

Total: 37 pages

Date: 31 March 2025

TPB Ref.: A/YL-LFS/546

By Email

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

Dear Sir,

Temporary Open Storage of Construction Materials for a Period of 3 Years at Lots 1700 (Part) & 1701 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

We are glad to submit the Geotechnical Planning Review Report herewith for the consideration of the CEDD.

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

Yours faithfully,

The image shows a handwritten signature in blue ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Tracy LAW) – By Email

GEOTECHNICAL PLANNING REVIEW REPORT (GPRR)

FOR

**TEMPORARY OPEN STORAGE OF CONSTRUCTION
MATERIALS FOR A PERIOD OF 3 YEARS**

AT

**LOT NO. 1700 (PART) & 1701 (PART) IN D.D. 129,
LAU FAU SHAN, YUEN LONG, N.T.**

ISSUE 1

March 2025

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APPENDICES

Appendix A	SIS FOR REGISTERED FEATURES IN THE VICINITY OF THE SITE
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1. INTRODUCTION

It is proposed to apply the site to be the temporary open storage of construction materials for a period of 3 years at Lot Nos. 1700 (Part) and 1701 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T. under section 16 of Town Planning Ordinance (Application No. A/YL/-LFS/546). This report would present a Geotechnical Planning Review Report (GPRR) of the site to support the planning application.

2. SITE DESCRIPTION

The subject site is located at Lot Nos. 1700 (Part) and 1701 (Part) in D.D. 129. A site location plan and site layout plan are shown on Figures 1 and 2, respectively. The site is about rectangular shape on plan and has an area of approximately 1620m² and the site is an open space area. The site location plan for the application site and the proposed layout plan are shown in Figure 1 and 2.

2.1 Existing Features in the Vicinity of the Site

There are 3 registered features in the vicinity of the proposed development. The locations of the features are shown in Figure 3. Slope Information System (SIS) reports and Slope Maintenance Responsibility Information System (SIMAR) reports indicating the location of the features and their maintenance responsibility are attached in Appendix A and B. No record of slope instability can be found.

Maintenance Responsibility of features in the vicinity of the proposed development:

<u>Feature No.</u>	<u>Sub-division No.</u>	<u>Maintenance Responsibility</u>
2SW-C/C115	1	D.D.129 Lot 1710
	2	D.D.129 Lot 1711
	3	Lands Department
	4	D.D.129 Lot 1706
	5	D.D.129 Lot 1705 S.B
	6	D.D.129 Lot 1705 S.A
	7	D.D.129 Lot 1701
	8	D.D.129 Lot 1703
	9	D.D.129 Lot 1704
2SW-C/C/120	1	D.D.129 Lot 1702
2SW-C/C/124	1	D.D.129 Lot 1700

Description of the features are as follows:

Feature No. 2SW-C/C115 (Outside boundary of application site)

This is a U-shape feature is located at the northern boundary of the site. It consists of a vegetated slope with a maximum 7.0m high and has a face angle of about 60°. This feature is about 160m long. The photo is shown in Plate A1.

Feature No. 2SW-C/C115 (Within boundary of application site)

Part of 2SW-C/C115 (Sub-division Part 7) is located at the crest of the feature, it is a relatively small part of the feature and it is a vegetation area. The photo is shown in Plate A2.

Feature No. 2SW-C/C120 (Outside boundary of application site)

The feature is located at the northern-west side boundary of the site. The feature is a slope with maximum 3.0m high and the slope angle is about 55°. The slope is dipping from west to east and the length of slope is about 55m.

During the site inspection carried out on 4 March 2025, 24 nos. of 1.0m x 1.0m x 1.0m concrete blocks have been placed along the northern part of slope toe, the photo is shown in Plate A3.

Feature No. 2SW-C/C124 (Within boundary of application site)

The feature is located at the southwestern side within the site. It is a soil and vegetated slope with a maximum 3.5m with the slope angle is about 68°. The feature is about 35m long and the slope is facing east. The photo is shown in Plate A4.

3. DESK STUDY

3.1 Site Geology

With reference to the 1:20,000 geological map published by the Geotechnical Control Office, Hong Kong Geological Survey Sheet No. 2, the site is located within the area of megacrystic fine-medium-grained granite (gfm), which is in line with the site observation. It is reasonably expected that the sursurface geology comprises a stratum of CDG. Extract from the geological survey sheet are shown on Figure 4.

No sign of distress was observed in the vicinity of the site during the site reconnaissance.

3.2 Past Ground Investigation and Relevant Geotechnical Record in GIU

Based on the information search in Geotechnical Information Unit (GIU) carried out on 21 March 2025 at Civil Engineering & Development Department (CEDD), it revealed that there is no ground investigation and relevant geotechnical record or report could be found in the vicinity of the site.

3.3 Groundwater

There is no piezometer and standpipe monitoring record could be found in the vicinity of the site.

4. GEOTECHNICAL CONSIDERATIONS

4.1 Gradient across the site

The site is located on a level platform with little level difference (i.e. +23.6mPD) to be proposed as a temporary open storage area for the construction materials at Lau Fau Shan, Yuen Long.

4.2 Existing Geotechnical Features

Feature No. 2SW-C/C115

This is a U-shape feature which located adjacent to the northern boundary of the site. This feature is about 99% area of the feature which outside the application site, only about 1% area which is the southern-west of the feature (part of crest of the feature) located inside the application site. Since the proposed development is a temporary open storage area for construction materials which

without any structure or building constructed on site, and no foundation works, site formation works, building works or excavation works will be carried out. Hence, the proposed development is considered to be feasible from geotechnical point of view.

Feature No. 2SW-C/C120

The feature is located at the northern-west side and outside the boundary of the site, this feature is outside and perpendicular to the application site, the stability of feature would not be affected by proposed development and no sign of distress or instability was observed during the site visit, therefore, the proposed development is geotechnical feasible.

