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主旨: Fwd: A/YL-LFS/615
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類別: Internet Email

A/YL-LFS/615
CC : byktong@pland.gov.hk
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6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))
(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	擬議臨時貨倉(存放建築材料)連附屬設施(為期三年)。 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☑ year(s) 年 ……3…… ☐ month(s) 個月 ……

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	2650	sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	705	sq.m ☑About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	4	
Proposed domestic floor area 擬議住用樓面面積		sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	705	sq.m ☑About 約
Proposed gross floor area 擬議總樓面面積	705	sq.m ☑About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

A.B貨倉 高8米 (1層)
洗手間 高3.5米 (1層)
消防裝置控制室高 3.5米 (1層)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	3
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	2
Medium Goods Vehicle Spaces 中型貨車車位	
Heavy Goods Vehicle Spaces 重型貨車車位	
Others (Please Specify) 其他 (請列明)	

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

我等鄰近地方大部份已改作貨倉用途包括A/YL-LFS/482, A/YL-LFS/522, A/YL-LFS/ 544 A/YL-LFS/554, A/YL-LFS/570, A/YL-LFS/583及A/YL-LFS/596都已獲得批准改作貨倉用途，我等之前獲得批准的銷售建築材料亦有貨倉用途，因此我等在是次申請希望能改作臨時貨倉用途懇請貴會批准我等是次申請。

貨倉 (A)內存放裝修飾面的牆身磁磚，地台磁磚及瓦片。

貨倉 (B)內存放小型建築電動工具，及電線。

我等申請只是臨時性質並不會影響周邊環境及規劃意向，而有關構築全部以鋼鐵及鐵片建造日後須要拆卸時非常方便，及不會產生廢料，所有鐵器皆可盾還再用。

沈樂年建築工程設計有限公司
SLN And Associates Ltd.

6/F, Double Building, 22 Stanley Street, Central, Hong Kong
Tel : 2525 0909, 2526 1006-9, 2526 1000 Fax : 2810 6380
e-mail : sln@netvigator.com

GEOTECHNICAL PLANNING REVIEW REPORT (GPRR)
FOR
A WAREHOUSES DEVELOPMENT (TWO WAREHOUSES)
AT
LOT 1796, 1797, 1798, 1800, 1801 & 1802 IN D.D. 129,
DEEP BAY VILLA, YUEN LONG

Client:	Hoi Fu Man Fung Gondola Co. Ltd.
Planning Consultant:	P & C Engineering Consultancy Co.
Registered Geotechnical Engineer:	SLN And Associates Ltd.

SEP 2025

CONTENTS

FIGURES

APPENDICES

1.0 INTROCUTION

1.1 Background

The application site is located at Lot 1796, 1797, 1798, 1800, 1801 & 1802 in D.D. 129, Deep Bay Villa, Yuen Long. A site plan (1:5000) is shown in ***Figures 1.***

The proposed project is for warehouse use mainly comprising two warehouses each 8m high , with floor area of 450 m^2 and ^{2} respectively, for a total building area of 670m^2. in addition, it will include a 3.5m high ,15m^2 temporary single-story restroom; a 3.5m high,20m^2 fire control room ; two 3.5m x 7m loading/unloading zones for light-good vehicle, and three 2.5m x 5m private car parks. The conceptual drawing of the proposed development is shown in Appendix A

Owing to the application of Section 16, it is mandatory to submit a Geotechnical Planning Review Report (GPRR) to assess the geotechnical feasibility of the proposed development. SLN & Associates Ltd. has been appointed to be the Geotechnical Consultant responsible for this study and submission. This report details the desk study summarizing the available information on geological and ground conditions. It is envisaged that a thorough design in respect of the development will be submitted to Buildings Department for approval shortly after the GPRR is accepted by various government departments.

1.2 The Study Approach

The geotechnical planning review is generally carried out in accordance with the common practice as described by "GEO Advice Note for Planning Applications under Town planning Ordinance (Cap.31)".

2.0 EXISTING INFORMATION

2.1 Topography

The topography of the site now found and presented in a survey plan consists of a gentle sloping ground rising from +26mPD to 34mPD across a length of 85m, which represent a gentle overall sloping angle of 5.5°, dipping to the northwest. It is also found in some spots minor difference in level retained by concrete planks for forming level platforms. However, a deviation from the topographic record kept by the Lands Department is noticed. It is believed that some filling of the ground has been done causing some of the geotechnical features to become dismissed, rendering the current profile a more safe and desirable condition.

The total site area is about 3355 m^2 and most of it will be occupied by the proposed development. To the east of site is a natural terrain and there is a track road adjacent to the south and east sides of the site. This track road is used as an access road for the private villas that are located to the southwest of the site.

A topographic survey plan showing the most updated ground profile of the site is given in ***Figure 2a*** while another topographic survey plan (1:1000) presenting both current and original ground profiles is attached in ***Figure 2b.***

Photographic records of the site are enclosed in ***Appendix B***.

2.2 Adjacent lot and Structure

The site is adjacent to the following structure:

a) Private Villas

There are a group of private villas at about 30m away from the subject site. Because of such long distance, they are supposed not to be affected by the proposed development. As a part of the development, a carriageway which runs along the east side of the villas area and leads directly to the subject site will also be constructed.

2.3 Geology

Based on a geological map given in Geotechnical Area Studies Program (GASP) – Report 4 "North West New Territories" published by Geotechnical Control Office in 1988, the site is underlain by COLLUVIUM. Neither superficial materials nor geological faults are identified at the site. The geological map is reproduced in ***Figure 3***.

2.4 Existing Slope/Retaining Wall Features

According to the slope information retrieved from GEO's Slope Information System (SIS), there should be two registered slopes either within or in the close proximity of the site. The one that lies within the site is named Feature 2SW-C/C84, which is a man-made slope of 4.5m in height, 70m in length and has a slope angle of 40°. It lies approximately in the middle of the site and rises from a toe level of +26mPD to a peak level of +31mPD. The slope generally dips to the west. The other registered slope is named Feature 2SW-C/C85, which is also a man-made slope but falls outside of our site, so it is not a major concern of the proposed development. However, these two Features have now been flattened into a gentle sloping ground after some filling work has been done. The brief description of which is given in Section 2.1 above.

A location plan showing both Features together with the corresponding maintenance responsibilities are enclosed in ***Appendix C.***

2.5 Natural Terrain Landslide Inventory

According to the Natural Terrain Landslide Inventory (NTLI) provided in GEO's online SIS, no landslides were observed within 200mm offset from the site. A graphical NTLI-Landslide Record is given in ***Figure 4.***

2.6 Historical Landslide Catchment Inventory

Based on the information given in GEO's online SIS, no historical landslide catchment inventories were found within 100-150m offset from the site.

2.7 Boulder Inventory

According to GEO's QRA of Boulder Fall Hazards No.S2_H, no boulder fall records are found in the study area. An extract of QRA of Boulder Fall Hazards No.S2_H is reproduced in ***Figure 5.***

2.8 GASP Report

As a part of the desk study, reference has been made to Geotechnical Land Use Map (GLUM) enclosed in GASP – Report 4. The map suggests that the site is categorized as GLUM Class III. Development within this class may possibly require intensive geotechnical investigation, and hence the costs associated with site investigation, site formation, foundation and drainage work are likely to be high. Another map called Physical Constraints Map indicates that our site is susceptible to overland flow and periodic inundation. Therefore, a proper drainage system should be put in place to save the area from inundation.

