

Date: 25 February 2026

TPB Ref.: A/YL-LFS/589

By Email

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

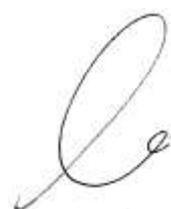
Dear Sir,

Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 1684 (Part), 1685 (Part) & 1686 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, N.T.

We are glad to submit the GPRR for the consideration of CEDD.

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

Yours faithfully,



Patrick Tsui

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

GEOTECHNICAL PLANNING REVIEW REPORT (GPRR)

FOR

**TEMPORARY WAREHOUSES (EXCLUDING DANGEROUS
GOODS) FOR A PERIOD OF 3 YEARS**

AT

**LOTS NOS. 1684 (PART), 1685 (PART) AND 1686 (PART)
IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES**

ISSUE 1

FEBRUARY 2026

CONTENTS

- 1. INTRODUCTION**
- 2. PROPOSED DEVELOPMENT**
- 3. THE SITE**
- 4. PROPOSED WORKS**
- 5. CONCLUSION**

**APPENDIX A SLOPE INFORMATION OBTAINED FROM SLOPE
INFORMATION SYSTEM (SIS)**

**APPENDIX B SLOPE INFORMATION OBTAINED FROM SLOPE
MAINTENANCE RESPONSIBILITY INFORMATION
SYSTEM (SMRIS)**

APPENDIX C GEOLOGICAL MAP

APPENDIX D SITE LAYOUT PLAN AND SECTION

APPENDIX E PROPOSED LAYOUT PLAN

1. INTRODUCTION

This is the geotechnical planning review report for the application for Lots 1684 (Part), 1685(Part) and 1686 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories.

This report is to identify that the proposed development is geotechnical feasible and will not cause any instability to the adjoining lots and vice versa.

2. PROPOSED DEVELOPMENT

This application is to erect the temporary warehouses (Excluding Dangerous Goods) for a period of 3 years.

3. THE SITE

3.1 General

The site is located at the toe of Feature No. 2SW-C/C117. The level of the application site is about +14.60mPD. Another Feature 2SW-C/C111 is located at the crest of 2SW-C/C117, the site area is about 1048m².

3.2 Existing Geotechnical Feature

According to the information obtained from the Hong Kong Slope Safety (HKSS) website – Slope Information System (SIS), there are 2 registered features in the vicinity of the proposed development. A registered feature of 2SW-C/C117 located in the vicinity of the proposed application site and other feature 2SW-C/C111 is located at the crest of 2SW-C/C117. The layout plan and the feature information obtained from SIS is enclosed in Appendix A.

In accordance with the record obtained from Slope Maintenance Responsibility Information System (SMRIS) from the website of Lands Department, the maintenance responsibility of the feature is summarized as below:

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

Feature No.	Sub-division No.	Maintenance Party
2SW-C/C111	1	DD129 Lot 2812DRP
	2	DD129 Lot 1685
	3	DD129 Lot 1686
	4	DD129 Lot 1687
2SW-C/C117	1	DD129 Lot 2812DRP
	2	DD129 Lot 1684
	3	DD129 Lot 1685
	4	DD129 Lot 1686
	5	DD129 Lot 1687

The application site is located at toe of the sub-division No.2 to 4 of feature no. 2SW-C/C117 and sub-division No.2 to 3 of feature no. 2SW-C/C111 which maintained by DD129 Lot 1684, DD129 Lot 1685 and DD129 Lot 1686, the SMRIS report is enclosed in Appendix B.

Feature 2SW-C/C111

This feature is an U-shaped located at the crest of feature 2SW-C/C117. The feature is a vegetated cut slope with about 3.5m high and a gradient of 60°.

Feature 2SW-C/C117

This feature is also an U-shaped located at the south and east side of the proposed site. It consists of a vegetated cut slope with maximum 6.0m high and a gradient of 66°. This feature is about 170m long

3.3 Site Geology

Desk study is carried out for identification of the site geology and the following documents are viewed:

3.3.1 1:20000 scale geological map

Based on the 1:20,000 scale map, “San Tin” Sheet 2, Solid and Superficial Geology, Series HGM20 published by the Geotechnical Engineering Office (Edition I – 1989), the site is underlain by fine-grained granite from Jurassic-Cretaceous of Mesozoic. The Geological Map is enclosed in Appendix C.

3.3.2 Past Instability and Natural Terrain Hazards

There is no relevant past landslide and ENTLLI record was found.

