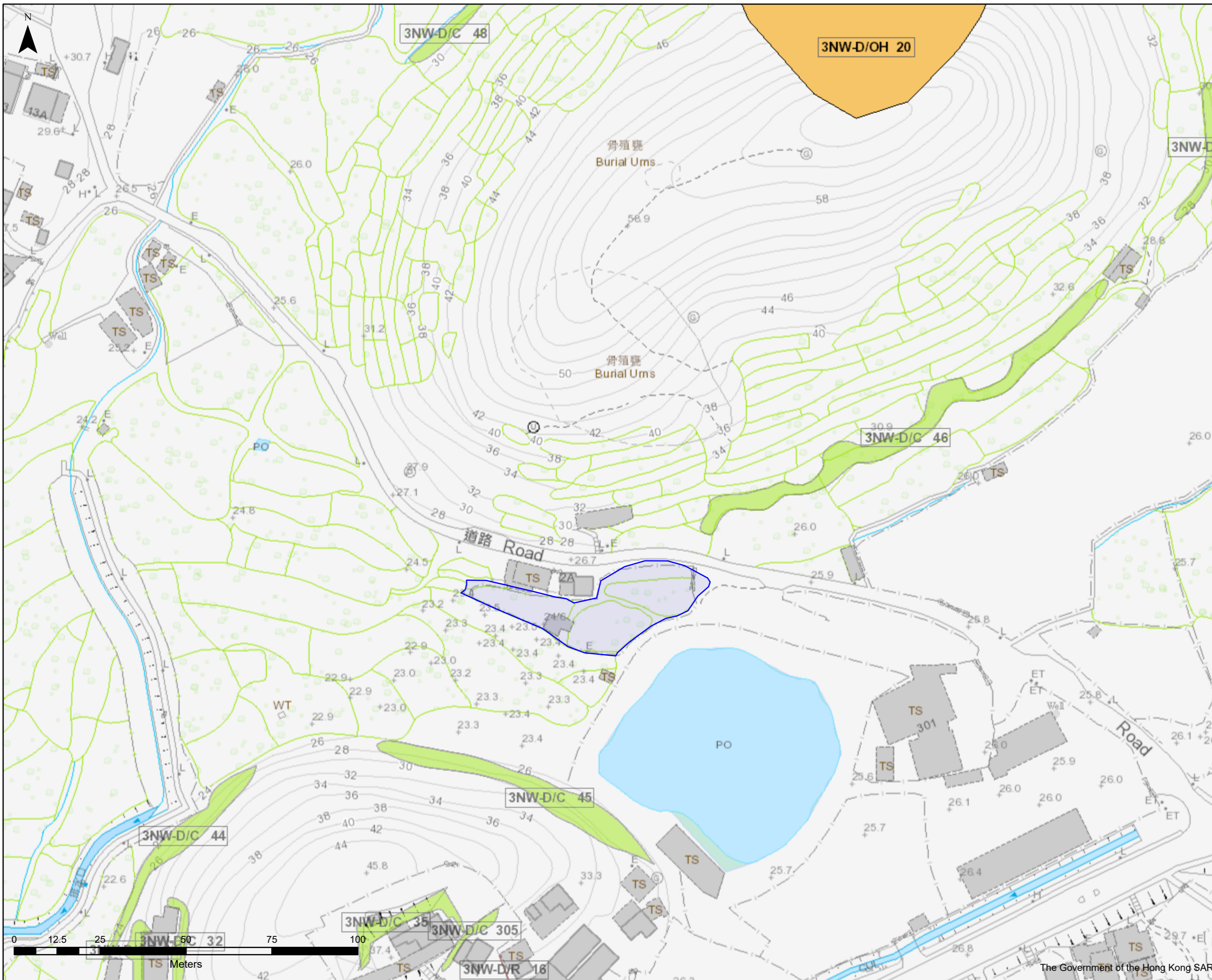
- ### Man-made Features
- Cut slopes
 - Disturbed terrain
 - Fill slopes
 - NT defence measures
 - NT stabilisation measures
 - Retaining walls
- Slope Features

- ### Man-made Features
- Cut slopes
 - Disturbed terrain
 - Fill slopes
 - NT defence measures
 - NT stabilisation measures
 - Retaining walls
 - Boulder
- Slope Features