Extracts of the above two maps are shown in ***Figures 6 and 7*** respectively.

Attention should be drawn to that the information presented in this report are generally based on high altitude aerial photograph interpretation (API), GASP report up to year 1988, and current GEO's SIS. Therefore, the information contained herein, and to which our engineering interpretation and assessment have referred, may not be up-to-date and even insufficient for the proposed development. More detailed appraisal should be prepared by further study.

3.0 GEOTECHNICAL CONSIDERATION

3.1 General

For the proposed development, the following geotechnical related construction works are envisaged:

- Ground Investigation works
- Site formation works
- Existing slopes
- Foundation works
- Retaining structures
- Excavation works.

3.2 Ground Investigation works

In order to investigate and confirm the ground condition and soil/rock properties, a ground investigation program is recommended to be carried out at the proposed site by a GIFW contractor at a later stage.

3.3 Site formation works

Based on the development layout plan, the proposed building will be built mainly on a flat land. Minor site formation works would therefore be required.

3.4 Existing Slopes

As mentioned earlier, there are two registered slopes lying within or beside our site. Even though both of them appears to be in stable condition after the backfilling work, further study should be carried out to review the implications that may have arisen from that work.

3.5 Foundation works

The foundation of the proposed development will be designed to sustain the following loads:

1. Gravity load and live load from the proposed building;
2. Lateral wind load and soil load acting on the proposed building.

Since only one-storey buildings will be constructed on the site, the building loads should be relatively small as compared to tall building. If dense stratum or bedrock is found within 2m to 3m from the ground surface, then it would be feasible to use a shallow foundation such as spread footing or raft footing. The actual allowable bearing capacity of the founding soil at the site and the type of foundation to be adopted for the proposed development shall be subject to site-specific GI information and field testing such as plate load test. Reference should be made to "Code of Practice for Foundation 2017" while preparing the detailed foundation design.

It should be ensured that the foundation works used will not cause any adverse effects to the surrounding geotechnical features during the construction period or in the long run.

3.6 Excavation works

An excavation depth of about 2m is supposed to be made at the site to facilitate the construction work for foundation. In view of this, temporary Excavation and Lateral Support Works (ELS works) should be adopted to sustain the soil load imposed during excavation. Specifically, a shoring system employing sheet piles wall is considered feasible for supporting the excavation pit of this kind.

Any possible adverse effects incurred during each stage of excavation work shall be fully addressed in the design of ELS works. As a result, the damages to the adjacent structures, features, underground utilities, and public road could be avoided.

Before excavation work begins, a comprehensive condition survey should be carried out on and near the existing land. Any defects found should be fully documented with color photographs.

A monitoring system should also be set up on adjoining land and structure, which may include settlement checkpoints, tilting checkpoints, piezometers and inclinometers. During the excavation and construction of foundation, checkpoint readings should be taken and recorded daily.

4.0 CONCLUSION

This report has dicussed all the issues concerning the geotechnical planning review under Town Planning Ordinance Section 16 for the captioned project. In conclusion, the proposed development is considered geotechnically feasible.

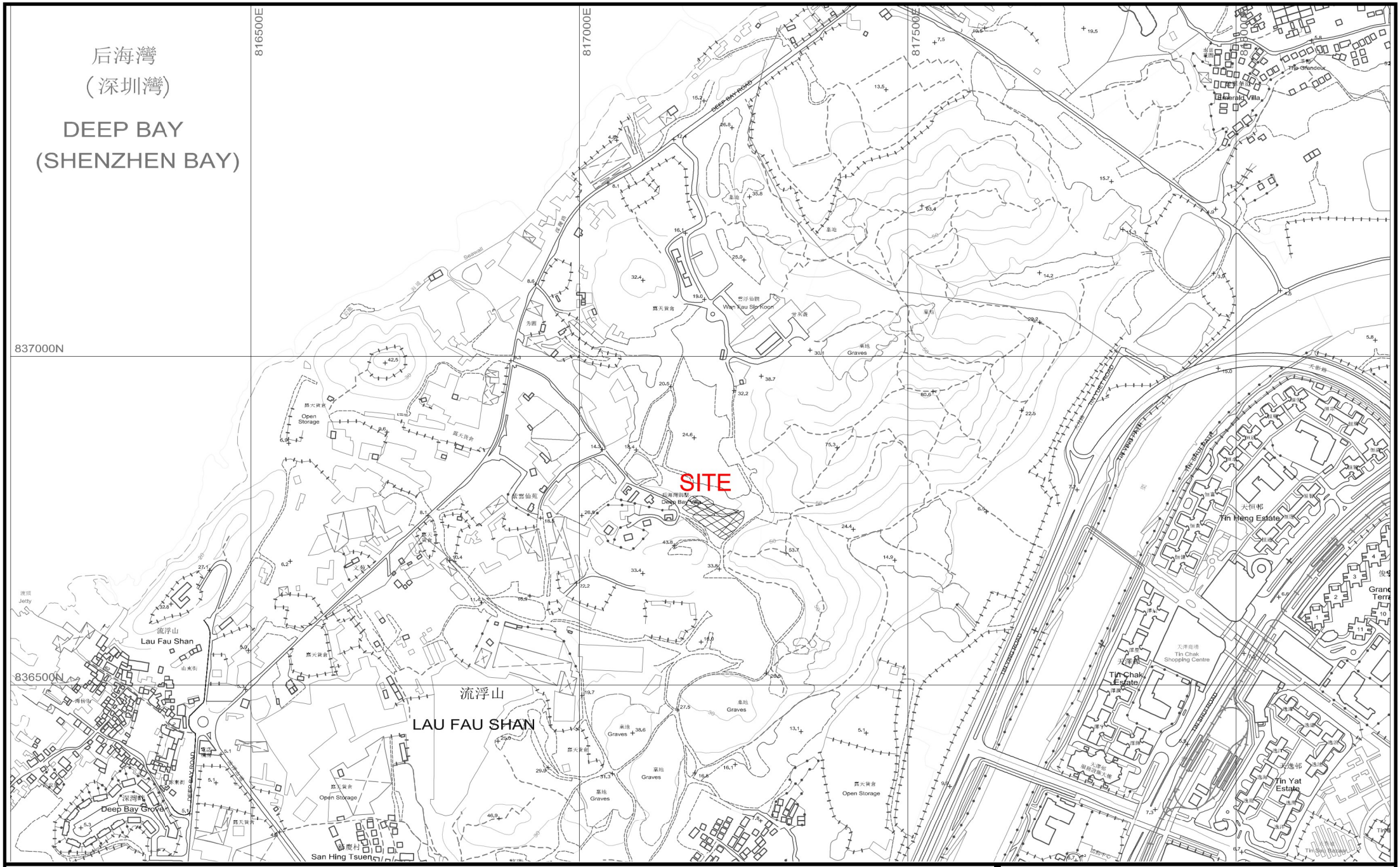
5.0 REFERENCES

GCO, (1988). Geotechnical Area Studies Programme. North West New Territories. GASP Report IV. Geotechnical Control Office, Civil Engineering Services Department.

