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Adrian Tsz Hin TAM/PLAND

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收件者: tpbpd/PLAND
副本: William Shu Tai WONG/PLAND; Johnny Chung Yin LAM/PLAND; Adrian Tsz Hin TAM/PLAND; 'Yancy'
主旨: Planning Application No. A/NE-MUP/239 --- Proposed Temporary Green Fuel Station for Electric Taxi and Shop and Services (Motor Vehicle Showroom and Refreshment Kiosk) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
附件: MUP239_FI1_20261006.pdf
類別: Internet Email

Dear Sir/Madam

We refer to the captioned application and submit herewith our responses to the comments from the GEO, CEDD and Lands Department for your consideration.

Should you have any queries, please feel free to call me at [REDACTED]. Thank you.

Best Regards,
Cannis Lee

Lawson David & Sung Surveyors Ltd.

[REDACTED]

<http://www.lawsonsurveyors.com>

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By Email and Post

Date : 7 October 2026
Your Ref.: TPB/A/NE-MUP/239
Our Ref. : LDS/PLAN/7305

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

Dear Sir/Madam,

Proposed Temporary Green Fuel Station for Electric Taxi and Shop and Services (Motor Vehicle Showroom and Refreshment Kiosk) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot 91RP(Part) in D.D. 81, Man Uk Pin, N.T.
(Application No. A/NE-MUP/239)

We refer to the comments received from the Geotechnical Engineering Office of the Civil Engineering and Development Department (GEO, CEDD) and the Lands Department (LandsD) on the captioned application.

In response to the comments from the GEO, CEDD, we submit a Geotechnical Planning Review Report (see **Annex 1**) in support of the application. Our response to the LandsD is also provided in **Annex 2** for your consideration.

Should there be any queries, please contact our Ms. Cannis Lee or Ms. Yancy Fung at [REDACTED].

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited




Encl.

c.c. DPO/STN (Attn.: Mr. William Wong) – By Email
Client

Your Assets for Growth

Geotechnical Planning Review Report (GPRR)

Please insert a 「✓」 at the appropriate box(es).

Please use separate sheets to complete the GPRR if the space provided herein is insufficient.

1. Basic Application Information

(a) Name of Applicant(s)

Hong Kong Big Bee Green Energy Technology Limited

(b) Full Address of Application Site

Lot 91 RP (Part) in D.D. 81, Man Uk Pin

(c) Proposed Development:

Criteria Met:

- (i) ☐ the maximum gradient across a site from boundary to boundary, or for a large site across any 50 m long strip, is greater than 15°.
- (ii) ☐ a man-made slope steeper than 30°, or retaining wall, or combination of the two with a height greater than 6 m exists on the site or within 6 m of the site.
- (iii) ☒ there is ground outside the site but in the same catchment that is at an angular elevation of more than 20° from the site, and there is ground sloping at more than 15° within 50 m upslope of the site.

Notes:

1. Where criteria (c)(i) and/or (c)(ii) is/are met [i.e. concerning man-made slopes / retaining walls], please complete Section 2(a).
2. Where criterion (c)(iii) is met [i.e. concerning natural terrain], please complete Section 2(b).

2. Potential Geotechnical Constraints of Development Proposal

(a) Man-made Slopes / Retaining Walls

Geotechnical feasibility assessment concerning man-made features required?

☐ Not Required [Either type (I), (II) or (III) ticked]	Type of proposed development involving (I) ☐ Change of use within existing buildings or part thereof, or (II) ☐ Utility installation (exposed pipes, trenches or pit excavations with a maximum depth of 1.5 m below ground level only), or (III) ☐ Minor relaxation of Building Height Restriction without change in plot ratio for redevelopment (refer to Town Planning Ordinance (Cap. 131))															
☐ Required [development type (I) to (III) above not applicable]	(i) Geotechnical feasibility assessment, including the assessment of the effect of the development to the following features or vice versa, is required. <table border="1" data-bbox="472 745 1364 1048"> <thead> <tr> <th>List of Registered Feature(s) existing on the site</th> <th>List of Registered Feature(s) within 6m of the site</th> </tr> </thead> <tbody> <tr> <td>(e.g. 7SW-B/C110)</td> <td>(e.g. 7SW-B/C110)</td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table> [Note: A location plan showing the registered features should be supplemented. Reference could be made to the Slope Information System of the Hong Kong Slope Safety website at https://hkss.cedd.gov.hk/hkss/en/facts-and-figures/slope-information-system/sis/index.html.] (ii) Presence of suspected Unauthorized Slope Works affecting or being affected by the proposed development? ☐ No ☐ Yes (Please provide details in separate sheets in this application) (iii) When will the geotechnical feasibility assessment be submitted? ☐ This Planning Application [Provide supplementary information as per Para. 4 of the Advice Note] ☐ General Building Plan submission ☐ Application for certificate of exemption in respect of site formation works for New Territories Exempted House ☐ Other submissions (Please specify: _____)		List of Registered Feature(s) existing on the site	List of Registered Feature(s) within 6m of the site	(e.g. 7SW-B/C110)	(e.g. 7SW-B/C110)										
List of Registered Feature(s) existing on the site	List of Registered Feature(s) within 6m of the site															
(e.g. 7SW-B/C110)	(e.g. 7SW-B/C110)															

