

此文件在_____收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請。

This document is received on **6 FEB 2025**.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議*

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2500181

23/1

By hand

Form No. S16-III 表格第 S16-III 號

| | | |
|---------------------------------|-------------------------|--------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/NE-MUP/214 |
| | Date Received 收到日期 | - 6 FEB 2025 |

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Best Holly Limited 富名有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

3. Application Site 申請地點

| | |
|--|--|
| (a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用) | Lots 107 (Part), 109 (Part), 115 (Part), 116 (Part), 117, 118, 119, 120, 121, 122, 123, 124 S.A, 124 S.B, 125, 126 (Part), 127 (Part), 128 (Part), 131, 133 (Part), 134, 135 (Part), 136, 141, 142, 143, 144 RP (Part), 148, 150, 151 and 152 in D.D. 38 and adjoining Government Land, Sha Tau Kok, New Territories |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積 | <input checked="" type="checkbox"/> Site area 地盤面積 11,698 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 11,776 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) | 2,822 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |

| | |
|--|--|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | Approved Man Uk Pin OZP No.: S/NE-MUP/11 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | "Residential (Group D)" and "Agriculture" Zones |
| (f) Current use(s) 現時用途 | Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

| Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情 | | |
|--|--|--|
| No. of 'Current Land Owner(s)' 「現行土地擁有人」數目 | Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址 | Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年) |
| | | |
| | | |
| | | |

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

| Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料 | | |
|---|--|---|
| No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目 | Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址 | Date of notification given (DD/MM/YYYY) 通知日期(日/月/年) |
| | | |
| | | |
| | | |

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 10/01/2025 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 09/01/2025 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

(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 5,728sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 5,970sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 6

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 11,776sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 11,776sq.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)

| STRUCTURE | USE | COVERED AREA | GROSS FLOOR AREA | BUILDING HEIGHT |
|-----------|--------------------------|------------------------------|-------------------------------|-------------------------|
| B1 | WAREHOUSE (EXCL. D.G.G.) | 5,698 m ² (ABOUT) | 11,396 m ² (ABOUT) | 13 m (ABOUT)(2-STOREY) |
| B2 | RAIN SHELTER FOR L/U/L | 119 m ² (ABOUT) | 119 m ² (ABOUT) | 7 m (ABOUT)(1-STOREY) |
| B3 | SITE OFFICE | 108 m ² (ABOUT) | 216 m ² (ABOUT) | 7 m (ABOUT)(2-STOREY) |
| B4 | UTILITIES AND METER ROOM | 18 m ² (ABOUT) | 18 m ² (ABOUT) | 3.5 m (ABOUT)(1-STOREY) |
| B5 | WASHROOM | 18 m ² (ABOUT) | 18 m ² (ABOUT) | 3.5 m (ABOUT)(1-STOREY) |
| B6 | CARETAKER OFFICE | 9 m ² (ABOUT) | 9 m ² (ABOUT) | 3.5 m (ABOUT)(1-STOREY) |
| TOTAL | | 5,970 m ² (ABOUT) | 11,776 m ² (ABOUT) | |

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 4

Motorcycle Parking Spaces 電單車車位 N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A

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 N/A

Coach Spaces 旅遊巴車位 N/A

Light Goods Vehicle Spaces 輕型貨車車位 N/A

Medium Goods Vehicle Spaces 中型貨車車位 2

Heavy Goods Vehicle Spaces 重型貨車車位 N/A

Others (Please Specify) 其他 (請列明) Container Vehicle Spaces 2

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|--|--------------------|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？ | Yes 是 | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Sha Tau Kok Road - Wo Hang via a local access <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | No 否 | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？ | Yes 是 | <input type="checkbox"/> Please provide details 請提供詳情 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | No 否 | <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？ | Yes 是 | <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 11,698 Area of filling 填土面積 (190 within "AGR" zone) sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | No 否 | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？ | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> | | | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | |
|--|--|
| | <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> |
|--|--|

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

| | |
|--|---|
| (a) Application number to which the permission relates 與許可有關的申請編號 | A/ _____ / _____ |
| (b) Date of approval 獲批給許可的日期 | (DD 日/MM 月/YYYY 年) |
| (c) Date of expiry 許可屆滿日期 | (DD 日/MM 月/YYYY 年) |
| (d) Approved use/development 已批給許可的用途/發展 | |
| (e) Approval conditions 附帶條件 | <p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> |
| (f) Renewal period sought 要求的續期期間 | <p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p> |

| |
|----------------------|
| 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）。

Please refer to the supplementary statement.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署


☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of

代表

R-riches Property Consultants Limited 盈卓物業顧問有限公司

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

10/01/2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

| Gist of Application 申請摘要 | |
|---|--|
| (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。) | |
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address 位置／地址 | Lots 107 (Part), 109 (Part), 115 (Part), 116 (Part), 117, 118, 119, 120, 121, 122, 123, 124 S.A, 124 S.B, 125, 126 (Part), 127 (Part), 128 (Part), 131, 133 (Part), 134, 135 (Part), 136, 141, 142, 143, 144 RP (Part), 148, 150, 151 and 152 in D.D. 38 and adjoining Government Land, Sha Tau Kok, New Territories |
| Site area 地盤面積 | 11,698 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 2,822 sq. m 平方米 <input checked="" type="checkbox"/> About 約) |
| Plan 圖則 | Approved Man Uk Pin OZP No.: S/NE-MUP/11 |
| Zoning 地帶 | "Residential (Group D)" and "Agriculture" Zones |
| Type of Application 申請類別 | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 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為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/ development 申請用途/發展 | Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land |

| | | | |
|--|--|--|--|
| (i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 11,776 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 1.01 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks 幢數 | Domestic 住用 | N/A | |
| | Non-domestic 非住用 | 6 | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | N/A | <input type="checkbox"/> m 米 (Not more than 不多於) |
| | | N/A | <input type="checkbox"/> Storeys(s) 層 (Not more than 不多於) |
| | Non-domestic 非住用 | 3.5 - 13 (about) | <input type="checkbox"/> m 米 (Not more than 不多於) |
| | | 1 - 2 | <input type="checkbox"/> Storeys(s) 層 (Not more than 不多於) |
| (iv) Site coverage 上蓋面積 | 51 % <input checked="" type="checkbox"/> About 約 | | |
| (v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 | | 4 |
| | Private Car Parking Spaces 私家車車位 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) _____ _____ | | 4 N/A N/A N/A N/A _____ _____ |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 | | 4 |
| | Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicle Spaces _____ _____ | | N/A N/A N/A 2 N/A _____ 2 |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|---|--------------------------|-------------------------------------|
| | Chinese 中文 | English 英文 |
| Plans and Drawings 圖則及繪圖 | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Plan showing location/zoning/land status of the Site; Plan showing filling of land at the Site; Swept path analysis; and Plan showing the fire service installations proposal. | | |
| Reports 報告書 | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Accepted drainage impact assessment under previous application | | |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號 | | |

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use various lots in D.D. 38 and adjoining Government Land (GL), Sha Tau Kok, New Territories (the Site) for ‘**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**’ (the proposed development) (**Plan 1**).
- 1.2 The applicant intends to develop the Site as a warehouse for storage of miscellaneous goods, e.g. kitchenware, toiletries, furniture, consumer electronics, etc. The majority of the private land portion of the Site is owned by the applicant, who has no intention to develop the Site for long-term residential use. Furthermore, a portion of the Site is currently owned by Tso Tong, whilst it is difficult to develop the Site for long-term residential use, the applied use would better utilize precious land resources, as well as create new job opportunities in the New Territories.

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Residential (Group D)” (“R(D)”) and “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 not a column 1 nor a column 2 use within the “R(D)” and “AGR” zones, which requires planning permission from the Board (**Plan 2**).
- 2.2 The applied use is considered not incompatible with surrounding area which is dominated by storage and workshops uses. Although the applied use is not entirely in line with the planning intention of “R(D)” and “AGR” zones, there is no active agricultural activity nor known residential developments at the Site. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intentions of the “R(D)” and “AGR” zones and would better utilize precious land resources in the New Territories.
- 2.3 The Site is subject of a previously approved application (No. A/NE-MUP/185) for the same applied use submitted by the same applicant, which was approved by the Board on a temporary basis of 3 years in May 2023. Compared with the previous application, although the applied use, site area/boundary and the nos. of structure, parking and loading/unloading

(L/UL) space remain unchanged, the total gross floor area (GFA) of the proposed development has been slightly reduced. The GFA of the warehouse (Structure B1) is decreased from 14,720 m² to 11,396 m² (about) (i.e. -23%), whilst that of the rain shelter (Structure B2) is decreased from 124 m² to 119 m² (about) (i.e. -4%). Upon obtaining planning permission for the current application from the Board, the applicant will not proceed to implement the development scheme of the previous application.

- 2.4 The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below.

Table 1 – Details of Compliance with Approval Conditions of the Previous Application

| Approval Conditions of Application No. A/NE-MUP/185 | | Date of Compliance |
|---|---|--------------------|
| (c) | The submission of a drainage impact assessment (DIA) | 01.11.2024 |
| (d) | The implementation of the mitigation measures identified in the DIA | Not complied with |
| (f) | The submission of proposals for fire service installations (FSIs) and water supplies for firefighting | 26.06.2024 |
| (g) | The implementation of the proposals for FSIs and water supplies for firefighting | Not complied with |
| (h) | The provision of 2.5 m high solid metal wall with thickness of 5 mm along the site boundary | Not complied with |

- 2.5 The applicant made submission of a DIA to comply with approval condition (c) on 30.10.2024, which was accepted by the Chief Engineer/Mainland North, Drainage Services Department on 01.11.2024. The applicant is currently seeking quotations from drainage contractors for the implementation of the drainage facilities and erection of periphery metal wall at the Site. Upon obtaining planning permission from the Board, the applicant will proceed to carry out the implementation of drainage works and erection of metal wall at the Site.
- 2.6 The applicant made submission of a FSIs proposal to comply with approval condition (f) on 16.05.2024, which was accepted by the Director of Fire Services on 26.06.2024. However, prior approval of Short Term Waiver (STW) is required for the erection of structures on Old Schedule Lots under Block Government Lease, on which the proposed FSIs will be installed. A STW application was previously submitted to the District Lands Officer/North, Lands Department (LandsD) in October 2023. The applicant is still waiting for LandsD to advise the current situation of the STW application. As such, the applicant has not been able to commence the implementation for FSIs to fulfill the compliance requirement.

- 2.7 Apart from the previous application, a similar application (No. A/NE-MUP/194) for the same applied use was also approved by the Board within the “AGR” zone in the vicinity of the Site in February 2024. Therefore, approval of the application is in line with the Board’s previous decisions and would not set an undesirable precedent within the “R(D)” and “AGR” zones.
- 2.8 In support of the application, the applicant has submitted the accepted DIA under the previous application to minimize the potential adverse impact to the surrounding area, as well as an updated FSIs proposal to enhance fire safety of the proposed development (**Appendices I and II**). Upon obtaining planning permission from the Board, the applicant will continue to proceed the implementation works of the accepted proposals.

3) Development Proposal

- 3.1 The Site occupied an area of 11,698 m² (about), including 2,822 m² (about) of GL (**Plan 3**). The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays. A total of 6 structures are proposed at the Site for warehouse (excl. D.G.G.), rain shelter for L/UL spaces, site office, utilities/meter room, washroom and caretaker office with total GFA of 11,776 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. It is estimated that the proposed development would be able to accommodate 10 nos. of staff. As the Site is for ‘warehouse’ with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 2** below.

Table 2 – Development Parameters

| | |
|-------------------------|---|
| Site Area | 11,698 m ² (about), including 2,822 m ² (about) of GL |
| Covered Area | 5,970 m ² (about) |
| Uncovered Area | 5,728 m ² (about) |
| | |
| Plot Ratio | 1.01 (about) |
| Site Coverage | 51% (about) |
| | |
| No. of Structure | 6 |
| Total GFA | 11,776 m ² (about) |
| - Domestic GFA | Not applicable |
| - Non-Domestic GFA | 11,776 m ² (about) |
| | |
| Building Height | 3.5 m to 13 m (about) |
| No. of Storey | 1 to 2 |

3.2 The Site will be entirely filled with concrete of not more than 0.2 m in depth, including 190 m² (i.e. 1.6% of the Site) within the "AGR" zone, which requires planning permission from the Board. The remaining area of 11,508 m² (i.e. 98.4% of the Site) falls within the "R(D)" zone, within which filling of land does not require planning permission from the Board (**Plan 5**). The proposed filling of land is to facilitate a flat surface for manoeuvring of vehicle and site formation of structures. Therefore, the filling of land is considered necessary and has been kept to minimal for the operation of the proposed development.

3.3 The Site is accessible from Sha Tau Kok Road - Wo Hang via a local access (**Plan 1**). A total of 8 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL provisions are shown at **Table 3** below.

Table 3 – Parking and L/UL provisions

| Type of Space | No. of Space |
|---|--------------|
| Parking Space for Private Cars (PC) - 2.5 m (W) x 5 m (L) | 4 |
| L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L) | 2 |
| L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L) | 2 |

3.4 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As the traffic generated/attracted by the proposed development is expected to be minimal (as shown at **Table 4** below), adverse traffic impacts arising from the proposed development should not be anticipated.

Table 4 – Estimated Trip Generation/Attraction

| Time Period | Estimated Trip Generation/Attraction | | | | | | |
|---|--------------------------------------|-----|-----|-----|----|-----|----------------|
| | PC | | MGV | | CV | | 2-Way Total |
| | In | Out | In | Out | In | Out | |
| Trips at <u>AM peak</u> per hour (09:00 – 10:00) | 4 | 0 | 1 | 0 | 1 | 0 | 6 |
| Trips at <u>PM peak</u> per hour (18:00 – 19:00) | 0 | 4 | 0 | 1 | 0 | 1 | 6 |
| Average trip per hour (10:00 – 18:00) | 0.5 | 0.5 | 1 | 1 | 1 | 1 | 5 |

3.5 No open storage/workshop activities and storage of dangerous goods will be allowed at the Site at any time during the planning approval period. 2.5 m high solid metal wall with

thickness of 5 mm will be erected along the site boundary to minimize the potential nuisance to the surroundings. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall.

- 3.6 The applicant will strictly 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 planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. the accepted DIA under the previous application and an updated FSIs proposal to mitigate any adverse impact arising from the proposed development (**Appendices I and II**). The applicant will proceed to implement the accepted proposals upon obtaining planning permission from the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited

January 2025

LIST OF APPENDICES

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| Plan 4 | Layout plan |
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| Plan 6 | Swept path analysis |

Appendix I

Accepted Drainage Impact Assessment
under Previous Application No. A/NE-MUP/185

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輋路一號
沙田政府合署
十三樓 1301-1314 室

**Planning Department**

Sha Tin, Tai Po & North
District Planning Office
Rooms 1301-1314, 13/1/
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference DD38 Lot 115 & VL
本署檔號 Our Reference () in TPB/A/NE-MUP/185
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post & Fax (2323 3662)

1 November 2024

R-riches Property Consultants Ltd.
Block D, The Richfield
236 Kat Hing Wai
Kam Tin, New Territories
(Attn.: Danny NG)

Dear Sir/Madam,

**Proposed Temporary Warehouse with Ancillary Facilities for a
Period of 3 Years and Associated Filling of Land in "Agriculture" and
"Residential (Group D)" Zones, Lots 107 (Part), 109 (Part), 115 (Part), 116 (Part),
117, 118, 119, 120, 121, 122, 123, 124 S.A, 124 S.B, 125, 126 (Part), 127 (Part),
128 (Part), 131, 133 (Part), 134, 135 (Part), 136, 141, 142, 143, 144 RP (Part),
148, 150, 151 and 152 in D.D. 38 and adjoining Government Land, Sha Tau Kok
(Compliance with Approval Condition (c) for Planning Application No. A/NE-MUP/185)**

I refer to your submission dated 30.10.2024 for compliance with approval condition (c) in relation to the submission of a drainage impact assessment to the satisfaction of the Director of Drainage Services or of the Town Planning Board under the captioned planning application.

Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. Wilson TAI; Tel.: 2300 1693) has been consulted and considered the approval condition (c) has been complied with. His advisory comments are attached at **Appendix I**. Please proceed to implement the mitigation measures identified in the accepted drainage impact assessment for compliance with approval condition (d).

Should you have any queries related to planning matters, please contact Mr. William WONG of this department at 2158 6164.

Yours faithfully,


(Rico TSANG)

for Director of Planning

Appendix I

Advisory comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact person: Mr. Wilson Tai; Tel.: 2300 1693):

- (a) please be advised that the limited desk-top checking by DSD on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve the project proponent's obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his lot and all upstream catchments;
- (b) the cover levels of proposed u-channels and catch pits should be flush with the adjoining ground level;
- (c) the applicant should check and ensure that the existing drainage system to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned lot. The applicant should also ensure that the flow from this site will not overload the existing drainage system;
- (d) the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the site, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by DSD;
- (e) the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works;
- (f) the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at their own expense;
- (g) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from District Lands Officer/North, Lands Department and/or relevant private lot owners;
- (h) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- (i) the applicant should construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation;

- (j) as usual, Government should be empowered to inspect conditions of the private drainage system (including the petrol interceptor if any) and to enforce its cleansing by the owners, if necessity arises (e.g. upon receipt of complaints); and
- (k) the existing drainage facilities, watercourse, river, channel and the like should not be affected and obstructed by the construction materials, waste or debris from the proposed development.

Our Ref.: DD38 Lot 115 & VL
Your Ref.: TPB/A/NE-MUP/185

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

By Email

30 October 2024

Dear Sir,

Compliance with Approval Condition (c)

**Proposed Temporary Warehouse with Ancillary Facilities for a Period of 3 Years
and Filling of Land in “Agriculture” and “Residential (Group D)” Zones,
Lots 107 (Part), 109 (Part), 115 (Part), 116 (Part), 117, 118, 119, 120, 121, 122, 123, 124 S.A,
124 S.B, 125, 126 (Part), 127 (Part), 128 (Part), 131, 133 (Part), 134, 135 (Part), 136, 141, 142, 143,
144 RP (Part), 148, 150, 151 and 152 in D.D. 38 and Adjoining Government Land, Sha Tau Kok**

(S.16 Planning Application No. A/NE-MUP/185)

We are writing to submit a response-to-comments table and a drainage impact assessment (DIA) for compliance with approval condition (c) of the subject application, i.e. *the submission of a DIA (Appendix I)*.

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Danny NG
Town Planner

Appendix I – Response to the Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)

| Comments of the CE/MN, DSD (Contact Person: Mr. Wilson TAI; Tel: 2300 1693) | | |
|--|--|--|
| (1) | According to DSD's "Technical Note to prepare a Drainage Submission", this submission should be signed and certified by a qualified engineer (Registered Professional Engineer (RPE) in the Civil Engineering discipline) before it is submitted to DSD for comment. Please request the RPE to print his name and sign on the cover page of the drainage impact assessment report; and | Noted and revised accordingly. |
| (2) | It is noted from section 1-1 in Appendix D that the formation level of some portions of the application site are higher than the adjacent existing ground level. Hence, the cover level of the proposed u-channel at those portions should be revised to match the existing ground levels so as to ensure no adverse drainage impact to lands and premises adjoining the development site. | Noted. The cover level of proposed channel should be made with existing ground level on site. Please refer to updated Appendix A, Appendix D and Figure 3.2 (Appendix II). |



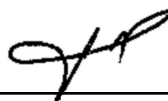
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS WITH ASSOCIATED FILLING OF LAND

Drainage Impact Assessment

PROPOSED TEMPORARY WAREHOUSE WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING
OF LAND, VARIOUS LOTS IN DD38 AND ADJOINING
GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES

Drainage Impact Assessment Report

October 24_2



Prepared by: Yeung Toi Tung

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1. Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission for a proposed temporary warehouse with ancillary facilities for a period of three years and associated filling of land at the development site.
- 1.1.2 This Drainage Impact Assessment aim to support the development in drainage aspect.

1.2 The Site

- 1.2.1 The development site situates beside Sha Tau Kok Road – Wo Hang. It has an area of about 11,698m². The site location plan is shown in **Figure 1**.
- 1.2.2 The existing site ground levels falling from the hill side to Sha Tau Kok Road – Wo Hang various from + 28.6 to +30.7 mPD. The existing site is currently fully paved. It is proposed to fill not more than 0.2m of concrete for construction of the temporary structures and circulation area.
- 1.2.3 There is an approx. 5m width channel beside Sha Tau Kok Road – Wo Hang. Existing Drainage Plan are shown in **Figure 2** for reference.
- 1.2.4 Proposed Development Layout plan is shown in **Appendix B** for reference.

2. Development Proposal

2.1 The Proposed Development

- 2.1.1 The total site area is approximately 11,698m². The indicative development schedule is summarized in **Table 1** below for technical assessment purpose. The catchment plan is shown in **Figure 4**.

| Proposed Development | |
|---|--------|
| Total Site Area (m ²) | 11,698 |
| Paved Area (m ²) Assume all proposed site area as paved area for assessment purpose | 11,698 |

Table 1 - Key Development Parameters

3. Assessment Criteria

- 3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this report. The recommendation is summarized in **Table 2** below.

| Description | Design Return Periods |
|---|-----------------------|
| Intensively Used Agricultural Land | 2 – 5 Years |
| Village Drainage Including Internal Drainage System under a polder Scheme | 10 Years |
| Main Rural Catchment Drainage Channels | 50 Years |
| Urban Drainage Trunk System | 200 Years |
| Urban Drainage Branch System | 50 Years |

Table 2– Design Return Periods under SDM

- 3.1.2 The proposed drainage system intended to collect runoff from internal site and external catchment. 1 in 10 years return period is adopted for the drainage design.

3.1.3 Stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.

1. Intensity-Duration-Frequency Relationship – The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

$$i = \frac{a}{(t_d + b)^c}$$

The site is located within the North District Zone. Therefore, for 10 years return period, the following values are adopted.

| | | |
|---|---|-------|
| a | = | 454.9 |
| b | = | 3.44 |
| c | = | 0.412 |

(Corrigendum No.1/2024)

2. The peak runoff is calculated by the Rational Method
i.e. $Q_p = 0.278CiA$

| | | | |
|-------|-------|---|------------------------------------|
| where | Q_p | = | peak runoff in m^3/s |
| | C | = | runoff coefficient (dimensionless) |
| | i | = | rainfall intensity in mm/hr |
| | A | = | catchment area in km^2 |

3. The run-off coefficient (C) of surface runoff are taken as follows:

1. Paved Area: $C = 0.95$
2. Unpaved Area: $C = 0.35$

4. Manning's Equation is used for calculation of velocity of flow inside the channels:

$$\text{Manning's Equation: } v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$$

Where,

V = velocity of the pipe flow (m/s)

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

$$\text{Colebrook-White Equation: } \frac{1}{\sqrt{f}} = -\sqrt{32gRS} \log \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRSf}} \right)$$

where,

| | | |
|----------------|---|---------------------------------|
| V | = | velocity of the pipe flow (m/s) |
| S _f | = | hydraulic gradient |
| k _f | = | roughness value (m) |
| v | = | kinematics viscosity of fluid |
| D | = | pipe diameter (m) |
| R | = | hydraulic radius (m) |

4. Proposed Drainage System

4.1. Proposed U Channels

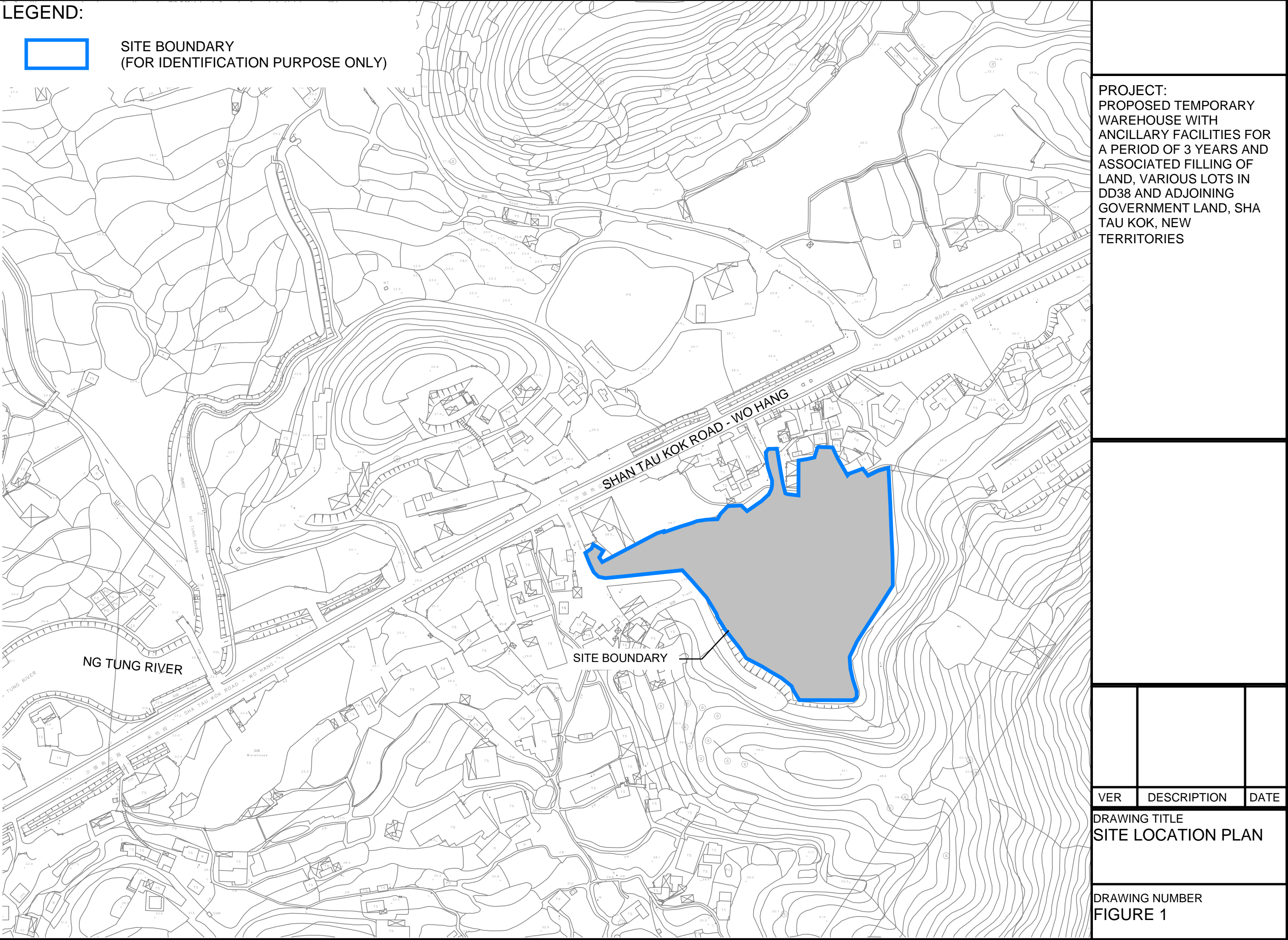
- 4.1.1 Proposed U-channels are designed for collection of runoff within and near the Development Site. Please refer to the **Figure 4** for proposed catchment plan. The proposed drains are to be discharged to the existing approx. 5m channel beside Sha Tau Kok Road – Wo Hang. The design calculations of proposed UChannels are shown in **Appendix A**.
- 4.1.2 Checking of capacity of approx. 5m channel against the flow from the site is also shown in **Appendix A**. The utilization of the channel against the flow is minimal. In addition, the existing site is already fully paved. No unacceptable drainage impact is anticipated
- 4.1.3 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3.1** and **Figure 3.2**.

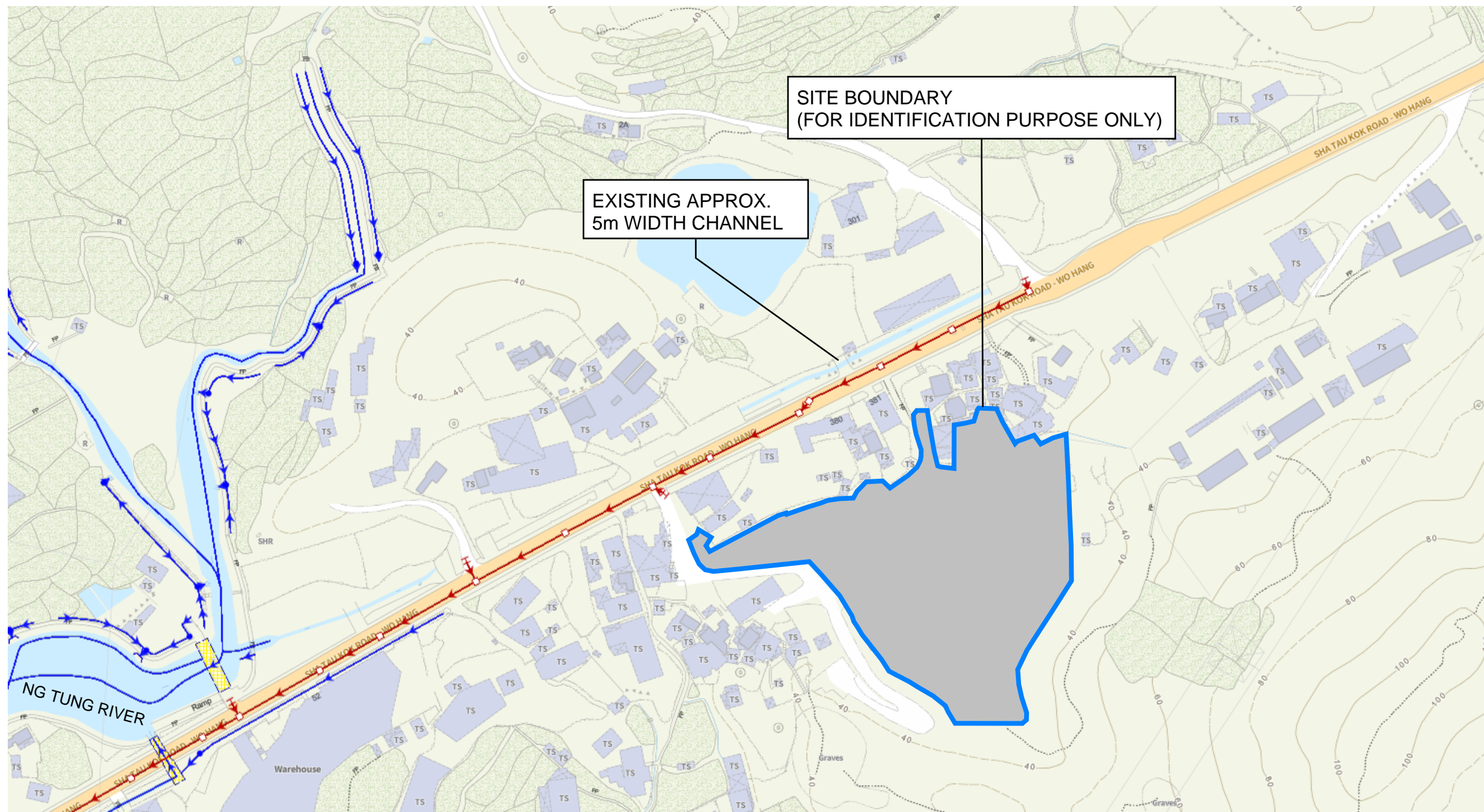
5. Conclusion

- 5.1.1 Drainage impact assessment has been conducted for the Proposed Development. As the existing site is fully paved, with implementation of proposed drainage system, no unacceptable drainage impact is anticipated.