GEO, (2019). Natural Terrain Landslide Inventory. Slope Information System. Geotechnical Engineering Office, Civil Engineering and Development Department.

GEO. QRA of Boulder Fall Hazards. Slope Information System. Geotechnical Engineering Office, Civil Engineering and Development Department.

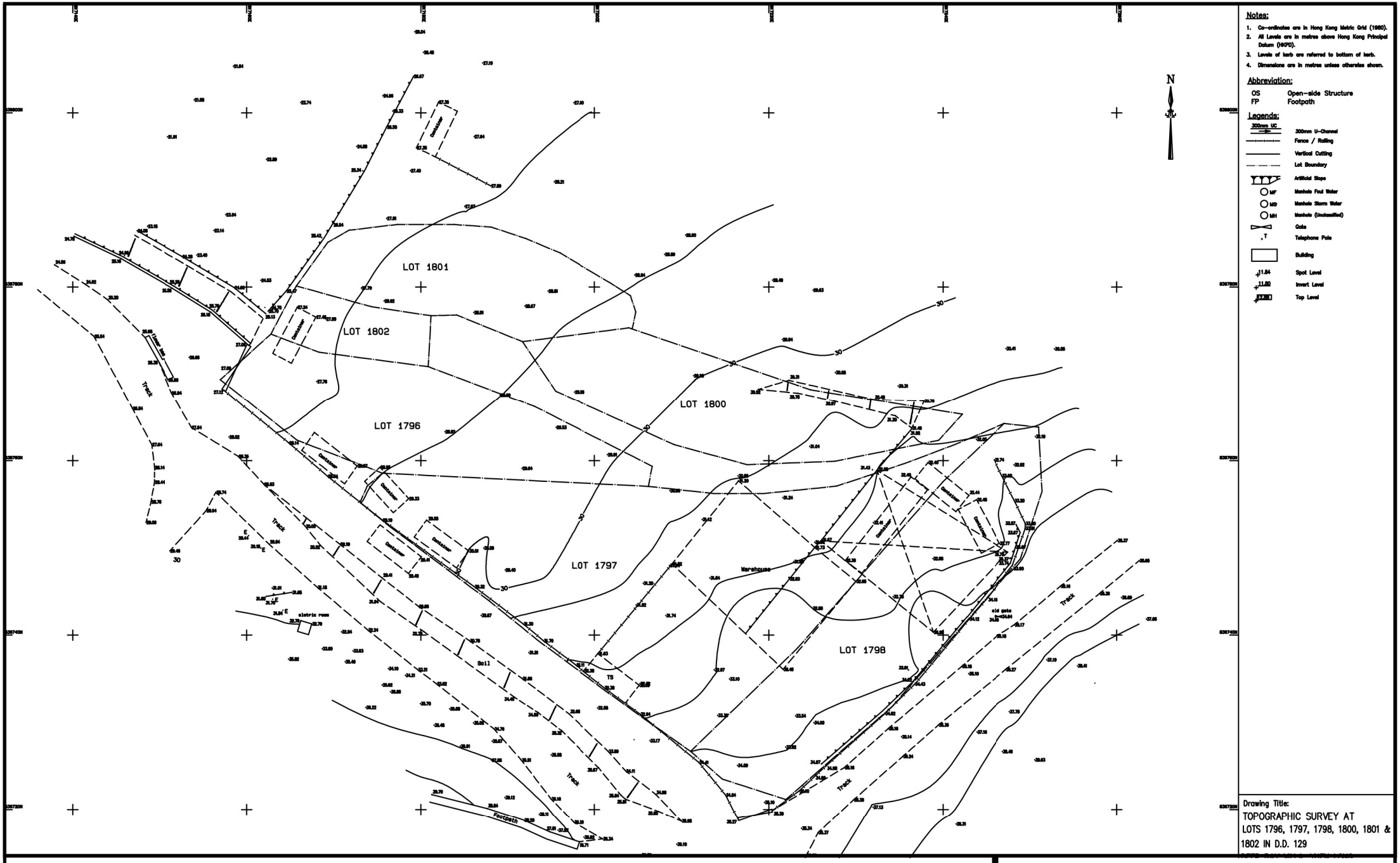
FIGURES



SITE LOCATION PLAN - EXTRACT 1 : 5000 SURVEY SHEET OF SITE

Figure No.:

1



Notes:

1. Co-ordinates are in Hong Kong Metric Grid (1980).
2. All Levels are in metres above Hong Kong Principal Datum (HKPD).
3. Levels of kerb are referred to bottom of kerb.
4. Dimensions are in metres unless otherwise shown.

Abbreviation:

OS	Open-side Structure
FP	Footpath

Legends:

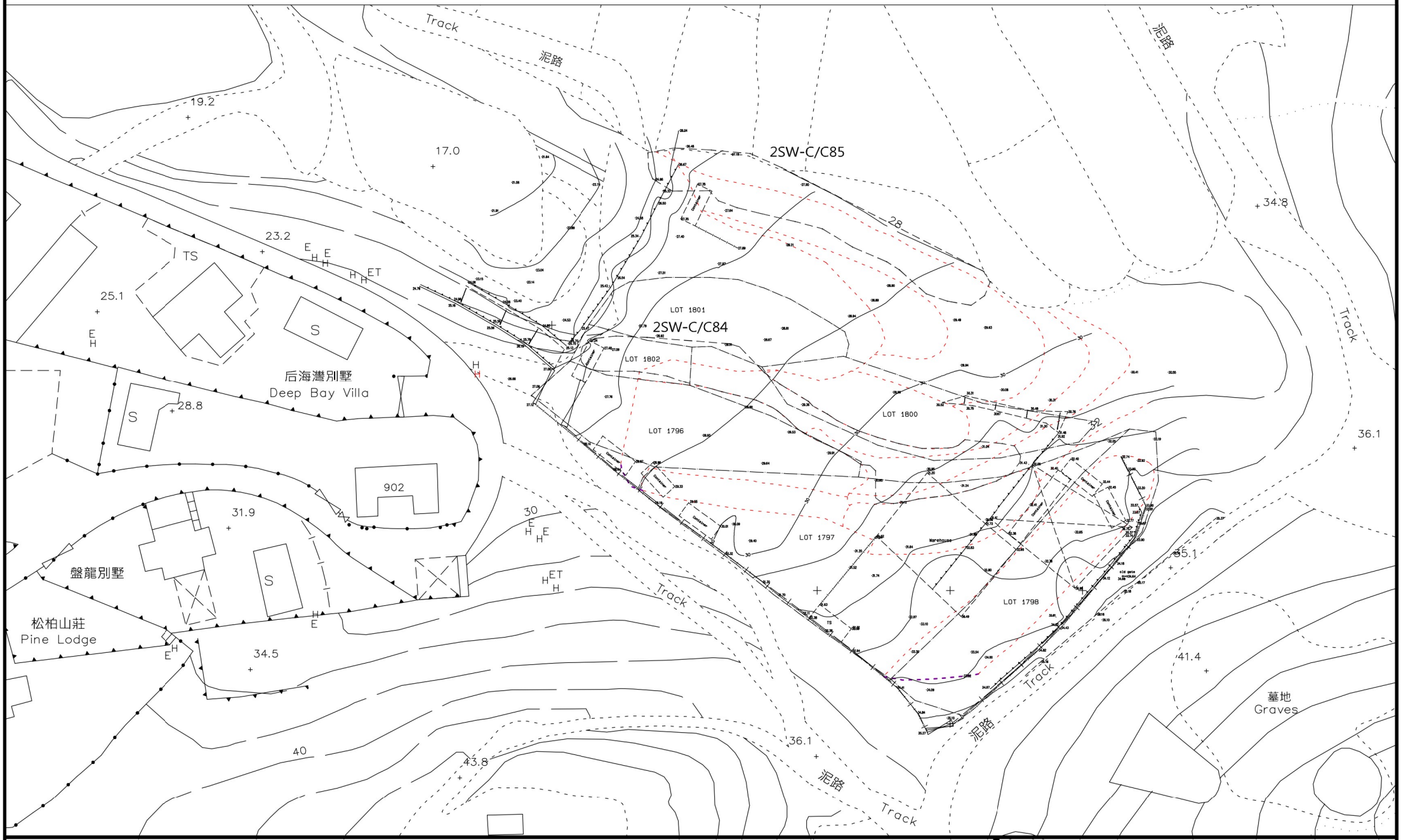
- 300mm U-Channel
- Fence / Railing
- Vertical Cutting
- Lot Boundary
- Artificial Slope
- MF Manhole Foul Water
- MS Manhole Storm Water
- MH Manhole (Unclassified)
- Gate
- Telephone Pole
- Building
- 11.84 Spot Level
- 11.80 Invert Level
- [7.88] Top Level