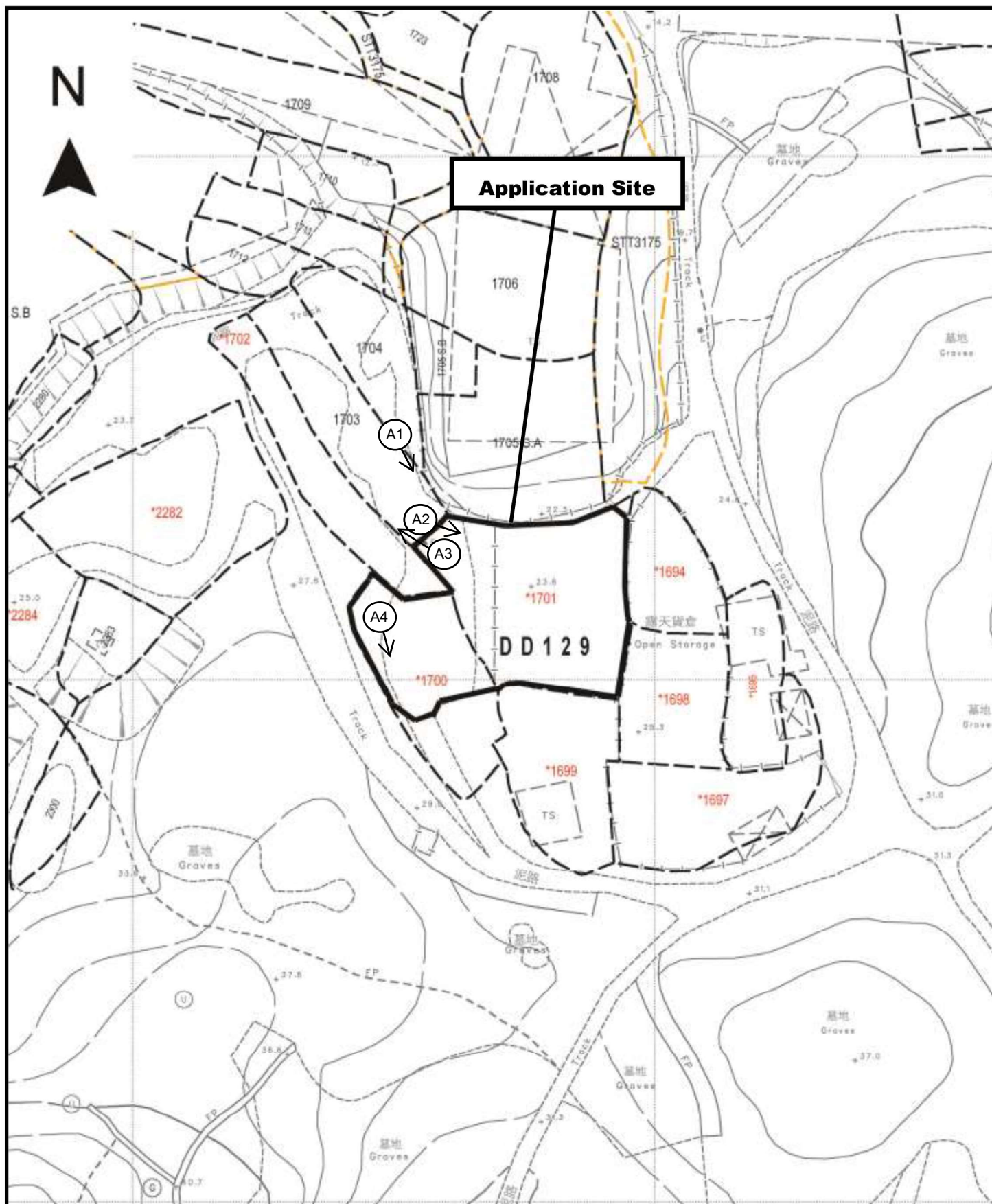
Feature No. 2SW-C/C124

The feature is located at the southwestern side within the site, the application site is located at the toe of this feature and no works will be carried out in the vicinity of this feature. In addition, no sign of distress or instability was found during the site reconnaissance, it concluded that the proposed development is geotechnical feasible.

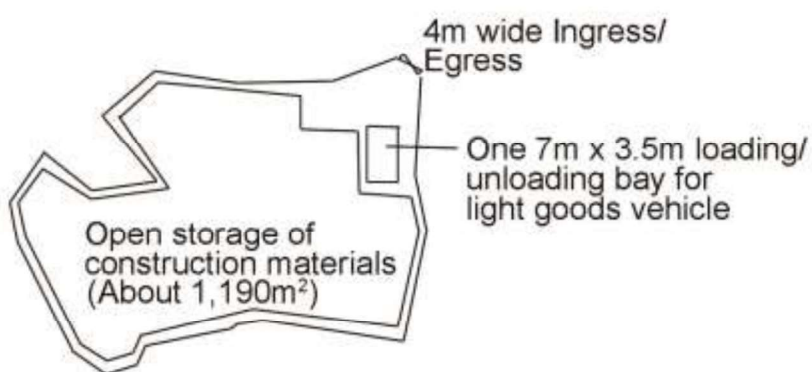
5. CONCLUSION

This report has discussed all the issues concerning the geotechnical planning review under Town Planning Ordinance Section 16 for the captioned project. Since no foundation works, site formation works, building works, or excavation works would be involved in this application, therefore, the stability of existing features would not be affected. In conclusion, the proposed development is considered geotechnically feasible.