- End of Text -

FIGURES





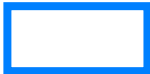
PROJECT:
PROPOSED TEMPORARY
WAREHOUSE WITH
ANCILLARY FACILITIES FOR
A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF
LAND, VARIOUS LOTS IN
DD38 AND ADJOINING
GOVERNMENT LAND, SHA
TAU KOK, NEW
TERRITORIES

LEGEND:

| | | | | | |
|--|--------------------------|--|------------------------|--|--|
| | Combined Manhole | | Tapping Point (Sewer) | | Tapping Point (Storm) |
| | Overflow (Combined) | | Sewer Terminal Manhole | | Storm Water Terminal Manhole |
| | Pipe (Combined) | | Catchpit | | Tunnel Protection Zone (100m / 200m) |
| | Interface Valve Chamber | | Inlet | | Tunnel Protection Zone (General Range) |
| | Sewer Manhole | | Storm Water Manhole | | Tunnel / Box Culvert (Sewer) |
| | Oil / Petrol Interceptor | | Outlet | | Tunnel / Box Culvert (Storm) |
| | Overflow (Sewer) | | Pipe (Storm) | | |
| | Pipe (Sewer) | | Sand Trap | | |

| VER | DESCRIPTION | DATE |
|------------------------|-------------|------|
| DRAWING TITLE | | |
| EXISTING DRAINAGE PLAN | | |
| DRAWING NUMBER | | |
| FIGURE 2 | | |

LEGEND:



SITE BOUNDARY
(FOR IDENTIFICATION PURPOSE ONLY)



PROPOSED CATCHPIT/MANHOLE



PROPOSED CATCHPIT WITH SAND TRAP



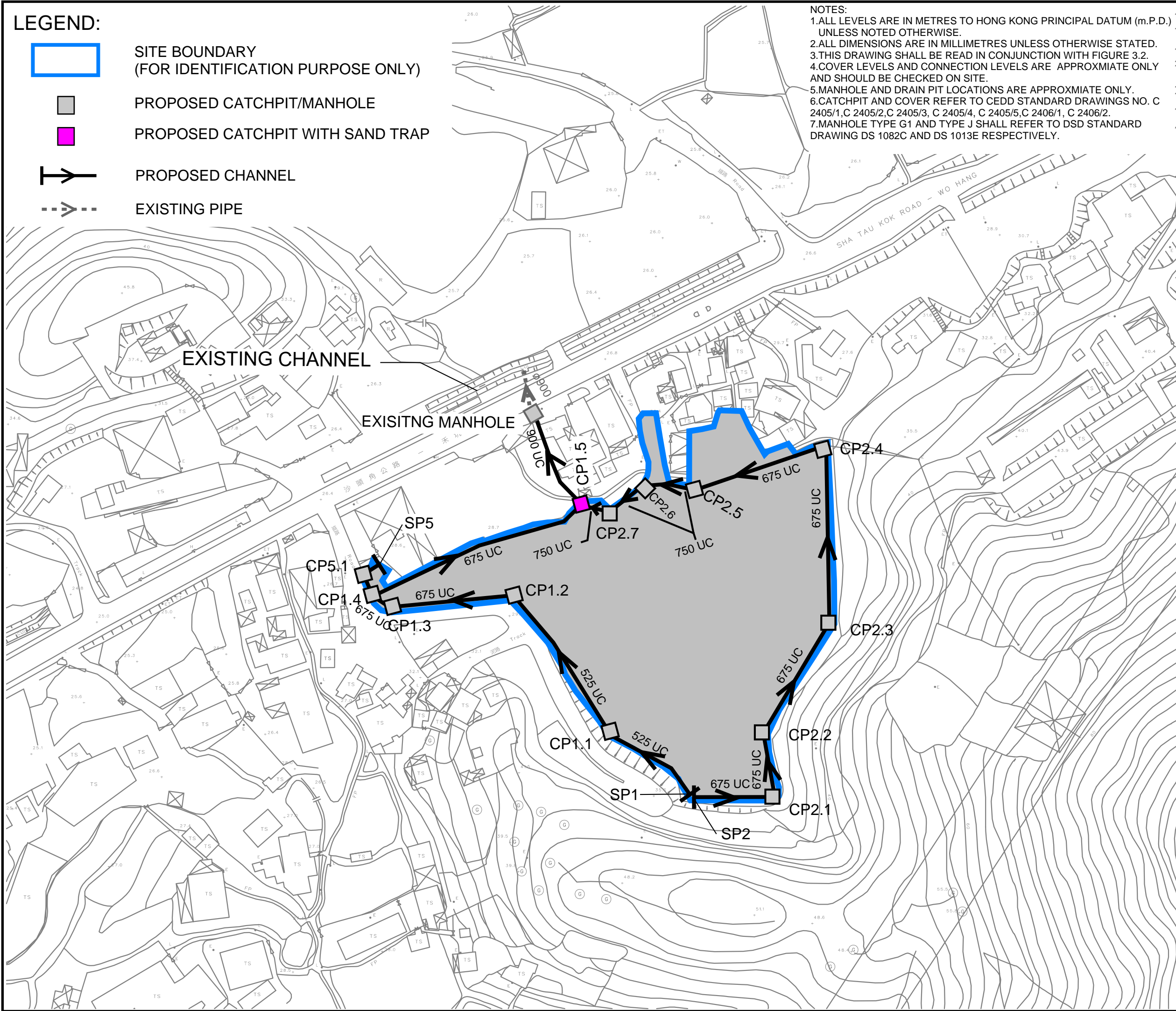
PROPOSED CHANNEL



EXISTING PIPE

- NOTES:
- 1.ALL LEVELS ARE IN METRES TO HONG KONG PRINCIPAL DATUM (m.P.D.) UNLESS NOTED OTHERWISE.
 - 2.ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
 - 3.THIS DRAWING SHALL BE READ IN CONJUNCTION WITH FIGURE 3.2.
 - 4.COVER LEVELS AND CONNECTION LEVELS ARE APPROXIMATE ONLY AND SHOULD BE CHECKED ON SITE.
 - 5.MANHOLE AND DRAIN PIT LOCATIONS ARE APPROXIMATE ONLY.
 - 6.CATCHPIT AND COVER REFER TO CEDD STANDARD DRAWINGS NO. C 2405/1,C 2405/2,C 2405/3, C 2405/4, C 2405/5,C 2406/1, C 2406/2.
 - 7.MANHOLE TYPE G1 AND TYPE J SHALL REFER TO DSD STANDARD DRAWING DS 1082C AND DS 1013E RESPECTIVELY.

PROJECT:
PROPOSED TEMPORARY
WAREHOUSE WITH
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GOVERNMENT LAND, SHA
TAU KOK, NEW
TERRITORIES



| VER | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

DRAWING TITLE
**PROPOSED DRAINAGE
SYSTEM**

DRAWING NUMBER
FIGURE 3.1

| DRAINAGE SCHEDULE | | | | | | | | | | |
|-------------------|--------------------------|-------|-------|---------|---------------|-------|-------|-------------------|----------|--|
| US MH/PIT | DS MH/PIT | US GL | DS GL | Size mm | Gradient 1 in | US IL | DS IL | U/S MH/PIT TYPE # | Length m | Remark |
| SP1 | CP1.1 | 30.9 | 30.0 | 525 | 100 | 30.30 | 29.40 | SP | 37.3 | |
| CP1.1 | CP1.2 | 30.0 | 29.2 | 525 | 100 | 29.60 | 28.60 | CP | 62.2 | |
| CP1.2 | CP1.3 | 29.2 | 29.1 | 675 | 250 | 28.35 | 28.17 | CP | 44.9 | |
| CP1.3 | CP1.4 | 29.1 | 29.1 | 675 | 250 | 28.17 | 28.14 | CP | 7.3 | |
| CP1.4 | CP1.5 | 29.1 | 29.1 | 675 | 250 | 28.14 | 27.81 | CP | 83.3 | |
| CP1.5 | Existing Manhole | 29.1 | 26.9 | 900 | 50 | 27.69 | 25.93 | CP | 36.5 | |
| Existing Manhole | Existing Discharge Point | 26.9 | 26.8 | 900 | 200 | 25.33 | 25.25 | Existing | 14.2 | Existing Pipe - Review by Colebrook-White Equation |
| | | | | | | | | | | |
| SP2 | CP2.1 | 30.9 | 30.9 | 675 | 150 | 30.15 | 29.95 | SP | 30.0 | |
| CP2.1 | CP2.2 | 30.9 | 30.9 | 675 | 150 | 29.95 | 29.79 | CP | 23.6 | |
| CP2.2 | CP2.3 | 30.9 | 29.7 | 675 | 150 | 29.79 | 28.95 | CP | 46.6 | |
| CP2.3 | CP2.4 | 29.7 | 29.1 | 675 | 150 | 28.95 | 28.35 | CP | 64.2 | |
| CP2.4 | CP2.5 | 29.1 | 29.1 | 675 | 150 | 28.35 | 28.02 | CP | 50.2 | |
| CP2.5 | CP2.6 | 29.1 | 29.1 | 750 | 200 | 28.02 | 27.92 | G1 | 19.2 | |
| CP2.6 | CP2.7 | 29.1 | 29.1 | 750 | 200 | 27.92 | 27.77 | G1 | 29.7 | |
| CP2.7 | CP1.5 | 29.1 | 29.1 | 750 | 200 | 27.77 | 27.69 | G1 | 15.2 | |
| | | | | | | | | | | |
| SP5 | CP5.1 | 29.1 | 29.1 | 300 | 190 | 28.73 | 28.69 | SP | 6.6 | |
| CP5.1 | CP1.4 | 29.1 | 29.1 | 300 | 190 | 28.69 | 28.65 | CP | 8.3 | |
| | | | | | | | | | | |

#SP: StartPoint

NOTES:
1.ALL LEVELS ARE IN METRES TO HONG KONG PRINCIPAL DATUM (m.P.D.) UNLESS NOTED OTHERWISE.
2.ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3.THIS DRAWING SHALL BE READ IN CONJUNCTION WITH FIGURE 3.1.
4.COVER LEVELS AND CONNECTION LEVELS ARE APPROXMIATE ONLY AND SHOULD BE CHECKED ON SITE.
5.MANHOLE AND DRAIN PIT LOCATIONS ARE APPROXMIATE ONLY.
6.CATCHPIT AND COVER REFER TO CEDD STANDARD DRAWINGS NO. C 2405/1,C 2405/2,C 2405/3, C 2405/4, C 2405/5,C 2406/1, C 2406/2.
7.MANHOLE TYPE G1 AND TYPE J SHALL REFER TO DSD STANDARD DRAWING DS 1082C AND DS 1013E RESPECTIVELY.

PROJECT:
PROPOSED TEMPORARY WAREHOUSE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, VARIOUS LOTS IN DD38 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES

| | | |
|-----|-------------|------|
| VER | DESCRIPTION | DATE |
|-----|-------------|------|

DRAWING TITLE
DRAIANGE SCHEDULE

DRAWING NUMBER
FIGURE 3.2

APPENDIX

Appendix A: Proposed Drainage Design

| | | | | | | | | | | | | |
|----------------|---------------|------|----|-------|-----------|----------|----------------|--------------------|-------|---------------|------------|-------|
| North District | Return Period | 1 in | 10 | years | n | 0.016 | Storm Constant | North District a | 454.9 | Pavement Type | Hard Paved | Green |
| | | | | | Ks | 0.15 | | North District b | 3.44 | | | |
| | | | | | Viscosity | 0.000001 | | North District c | 0.412 | | | |
| | | | | | | | | Runoff Coefficient | | | 0.95 | 0.35 |

Catchment Area Table (Area in m²)

| | | | | | | | | | | | | | | |
|---------------|---------|---------|--------|-------|-----------|---------|---------|---------|----------|---------|--|--|--|--|
| Catchment | A1 | A2 | A3 | A4 | B1 | B2 | B3 | B4 | A1 to A4 | SupA1-1 | | | | |
| Pave: Unpave | 1:0 | 1:0 | 1:0 | 1:0 | 0.35:0.65 | 0:1 | 1:0 | 1:0 | 1:0 | 1:0 | | | | |
| Area | 5550 | 5485 | 560 | 103 | 4844 | 20700 | 2057 | 1525 | 11698.00 | 50.00 | | | | |
| Equival. Area | 5272.50 | 5210.75 | 532.00 | 97.85 | 2712.64 | 7245.00 | 1954.15 | 1448.75 | 11113.10 | 47.50 | | | | |

Design Table

| US MH/PIT | DS MH/PIT | US GL | DS GL | Size mm | Gradient 1 in | US IL | DS IL | U/S MH/PIT TYPE # | Length m | Full Bore V m/s | Full Bore Cap. m ³ /s | Catchment ID1 | Catchment ID2 | Catchment ID3 | Catchment ID4 | Catchment ID5 | Catchment ID6 | Total Equivalent Area | ToC | Intensity mm/hr | Total Discharge m ³ /s | Utilitization | Remark |
|----------------------------------|--------------------------|-------|-------|---------|---------------|-------|-------|-------------------|----------|-----------------|----------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|-----------------------|------|-----------------|-----------------------------------|---------------|--|
| SP1 | CP1.1 | 30.9 | 30.0 | 525 | 100 | 30.30 | 29.40 | SP | 37.25 | 2.01 | 0.49 | A1 | B1 | | | | | 7985.14 | 5.00 | 189 | 0.42 | 84.8% | |
| CP1.1 | CP1.2 | 30.0 | 29.2 | 525 | 100 | 29.60 | 28.60 | CP | 62.23 | 2.01 | 0.49 | A1 | B1 | | | | | 7985.14 | 5.31 | 186 | 0.41 | 83.6% | |
| CP1.2 | CP1.3 | 29.2 | 29.1 | 675 | 250 | 28.35 | 28.17 | CP | 44.93 | 1.50 | 0.61 | A1 | B1 | | | | | 7985.14 | 5.83 | 182 | 0.40 | 66.0% | |
| CP1.3 | CP1.4 | 29.1 | 29.1 | 675 | 250 | 28.17 | 28.14 | CP | 7.27 | 1.50 | 0.61 | A1 | B1 | | | | | 7985.14 | 6.32 | 178 | 0.39 | 64.6% | |
| CP1.4 | CP1.5 | 29.1 | 29.1 | 675 | 250 | 28.14 | 27.81 | CP | 83.26 | 1.50 | 0.61 | A1 | B1 | | | | | 7985.14 | 6.40 | 177 | 0.39 | 64.4% | |
| CP1.5 | Existing Manhole | 29.1 | 26.9 | 900 | 50 | 27.69 | 25.93 | CP | 36.45 | 4.07 | 2.94 | A1 to A4 | B1 | B2 | B3 | B4 | | 24473.64 | 7.33 | 171 | 1.16 | 39.5% | |
| Existing Manhole | Existing Discharge Point | 26.9 | 26.8 | 900 | 200 | 25.33 | 25.25 | Existing | 14.2 | 2.53 | 1.61 | A1 to A4 | B1 | B2 | B3 | B4 | | 24473.64 | 7.48 | 170 | 1.16 | 71.7% | Existing Pipe - Review by Colebrook-White Equation |
| SP2 | CP2.1 | 30.9 | 30.9 | 675 | 150 | 30.15 | 29.95 | SP | 29.96 | 1.94 | 0.79 | A2 | B2 | | | | | 12455.75 | 5.00 | 189 | 0.65 | 82.9% | |
| CP2.1 | CP2.2 | 30.9 | 30.9 | 675 | 150 | 29.95 | 29.79 | CP | 23.56 | 1.94 | 0.79 | A2 | B2 | | | | | 12455.75 | 5.26 | 187 | 0.65 | 81.9% | |
| CP2.2 | CP2.3 | 30.9 | 29.7 | 675 | 150 | 29.79 | 28.95 | CP | 46.56 | 1.94 | 0.79 | A2 | B2 | | | | | 12455.75 | 5.46 | 185 | 0.64 | 81.1% | |
| CP2.3 | CP2.4 | 29.7 | 29.1 | 675 | 150 | 28.95 | 28.35 | CP | 64.24 | 1.94 | 0.79 | A2 | B2 | | | | | 12455.75 | 5.86 | 182 | 0.63 | 79.7% | |
| CP2.4 | CP2.5 | 29.1 | 29.1 | 675 | 150 | 28.35 | 28.02 | CP | 50.24 | 1.94 | 0.79 | A2 | A3 | B2 | | | | 12987.75 | 6.41 | 177 | 0.64 | 81.1% | |
| CP2.5 | CP2.6 | 29.1 | 29.1 | 750 | 200 | 28.02 | 27.92 | G1 | 19.22 | 1.80 | 0.91 | A2 | A3 | A3 | B2 | B3 | | 15473.90 | 6.84 | 174 | 0.75 | 82.8% | |
| CP2.6 | CP2.7 | 29.1 | 29.1 | 750 | 200 | 27.92 | 27.77 | G1 | 29.69 | 1.80 | 0.91 | A2 | A3 | A3 | B2 | B3 | | 15473.90 | 7.02 | 173 | 0.74 | 82.2% | |
| CP2.7 | CP1.5 | 29.1 | 29.1 | 750 | 200 | 27.77 | 27.69 | G1 | 15.15 | 1.80 | 0.91 | A2 | A3 | A3 | B2 | B3 | B4 | 16922.65 | 7.30 | 171 | 0.80 | 88.9% | |
| SP5 | CP5.1 | 29.1 | 29.1 | 300 | 190 | 28.73 | 28.69 | SP | 6.63 | 1.00 | 0.08 | SupA1-1 | | | | | | 47.50 | 5.00 | 189 | 0.00 | 3.1% | |
| CP5.1 | CP1.4 | 29.1 | 29.1 | 300 | 190 | 28.69 | 28.65 | CP | 8.33 | 1.00 | 0.08 | SupA1-1 | | | | | | 47.50 | 5.11 | 188 | 0.00 | 3.1% | |
| *5m CH Checking (assume 3m only) | | | | 3000 | 250 | | | | | 4.06 | 32.64 | A1 | A2 | A3 | A4 | B1 | B2 | 21070.74 | 7.48 | 170 | 1.00 | 3.0% | |

* According to the check of capacity of approx. 5m channel against the site flow, the utilization is less than 5%. No unacceptable drainage impact is anticipated.