Drawing Title:
TOPOGRAPHIC SURVEY AT LOTS 1796, 1797, 1798, 1800, 1801 & 1802 IN D.D. 129

TOPOGRAPHIC SURVEY PLAN OF SITE

Figure No.:

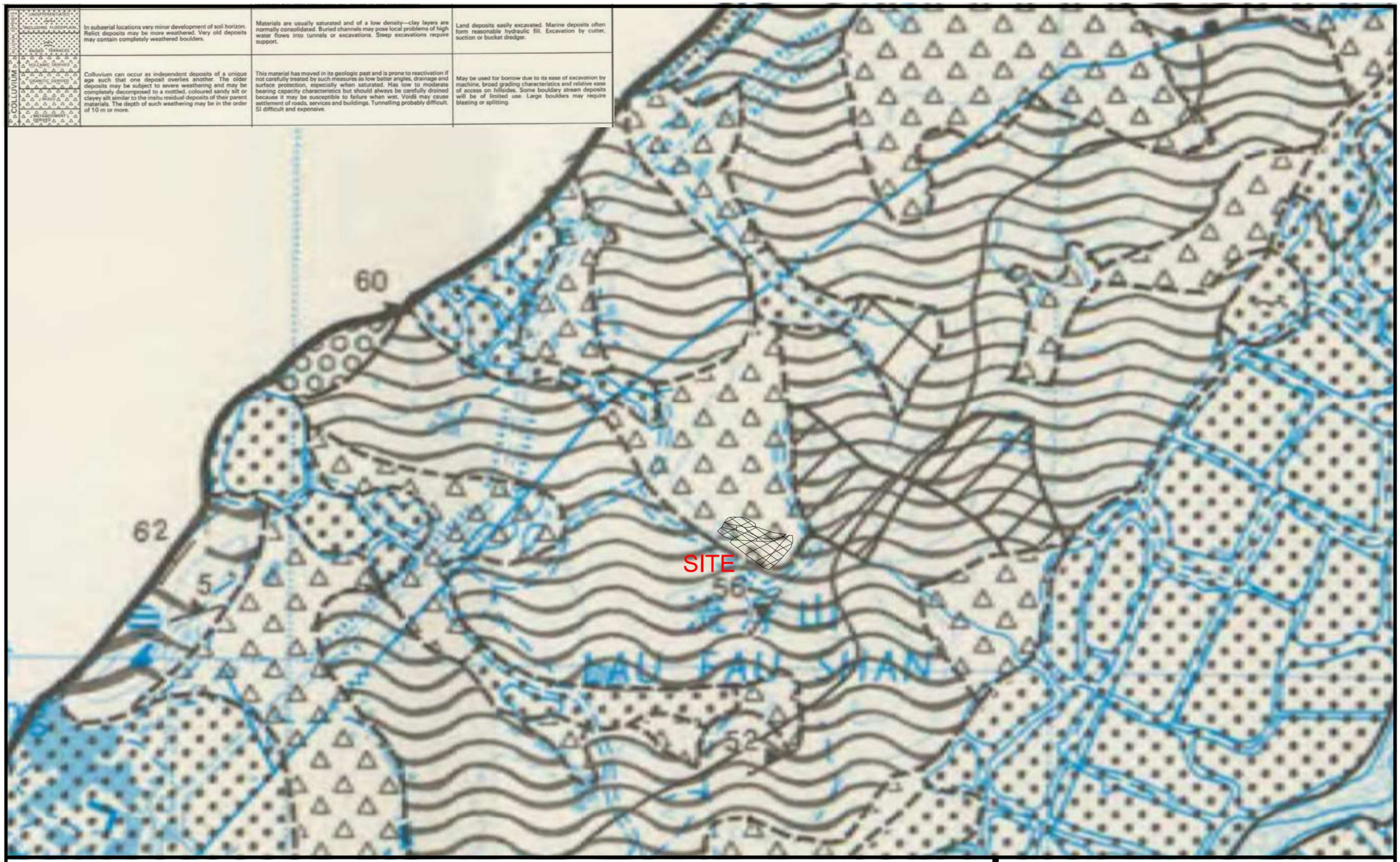
2a



OVERLAP OF 1 :1000 SURVEY SHEET AND TOPOGRAPHIC SURVEY PLAN

Figure No.:

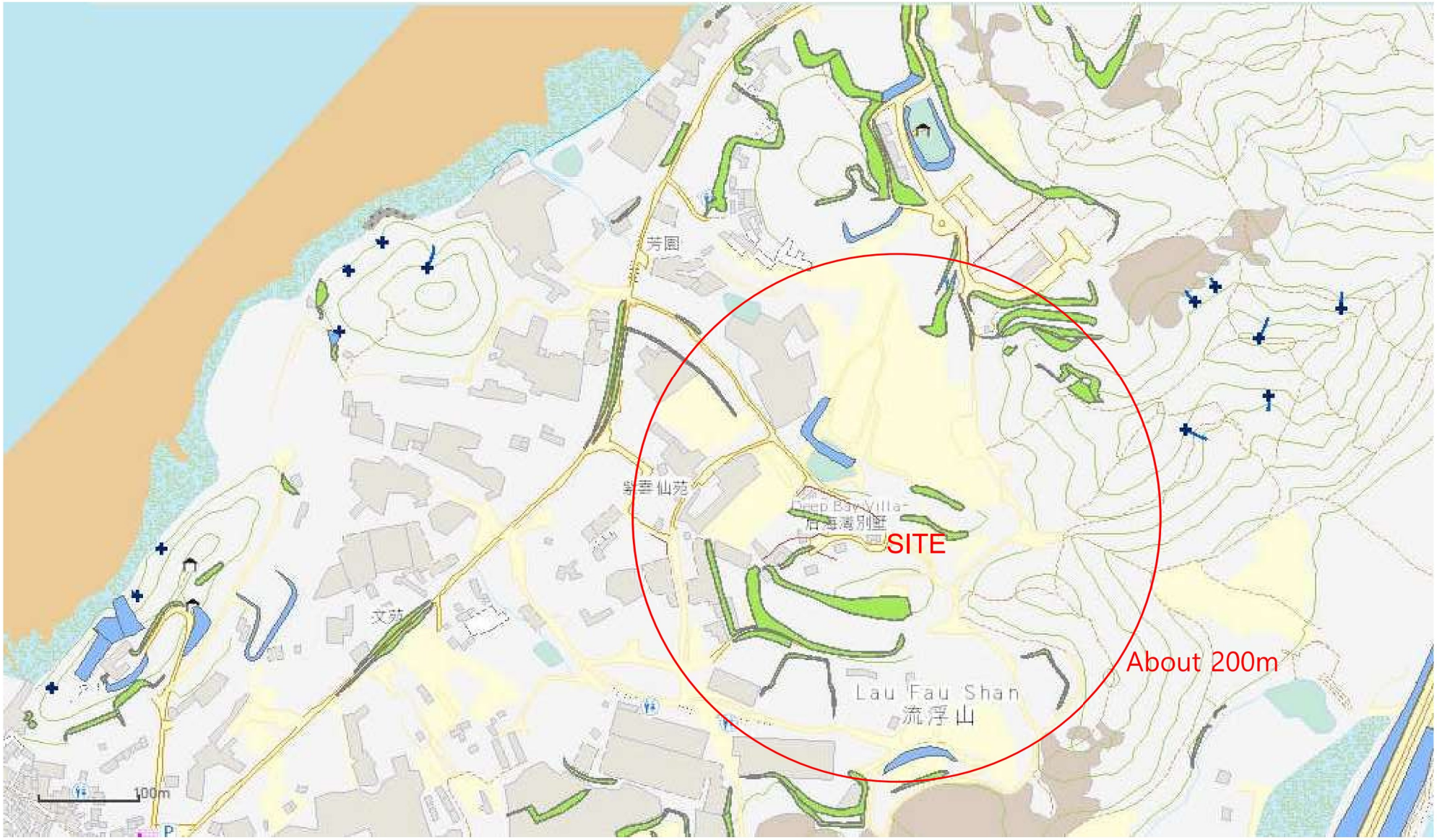
2b



EXTRACT OF GASP REPORT MAP - ENGINEERING GEOLOGY MAP

Figure No.:

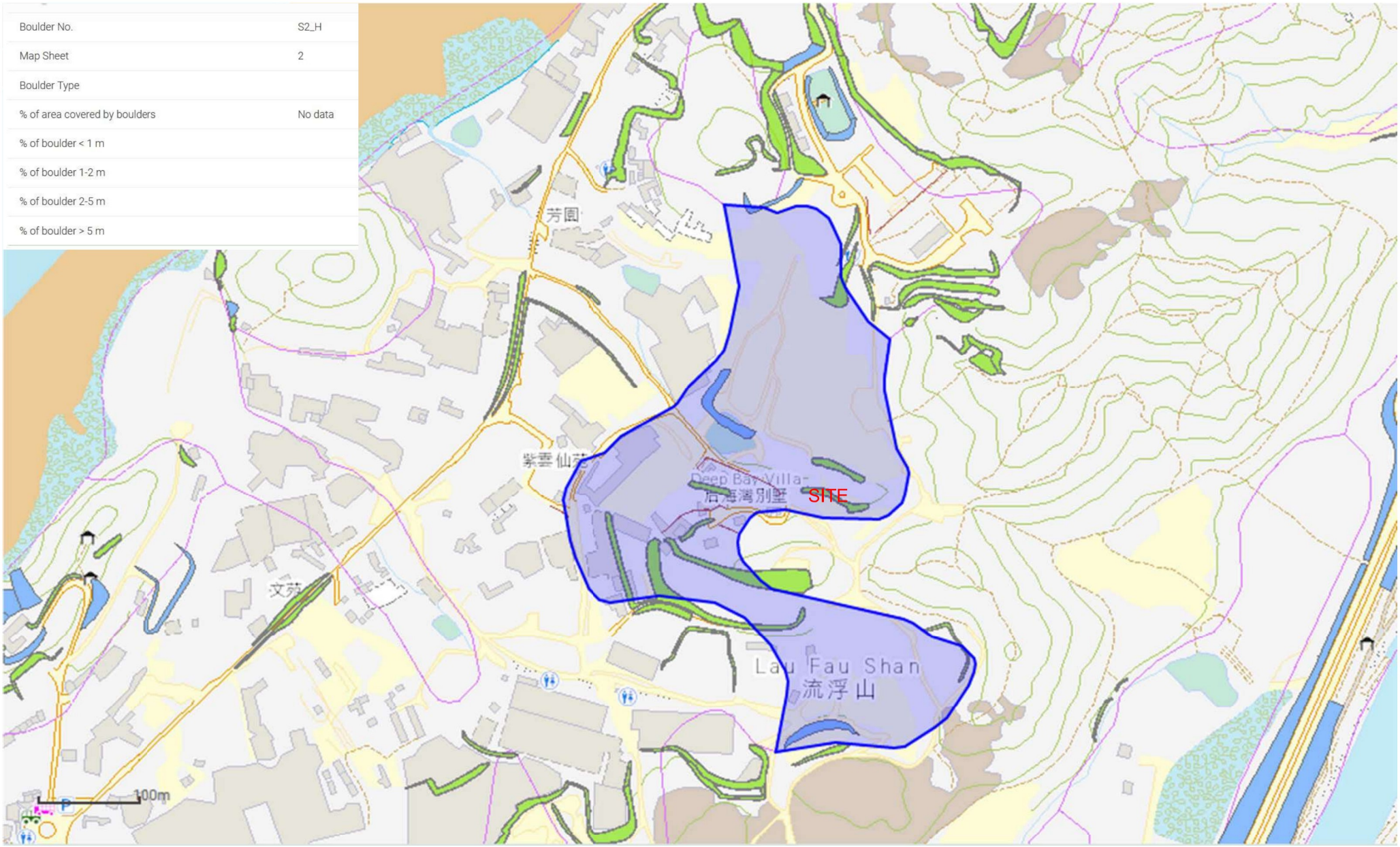
3



NTLI - LANDSLIDE RECORD

Figure No.:

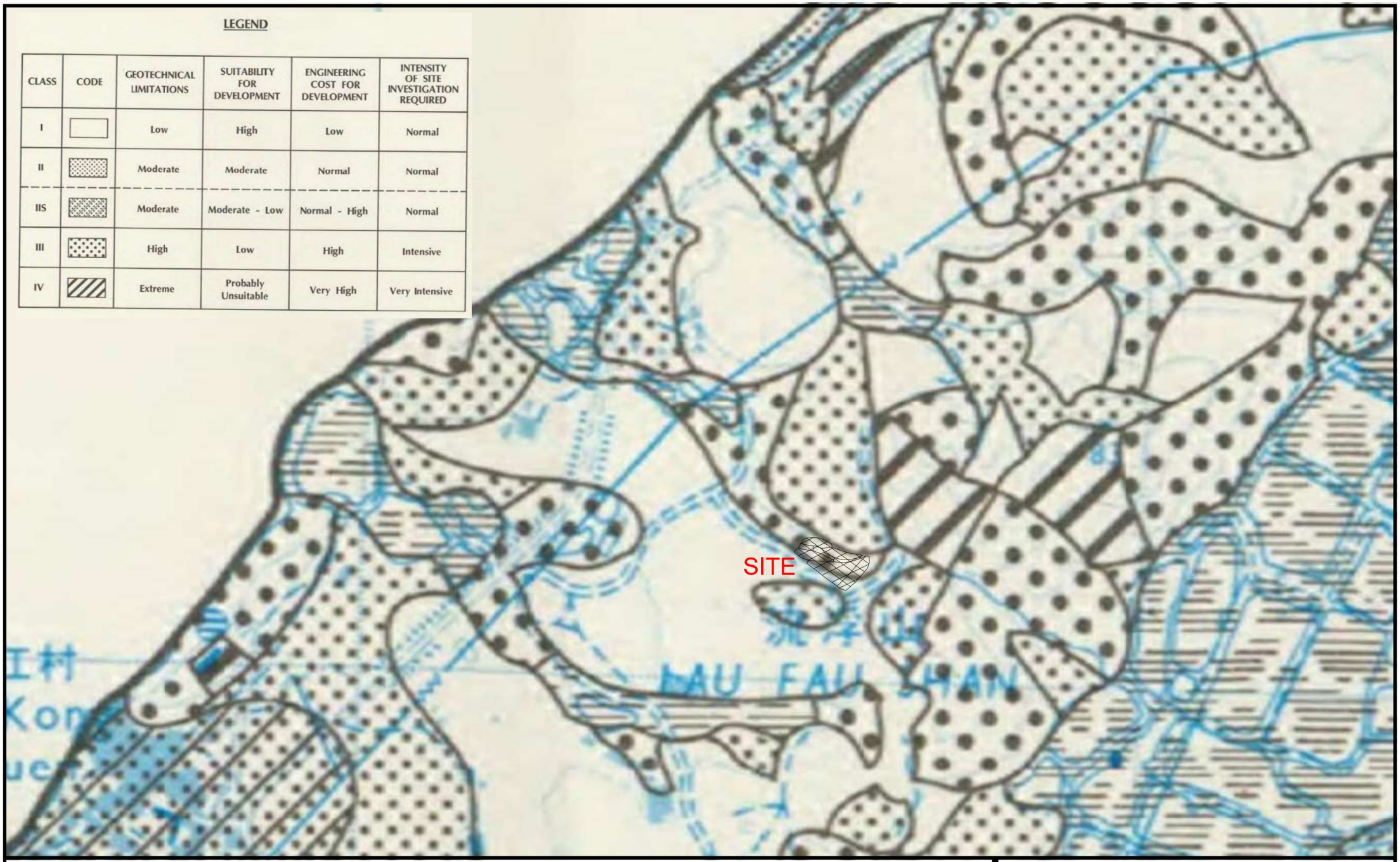
4



BOULDER RECORD

Figure No.:

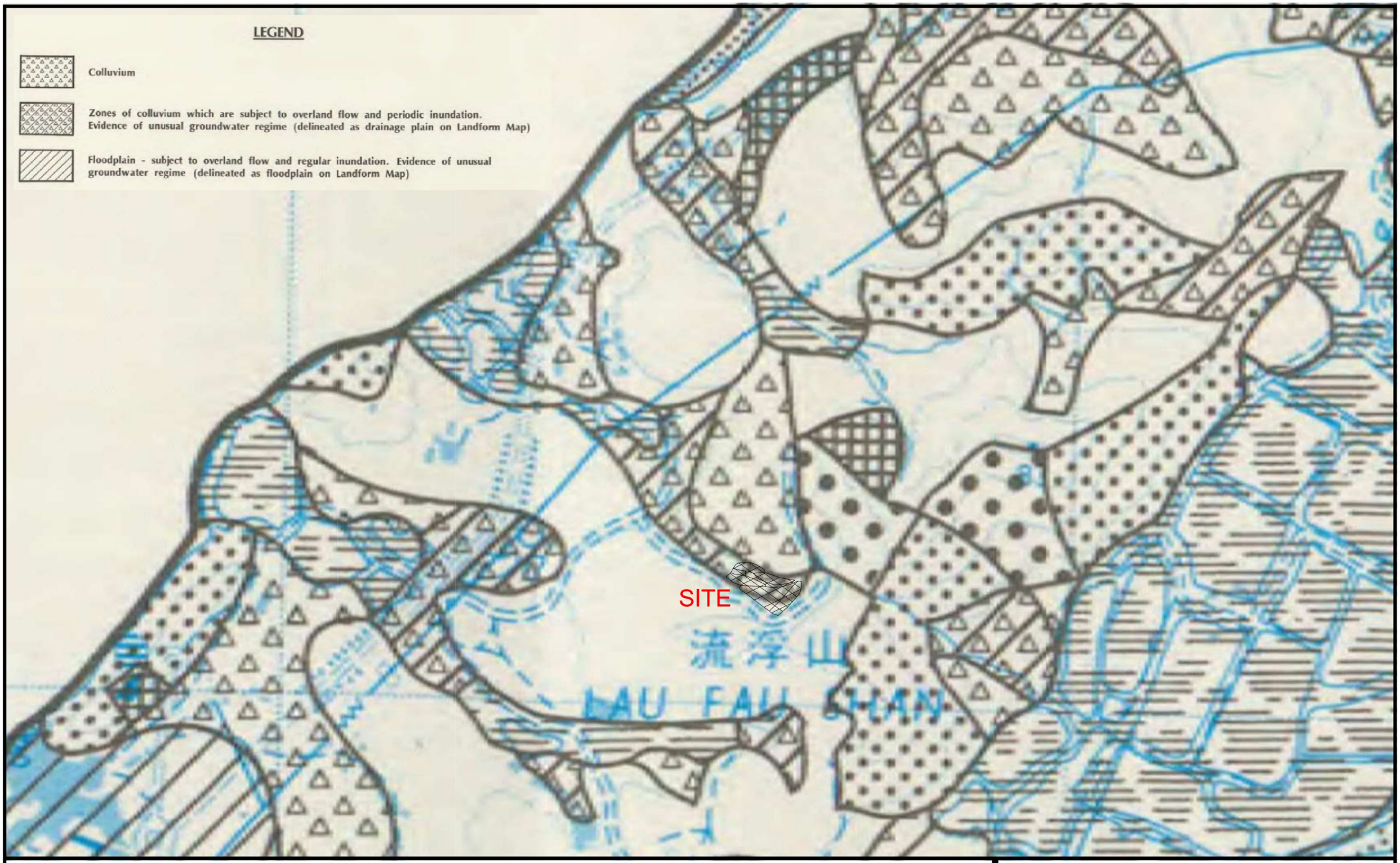
5



CLASS	CODE	GEOTECHNICAL LIMITATIONS	SUITABILITY FOR DEVELOPMENT	ENGINEERING COST FOR DEVELOPMENT	INTENSITY OF SITE INVESTIGATION REQUIRED
I		Low	High	Low	Normal
II		Moderate	Moderate	Normal	Normal
IIS		Moderate	Moderate - Low	Normal - High	Normal
III		High	Low	High	Intensive
IV		Extreme	Probably Unsuitable	Very High	Very Intensive