3.4 Adjoining Structures

A single storey temporary structure is located at northern side of the proposed development and the proposed development is located at the toe of Feature No. 2SW-C/C117. The layout plan and the sections are enclosed in Appendix D.

4. PROPOSED WORKS

The proposed planning application has 2 nos. of single storey structures which included 2 nos. of single storey of warehouse for storage of non-dangerous goods at the toe level of Feature No. 2SW-C/C117. No excavation lateral support, foundation and site formation works will be carried out. The proposed layout plan is enclosed in Appendix E.

5. CONCLUSION

The proposed planning application involves the construction of single storey of warehouses only and they will be located at the toe of the geotechnical feature (2SW-C/C117) and no excavation lateral support, foundation and site formation works is proposed for the application site, it is therefore, the proposed facilities will not be affected by potential landslide debris and no additional loading and adverse effect will be imposed to the adjacent ground and the geotechnical feature. Hence, it is envisaged that the proposed planning application is geotechnical feasible.

APPENDIX A

**SLOPE INFORMATION OBTAINED FROM SLOPE INFORMATION
SYSTEM (SIS)**

BASIC INFORMATION

Location: ABOVE OPEN STORAGE SITE, NEAR LAU FAU SHAN, YUEN LONG.
Date of Formation: post-1977
Date of Construction/ Modification: N/A
Approximate Coordinates: Easting : 817107 Northing : 836475

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Undeveloped green belt
Distance of Facility from Crest (m): 0
Facility at Toe: Remote area or abandoned facilities
Distance of Facility from Toe (m): 2.5
Consequence-to-life Category: 3
Remarks: N/A

SLOPE PART

(1) Max. Height (m): 3.5 Length (m): 115 Average Angle (deg): 60

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

Maintenance Type: Private Party: DD129 Lot2812DRP Agent: N/A
Maintenance Type: Private Party: DD129 Lot1685 Agent: N/A
Maintenance Type: Private Party: DD129 Lot1686 Agent: N/A
Maintenance Type: Private Party: DD129 Lot1687 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: 60 Vegetated: 40 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