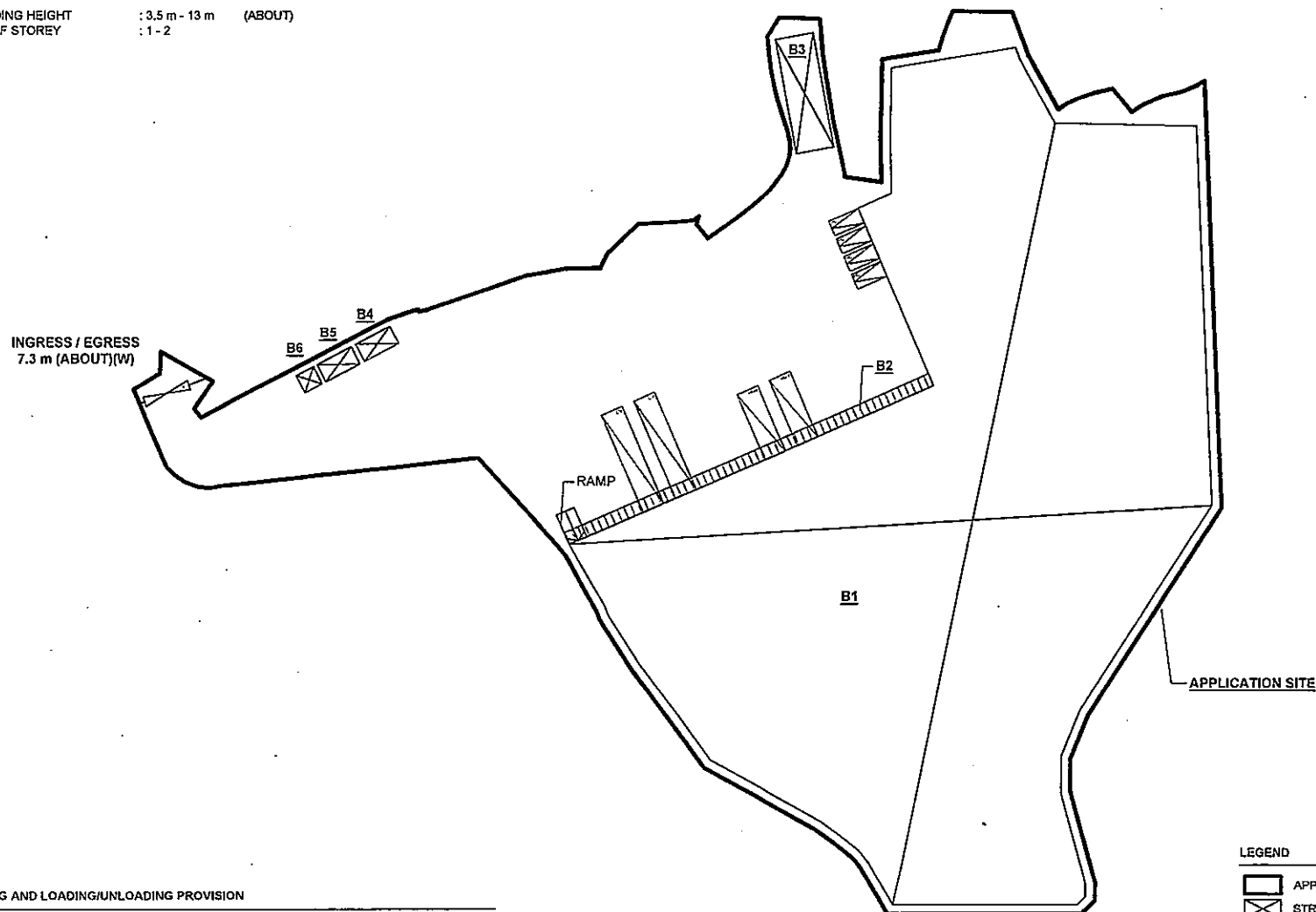
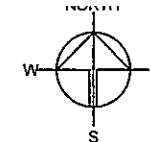
#SP: Start Point

APPENDIX B - PROPOSED SITE LAYOUT PLAN

DEVELOPMENT PARAMETERS

| | | |
|-----------------------|-------------------------|---------|
| APPLICATION SITE AREA | : 11,698 m ² | (ABOUT) |
| COVERED AREA | : 7,637 m ² | (ABOUT) |
| UNCOVERED AREA | : 4,061 m ² | (ABOUT) |
| PLOT RATIO | : 1.3 | (ABOUT) |
| SITE COVERAGE | : 65 % | (ABOUT) |
| NO. OF STRUCTURE | : 6 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 15,105 m ² | (ABOUT) |
| TOTAL GFA | : 15,105 m ² | (ABOUT) |
| BUILDING HEIGHT | : 3.5 m - 13 m | (ABOUT) |
| NO. OF STOREY | : 1 - 2 | |

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|-----------|--------------------------|------------------------------|-------------------------------|-------------------------|
| B1 | WAREHOUSE (EXCL. D.G.G.) | 7,360 m ² (ABOUT) | 14,720 m ² (ABOUT) | 13 m (ABOUT)(2-STOREY) |
| B2 | RAIN SHELTER FOR L/U/L | 124 m ² (ABOUT) | 124 m ² (ABOUT) | 13 m (ABOUT)(1-STOREY) |
| B3 | SITE OFFICE | 108 m ² (ABOUT) | 216 m ² (ABOUT) | 7 m (ABOUT)(2-STOREY) |
| B4 | UTILITIES AND METER ROOM | 18 m ² (ABOUT) | 18 m ² (ABOUT) | 3.5 m (ABOUT)(1-STOREY) |
| B5 | WASHROOM | 18 m ² (ABOUT) | 18 m ² (ABOUT) | 3.5 m (ABOUT)(1-STOREY) |
| B6 | CARETAKER OFFICE | 9 m ² (ABOUT) | 9 m ² (ABOUT) | 3.5 m (ABOUT)(1-STOREY) |
| TOTAL | | 7,637 m ² (ABOUT) | 15,105 m ² (ABOUT) | |



PARKING AND LOADING/UNLOADING PROVISION

| | |
|---|------------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 4 |
| DIMENSION OF PARKING SPACE | : 5 m (L) X 2.5 m (W) |
| NO. OF LOADING/UNLOADING SPACE FOR MEDIUM GOODS VEHICLE | : 2 |
| DIMENSION OF LOADING/UNLOADING SPACE | : 11 m (L) X 3.5 m (W) |
| NO. OF LOADING/UNLOADING SPACE FOR CONTAINER VEHICLE | : 2 |
| DIMENSION OF LOADING/UNLOADING SPACE | : 16 m (L) X 3.5 m (W) |

LEGEND

| | |
|--|---------------------------------|
| | APPLICATION SITE |
| | STRUCTURE (ENCLOSED) |
| | STRUCTURE (CANOPY) |
| | LOADING / UNLOADING SPACE (MGV) |
| | LOADING / UNLOADING SPACE (CV) |
| | PRIVATE CAR PARKING SPACE |
| | INGRESS / EGRESS |

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS WITH ASSOCIATED FILLING OF LAND

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

SITE LOCATION

VARIOUS LOTS IN D.D. 38 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY MN DATE 23.3.2023

REVISED BY CL DATE 28.3.2023

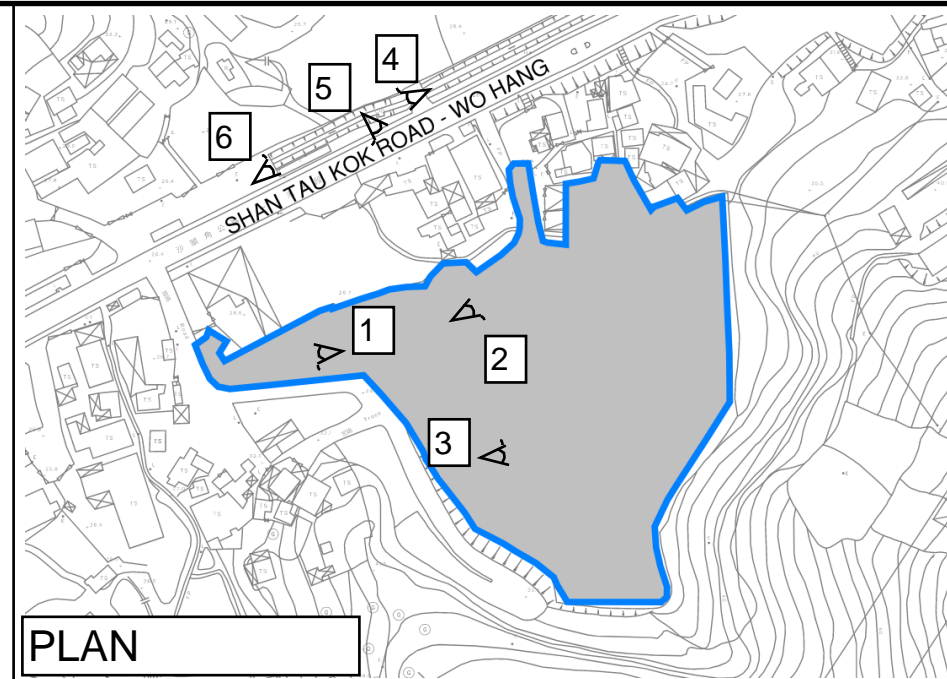
APPROVED BY DATE

DWG. TITLE LAYOUT PLAN

DWG. NO. PLAN 4 VER. 002



VIEW 1

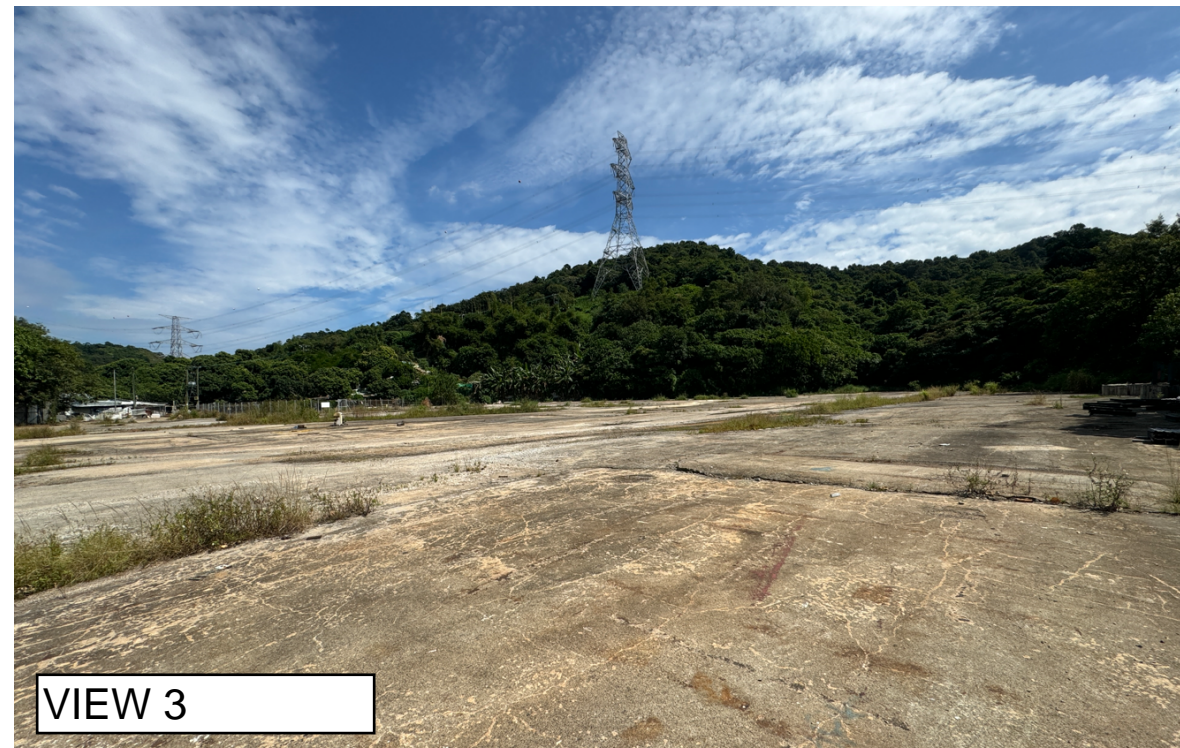


PLAN

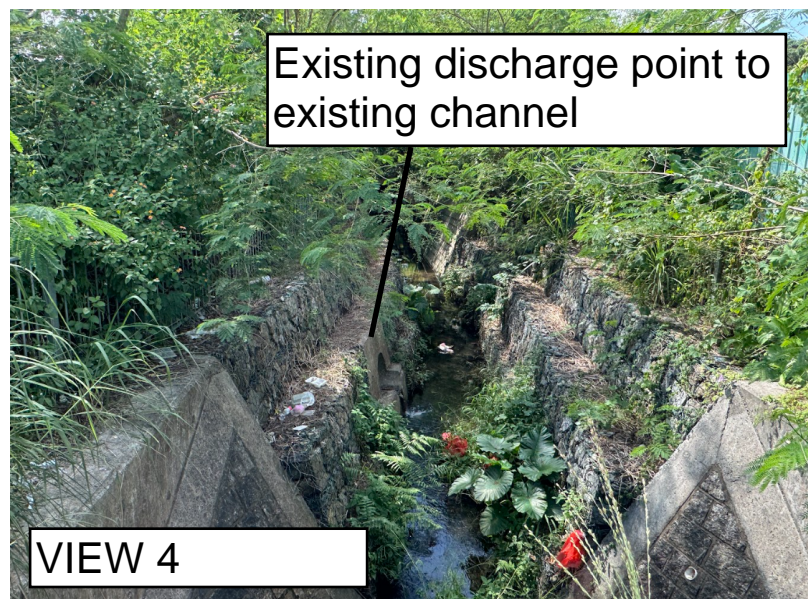
PROJECT:
PROPOSED TEMPORARY
WAREHOUSE WITH
ANCILLARY FACILITIES FOR
A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF
LAND, VARIOUS LOTS IN
DD38 AND ADJOINING
GOVERNMENT LAND, SHA
TAU KOK, NEW
TERRITORIES