EXTRACT OF GASP REPORT MAP - GEOTECHNICAL LAND USE MAP

Figure No.: 6



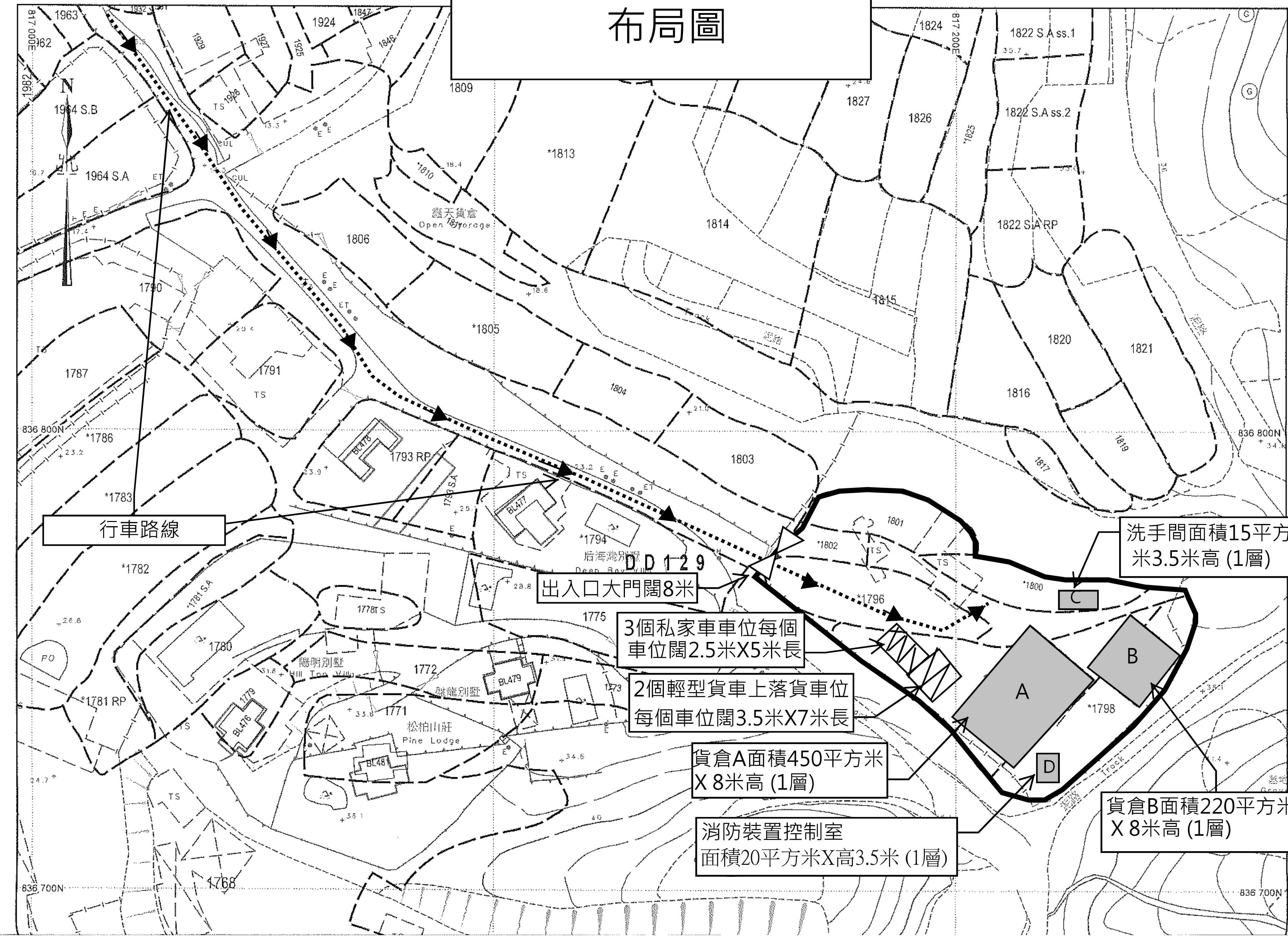
EXTRACT OF GASP REPORT MAP - PHYSICAL CONSTRAINTS MAP

Figure No.: 7

Appendix A

Conceptual Drawings
of The Proposed Development

布局圖



行車路線
出入口大門闊8米
3個私家車車位每個車位闊2.5米X5米長
2個輕型貨車上落貨車位每個車位闊3.5米X7米長
貨倉A面積450平方米X 8米高 (1層)
消防裝置控制室面積20平方米X高3.5米 (1層)
貨倉B面積220平方米X 8米高 (1層)
洗手間面積15平方米3.5米高 (1層)
A
B
C
D
DD 129