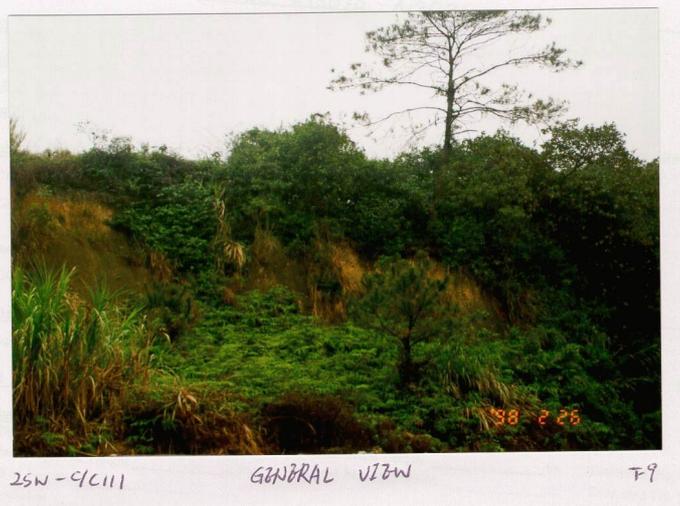
WALL PART

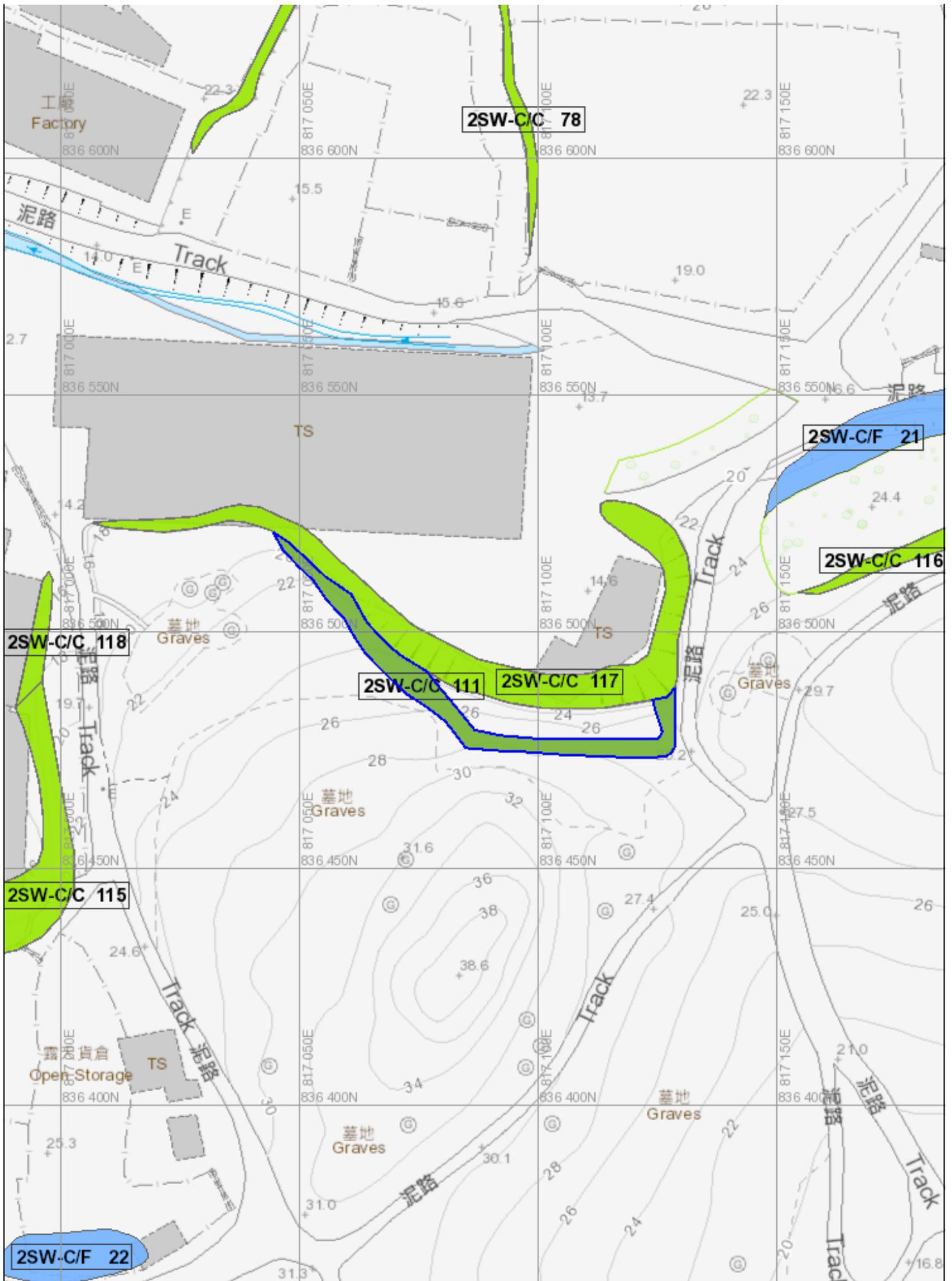
N/A

SERVICES

N/A

PHOTO





BASIC INFORMATION

Location: AROUND PERIMETER OF DRILLTEC COMPANY YARD, NEAR LAU FAU SHAN, YUEN LONG
Date of Formation: pre-1977
Date of Construction/ Modification: N/A
Approximate Coordinates: Easting : 817095 Northing : 836487

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): 6 Length (m): 170 Average Angle (deg): 66

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

Maintenance Type: Private Party: DD129 Lot2812DRP Agent: N/A
Maintenance Type: Private Party: DD129 Lot1684 Agent: N/A
Maintenance Type: Private Party: DD129 Lot1685 Agent: N/A
Maintenance Type: Private Party: DD129 Lot1686 Agent: N/A
Maintenance Type: Private Party: DD129 Lot1687 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: 30 Vegetated: 70 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

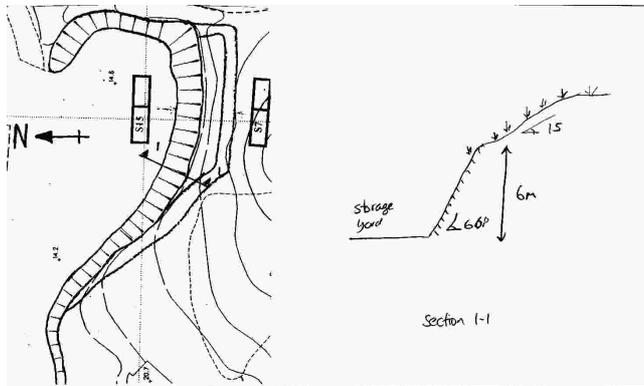
N/A

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: 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)
 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

**SLOPE INFORMATION OBTAINED FROM SLOPE MAINTENANCE
RESPONSIBILITY INFORMATION SYSTEM (SMRIS)**

Slope Maintenance Responsibility Report

(2SW-C/C111)