VIEW 2

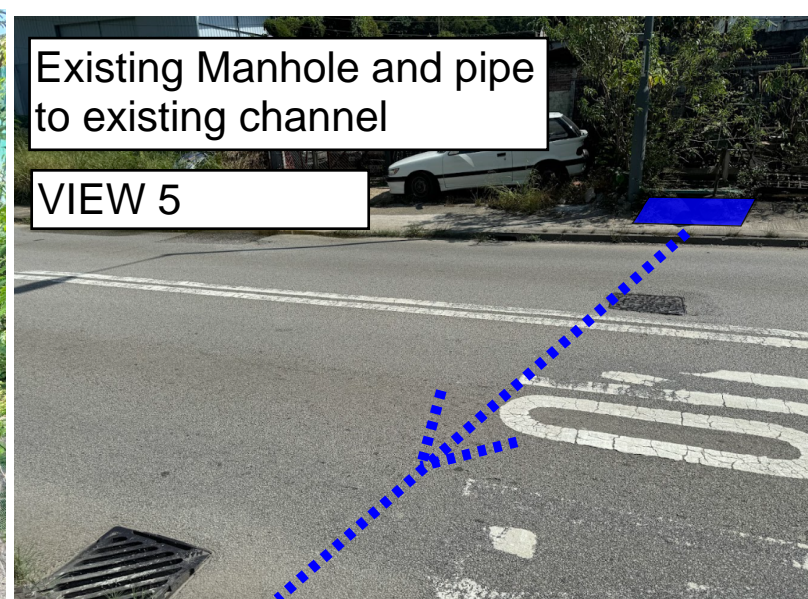


VIEW 3



Existing discharge point to
existing channel

VIEW 4



Existing Manhole and pipe
to existing channel

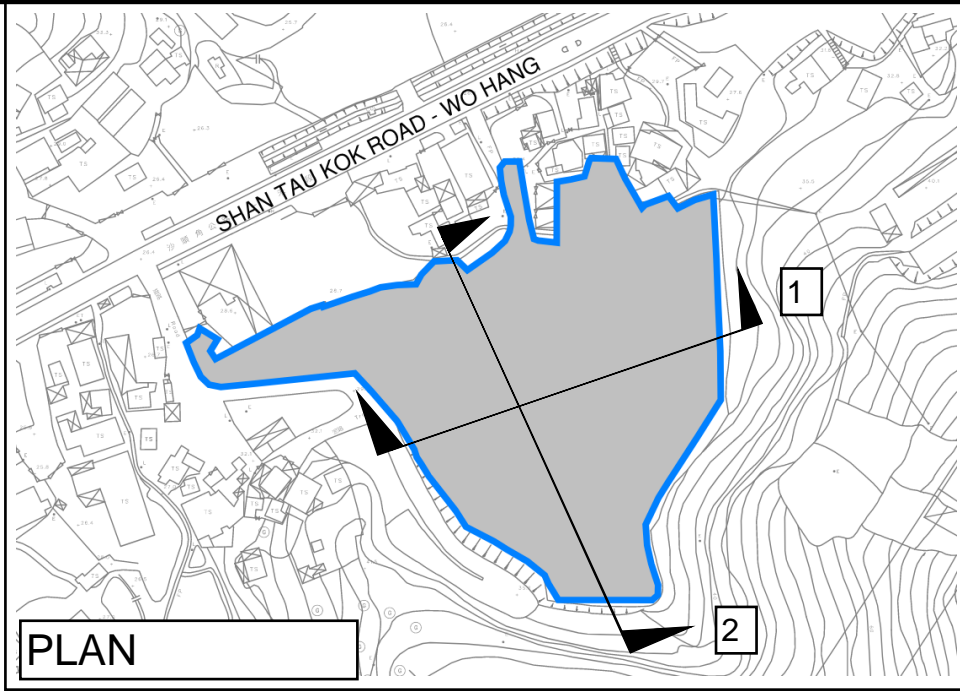
VIEW 5



VIEW 6

Photos Record of
Surroundings

Appendix C

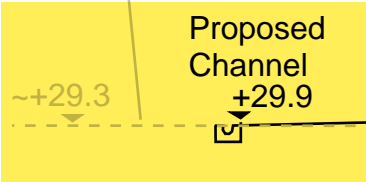


PROJECT:
PROPOSED TEMPORARY
WAREHOUSE WITH
ANCILLARY FACILITIES FOR
A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF
LAND, VARIOUS LOTS IN
DD38 AND ADJOINING
GOVERNMENT LAND, SHA
TAU KOK, NEW
TERRITORIES

Existing Ground Level

APPLICATION SITE

Approx. 100m



Proposed
Channel
+29.9

+30.4

Proposed
Channel
+29.7

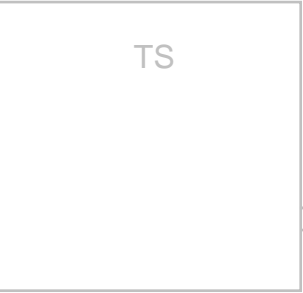
Existing Slope

SECTION 1

Existing Ground Level

APPLICATION SITE

Approx. 120m



TS

Proposed
Channel
+29.1

+28.7

Proposed
Channel
+30.9

Existing Slope

SECTION 2

SECTIONS

Appendix D

Appendix II

Fire Service Installations Proposal

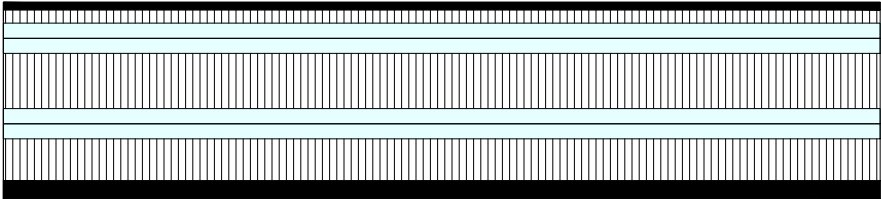
FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM
- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT F.S. & SPR. PUMP ROOM.
- 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
- 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.
2. AUTOMATIC SPRINKLER SYSTEM
- 2.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE BUILDING/ STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845: 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 2.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 2.5 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:

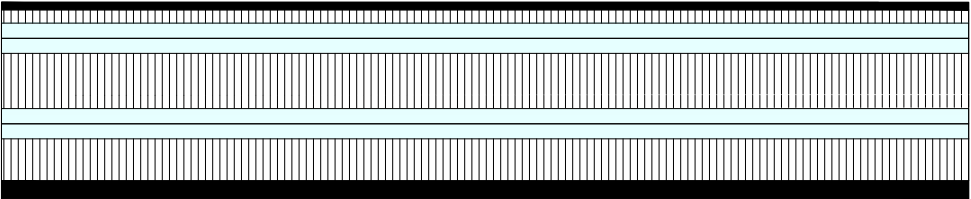
(A) STORAGE CATEGORY: CATEGORY (I)

(B) STORAGE HEIGHT: NOT EXCEEDING 4M

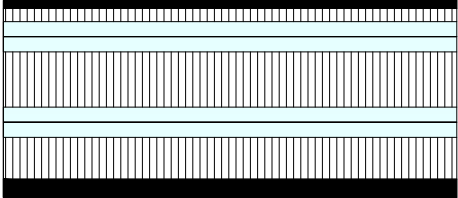
(C) STORAGE: ST1
3. FIRE ALARM SYSTEM
- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1: 2017 AND FSD CIRCULAR LETTER N0.6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F F.S. & SPR. PUMP ROOM.
4. MISCELLANEOUS F.S. INSTALLATION
- 4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 4.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CL 4/2021.
- 4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 4.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 4.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 4.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT NOT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.



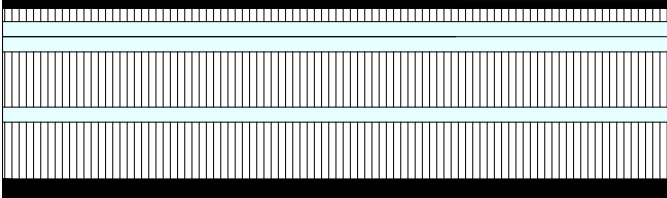
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

| OPENABLE WINDOW AREA CALCULAION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m³ | |
|---|--|
| LOCATION | STRUCTURE B1 |
| GFA | 11,396 m² |
| OPENABLE WINDOW AREA REQUIRED | 11,396 m² X 6.25% = 712 m² |
| OPENABLE WINDOW AREA PROVIDED | REFER TO ELEVATION - (A-A) = 232m² REFER TO ELEVATION - (B-B) = 256m² REFER TO ELEVATION - (C-C) = 120m² REFER TO ELEVATION - (D-D) = 132m² |
| | TOTAL = 740m² > 712m² |

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

SITE LOCATION
VARIOUS LOTS IN D.D. 38 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES

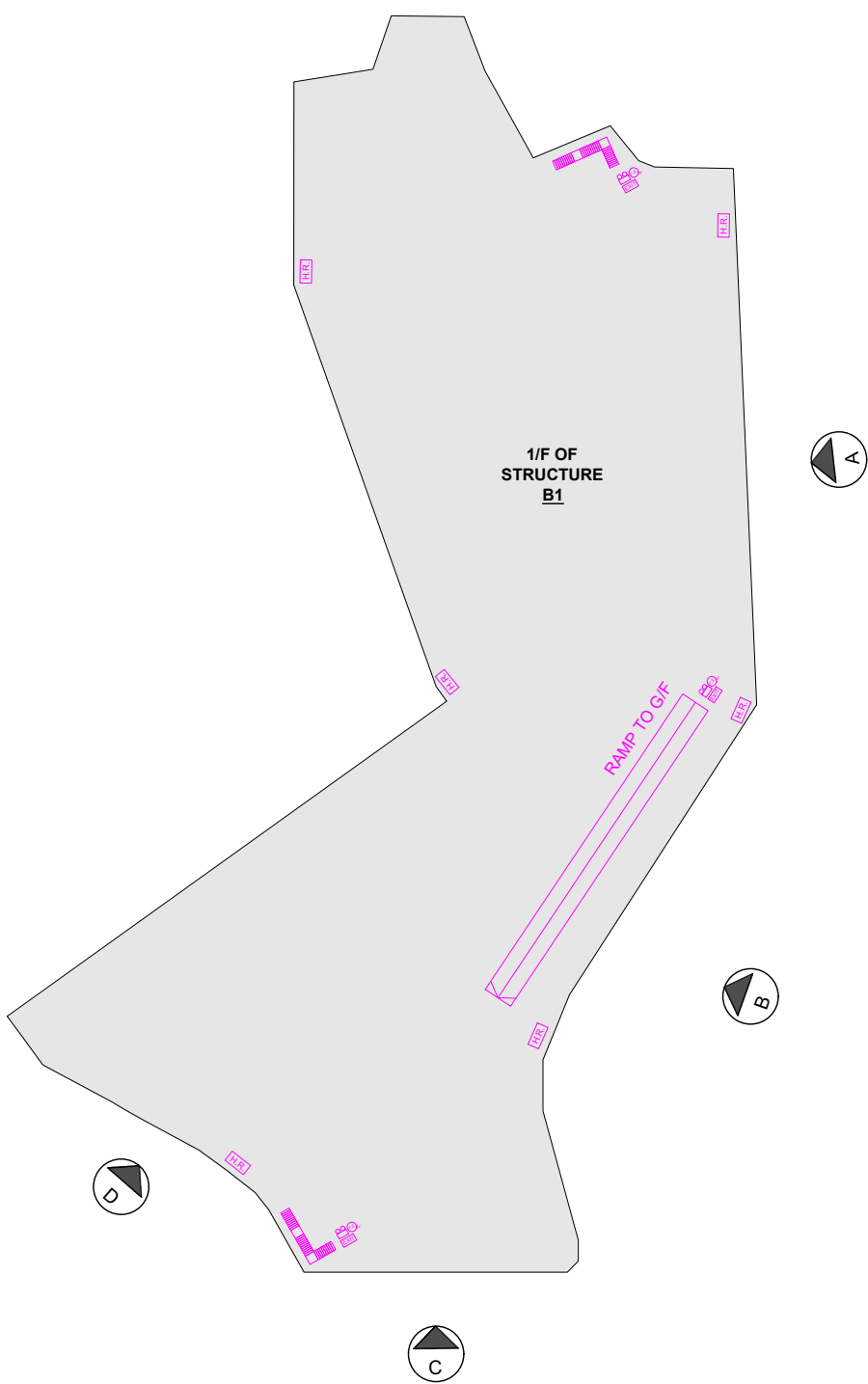
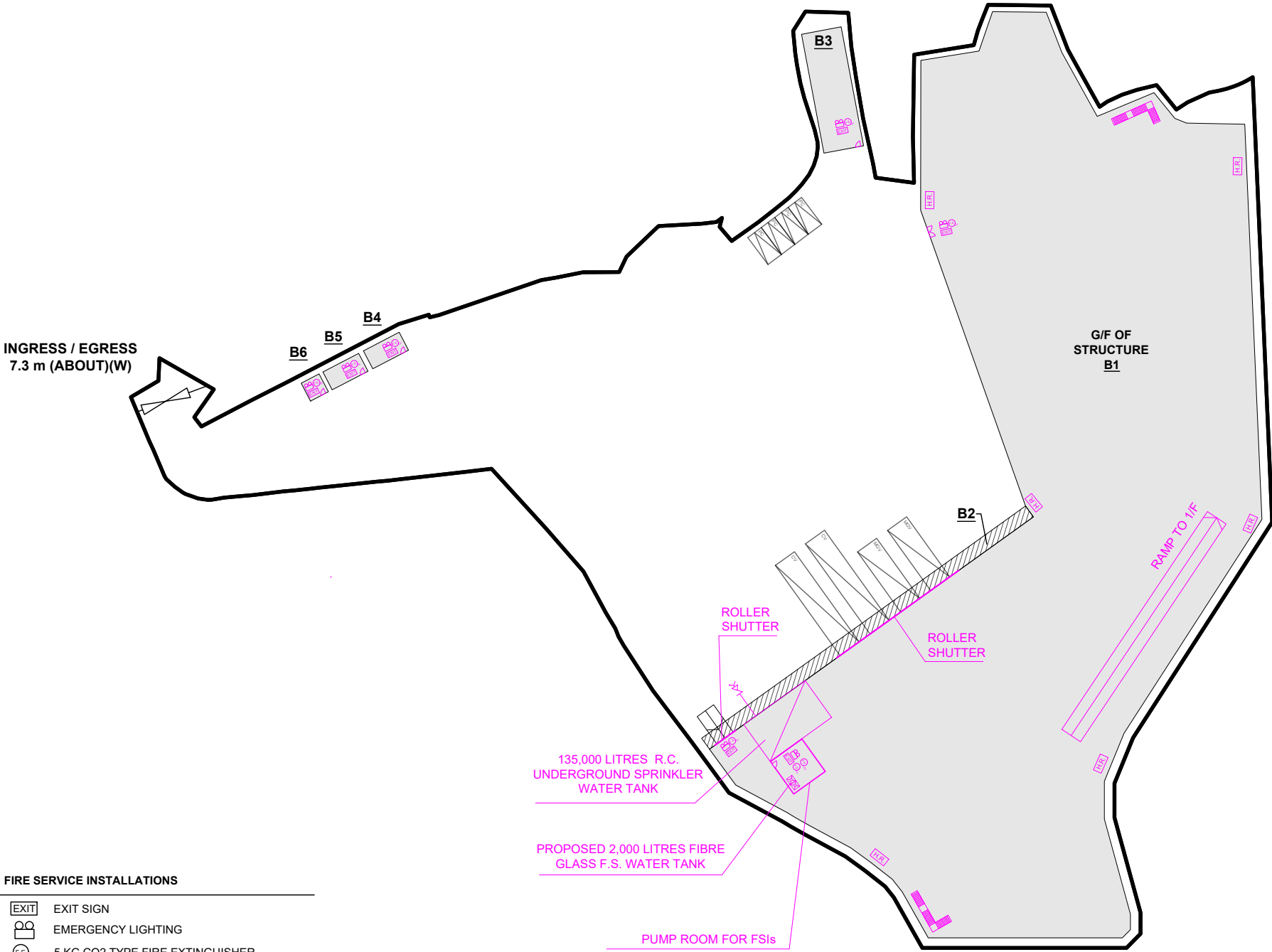
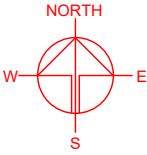
SCALE
1 : 500 @ A3