FIGURES



Project 項目名稱:



Project 項目名稱:

Temporary Open Storage of Construction Materials for a Period of 3 Years at Lots 1700 (Part) & 1701 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

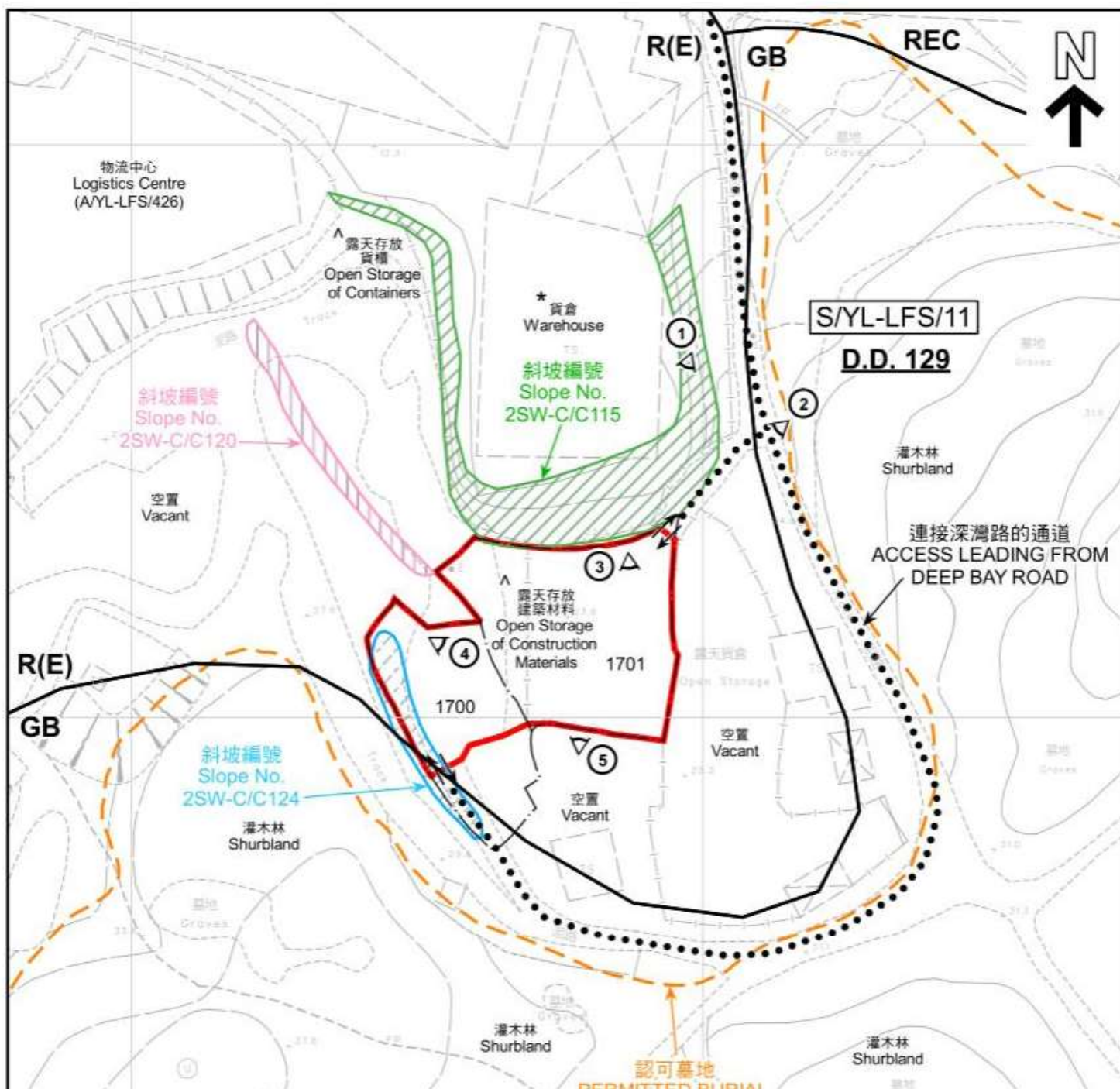
Remarks 備註:

Drawing No. 圖號:

Figure 2

Scale 比例:

1:1000



Project 項目名稱:

Temporary Open Storage of Construction Materials for a Period of 3 Years at Lots 1700 (Part) & 1701 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan for Application Site with Existing Features

Drawing No. 圖號:

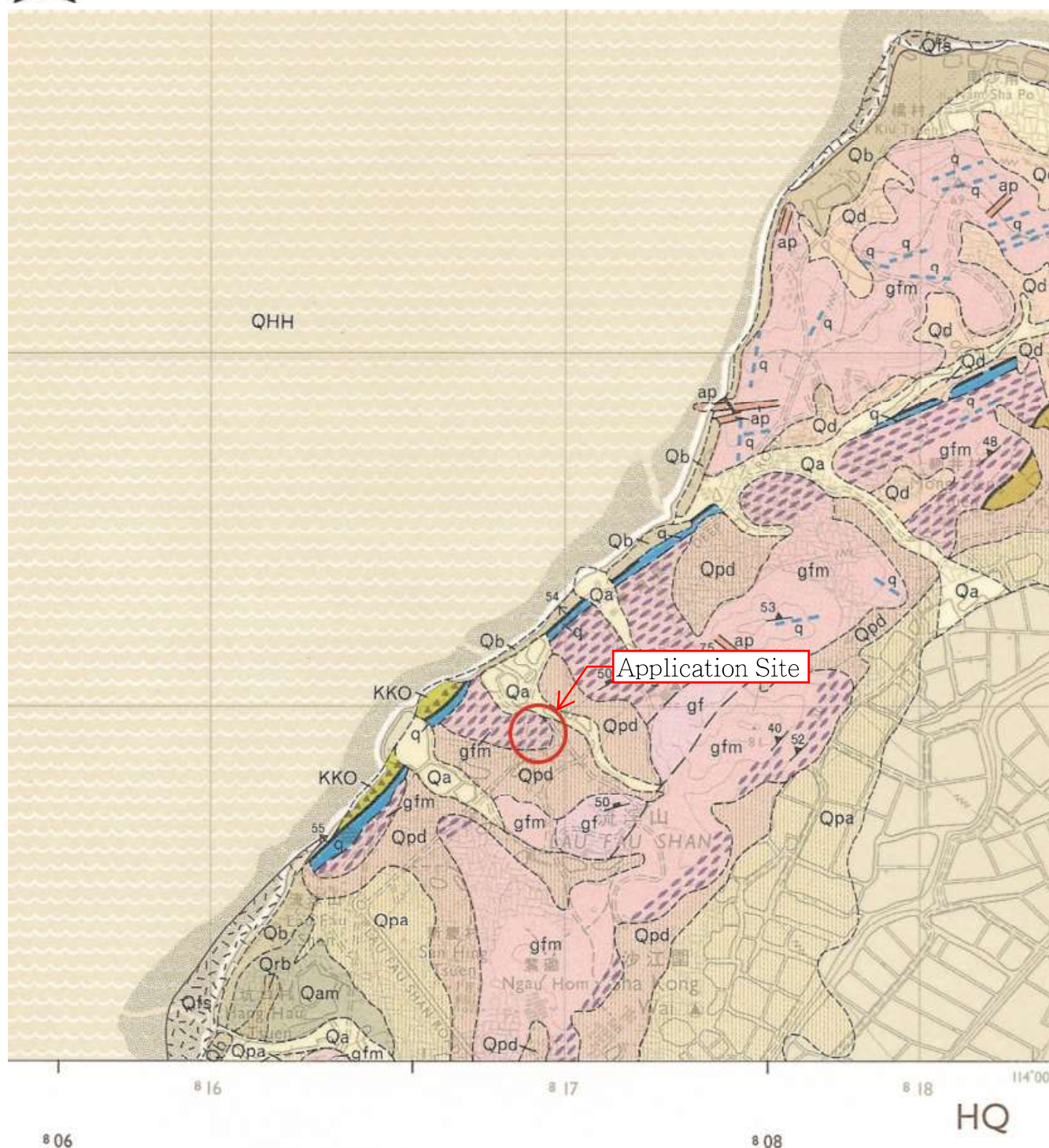
Figure 3

Remarks 備註:

→ Vehicular access leading from Deep Bay Road

Scale 比例:

1:1000



Project 項目名稱:

Temporary Open Storage of Construction Materials for a Period of 3 Years at Lots 1700 (Part) & 1701 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Hong Kong Geological Map Sheet No. 2

Remarks 備註:

Drawing No. 圖號:

Figure 4

Scale 比例:

1:20000

PLATES

RECORD PHOTOGRAPHS



A1 - General view of the site (looking southern) Taken at: 4 March 2025



A2 - General view of the site (looking northwestern) Taken at: 4 March 2025

**Temporary Open Storage of Construction Materials for a Period of 3 Years
at Lot No. 1700 (Part) & 1701 (Part) in D.D.129,
Lau Fau Shan, Yuen Long, N.T.**

RECORD PHOTOGRAPHS



A3 - General view of the site (looking eastern)

Taken at: 4 March 2025



A4 - General view of the site (looking southern)

Taken at: 4 March 2025

**Temporary Open Storage of Construction Materials for a Period of 3 Years
at Lot No. 1700 (Part) & 1701 (Part) in D.D.129,
Lau Fau Shan, Yuen Long, N.T.**

APPENDIX A

SIS FOR REGISTERED FEATURES IN THE VICINITY OF THE SITE

BASIC INFORMATION

Location: Behind stone cutting storage yard, near Lau Fau Shan
Date of Formation: pre-1977
Date of Construction/ Modification: N/A
Approximate Coordinates: Easting : 816984 Northing : 836438

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Road/footpath with low traffic density
Distance of Facility from Crest (m): 0
Facility at Toe: Non-dangerous goods storage site
Distance of Facility from Toe (m): 0
Consequence-to-life Category: 3
Remarks: N/A

SLOPE PART

(1) Max. Height (m): 7 Length (m): 160 Average Angle (deg): 60

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

Maintenance Type: Mixed	Party: DD129 LOT 1710	Agent: N/A
Maintenance Type: Mixed	Party: DD129 LOT 1711	Agent: N/A
Maintenance Type: Mixed	Party: Lands D	Agent: Lands D
Maintenance Type: Mixed	Party: DD129 LOT 1706	Agent: N/A
Maintenance Type: Mixed	Party: DD129 LOT 1705 S.B	Agent: N/A
Maintenance Type: Mixed	Party: DD129 LOT 1705 S.A	Agent: N/A
Maintenance Type: Mixed	Party: DD129 LOT 1701	Agent: N/A
Maintenance Type: Mixed	Party: DD129 LOT 1703	Agent: N/A
Maintenance Type: Mixed	Party: DD129 LOT 1704	Agent: N/A

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 07-11-2001
Data Source: EI
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: Decomposed granite
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

WALL PART

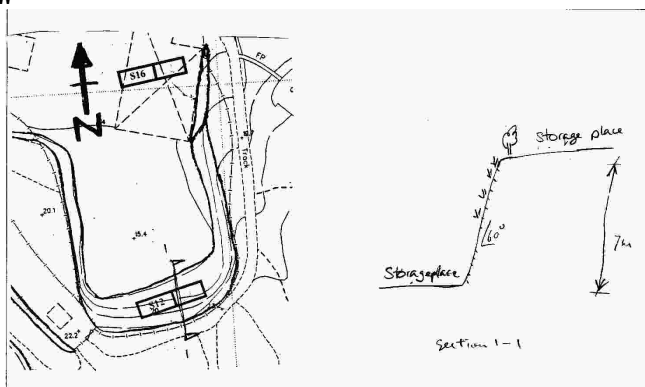
N/A

SERVICES

N/A

STAGE 1 STUDY REPORT

Inspected On: 26-02-1998
Weather: Some Rain
District: MW



Section No: 1-1
Height (m): N/A
Type of Toe Facility: Non-dangerous goods storage site
Distance from Toe (m): 0
Type of Crest Facility: Road/footpath with low traffic density
Distance from Crest (m): 0
Consequence Category: 3
Engineering Judgement: P
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: P