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	2SW-C/C111	Sub-Division	1	
	Location	WITHIN LOT1684,LOT1685,LOT1686,LOT1687 AND LOT2812D IN DD129		
	Responsible Lot/Party	DD129 Lot2812DRP	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
2	2SW-C/C111	Sub-Division	2	
	Location	WITHIN LOT1684,LOT1685,LOT1686,LOT1687 AND LOT2812D IN DD129		
	Responsible Lot/Party	DD129 Lot1685	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
3	2SW-C/C111	Sub-Division	3	
	Location	WITHIN LOT1684,LOT1685,LOT1686,LOT1687 AND LOT2812D IN DD129		
	Responsible Lot/Party	DD129 Lot1686	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
4	2SW-C/C111	Sub-Division	4	
	Location	WITHIN LOT1684,LOT1685,LOT1686,LOT1687 AND LOT2812D IN DD129		
	Responsible Lot/Party	DD129 Lot1687	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		

- 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.

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Slope Maintenance Responsibility Report

(2SW-C/C117)


**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**
List of Slope Maintenance Responsibility Area(s)

1	2SW-C/C117	Sub-Division	1	
	Location	WITHIN LOT2812D, 1684, 1685, 1686, 1687 IN DD129		
	Responsible Lot/Party	DD129 Lot2812DRP	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
2	2SW-C/C117	Sub-Division	2	
	Location	WITHIN LOT2812D, 1684, 1685, 1686, 1687 IN DD129		
	Responsible Lot/Party	DD129 Lot1684	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
3	2SW-C/C117	Sub-Division	3	
	Location	WITHIN LOT2812D, 1684, 1685, 1686, 1687 IN DD129		
	Responsible Lot/Party	DD129 Lot1685	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
4	2SW-C/C117	Sub-Division	4	
	Location	WITHIN LOT2812D, 1684, 1685, 1686, 1687 IN DD129		
	Responsible Lot/Party	DD129 Lot1686	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
5	2SW-C/C117	Sub-Division	5	
	Location	WITHIN LOT2812D, 1684, 1685, 1686, 1687 IN DD129		
	Responsible Lot/Party	DD129 Lot1687	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		