(b) Natural Terrain

- (i) ☐ Proposed use / new development / redevelopment involving only Groups 4 and/or 5 facilities (refer to Table 2.2 of GEO Report No. 138, 2nd Edition)
- (ii)(a) ☒ Proposed use / new development / redevelopment involving Groups 1 to 3 facilities (refer to Table 2.2 of GEO Report No. 138, 2nd Edition)
- (ii)(b) ☒ There is ground outside the site but in the same catchment at an angular elevation > 20° from the site, and there is ground sloping at > 15° within 50 m upslope of the site.
- (iii) ☐ There is evidence that the site is subject to past instability, or the site is either intersected by or adjacent to a natural drainage course.

Based on the above, please assess whether a natural terrain hazard study is required:

[For details of assessing whether a natural terrain hazard study is required, please refer to GEO Report No. 138 (2nd Edition)]

- (iv) ☐ **A natural terrain hazard study is required**, and suitable hazard mitigation measures, if found necessary, will be provided as part of the proposed development / redevelopment.

[Notes:

1. Applications will not normally be accepted if there is ground outside the site, which is at an angular elevation of greater than 35° from the site and which is also more than 50 m higher than the site, and/or if a site is shown to be subject to major past instability.

2. A natural terrain hazard study is normally required if all criteria in (ii)(a) and (ii)(b), and/or (iii) above are met. Other than these, applications need to be considered on a case-by-case basis.]

- ☒ **A natural terrain hazard study is NOT required.** (Please refer to the Supplementary Sheet)

[Notes:

1. A natural terrain hazard is not required if criterion (i) above is met.

2. A natural terrain hazard study is not required if the hazard can be dealt with by alternative means, such as relocating Groups 1 to 3 facilities further away from the natural terrain and/or designating a "No-build Zone" such that the criteria in (ii)(a) and (ii)(b), and/or (iii) above are not met.]

Notes:

1. Plan(s) and section(s) showing the angular elevation of the natural terrain from the site should be provided to support the above assessment.
2. For proposed use / new development / redevelopment requiring a natural terrain hazard study, the boundary of the natural terrain hazard study should be indicated on a plan, which should be submitted as part of the GPRR. Please provide any additional information on supplementary sheet(s) in this application, if necessary.

Date: 7/10/2026

Supplementary Sheet to GPRR Section 2(b) – Natural Terrain

This sheet supports the geotechnical planning review report for the Proposed Temporary Green Fuel Station at Lot 91 RP (Part) in D.D. 81, Man Uk Pin (the application site). It should be read with Drawings GPRR PLAN, GPRR SECTION and GPRR-CONTOUR.

1. Proposed development

The application site is flat, vacant land of about 1,626 m² on the north side of Sha Tau Kok Road – Wo Hang. It will be filled to about +34.0 mPD (Figure 5, Land Filling Plan). The site will accommodate a motor vehicle showroom and a refreshment kiosk (Group 1: store and shop) and open EV charging and parking spaces (Group 3: open car park), with an unmanned transformer room and a washroom as supporting facilities. The development therefore involves Group 1 to 3 facilities under Table 2.2 of GEO Report No. 138, and item 2(b)(ii)(a) of the GPRR applies.

2. Natural terrain Catchment

The application site is overlooked by natural terrain on its north and south sides. Based on topographic map No. 3-NE-21A from the Survey and Mapping Office of the Lands Department and the Digital Terrain Model from the 2020 LiDAR Survey, tile 3NE21A, obtained from the CSDI Portal, the catchment area are described below and presented in Drawing No. GPRR PLAN, with relevant sections of the catchment presented in Drawing No. GPRR SECTION.