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

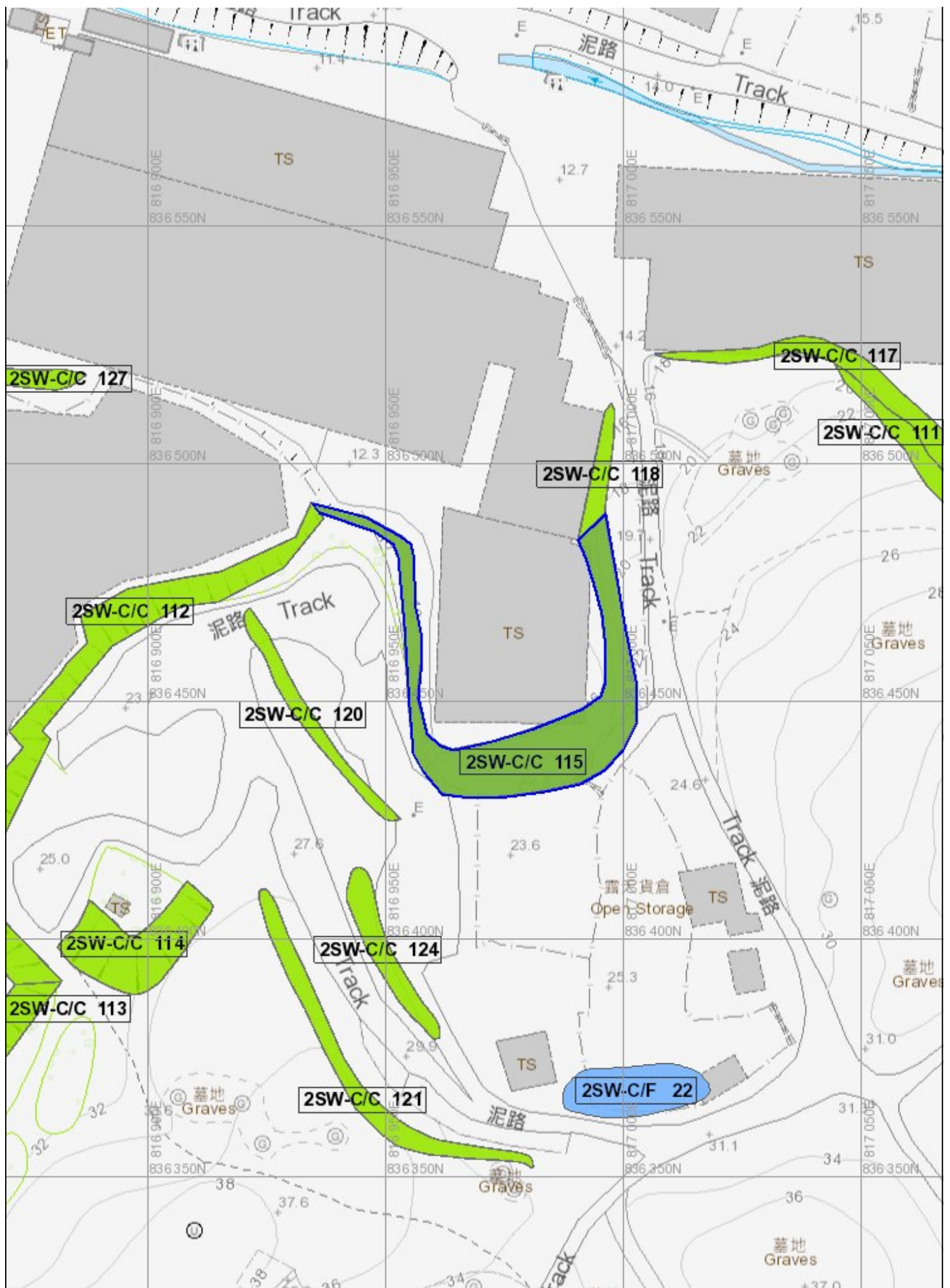
Criterion A / Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Mixed

OTHER EXTERNAL ACTION

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

PHOTO





BASIC INFORMATION

Location: 250M NORTH OF NGAU HOM, LAU FAU SHAN, YUEN LONG
Date of Formation: post-1977
Date of Construction/ Modification: N/A
Approximate Coordinates: Easting : 816933 Northing : 836446

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Undeveloped green belt
Distance of Facility from Crest (m): 0
Facility at Toe: Non-dangerous goods storage site
Distance of Facility from Toe (m): 1
Consequence-to-life Category: 3
Remarks: N/A

SLOPE PART

(1) Max. Height (m): 3 Length (m): 55 Average Angle (deg): 55

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

Maintenance Type: Private Party: DD129 Lot1702 Agent: N/A

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 26-02-1998
Data Source: SIRST
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: Decomposed granite
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

PHOTO



2SW-C/C120

GENERAL VIEW

F18



BASIC INFORMATION

Location: ADJACENT TO FEATURE-2SW-22C/S 30, NEAR LAU FAU SHAN, YUEN LONG.
Date of Formation: pre-1977
Date of Construction/ Modification: N/A
Approximate Coordinates: Easting : 816950 Northing : 836397

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Undeveloped green belt
Distance of Facility from Crest (m): 0
Facility at Toe: Non-dangerous goods storage site
Distance of Facility from Toe (m): 0
Consequence-to-life Category: 3
Remarks: N/A

SLOPE PART

(1) Max. Height (m): 3.5 Length (m): 35 Average Angle (deg): 68

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

Maintenance Type: Private Party: DD129 Lot1700 Agent: N/A

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 03-03-1998
Data Source: SIRST
Slope Part Drainage: N/A
Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 70 Vegetated: 30 Chunam: 0 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil Geology: Decomposed granite
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