Division	
Scale	1:1000
Date	04/05/2026



Appendix F



- ### Man-made Features
- Cut slopes
 - Disturbed terrain
 - Fill slopes
 - NT defence measures
 - NT stabilisation measures
 - Retaining walls
- ### Slope Features
- Historical Landslide Catchment

Division	
Scale	1:1000
Date	28/04/2026



Appendix G

BASIC INFORMATION

Location: Off Road Man Uk Bin Village from Sha Tau Kok Road, Wo Hang, North District
Registration Date: 24-10-1997
Ranking Score (NPRS): 0 (LPMit)
Date of Formation: pre-1977
Date of Construction/ Modification:
Data Source: EI(Lands D)
Approximate Coordinates: Easting : 837225 Northing : 842759

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Undeveloped green belt
Distance of Facility from Crest (m): 0
Facility at Toe: Lightly-used open area/facilities
Distance of Facility from Toe (m): 0
Consequence-to-life Category: 3
Remarks: N/A

SLOPE PART

(1) Max. Height (m): 6 Length (m): 90 Average Angle (deg): 60

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1 Mixed Feature Party: DD38 Lot193 Agent: N/A Land Cat.: 1,5b(vi),7 Reason Code: 1 MR Endorsement Date: 02-04-1998
(2) Sub Div.: 2 Mixed Feature Party: Lands D Agent: Lands D Land Cat.: 1,5b(vi),7 Reason Code: 62,90 MR Endorsement Date: 02-04-1998

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 05-02-2016
Data Source: EI(Lands D)
Slope Part Drainage: N/A
Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)

Surface Protection (%): Bare: 0 Vegetated: 100 Chunam: 0 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

WALL PART

N/A

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.: 3NW25B8
Map Sheet Reference (1:1000): 3NW-25B
Aerial Photos: Y10133 (1963), Y10134 (1963)
Nearest Rainguage Station (Station Number): Cheung Chi House, Cheung Wah Estate(N05)
Data Collected On: 05-02-2016
Date of Construction, Subsequent Modification and Demolition: Modification: Constructed Before: 1963 After: N/A
Related Reports/Files or Documents: File/Report: PWDC Ref. No.: GC 4/1/2-3 f (19) Pt.VI
File/Report: PWDC Ref. No.: GC 4/1/2-3 f (19) Pt.VI
Remarks: N/A
Follow Up Actions: N/A
DH-Order (To Be Confirmed with Buildings Department): None
Advisory Letter (To Be Confirmed with Buildings Department): None
LPMIS: None

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 21/11/2025)

STAGE 1 STUDY REPORT

Inspected On:

Weather:

District: ME

Section No: 1-1

Height(m):

Type of Toe Facility: Lightly-used open area/facilities

Distance from Toe(m): 0

Type of Crest Facility: Undeveloped green belt

Distance from Crest(m): 0

Consequence Category:

Engineering Judgement:

Section No: 2-2

Type of Toe Facility:

Distance from Toe(m):

Type of Crest Facility:

Distance from Crest(m):

Consequence Category:

Engineering Judgement:

Sign of Seepage:

Criterion A satisfied:

Sign of Distress:

Criterion D satisfied:

Non-routine maintenance required:

Note:

Masonry wall/Masonry facing:

Note:

Consequence category (for critical section):

Observations: N/A

Emergency Action Required:

Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A

Action By: N/A

Further Study:

Action By: N/A



OTHER EXTERNAL ACTION

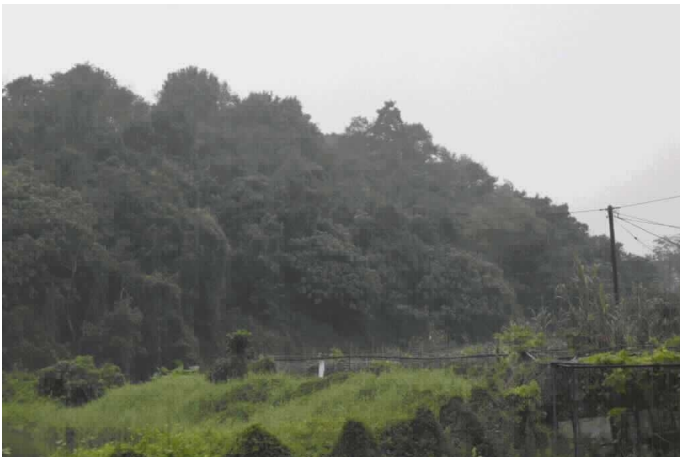
Check / repair Services:

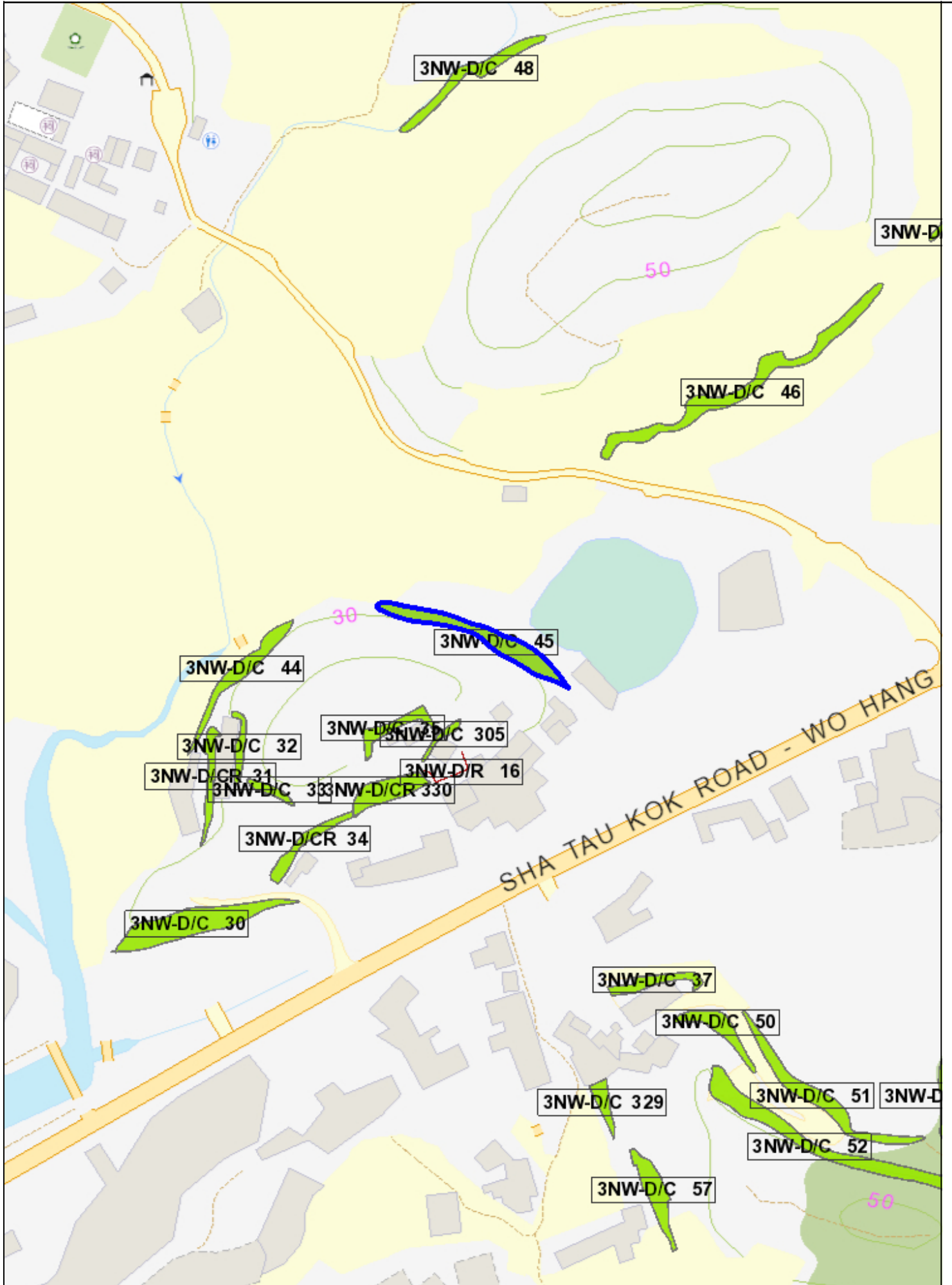
Action By: N/A

Non-routine Maintenance:

Action By: N/A

PHOTO





BASIC INFORMATION

Location: SOUTH-EAST OF MAN UK PIN, NORTH DISTRICT
Registration Date: 24-10-1997
Ranking Score (NPRS): 0 (Notional)
Date of Formation: pre-1977
Date of Construction/ Modification:
Data Source: SIRST
Approximate Coordinates: Easting : 837339 Northing : 842863