3. Northern side (Section A-A)

The natural terrain on the north side rises from about +34 mPD at its toe to about +97 mPD. The angular elevation from the application site is 20°. There is a buffer zone of about 28 m between the toe of the hillside and the application site. The ground in this buffer zone is nearly level, falling from about +34 mPD to about +32.7 mPD. It is occupied by existing village houses of one to two storeys with fence walls, and by the village access road. The debris flow path and the buffer zone are marked on **Figure 1**. These existing structures shield off the application site from the catchment. Debris from the hillside would deposit on this level ground before reaching the application site. Hence, there is no credible debris flow path from this hillside to the application site.



Figure 1 - Aerial view of the Northern side catchment

4. Southern side (Section B-B)

The natural terrain on the south side rises from about +34 mPD at its toe to about +87 mPD, with Feature No. 3NE-C/C 201 at the toe. The angular elevation from the application site is 22.9° . There is a buffer zone of about 26 m between the toe of the hillside and the application site, as shown in **Figure 2**. Sha Tau Kok Road and an existing channel lie within this buffer zone. The road is at about +34 mPD. The channel is about 12 m wide and its bottom is at about +31.4 mPD, which is about 2.5 m lower than both the road and the proposed site level, as shown in **Figure 3**. The channel provides a low and gentle area where debris would slow down and deposit. It would act in a similar way to a debris retention basin as described in Section 5.3.2 of GEO Report No. 138. The road and the channel together form a buffer area in line with Section 5.2(c). Debris from the hillside would therefore be caught before reaching the application site. Hence, there is no credible debris flow path from this hillside to the application site.



Figure 2 - Aerial view of the Southern side catchment



Figure 3 - Existing channel between the southern side of the application site and Sha Tau Kok Road

5. Screening under Section 2.3 of GEO Report No. 138

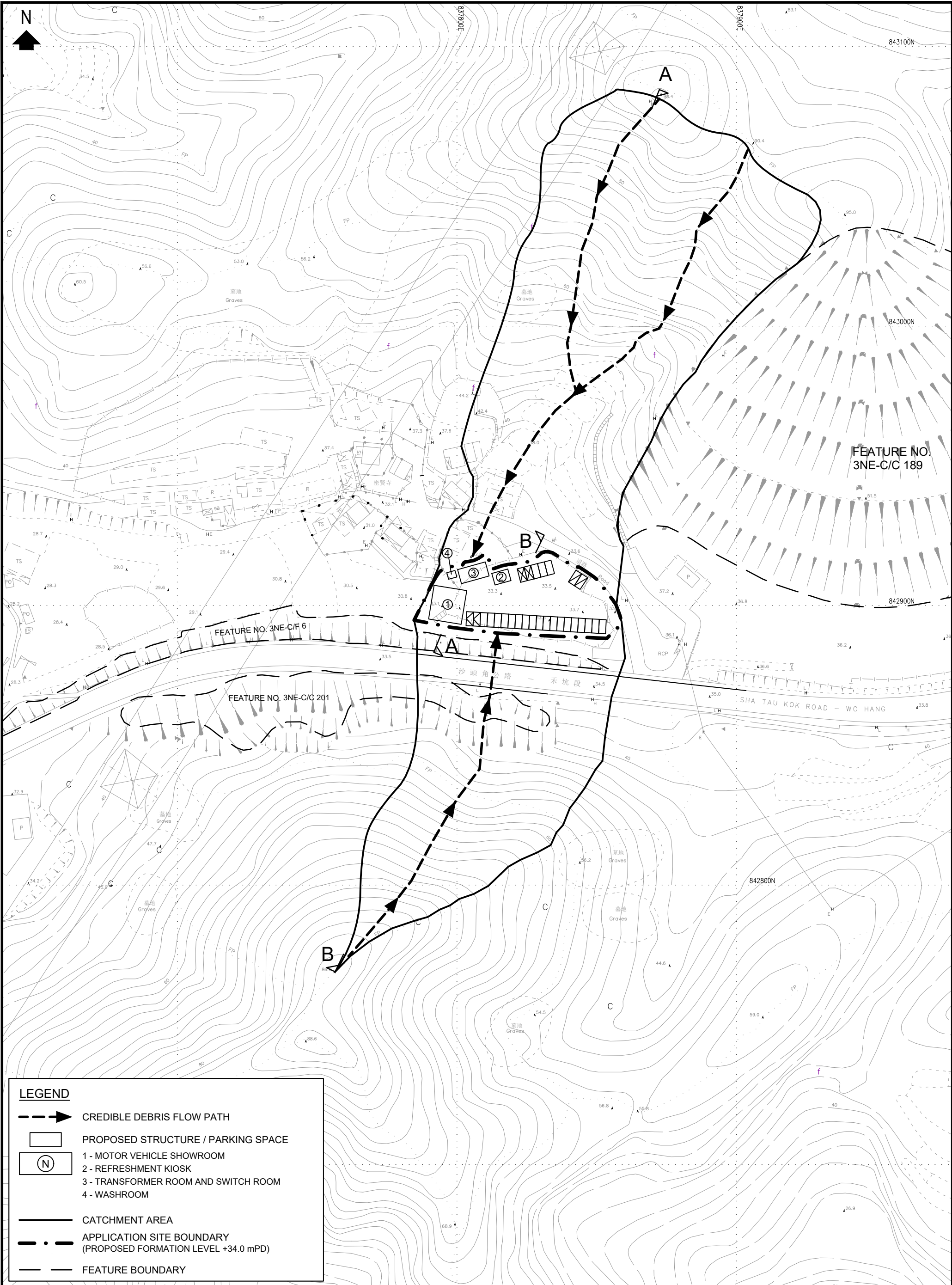
Angles are measured from the upslope site boundary.