WALL PART

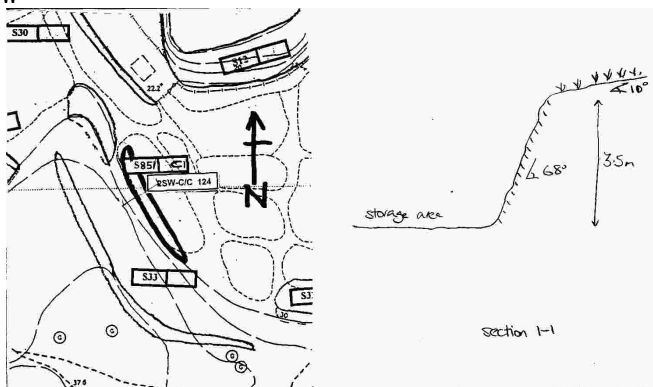
N/A

SERVICES

N/A

STAGE 1 STUDY REPORT

Inspected On: 03-03-1998
Weather: Some Rain
District: MW



Section No: 1-1
Height (m): N/A
Type of Toe Facility: Non-dangerous goods storage site
Distance from Toe (m): 0
Type of Crest Facility: Undeveloped green belt
Distance from Crest (m): 0
Consequence Category: 3
Engineering Judgement: P
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: P
Sign of Seepage: Slope : No signs of seepage
Wall : N/A
Criterion A satisfied: N
Sign of Distress: Slope : Reasonable (near crest, mid-portion)
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

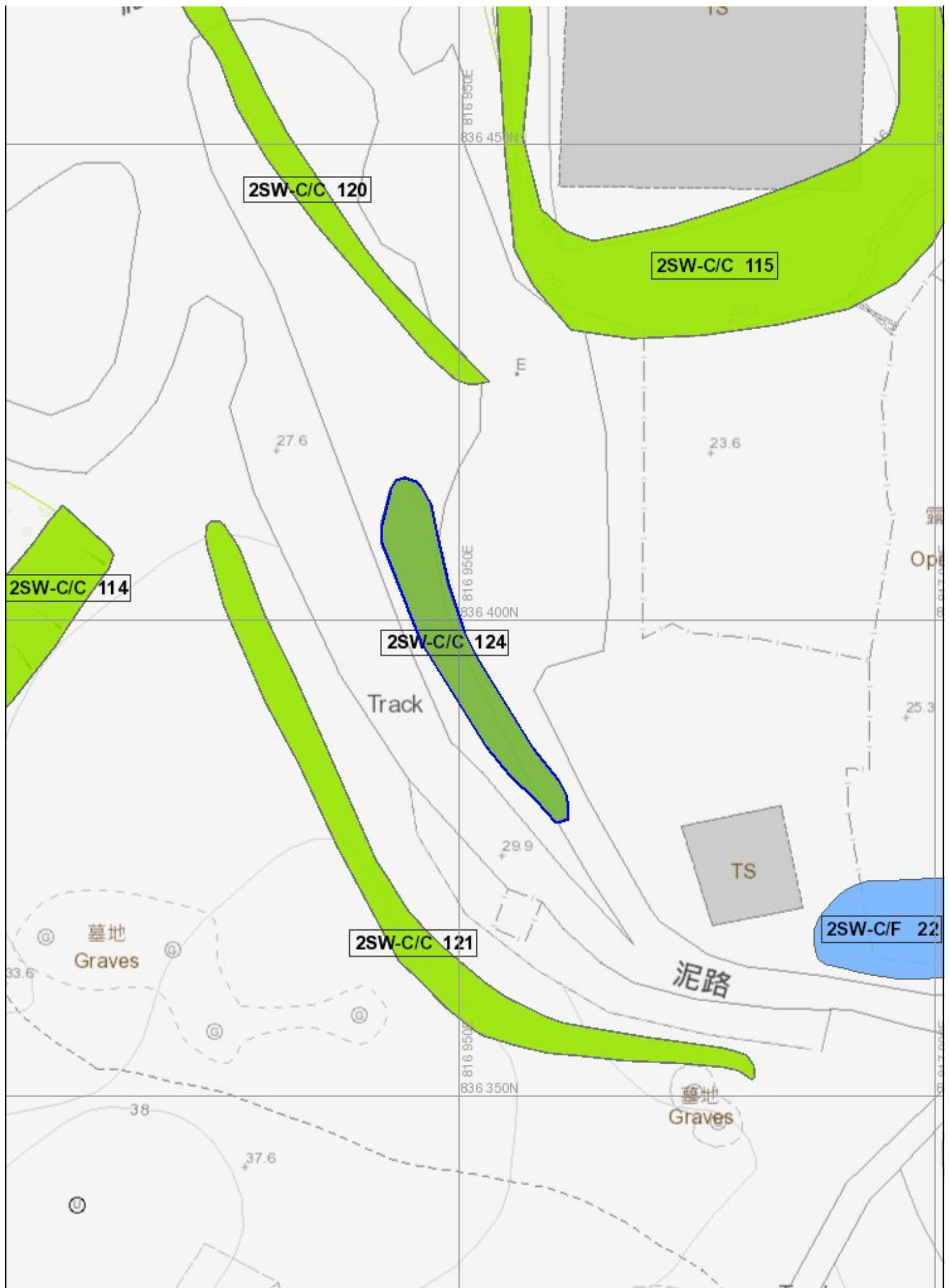
Criterion A / Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Mixed

OTHER EXTERNAL ACTION

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

PHOTO





APPENDIX B

SIMAR FOR REGISTERED FEATURES IN THE VICINITY OF THE SITE

Slope Maintenance Responsibility Report

(2SW-C/C115)