Appendix B

Site Photographic Records

Plate 1

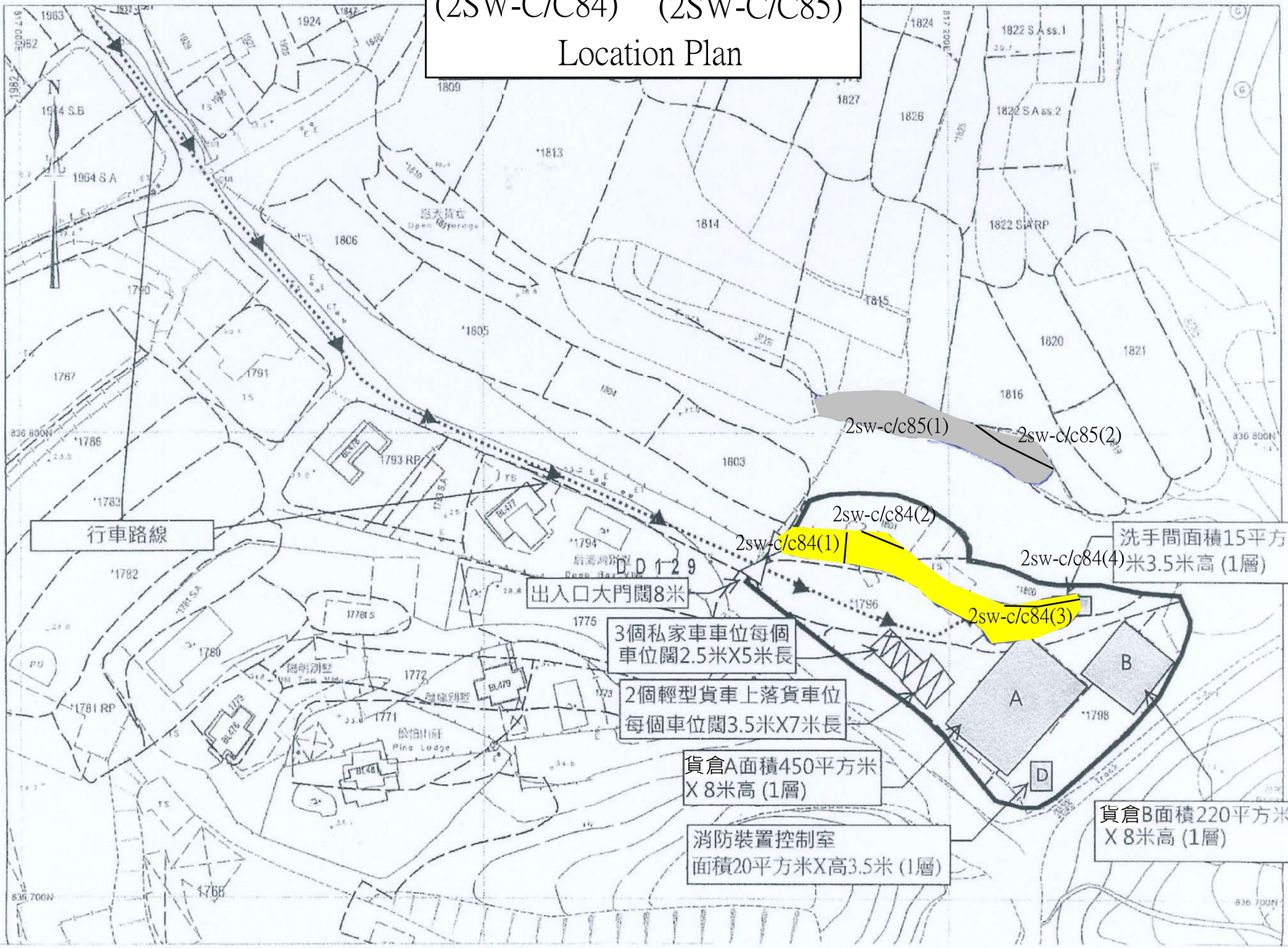
Plate 2

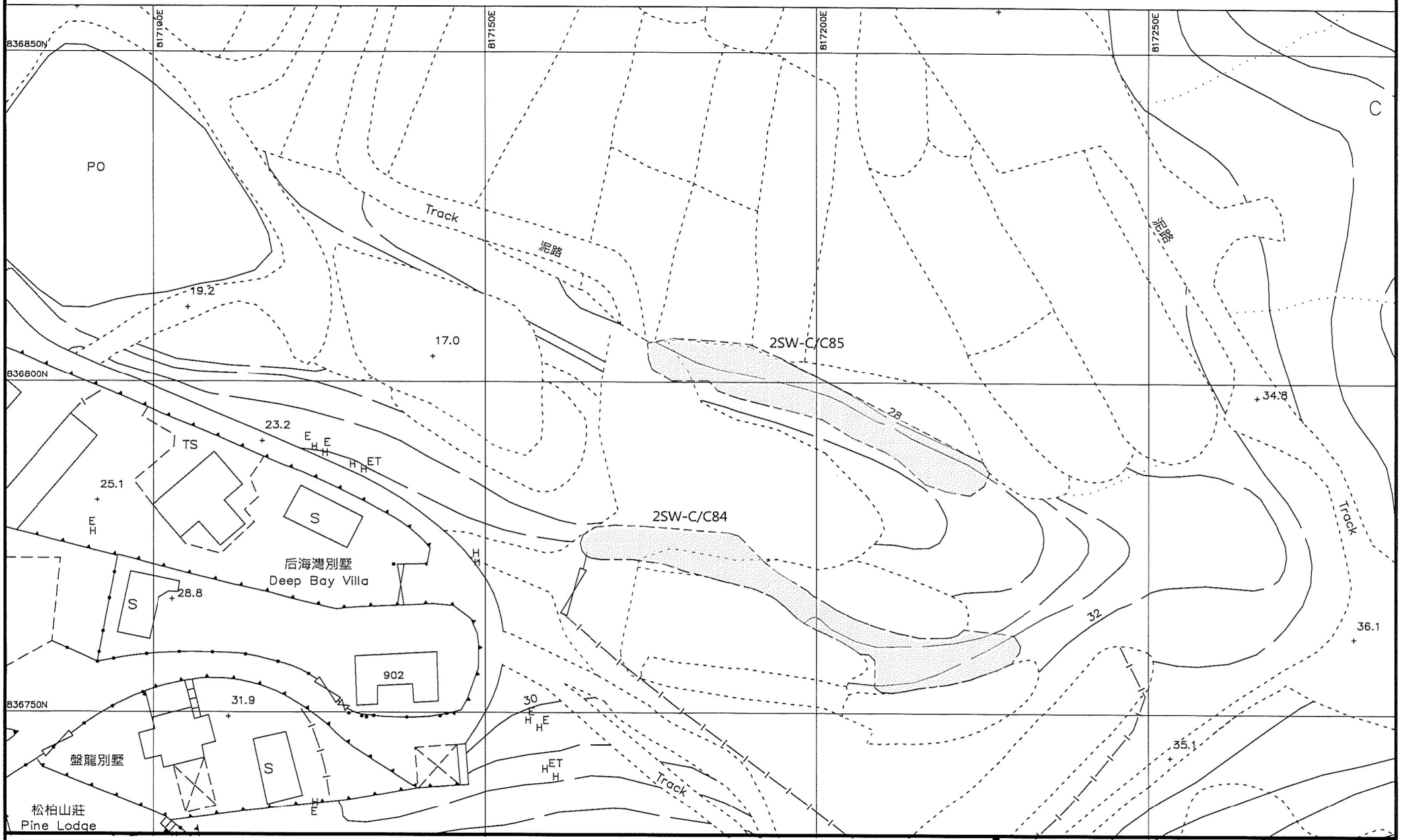
Plate 3

Appendix C

Location Plan and Slope Maintenance Responsibility

(2SW-C/C84) (2SW-C/C85)
Location Plan





EXTRACT OF 1 : 1000 SURVEY SHEET OF SITE

Figure No.:

8

Annex

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: 29-09-2025

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Slope Maintenance Responsibility Report (2SW-C/C84)	ESTATE MANAGEMENT SECTION LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	**2SW-C/C84**		**Sub-Division**	1
	Location	WITHIN DD129 LOTS1802, 1801, 1800 & ADJOINING GL		
	Responsible Lot/Party	DD129 Lot1802	**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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Slope Maintenance Responsibility Report (2SW-C/C84)	ESTATE MANAGEMENT SECTION LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	**2SW-C/C84**		**Sub-Division**	2
	Location	WITHIN DD129 LOTS1802, 1801, 1800 & ADJOINING GL		
	Responsible Lot/Party	DD129 Lot1801	**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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Slope Maintenance Responsibility Report (2SW-C/C84)	ESTATE MANAGEMENT SECTION LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	**2SW-C/C84**		**Sub-Division**	3
	Location	WITHIN DD129 LOTS1802, 1801, 1800 & ADJOINING GL		
	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.		

- 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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Slope Maintenance Responsibility Report (2SW-C/C84)	ESTATE MANAGEMENT SECTION LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	**2SW-C/C84**		**Sub-Division**	4
	Location	WITHIN DD129 LOTS1802, 1801, 1800 & ADJOINING GL		
	Responsible Lot/Party	DD129 Lot1800	**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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Annex

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: 29-09-2025

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Slope Maintenance Responsibility Report (2SW-C/C85)	ESTATE MANAGEMENT SECTION LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	**2SW-C/C85**		**Sub-Division**	1
	Location	WITHIN DD129 LOT1817 & ADJOINING GL		
	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.		

- 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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