Catchment	Angular elevation of natural terrain	Ground >15° within 50 m upslope	Buffer zone between hill toe and the application site	Credible debris flow path to the site?	Alert Criteria met?
North (Section A-A)	20° ($\geq 20^\circ$)	Yes	28 m of nearly level ground with existing village houses	No (para. 3)	No
South (Section B-B)	22.9° ($> 20^\circ$)	Yes	26 m, with Sha Tau Kok Road and existing channel	No (para. 4)	No

The angular elevations are also well below 35°, so the in-principle objection criteria of Section 2.3.3 are not met.

6. Conclusion

The application site is separated from the natural terrain by a buffer zone on both the northern and the southern side. On the north side, the buffer zone is occupied by existing village houses and the village access road. On the south side, it is occupied by Sha Tau Kok Road and the existing channel. These existing features would intercept debris before it reaches the application site. Accordingly, there is no credible debris flow path from the natural terrain to the application site, and the Alert Criteria of GEO Report No. 138 are not met. It is therefore concluded that a natural terrain hazard study is not required for the proposed temporary development.



LEGEND

CREDIBLE DEBRIS FLOW PATH

PROPOSED STRUCTURE / PARKING SPACE

(N)

1 - MOTOR VEHICLE SHOWROOM
2 - REFRESHMENT KIOSK
3 - TRANSFORMER ROOM AND SWITCH ROOM
4 - WASHROOM

CATCHMENT AREA

APPLICATION SITE BOUNDARY
(PROPOSED FORMATION LEVEL +34.0 mPD)