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	2SW-C/C115		Sub-Division	1
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1706, LOT 1705 S.B, LOT 1705 S.A, LOT 1704, LOT 1703 and LOT 1701, partly within STT3175 and partly on adjoining Government land		
	Responsible Lot/Party	DD129 LOT 1710	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
2	2SW-C/C115		Sub-Division	2
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1706, LOT 1705 S.B, LOT 1705 S.A, LOT 1704, LOT 1703 and LOT 1701, partly within STT3175 and partly on adjoining Government land		
	Responsible Lot/Party	DD129 LOT 1711	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
3	2SW-C/C115		Sub-Division	3
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1706, LOT 1705 S.B, LOT 1705 S.A, LOT 1704, LOT 1703 and LOT 1701, partly within STT3175 and partly on adjoining Government land		
	Responsible Lot/Party	Lands Department	Maintenance Agent	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		
4	2SW-C/C115		Sub-Division	4
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1706, LOT 1705 S.B, LOT 1705 S.A, LOT 1704, LOT 1703 and LOT 1701, partly within STT3175 and partly on adjoining Government land		
	Responsible Lot/Party	DD129 LOT 1706	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
5	2SW-C/C115		Sub-Division	5
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1706, LOT 1705 S.B, LOT 1705 S.A, LOT 1704, LOT 1703 and LOT 1701, partly within STT3175 and partly on adjoining Government land		
	Responsible Lot/Party	DD129 LOT 1705 S.B	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		

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Search Criteria: 2SW-C/C115

6	2SW-C/C115		Sub-Division	6
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1706, LOT 1705 S.B, LOT 1705 S.A, LOT 1704, LOT 1703 and LOT 1701, partly within STT3175 and partly on adjoining Government land		
	Responsible Lot/Party	DD129 LOT 1705 S.A	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
7	2SW-C/C115		Sub-Division	7
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1706, LOT 1705 S.B, LOT 1705 S.A, LOT 1704, LOT 1703 and LOT 1701, partly within STT3175 and partly on adjoining Government land		
	Responsible Lot/Party	DD129 LOT 1701	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
8	2SW-C/C115		Sub-Division	8
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1706, LOT 1705 S.B, LOT 1705 S.A, LOT 1704, LOT 1703 and LOT 1701, partly within STT3175 and partly on adjoining Government land		
	Responsible Lot/Party	DD129 LOT 1703	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
9	2SW-C/C115		Sub-Division	9
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1706, LOT 1705 S.B, LOT 1705 S.A, LOT 1704, LOT 1703 and LOT 1701, partly within STT3175 and partly on adjoining Government land		
	Responsible Lot/Party	DD129 LOT 1704	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		

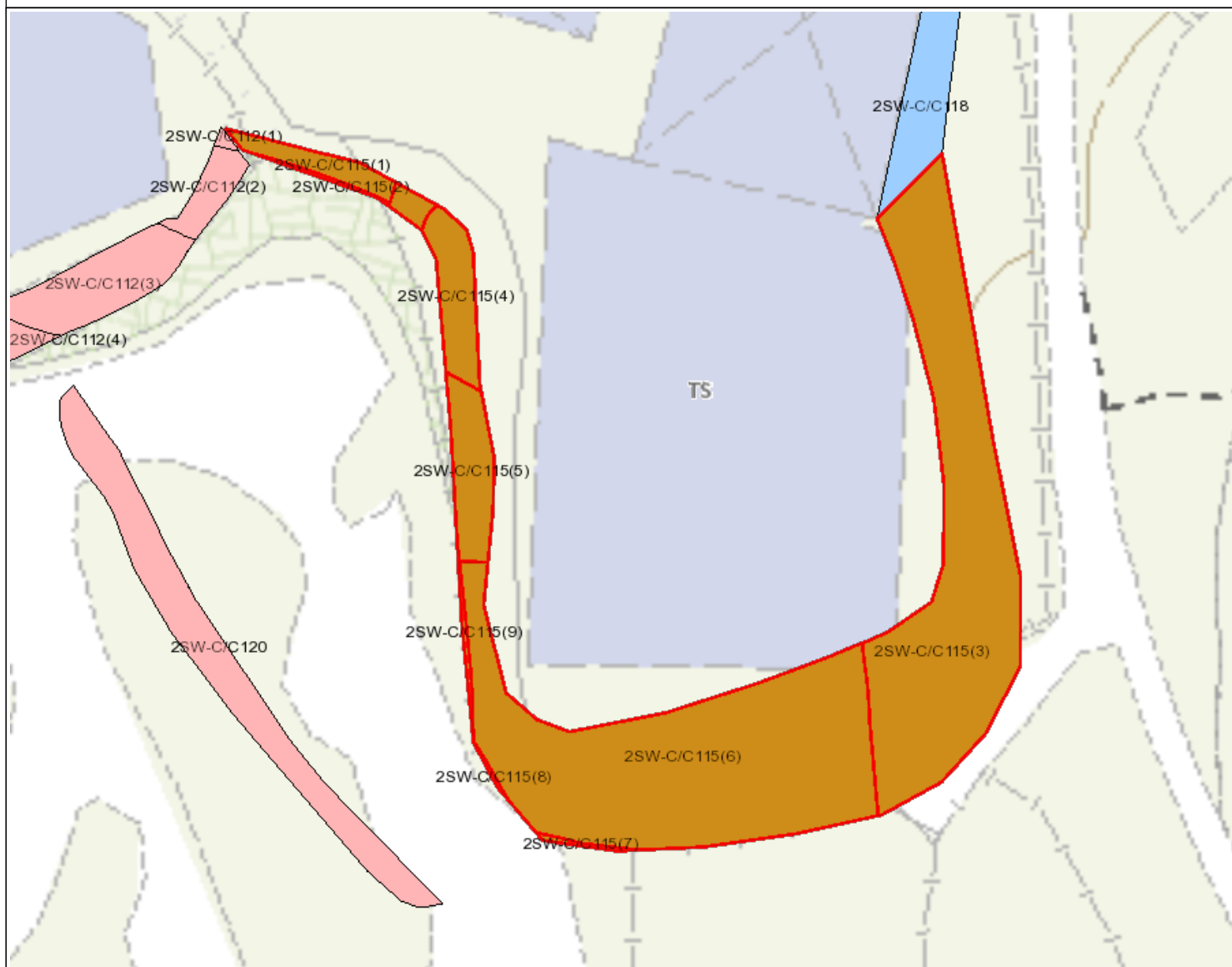
- End of Report -

Notes:

- (i) The location plan in Annex is for identification purposes of slope(s) only.
- (ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Location Plan



Legend

- Slope Area(s)
- - - - - Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

This Plan is **NOT TO SCALE** and intended for **IDENTIFICATION** only. All information shown on this plan **MUST** be verified by field survey.