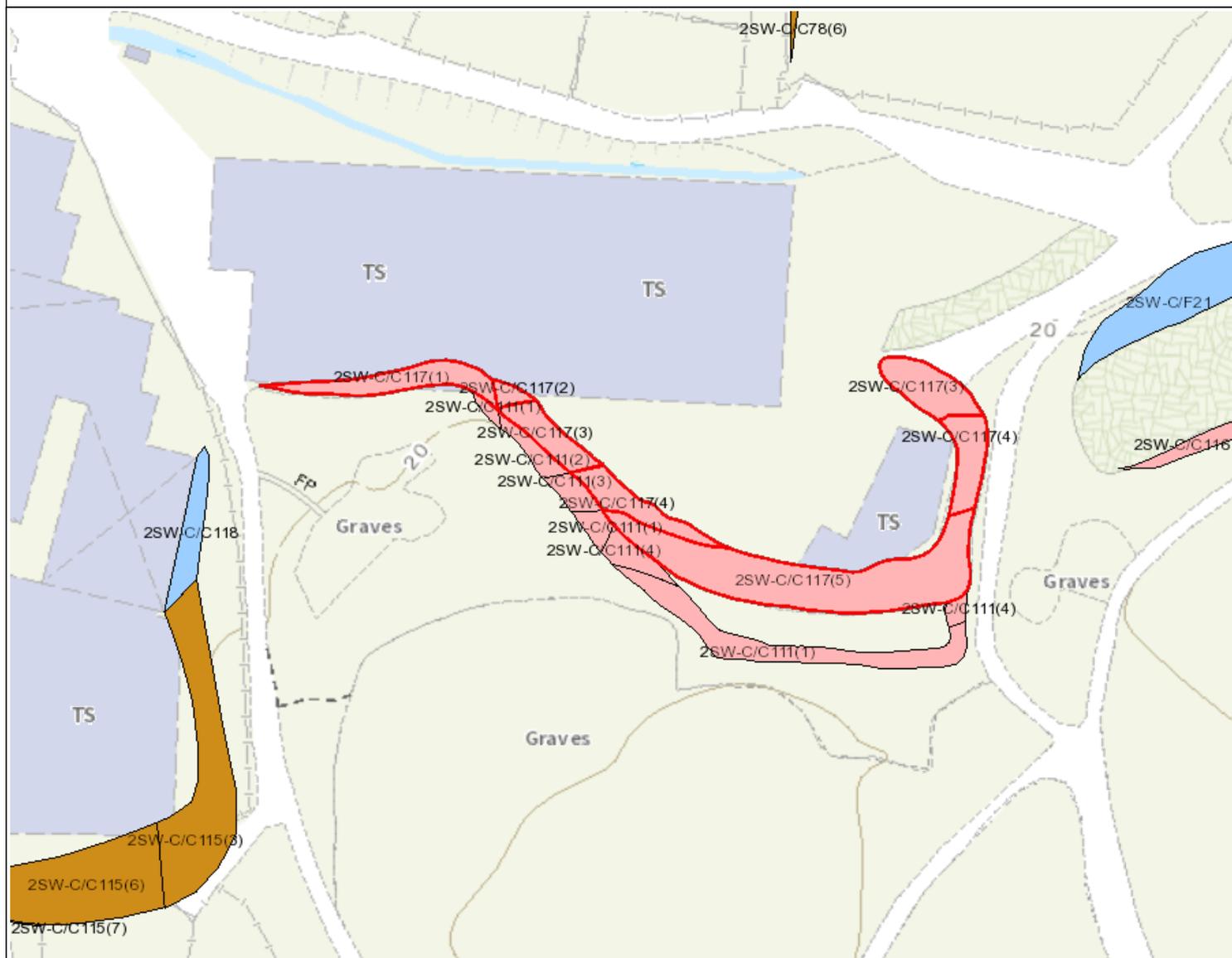
- End of Report -

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Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
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APPENDIX C

GEOLOGICAL MAP

SAN TIN 新田

Sheet 2 編號

SOLID AND SUPERFICIAL GEOLOGY 基岩和表土地質圖

Series HGM20 組別

Scale 1:20 000 比例

SUPERFICIAL DEPOSITS 表土沉積

	GENETIC CLASSIFICATION OR NAMED DIVISIONS	成因類型或地層名稱	主要物質成份	PRINCIPAL MATERIALS	
全新統 HOLOCENE	Fill; sanitary fill (Qfs)	填土	填泥和廢物	Natural earth and waste	
	Alluvium	沖積物	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-sortex	
	Estuarine deposits	河口灣沉積	粘土質粉砂或砂	Clayey silt or sand	
	Beach deposits	海灘沉積	砂	Sand	
	Raised beach deposits	高位海灘沉積	砂	Sand	
	坑口組 HANG HAU FORMATION		QHH	主要為深灰色海相泥 (未分)	Undivided, mainly dark grey marine muc
			ms	海相砂, 部份粉砂質	Marine sand, part silty
	更新-全新統 PLEISTOCENE AND HOLOCENE	Debris flow deposits	坡積、洪積物	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
			Qd		
	更新統 PLEISTOCENE	Terraced alluvium	階地沖積物	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-sortex
Debris flow deposits		坡積、洪積物	未分選, 夾中礫和漂礫的礫質、粘土質粉砂/砂	Silt/sand, gravelly, clayey with cobbles and boulders; unsorted	
		Qpa			
		Qpd			
赤鱗角組 CHEK LAP KOK FORMATION		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	