| | |
|-------------|----------|
| DRAWN BY | DATE |
| MN | 8.1.2025 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |

| | | |
|-----------------------------------|------|--|
| DWG. TITLE FSIs PROPOSAL (1/2) | | |
| DWG NO. | VER. | |
| APPENDIX II | 001 | |

| DEVELOPMENT PARAMETERS | | |
|------------------------|-------------------------|---------|
| APPLICATION SITE AREA | : 11,698 m ² | (ABOUT) |
| COVERED AREA | : 5,970 m ² | (ABOUT) |
| UNCOVERED AREA | : 5,728 m ² | (ABOUT) |
| PLOT RATIO | : 1.01 | (ABOUT) |
| SITE COVERAGE | : 51 % | (ABOUT) |
| NO. OF STRUCTURE | : 6 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 11,776 m ² | (ABOUT) |
| TOTAL GFA | : 11,776 m ² | (ABOUT) |
| BUILDING HEIGHT | : 3.5 m - 13 m | (ABOUT) |
| NO. OF STOREY | : 1 - 2 | |

| STRUCTURE | USE | COVERED AREA | GROSS FLOOR AREA | BUILDING HEIGHT |
|-----------|--------------------------|------------------------------|-------------------------------|-------------------------|
| B1 | WAREHOUSE (EXCL. D.G.G.) | 5,698 m ² (ABOUT) | 11,396 m ² (ABOUT) | 13 m (ABOUT)(2-STOREY) |
| B2 | RAIN SHELTER FOR L/LUL | 119 m ² (ABOUT) | 119 m ² (ABOUT) | 7 m (ABOUT)(1-STOREY) |
| B3 | SITE OFFICE | 108 m ² (ABOUT) | 216 m ² (ABOUT) | 7 m (ABOUT)(2-STOREY) |
| B4 | UTILITIES AND METER ROOM | 18 m ² (ABOUT) | 18 m ² (ABOUT) | 3.5 m (ABOUT)(1-STOREY) |
| B5 | WASHROOM | 18 m ² (ABOUT) | 18 m ² (ABOUT) | 3.5 m (ABOUT)(1-STOREY) |
| B6 | CARETAKER OFFICE | 9 m ² (ABOUT) | 9 m ² (ABOUT) | 3.5 m (ABOUT)(1-STOREY) |
| TOTAL | | 5,970 m ² (ABOUT) | 11,776 m ² (ABOUT) | |



| FIRE SERVICE INSTALLATIONS | |
|----------------------------|--|
| | EXIT SIGN |
| | EMERGENCY LIGHTING |
| | 5 KG CO2 TYPE FIRE EXTINGUISHER |
| | 4 KG DRY POWER TYPE FIRE EXTINGUISHER |
| | HOSE REEL PUMP |
| | SPRINKLER PUMP |
| | 150mm FIRE ALARM BELL |
| | PUMP CONTROL PANEL |
| | BREAK GLASS UNIT |
| | VISUAL ALARM DEVICE |
| | 2,000 LITRES FIBRE GLASS F.S. WATER TANK |
| | 135,000 LITRES R.C. SPRINKLER WATER TANK |
| | HOSE REEL SET |
| | SPRINKLER CONTROL VALVE |
| | SPRINKLER INLET |

| LEGEND | |
|--------|----------------------|
| | APPLICATION SITE |
| | STRUCTURE (ENCLOSED) |
| | STRUCTURE (CANOPY) |
| | PARKING SPACE (PC) |
| | L/LUL SPACE (MGV) |
| | L/LUL SPACE (CV) |
| | INGRESS / EGRESS |

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

SITE LOCATION
VARIOUS LOTS IN D.D. 38 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES

SCALE
1 : 800 @ A3

DRAWN BY
MN

DATE
8.1.2025

CHECKED BY

DATE

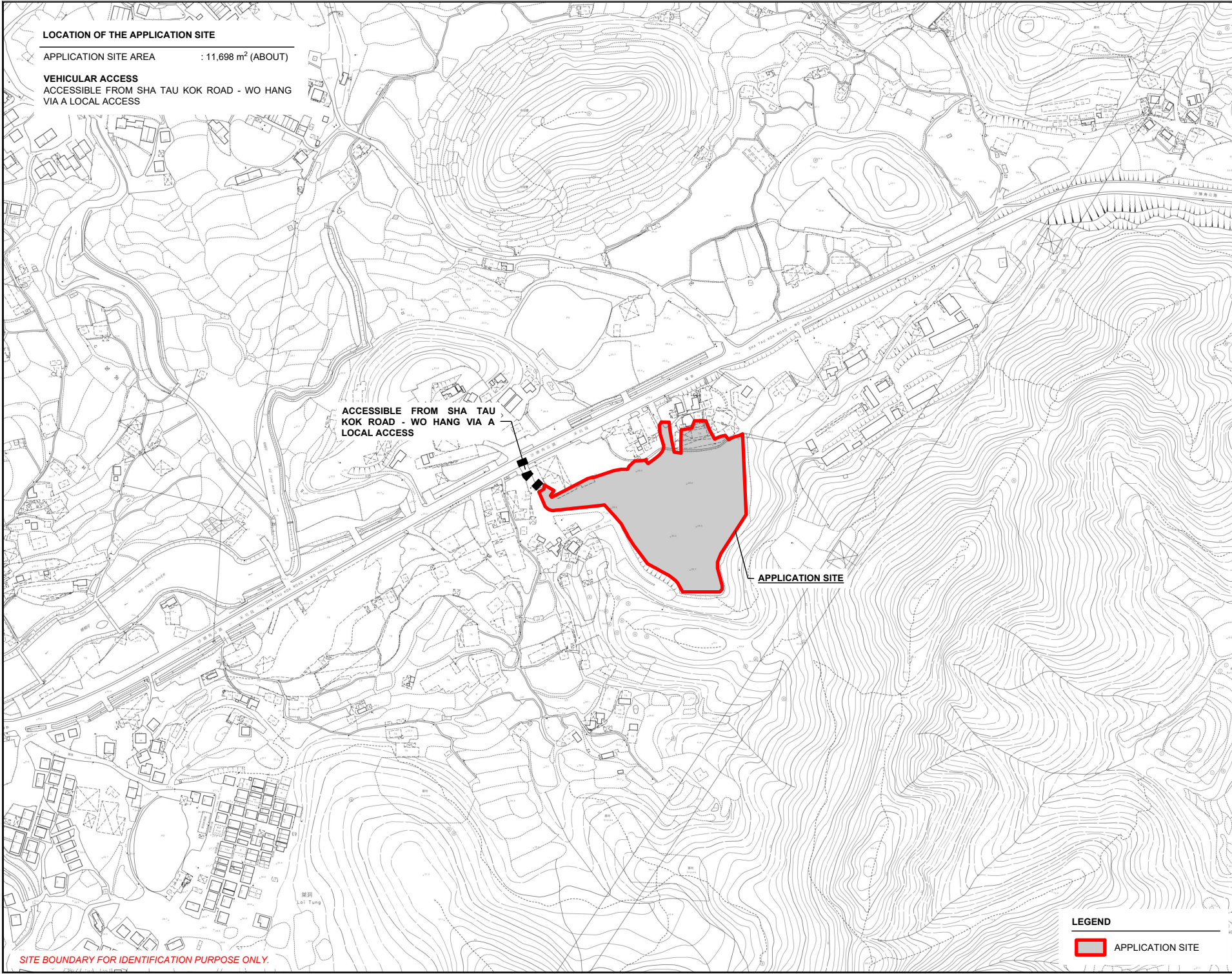
APPROVED BY

DATE

DWG. TITLE
FSIs PROPOSAL (2/2)

DWG NO.
APPENDIX II

VER.
001

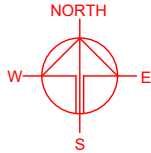


LOCATION OF THE APPLICATION SITE
APPLICATION SITE AREA : 11,698 m² (ABOUT)
VEHICULAR ACCESS
ACCESSIBLE FROM SHA TAU KOK ROAD - WO HANG
VIA A LOCAL ACCESS


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

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



SITE LOCATION

VARIOUS LOTS IN D.D. 38 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES

PROJECT

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

SCALE

1 : 4000 @ A4

DRAWN BY

MN

CHECKED BY

APPROVED BY

DATE

23.12.2024

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

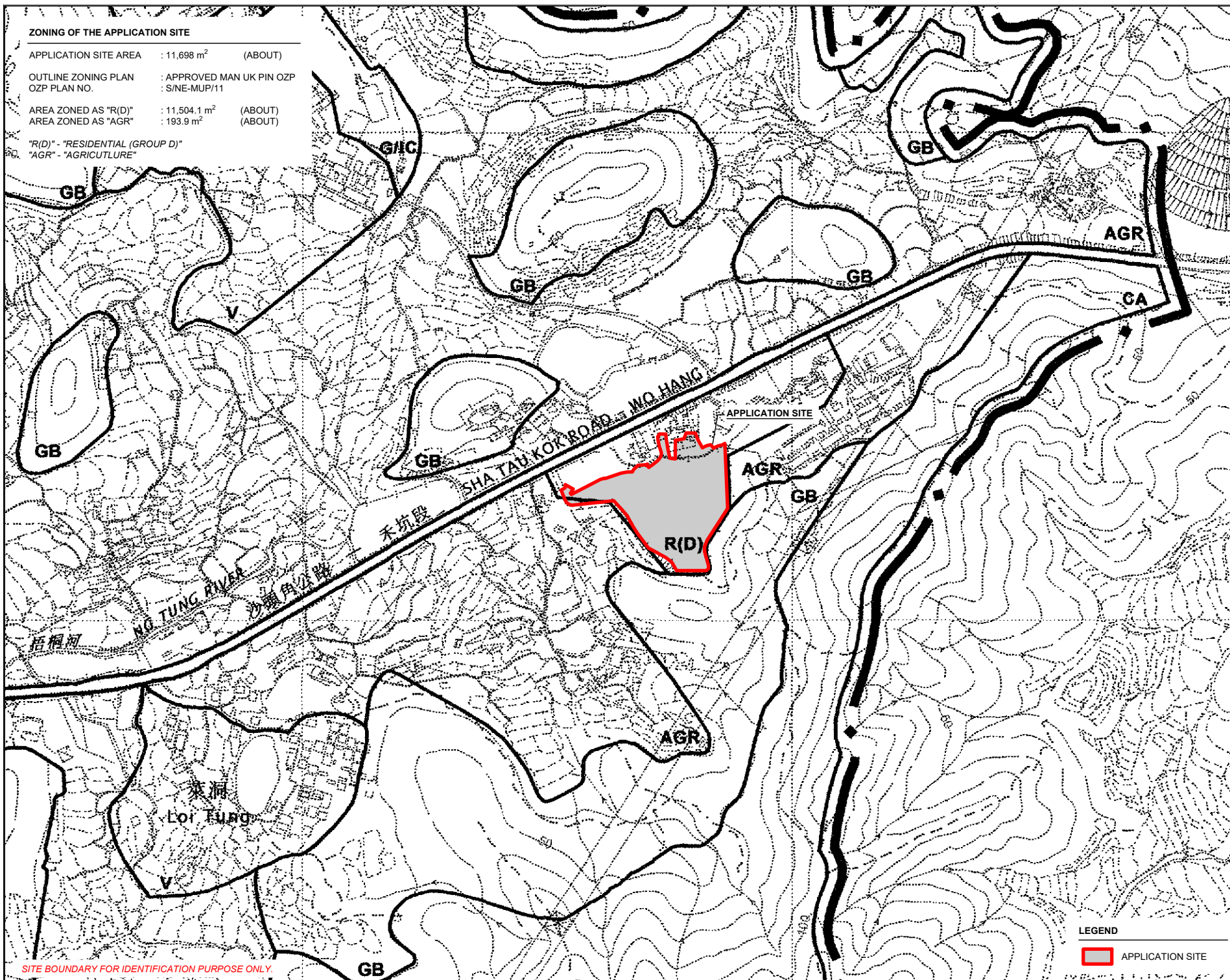
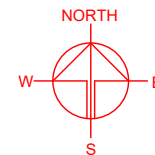
VER.

001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,698 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED MAN UK PIN OZP
 OZP PLAN NO. : S/NE-MUP/11
 AREA ZONED AS "R(D)" : 11,504.1 m² (ABOUT)
 AREA ZONED AS "AGR" : 193.9 m² (ABOUT)

"R(D)" - "RESIDENTIAL (GROUP D)"
 "AGR" - "AGRICULTURE"



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 38 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY MN DATE 23.12.2024

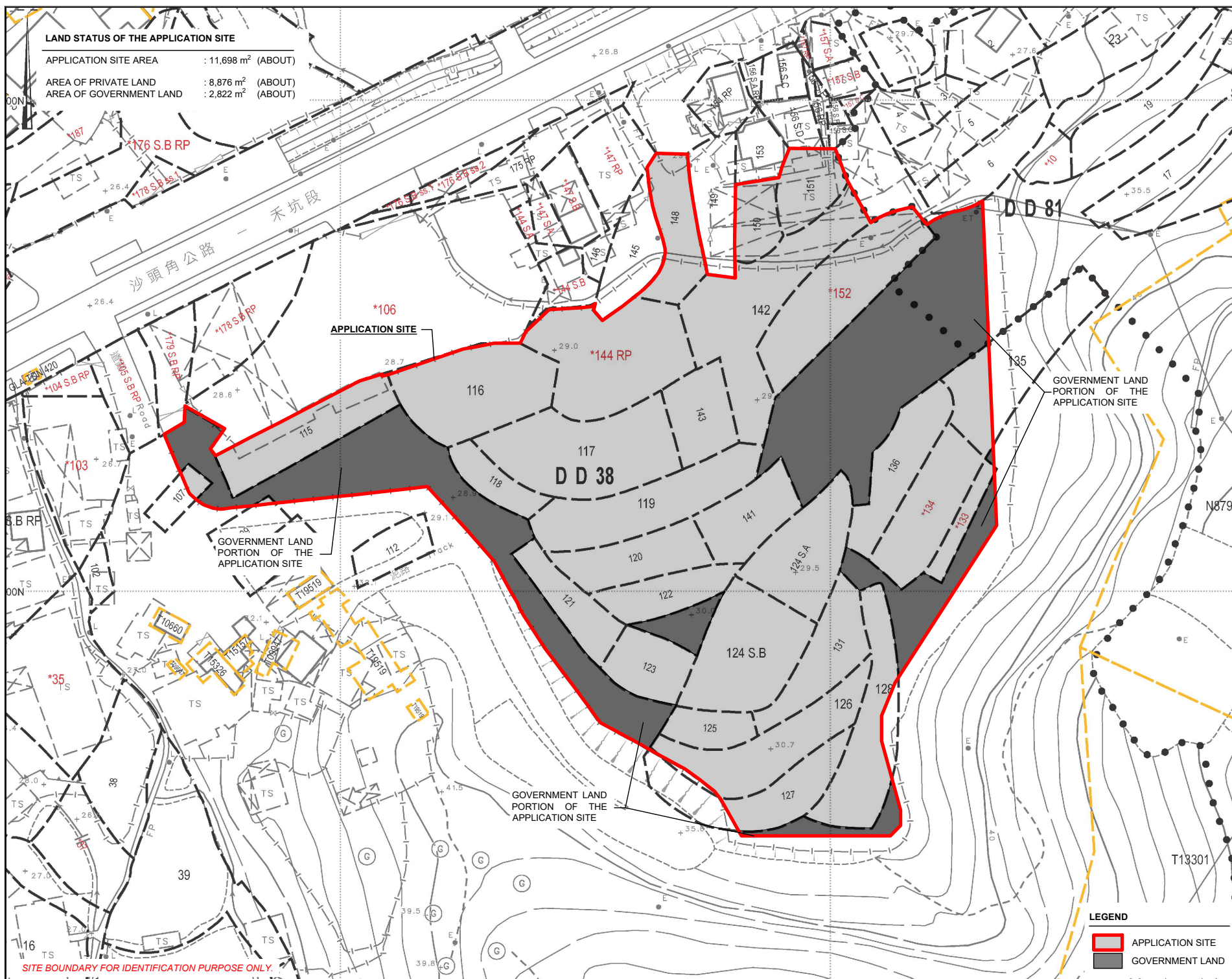
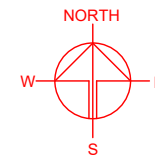
CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE
ZONING OF THE SITE