Printed on: 24/03/2025

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Search Criteria: 2SW-C/C115

Slope Maintenance Responsibility Report

(2SW-C/C120)



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	2SW-C/C120		Sub-Division	Not Applicable
	Location	WITHIN DD129 LOT1702		
	Responsible Lot/Party	DD129 Lot1702	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		

- End of Report -

Notes:

- (i) The location plan in Annex is for identification purposes of slope(s) only.
- (ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Search Criteria: 2SW-C/C120

Location Plan



Legend

- Slope Area(s)
- - - - - Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

This Plan is **NOT TO SCALE** and intended for **IDENTIFICATION** only. All information shown on this plan **MUST** be verified by field survey.

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Search Criteria: 2SW-C/C120

Slope Maintenance Responsibility Report

(2SW-C/C124)



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	2SW-C/C124		Sub-Division	Not Applicable
	Location	WITHIN DD129 LOT1700		
	Responsible Lot/Party	DD129 Lot1700	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		

- End of Report -

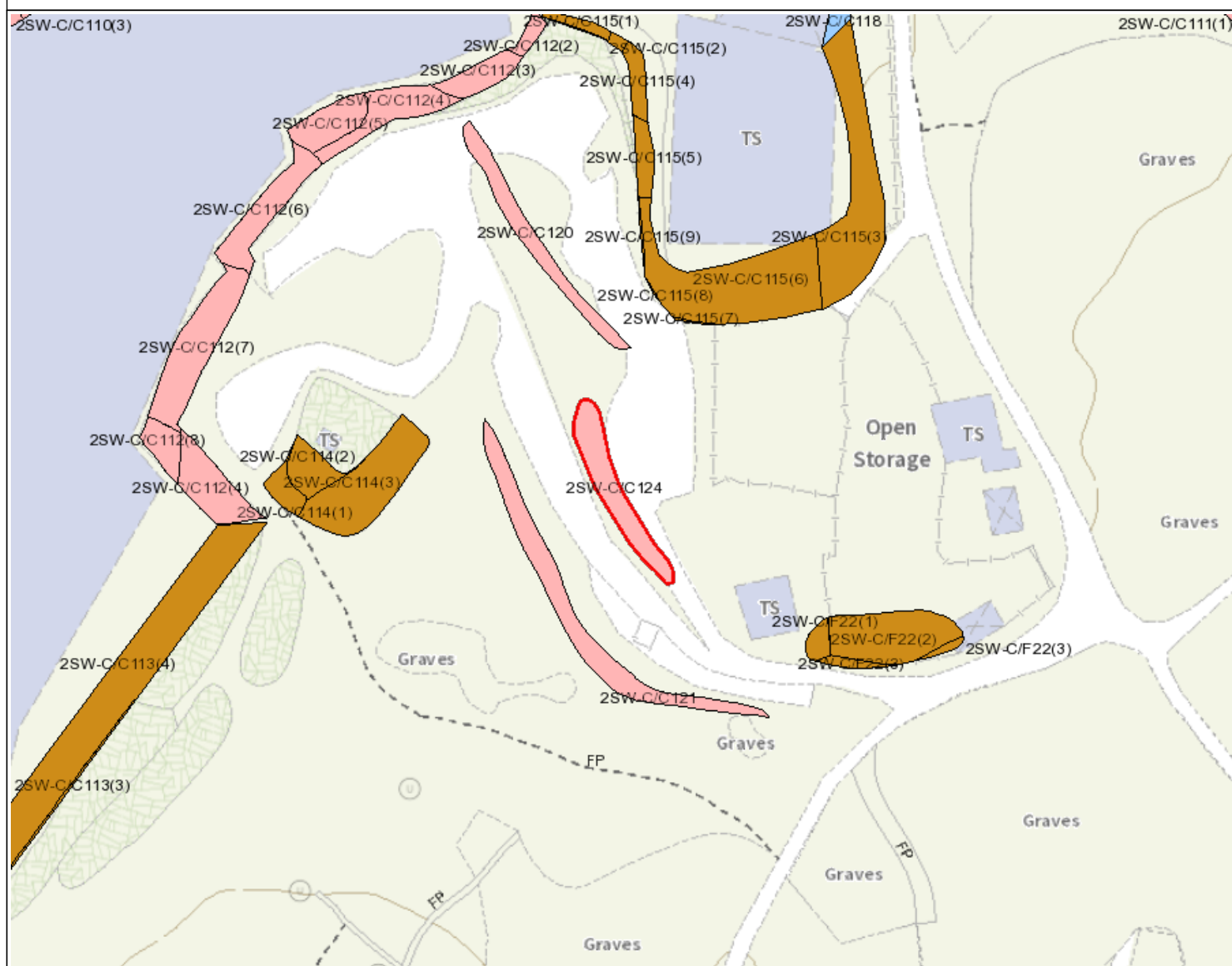
Notes:

- (i) The location plan in Annex is for identification purposes of slope(s) only.
- (ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Search Criteria: 2SW-C/C124

Location Plan



Legend

- Slope Area(s)
- - - - - Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties



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Search Criteria: 2SW-C/C124