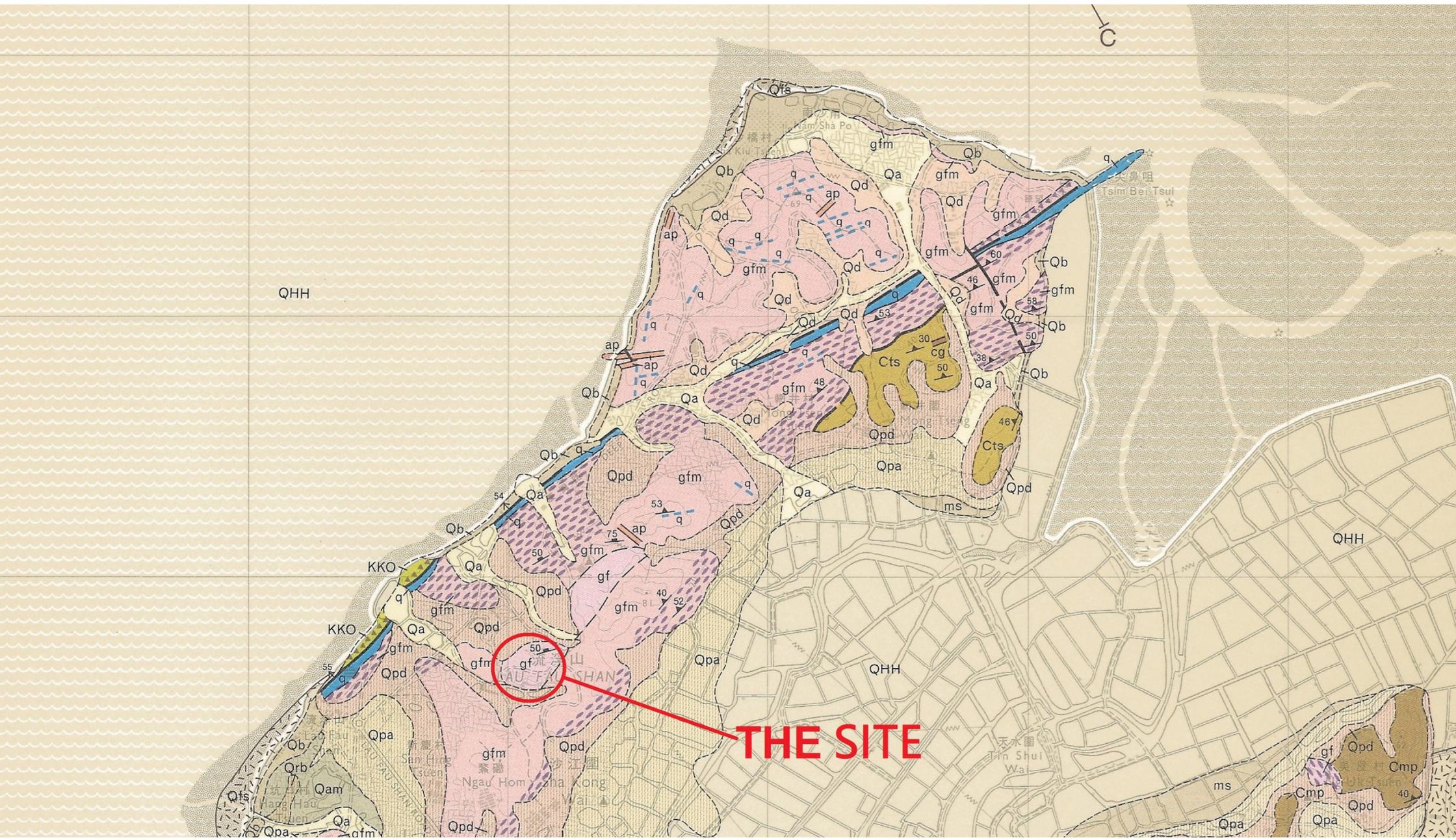
ROCKS 基岩地質

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	
上白堊統 UPPER CRETACEOUS	Kat O Formation	吉澳組	角礫岩夾礫岩和粗粒砂岩	Breccia with conglomerate and coarse-grained sandstone	
上侏羅統 UPPER JURASSIC	Tai Mo Shan Formation, undivided	大帽山組 (未分)	粗火山灰晶屑凝灰岩 砂岩	Coarse ash crystal tuff Sandstone	
			JTM s		
下石炭統 LOWER CARBONIFEROUS	Lok Ma Chau Formation, undivided 落馬洲組 (未分)	Tai Shek Mo Member 大石磨段 Mai Po Member 米埔段	Cts	變質砂岩夾變質礫岩和千枚岩 metaconglomerate and phyllite	
			Cmp	千枚岩, 變質粉砂岩夾變質砂岩和石墨片岩 Phyllite, metasiltstone with metasandstone and graphite schist	
	Yuen Long Formation, undivided 元朗組 (未分)		CYL	大理岩 Marble	
	新田群 SAN TIN GROUP			cg	變質礫岩 Metaconglomerate
				gr	石墨片岩 Graphite schist