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Undeveloped green belt
Distance of Facility from Crest (m): 1
Facility at Toe: District open space
Distance of Facility from Toe (m): 0
Consequence-to-life Category: 3
Remarks: N/A

SLOPE PART

(1) Max. Height (m): 4 Length (m): 140 Average Angle (deg): 45

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1	Private Feature	Party: DD38 Lot226	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 02-04-1998
(2) Sub Div.: 2	Private Feature	Party: DD38 Lot237	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 02-04-1998
(3) Sub Div.: 3	Private Feature	Party: DD38 Lot235	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 02-04-1998
(4) Sub Div.: 4	Private Feature	Party: DD38 Lot236	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 02-04-1998
(5) Sub Div.: 5	Private Feature	Party: DD38 Lot254	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 02-04-1998

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 17-03-2001
Data Source: SIRST
Slope Part Drainage: N/A
Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)

Surface Protection (%): Bare: 10 Vegetated: 90 Chunam: 0 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil Geology: Colluvium
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

WALL PART

N/A

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.: 3NW25B6
Map Sheet Reference (1:1000): 3NW-25B
Aerial Photos: Y10133-4 (1963),
Nearest Rainguage Station (Station Number): Cheung Chi House, Cheung Wah Estate(N05)
Data Collected On: 17-03-2001
Date of Construction, Subsequent Modification and Demolition: Modification: Constructed Before: 1963 After: 0
Modification: Constructed Before: 1963 After: N/A
Related Reports/Files or Documents: File/Report: Other Ref. No.: None
File/Report: Other Ref. No.: None
File/Report: PWDC Ref. No.: GC 4/1/2-3 f(19) Pt. VI
File/Report: PWDC Ref. No.: GC 4/1/2-3 f(19) Pt. VI
File/Report: PWDC Ref. No.: GC 4/1/2-3 f(19) pt.VI
File/Report: PWDC Ref. No.: GC 4/1/2-3 f(19) pt.VI
File/Report: Peizometres Ref. No.: N
File/Report: Peizometres Ref. No.: N
Remarks: N/A
Follow Up Actions: N/A
DH-Order (To Be Confirmed with Buildings Department): None

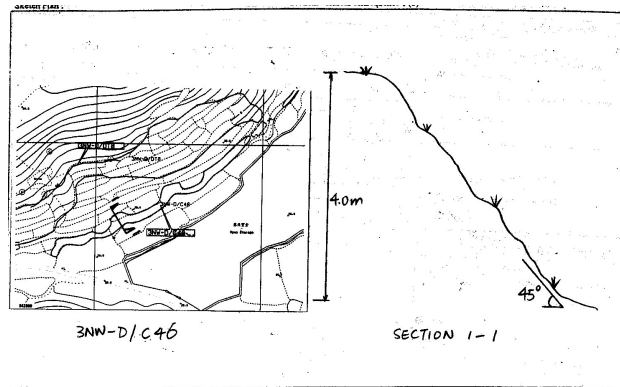
Advisory Letter (To Be Confirmed with Buildings Department): None
 LPMIS: None

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 21/11/2025)

STAGE 1 STUDY REPORT

Inspected On: 17-03-2001
 Weather: Mainly Fine
 District: ME



Section No: 1-1
 Height(m): H1 : 4 , H2 : 0
 Type of Toe Facility: District open space
 Distance from Toe(m): 0
 Type of Crest Facility: Undeveloped green belt
 Distance from Crest(m): 1
 Consequence Category: 3
 Engineering Judgement: U
 Section No: 2-2
 Type of Toe Facility: N/A
 Distance from Toe(m): 0
 Type of Crest Facility: N/A
 Distance from Crest(m): 0
 Consequence Category: 3
 Engineering Judgement: U
 Sign of Seepage: Slope : No signs of seepage
 Wall : N/A
 Criterion A satisfied: N
 Sign of Distress: Slope : N/A
 Wall : N/A
 Criterion D satisfied: N



Non-routine maintenance required: N
Note: N/A
Masonry wall/Masonry facing: N
Note: N/A
Consequence category (for critical section): 3
Observations: N/A
Emergency Action Required: N
Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A
Action By: N/A
Further Study: N
Action By: N/A

OTHER EXTERNAL ACTION

Check / repair Services: N
Action By: N/A
Non-routine Maintenance: N
Action By: N/A

PHOTO