DWG NO. PLAN 2 VER. 001

| | |
|-------------------------|---------------------------------|
| APPLICATION SITE AREA | : 11,698 m ² (ABOUT) |
| AREA OF PRIVATE LAND | : 8,876 m ² (ABOUT) |
| AREA OF GOVERNMENT LAND | : 2,822 m ² (ABOUT) |



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

| |
|---------------------|
| PLANNING CONSULTANT |
|---------------------|



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 38 AND
ADJOINING GOVERNMENT
LAND, SHA TAU KOK, NEW
TERRITORIES

SCALE
1 : 1000 @ A4

| | |
|----------|------------|
| DRAWN BY | DATE |
| MNI | 20.12.2024 |

| | |
|------------|------|
| CHECKED BY | DATE |
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| APPROVED BY | DATE |
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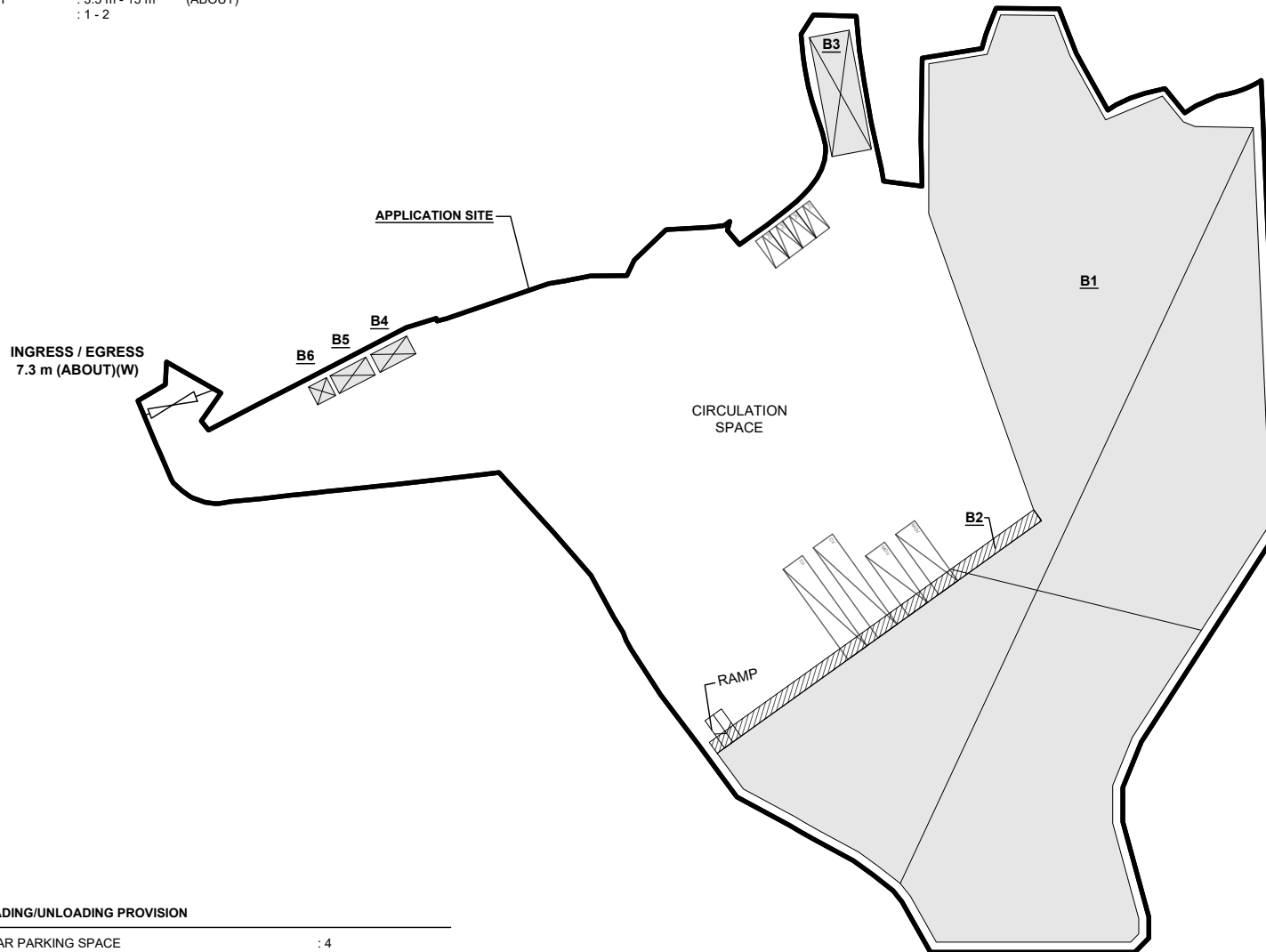
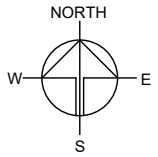
DWG. TITLE
LAND STATUS OF THE SITE

| | |
|---------|------|
| DWG NO. | VER. |
| PLAN 3 | 001 |

DEVELOPMENT PARAMETERS

| | | |
|-----------------------|-------------------------|---------|
| APPLICATION SITE AREA | : 11,698 m ² | (ABOUT) |
| COVERED AREA | : 5,970 m ² | (ABOUT) |
| UNCOVERED AREA | : 5,728 m ² | (ABOUT) |
| PLOT RATIO | : 1.01 | (ABOUT) |
| SITE COVERAGE | : 51 % | (ABOUT) |
| NO. OF STRUCTURE | : 6 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 11,776 m ² | (ABOUT) |
| TOTAL GFA | : 11,776 m ² | (ABOUT) |
| BUILDING HEIGHT | : 3.5 m - 13 m | (ABOUT) |
| NO. OF STOREY | : 1 - 2 | |

| STRUCTURE | USE | COVERED AREA | GROSS FLOOR AREA | BUILDING HEIGHT |
|-----------|--------------------------|------------------------------|-------------------------------|-------------------------|
| B1 | WAREHOUSE (EXCL. D.G.G.) | 5,698 m ² (ABOUT) | 11,396 m ² (ABOUT) | 13 m (ABOUT)(2-STOREY) |
| B2 | RAIN SHELTER FOR L/U/L | 119 m ² (ABOUT) | 119 m ² (ABOUT) | 7 m (ABOUT)(1-STOREY) |
| B3 | SITE OFFICE | 108 m ² (ABOUT) | 216 m ² (ABOUT) | 7 m (ABOUT)(2-STOREY) |
| B4 | UTILITIES AND METER ROOM | 18 m ² (ABOUT) | 18 m ² (ABOUT) | 3.5 m (ABOUT)(1-STOREY) |
| B5 | WASHROOM | 18 m ² (ABOUT) | 18 m ² (ABOUT) | 3.5 m (ABOUT)(1-STOREY) |
| B6 | CARETAKER OFFICE | 9 m ² (ABOUT) | 9 m ² (ABOUT) | 3.5 m (ABOUT)(1-STOREY) |
| TOTAL | | 5,970 m ² (ABOUT) | 11,776 m ² (ABOUT) | |



PARKING AND LOADING/UNLOADING PROVISION

| | |
|---|------------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 4 |
| DIMENSION OF PARKING SPACE | : 5 m (L) X 2.5 m (W) |
| NO. OF LOADING/UNLOADING SPACE FOR MEDIUM GOODS VEHICLE | : 2 |
| DIMENSION OF LOADING/UNLOADING SPACE | : 11 m (L) X 3.5 m (W) |
| NO. OF LOADING/UNLOADING SPACE FOR CONTAINER VEHICLE | : 2 |
| DIMENSION OF LOADING/UNLOADING SPACE | : 16 m (L) X 3.5 m (W) |

LEGEND

| | |
|--|----------------------|
| | APPLICATION SITE |
| | STRUCTURE (ENCLOSED) |
| | STRUCTURE (CANOPY) |
| | PARKING SPACE (PC) |
| | L/U/L SPACE (MGV) |
| | L/U/L SPACE (CV) |
| | INGRESS / EGRESS |

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 38 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

8.1.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

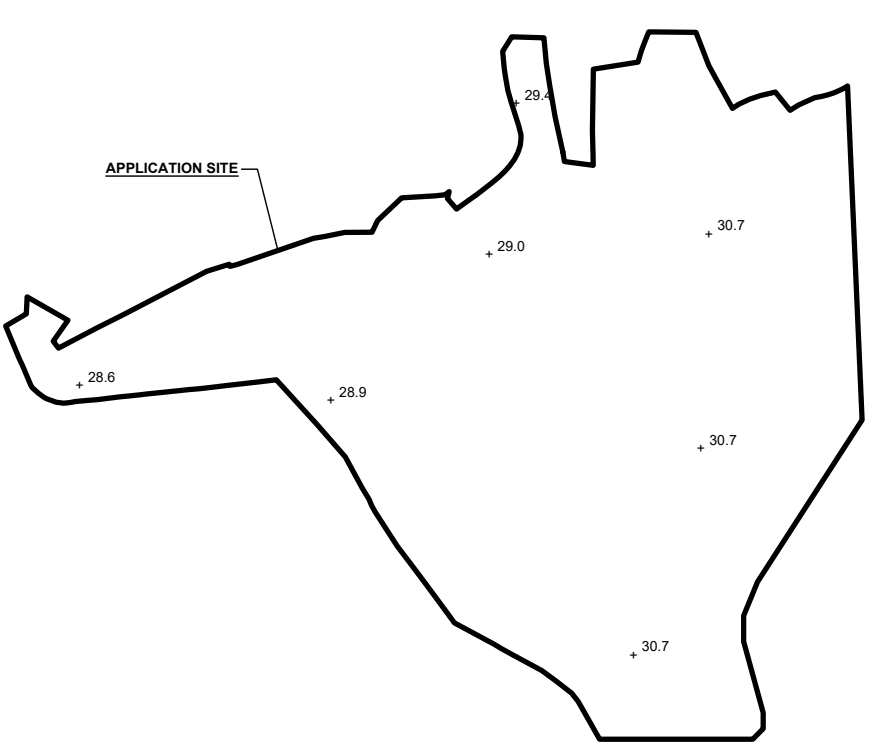
PLAN 4

VER.

001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,698 m² (ABOUT)
EXISTING SITE LEVEL : +28.6 mPD TO +30.7 mPD (ABOUT)
SITE SURFACE : PARTIALLY HARD-PAVED AND COVERED BY SOIL



LEGEND

APPLICATION SITE

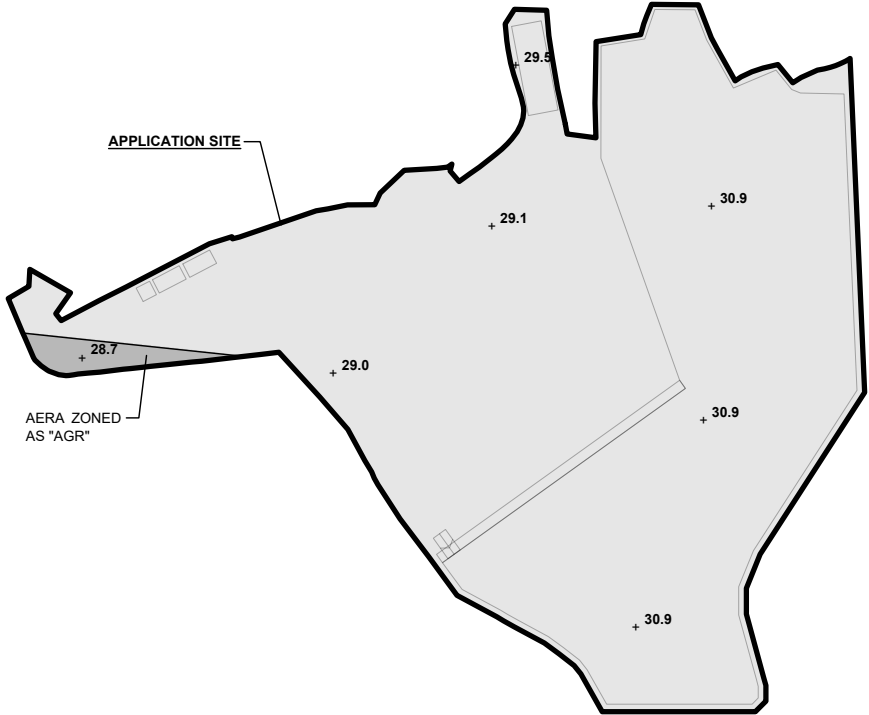
+ 30.7 EXISTING SITE LEVEL

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

APPLIED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,698 m² (ABOUT)
APPLIED FILLING OF LAND AREA : 190 m², 1.6% (ABOUT)
PROPOSED SITE LEVEL : +28.7 mPD TO +30.9 mPD (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
MATERIAL OF LAND FILLING : CONCRETE
PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURES AND CIRCULATION SPACE

****ONLY 190 m² OF HARD-PAVED AREA FALL WITHIN AREA ZONED AS "AGR", WHICH REQUIRE PERMISSION FOR FILLING OF LAND. WHILE THE REMAINING HARD-PAVED AREA, i.e. 11,508 m² FALLS WITHIN AREA ZONED AS "R(D)", WHICH DO NOT REQUIRE PERMISSION FOR FILLING OF LAND.