MAJOR INTRUSIVE IGNEOUS ROCKS 主要侵入火成岩

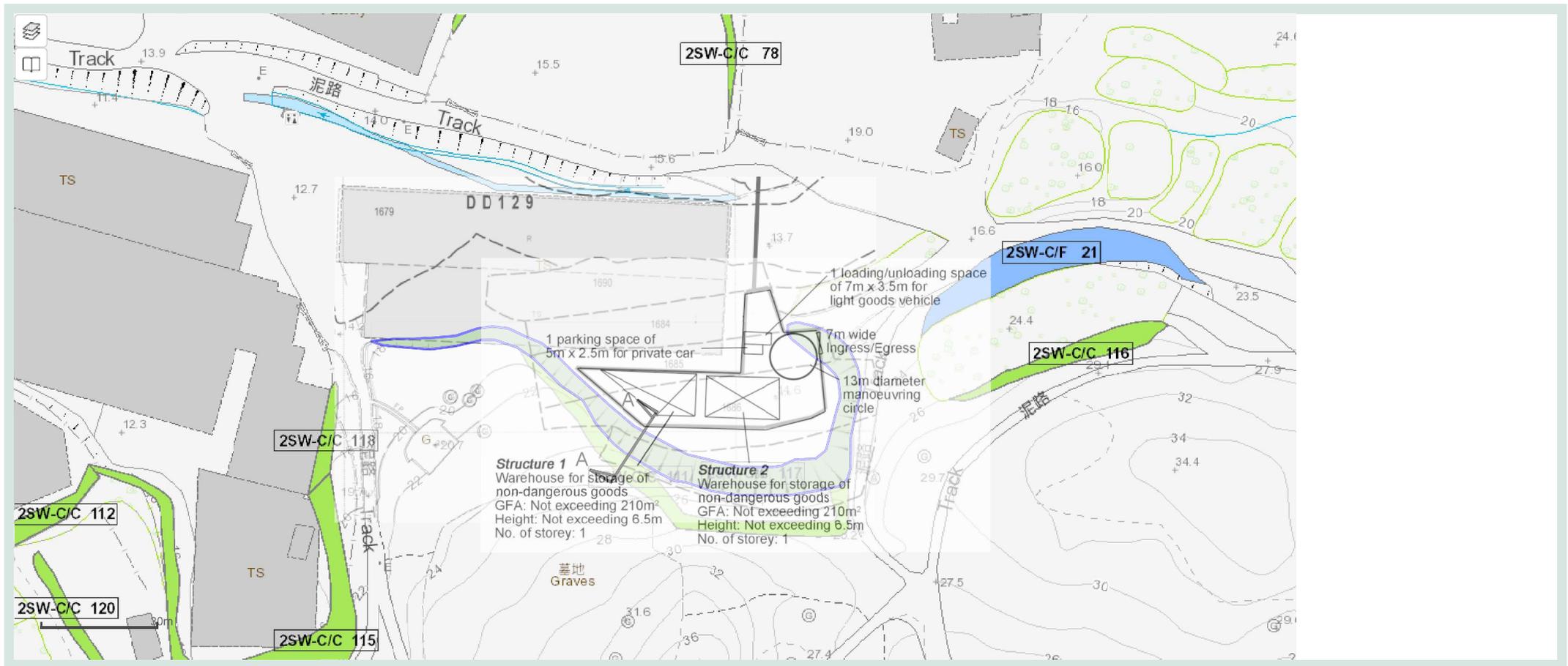
侏羅-白堊紀 JURASSIC-CRETACEOUS	Megacrystic 具大斑晶的		gf	細粒花崗岩, 0.06 - 2 毫米 Fine-grained granite, 0.06-2mm
			gfm	中細粒花崗岩 Fine- to medium-grained granite