FEATURE BOUNDARY

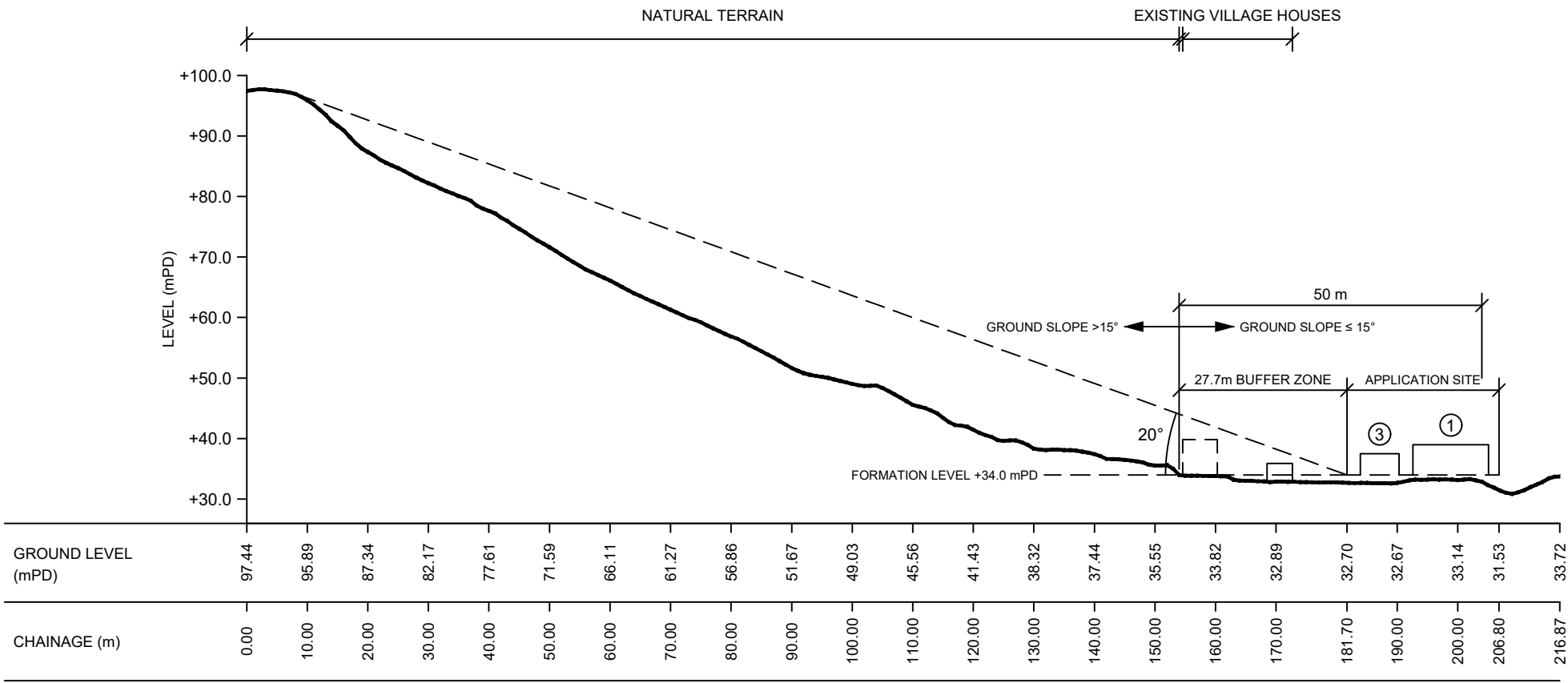
TITLE

NATURAL TERRAIN HAZARD STUDY (NTHS) AREA