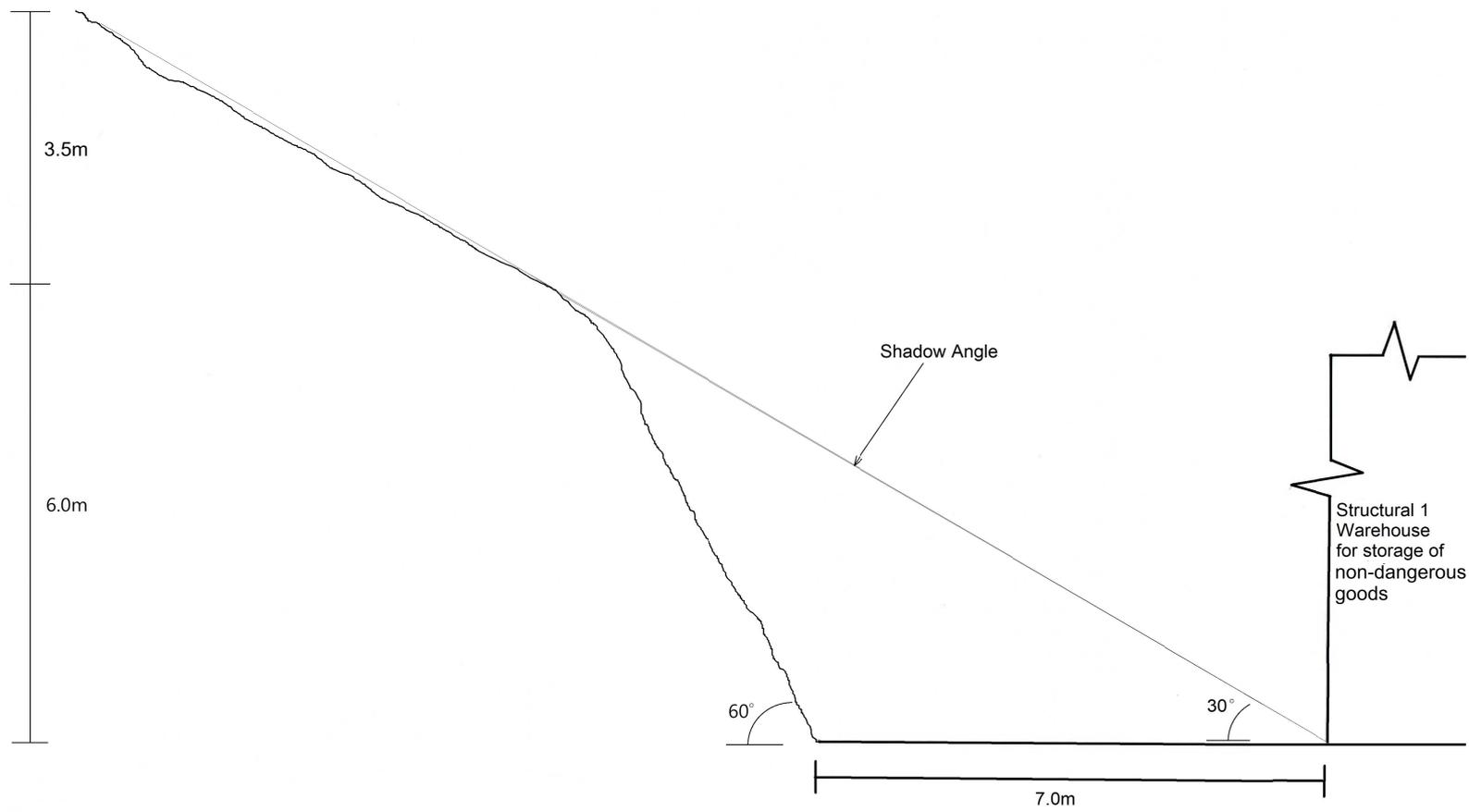
THE SITE

APPENDIX D

SITE LAYOUT PLAN AND SECTION



SITE LAYOUT PLAN

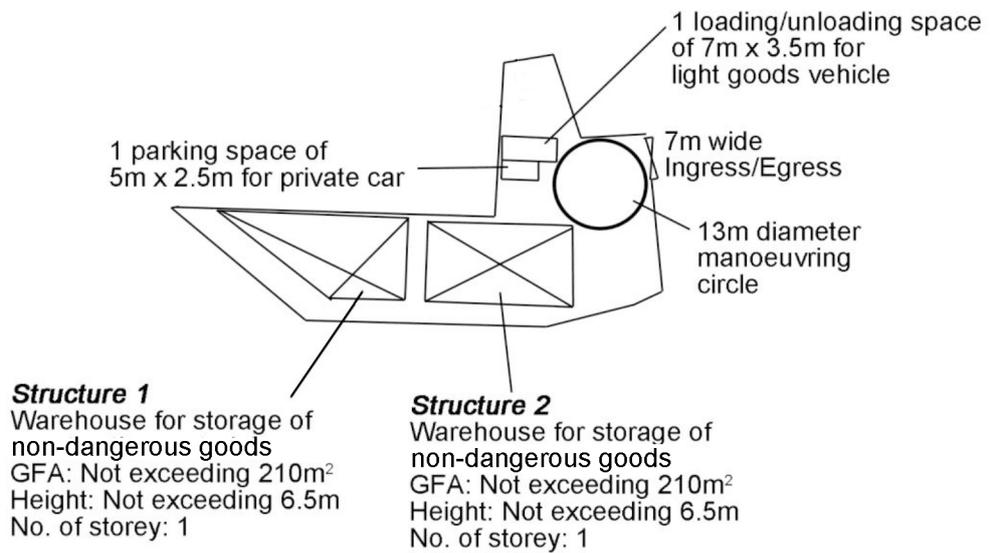


Section A-A

APPENDIX E

PROPOSED LAYOUT PLAN

N



Project 項目名稱: Temporary Warehouse (Excluding Dangerous Goods) for a Period of 3 Years at Lots 1684 (Part), 1685 (Part) & 1686 (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:	Scale 比例: 1:1000