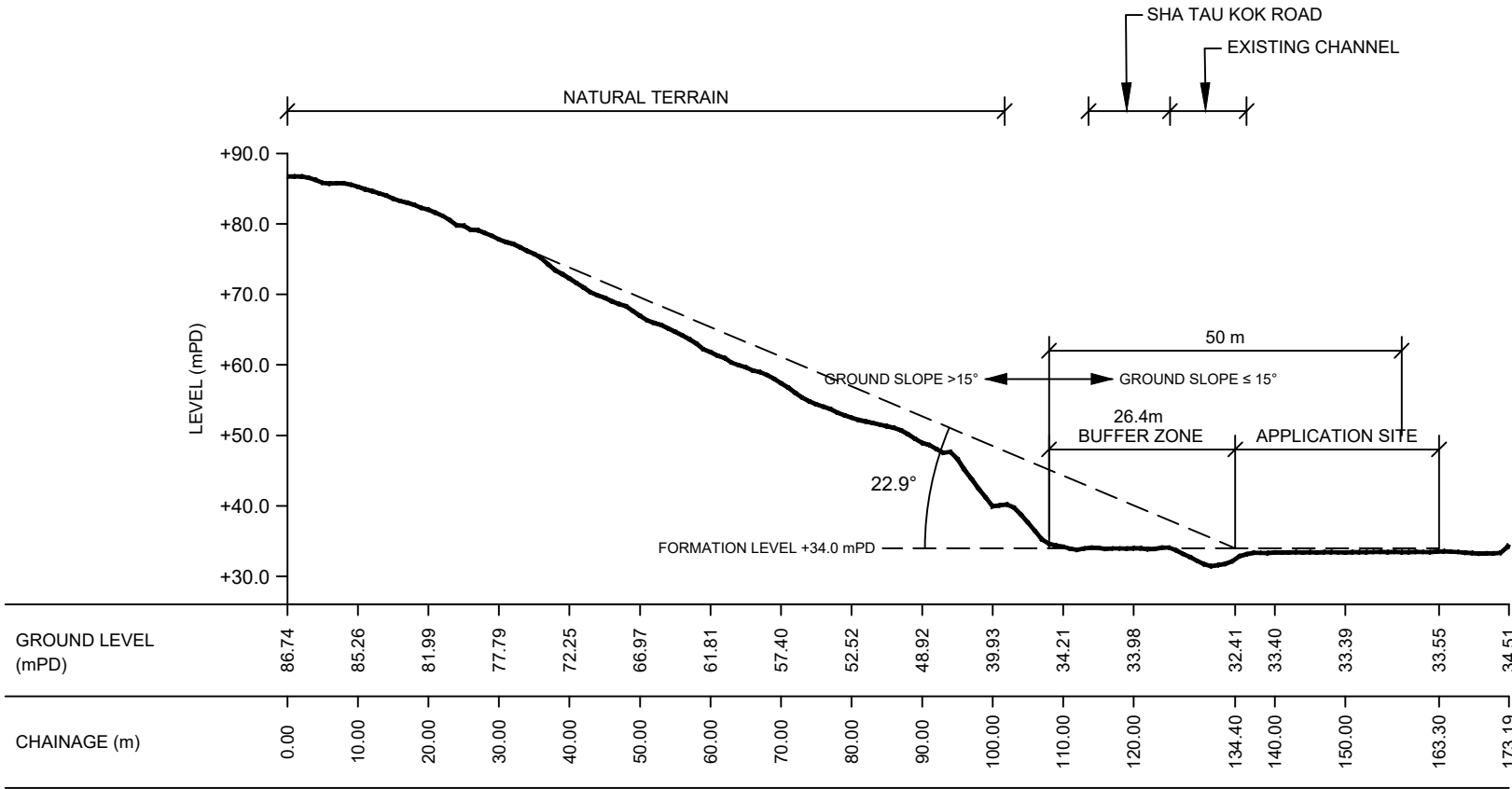
何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

SCALE
1 : 1250 - A3

DRAWING No.
GPRR PLAN



SECTION A-A



SECTION B-B

SECTION	ANGULAR ELEVATION OF NATURAL TERRAIN FROM FORMATION LEVEL +34.0 mPD	GROUND SLOPING >15° WITHIN 50 m UPSLOPE OF SITE	CREDIBLE DEBRIS FLOW PATH TO THE SITE?	ALERT CRITERIA MET?
A-A	YES (20°)	YES (TOE 27.7 m FROM SITE)	NOT CREDIBLE (REFER TO SUPPLEMENTARY SHEET, PARA. 3)	NO (DEBRIS NOT EXPECTED TO REACH THE SITE)
B-B	YES (22.9°)	YES (TOE 26.4 m FROM SITE)	NOT CREDIBLE (REFER TO SUPPLEMENTARY SHEET, PARA. 4)	NO (DEBRIS NOT EXPECTED TO REACH THE SITE)

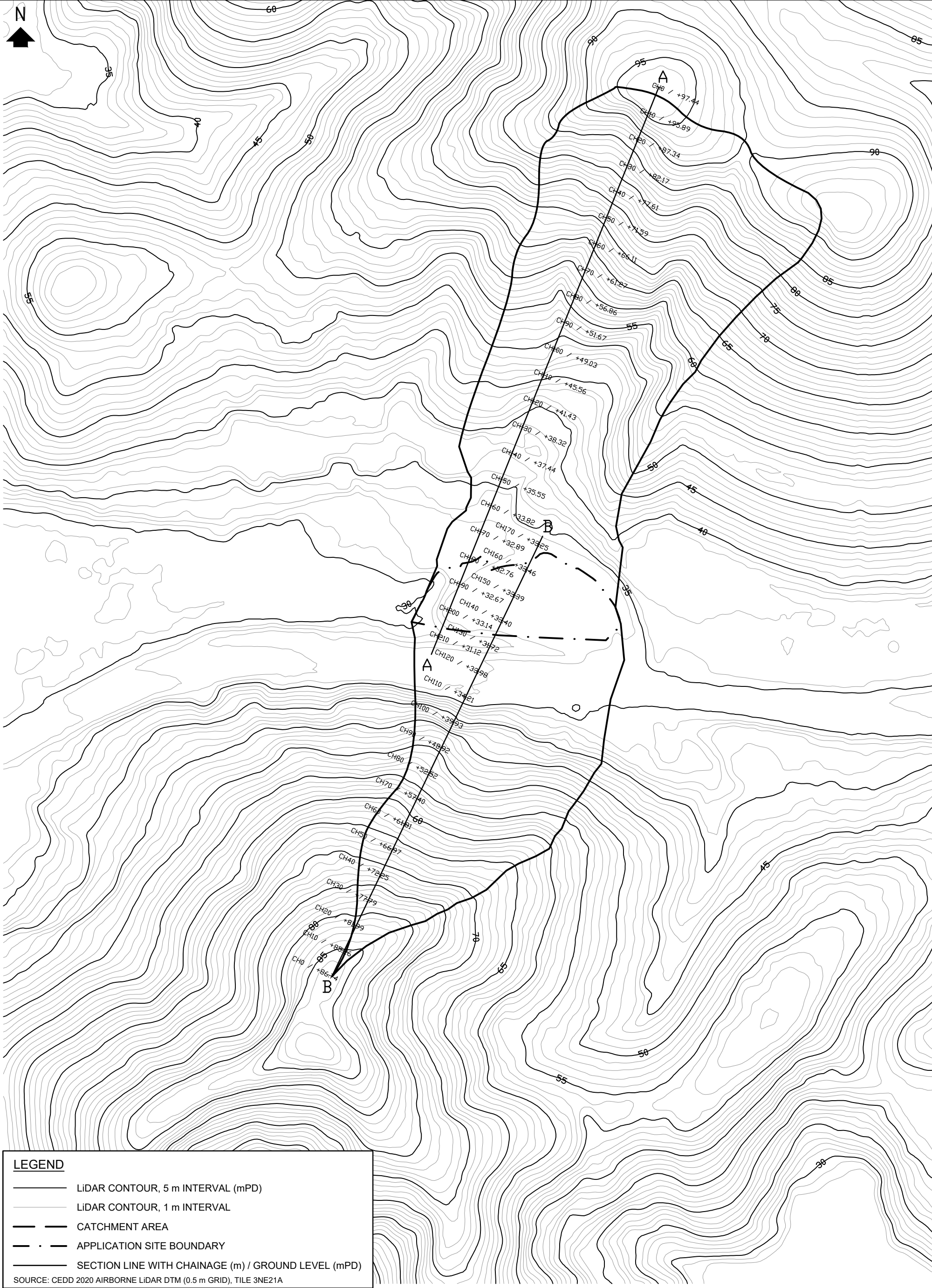
TITLE

SECTIONS PLAN

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

SCALE
1 : 1000 - A3

DRAWING No.
GPRR SECTION



PROJECT		何 田 顧 問 工 程 師 有 限 公 司 HO TIN & ASSOCIATES CONSULTING ENGINEERS LIMITED	
TITLE	2020 LiDAR CONTOURS WITH SECTION LINES A-A AND B-B	SCALE	DRAWING No.
		1 : 1250 - A3	GPRR-CONTOUR

Annex 2: Responses to Departmental Comments (Planning Application No. A/NE-MUP/239) (7 October, 2026)

COMMENTS		RESPONSES
1.	Lands Department (LandsD)	
(a)	LandsD objects to the application; the application site comprises an Old Schedule Agricultural Lot 91 RP (P) in D.D. 81 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;	Noted.
(b)	if the planning application is approved, the lot owner shall apply to LandsD for a Short Term Waiver (STW) to permit the structures erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and	Noted. The Applicant will apply to the Lands Department for a Short Term Waiver (STW) once the planning application is approved.
(c)	the following irregularities not covered by the planning application have been detected by LandsD: <u>unlawful occupation of Government land (GL) not covered by the planning application</u>	Noted. The current fence was erected by the previous occupier. The Applicant will remove the existing fence and rebuild a new one in accordance with the application site boundary. No GL will be occupied by the Applicant.

	the GL adjoining the said private lot has been fenced off without permission. The GL being illegally occupied is not included in the application. The applicant should clarify the extent of the application site. Any occupation of GL without the Government's prior approval is an offence under Cap. 28. LandsD reserves the rights to take necessary land control action against the illegal occupation of GL without further notice; the lot owner shall remove the fence and cease the illegal occupation of GL not covered by the planning application immediately; and unless and until the unlawful occupation of GL is duly rectified by the lot owner, LandsD objects to the application which must be brought to the attention of the Town Planning Board when they consider the application.	
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