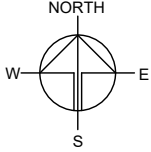
LEGEND

APPLICATION SITE

HARD-PAVED AREA (WITHIN "R(D)" ZONE)

HARD-PAVED AREA (WITHIN "AGR" ZONE)

+ 30.9 PROPOSED SITE LEVEL

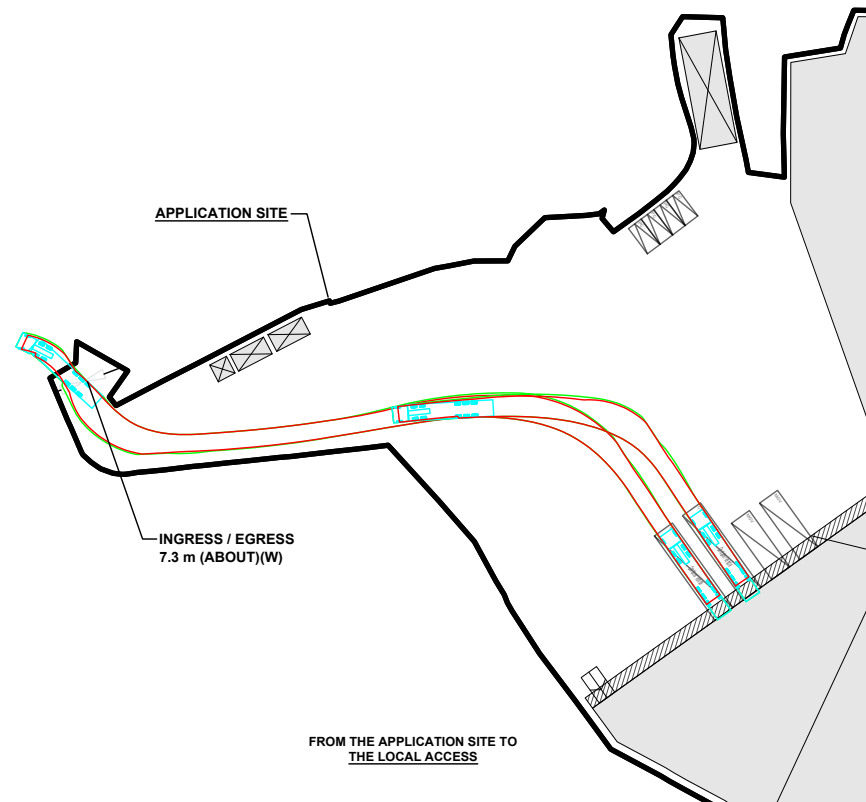
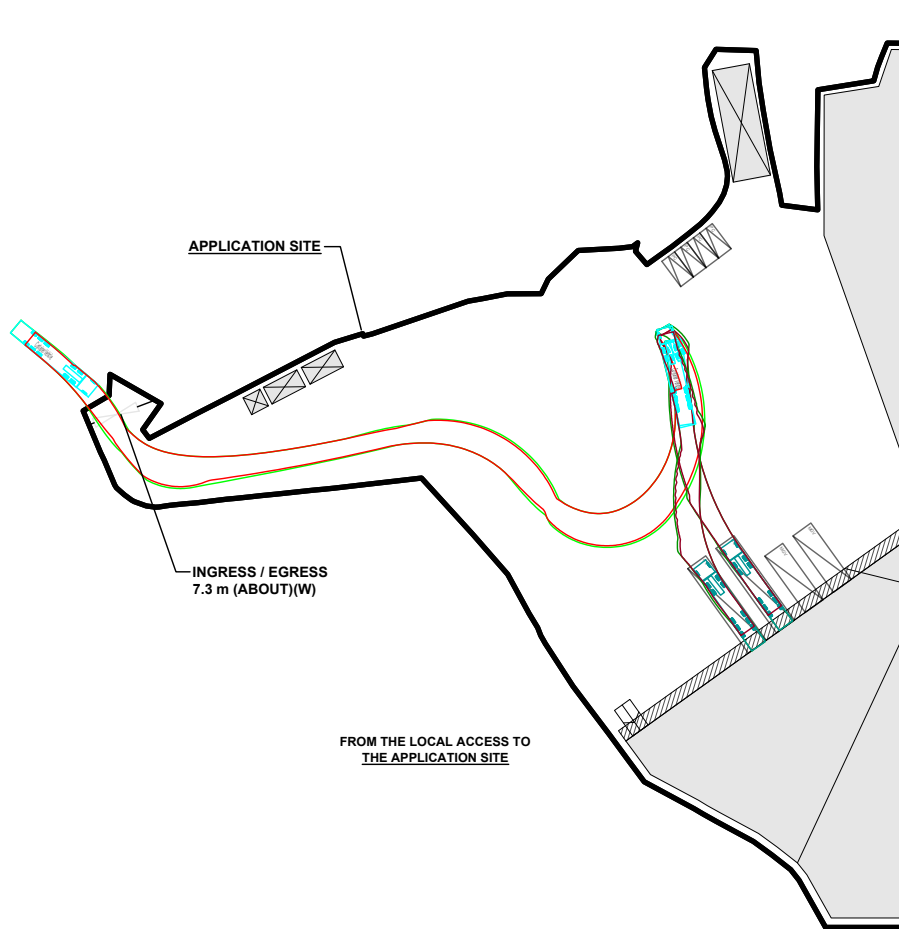


| | |
|---|----------|
| PLANNING CONSULTANT | |
| | |
| PROJECT | |
| PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS WITH ASSOCIATED FILLING OF LAND | |
| SITE LOCATION | |
| VARIOUS LOTS IN D.D. 38 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES | |
| SCALE | |
| 1 : 1500 @ A4 | |
| DRAWN BY | DATE |
| MN | 2.1.2025 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |
| DWG. TITLE | |
| FILLING OF LAND AREA | |
| DWG NO. | VER. |
| PLAN 5 | 001 |

SWEPT PATH ANALYSIS

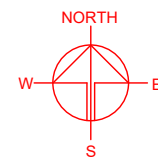
TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PC)
- L/UL SPACE (MGV)
- L/UL SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 38 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY MN DATE 17.2.2023

REVISED BY DATE 27.2.2023

APPROVED BY DATE

DWG. TITLE
 SWEPT PATH ANALYSIS

DWG NO. PLAN 6 VER. 002

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

Our Ref.: DD 38 Lot 115 & VL
Your Ref.: TPB/A/NE-MUP/214

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

By Email

16 April 2025

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in “Residential (Group D)” and “Agriculture” Zones,
Various Lots in D.D. 38 and Adjoining Government Land, Sha Tau Kok, New Territories**

(S.16 Planning Application No. A/NE-MUP/214)

We write to submit further information in response to departmental comments of the captioned application.

Should you require more information regarding the application, please contact our Mr. Danny NG at / or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Christian CHIM
Town Planner

cc DPO/STN, PlanD

(Attn.: Mr. William WONG
(Attn.: Mr. Brian CHAN

email: wst Wong@pland.gov.hk)
email: bchchan@pland.gov.hk)

Response-to-Comment

**Proposed Temporary Warehouse with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in “Residential (Group D)” and “Agriculture” Zones,
Various Lots in D.D. 38 and Adjoining Government Land, Sha Tau Kok, New Territories**

(Application No. A/NE-MUP/214)

(i) A RtC Table:

| Departmental Comments | | Applicant's Responses |
|---|--|---|
| 1. Comments of the Geotechnical Engineering Office, Civil Engineering and Development Department | | |
| (a) | The subject site is overlooked by steep natural terrain and meets the alert criteria for a natural terrain hazard study (NTHS). Furthermore, Registered Slope No. 3NW-D/C41, which is steeper than 30 degrees with height greater than 6 m, is found within 6 m of the subject site. | Noted. The GPRR in support of the application is enclosed at Annex 1 . |
| (b) | If the applicant wishes to proceed with the proposed development, the applicant is required to submit a Geotechnical Planning Review Report (GPRR) in support of the Planning Application. The GPRR should include a preliminary geotechnical review of slopes and natural terrain hazards, assess the geotechnical feasibility of the proposed development, including an outline of any further studies that may be required and where necessary, indicate the recommended extent of the NTHS study area and a commitment to undertake the NTHS and to carry out any necessary mitigation measures as part of the proposed development. | |

Annex 1

Geotechnical Planning Review Report

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associate Filling of Land in “Residential (Group D)” and “Agriculture” Zones, Various Lots in D.D. 38 and Adjoining Government Land, Sha Tau Kok, New Territories

Geotechnical Planning Review Report

April 2025



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Figure 5 – ENTLI Record

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Figure 8 – Preliminary NTHS Area and Section

List of Appendix

Appendix A – SIMAR Report

Appendix B – SIS Records

Appendix C – Schedule Area Plan

Appendix D – Existing GI Record

Appendix E – Proposed Development Layout Plan

1 Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use various lots in D.D. 38 and adjoining Government Land (GL), Sha Tau Kok, New Territories (the Site) for ‘Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land’.
- 1.1.2 This Geotechnical Planning Review Report is prepared base on desk study and available documentary to support the aforementioned planning application in geotechnical aspect.

1.2 Objectives of this Report

- 1.2.1 The main objectives of this report are as followings:-
- Describe the geology of the Application Site.
 - Indicate the location of existing features within and surrounding the Application Site and the land status.
 - Review of how the Proposed Development have effects on the manmade slopes or retaining walls.
 - Assess on the geotechnical feasibility of the Proposed Development.

2 Site Description

2.1 Site information and Topography

- 2.1.1 The development site situates beside Sha Tau Kok Road – Wo Hang. It has an area of about 11,698m². The site location plan and aerial photo view are shown in **Figure 1** and **Figure 2** respectively.
- 2.1.2 In general, the site is a flat ground with level various from approx. +28.6 mPD to + 30.7 mPD, gently falling from south to north. The site topography is relatively flat with a natural hillside near the southeast boundary
- 2.1.3 The hillside is covered in dense vegetation and the site area is mostly open area comprising paved area or shallow vegetation.

2.2 Existing Man-made Features

- 2.2.1 There is no registered man-made feature located within the Application Site. There are 6 registered slopes in vicinity of the Application Site. The locations of these 6 features are shown in **Figure 3**. Records of the slopes are retrieved from the SIS System of GEO and SIMAR of Lands Department, they are summarized in **Table 2.1**.

Table 2.1 - Existing Geotechnical Feature adjoining to the Application Site

| Feature No. | Location | Max. Height (m) | Length (m) | Angle (°) | Material | Consequence-to-life | Maintenance Parties |
|--|--|-----------------|------------|-----------|-----------------------------|---------------------|---------------------------|
| Adjoining to the Application Site | | | | | | | |
| 3NW-D/C 37 | Loi Tung Village, Sha Tau Kok Road - Wo Hang, New Territories | 3 | 24 | 35 | Vegetated: 40 Chunam: 60 | 3 | Sub Div. 1: Private |
| | | | | | | | Sub Div. 2: Private |
| | | | | | | | Sub Div. 3: LandsD |
| | | | | | | | Sub Div. 4: Private |
| 3NW-D/C 40 | North East of Loi Tung Village, off Sha Tau Kok, Wo Hang, North | 5 | 45 | 80 | Vegetated: 100 | 3 | Sub Div. 1: Private |
| | | | | | | | Sub Div. 2: Private |
| | | | | | | | Sub Div. 3: LandsD |
| | | | | | | | Sub Div. 4: Private |
| | | | | | | | Sub Div. 5: Private |
| 3NW-D/C 41 | Open storage area, north east of Loi Tung Village, off Sha Tau Kok Road - Wo Hang, North | 15 | 150 | 35 | Vegetated: 100 | 3 | Sub Div. 1: Lands D |
| | | | | | | | Sub Div. 2: Private |
| | | | | | | | Sub Div. 3: LICENCE N8797 |
| | | | | | | | Sub Div. 4: Lands D |
| 3NW-D/C 50 | East of Loi Tung East Village House #10D, Sha Tau Kok | 5 | 45 | 50 | Vegetated: 100 | 3 | Lands D |
| 3NW-D/C 51 | East of the Loi Tung East Village, Sha Tau Kok | 5 | 105 | 50 | Vegetated: 100 | 3 | Sub Div. 1: Lands D |
| | | | | | | | Sub Div. 2: Private |

| | | | | | | | |
|------------|--|-----|-----|----|----------------|---|---------|
| 3NW-D/C 52 | East of the Loi Tung East Village, Sha Tau Kok | 4.2 | 130 | 45 | Vegetated: 100 | 3 | Lands D |
|------------|--|-----|-----|----|----------------|---|---------|

- 2.2.2 A Copy of the SIMAR reports and Slope Information System records are attached in **Appendix A** and **B** respectively. The locations of the above features are presented in **Figure 3**.

3 Review of Desk Study Information

3.1 Site Geology

- 3.1.1 The geology of the Study Area is shown on 1:20000 scale HGM20 Series Solid and Superficial Geology Map Sheet 3, Published by the GEO, HKSAR. The Application Site is generally underlain by debris flow deposits. A part print of geological map is presented in **Figure 4**.

3.2 Schedule Area

- 3.2.1 The Site is located outside the Schedule Area No. 2 (North-western New Territories) and Schedule Area 3 (The Railway Protection Zone). Plan of the Schedule Areas are enclosed in **Appendix C**.

3.3 Existing Ground Investigation Data

- 3.3.1 There is no existing ground investigation (GI) information within the site. The nearest identified GI (BH20) is located approximately 50m away from the northwest of the site which is carried out by DrilTech Ground Engineering Ltd in January 2005.
- 3.3.2 The location and information of the borehole is enclosed in **Appendix D**.

Table 3.1 - Summary of GIU Report

| GIU Report no. | Title of the Report | Done by | Date |
|----------------|--|-------------------------------------|------|
| 41501 | CE6/2002 (DS) Drainage Improvement in Northern NT - Package C Investigation, Design & Construction (Man Uk Ping) | DrilTech Ground Engineering Limited | 2005 |

- 3.3.3 The borehole record indicated the site is coved with approx. 1m thick layer of FILL and follow by approx. 2.1m thick ALLUVIUM from 1m depth below ground level. Then it is underlain by approx. 6.6m of TUFF. The BH encounter grade III bedrock at level +16.02 mPD.

3.4 Groundwater Condition

- 3.4.1 Piezometer was installed in BH20. According to the water level monitoring record, the highest and lowest groundwater level recorded are +23.54 mPD and +23.52 mPD respectively, where ground level of the development site is about +29mPD.

3.5 Landslide History

- 3.5.1 According to the GEO’s Enhanced Natural Terrain Landslide Inventory (ENTLI) data, there is neither recent nor relict relevant natural terrain landslide identified for the Application Site.
- 3.5.2 Other landslides as recorded in ENTLI are indicated in **Figure 5** for reference.

3.6 Boulder Field Inventory

- 3.6.1 The boulder inventory is a territory-wide catalogue of boulder fields on natural slopes in Hong Kong based on an interpretation of the 1963/64 low level aerial photographs (Emery, K. A., 1998). Boulder fields were identified and four boulder attributes including percentage area covered, boulder type, boulder size and boulder shape were mapped.
- 3.6.2 The boulder field inventory map and summary for the adjoining boulder polygons are shown in **Figure 6**. 2 boulder polygons are identified (S3_20 and S3_U) covering the Application Site and the southern natural terrain. For the coverage of the 2 polygons, no boulder was observed on the ground surface.

3.7 Historical Landslide Catchment

- 3.7.1 There is no relevant Historical Landslide Catchments (HLC) (MFJV, 2007), identified adjoining to the Application Site. The HLC of nearby Area are shown in **Figure 7** for reference.

4 Proposed Works

4.1 Site formation works

- 4.1.1 The Application Site is proposed to be entirely filled with concrete of not more than 0.2m depth to facilitate a flat surface for maneuvering of vehicle and site formation of structures. No new slopes/retaining walls is required to support the minor site formation works.

4.2 Temporary Structures

- 4.2.1 The proposed Application Site is applying for temporary warehouse for a period of 3 years, it comprises of 6 numbers of temporary structures, 4 one-storey and 2 two-storey low rise structures. The proposed development layout plan is shown in **Appendix E**.
- 4.2.2 In view of loadings from low-rise temporary structures is comparatively general, no foundation is proposed for the temporary structures. Excavation for drainage, sewerage and utilities works are minimal, no deep Excavation and Lateral Support (ELS) is anticipated.

5 Works effect on Existing Features

- 5.1.1 There is no existing feature within the Application Site.
- 5.1.2 In view of the above minor site formation works and low-rise temporary structures, effect on adjoining existing features is minimal.
- 5.1.3 Slope stability and integrity of the existing features, 3NW-D/C 41 and 3NW-D/C 51, that are within 6m from the proposed temporary structures shall be assessed in detail under a separate submission. After detail assessment in detail design stage, feature upgrading works such as site formation/slope stabilization are to be proposed if required.
- 5.1.4 Two features, 3NW-D/C 41 and 3NW-D/C 51, may need to raise the consequence-to-life subject to the usage of proposed structures.

6 Screening

- 6.1.1 There is no natural terrain within the Application Site, however, the site is overlooked by natural terrain at south-eastern. With reference to GEO Report No.138 (2nd edition), the Application Site does not meet the “In-principle Objection Criteria” and satisfies the “Alert Criteria” and the preliminary findings are summarized as below:

| Angular Elevation $\geq 20^\circ$ | Within 50m of ground sloping | Alert Criteria met? |
|-----------------------------------|------------------------------|---------------------|
| Yes | Yes | Yes |

- 6.1.2 The preliminary NTHS Area and section have been development and shown in **Figure 8**. A detailed natural terrain hazard study will be carried out in detailed design stage. Implementation of the mitigation measures if necessary (such as rigid barrier, flexible barrier etc.) will be conducted at construction stage. Therefore, the application site is considered geotechnically feasible from the NTH point of view.

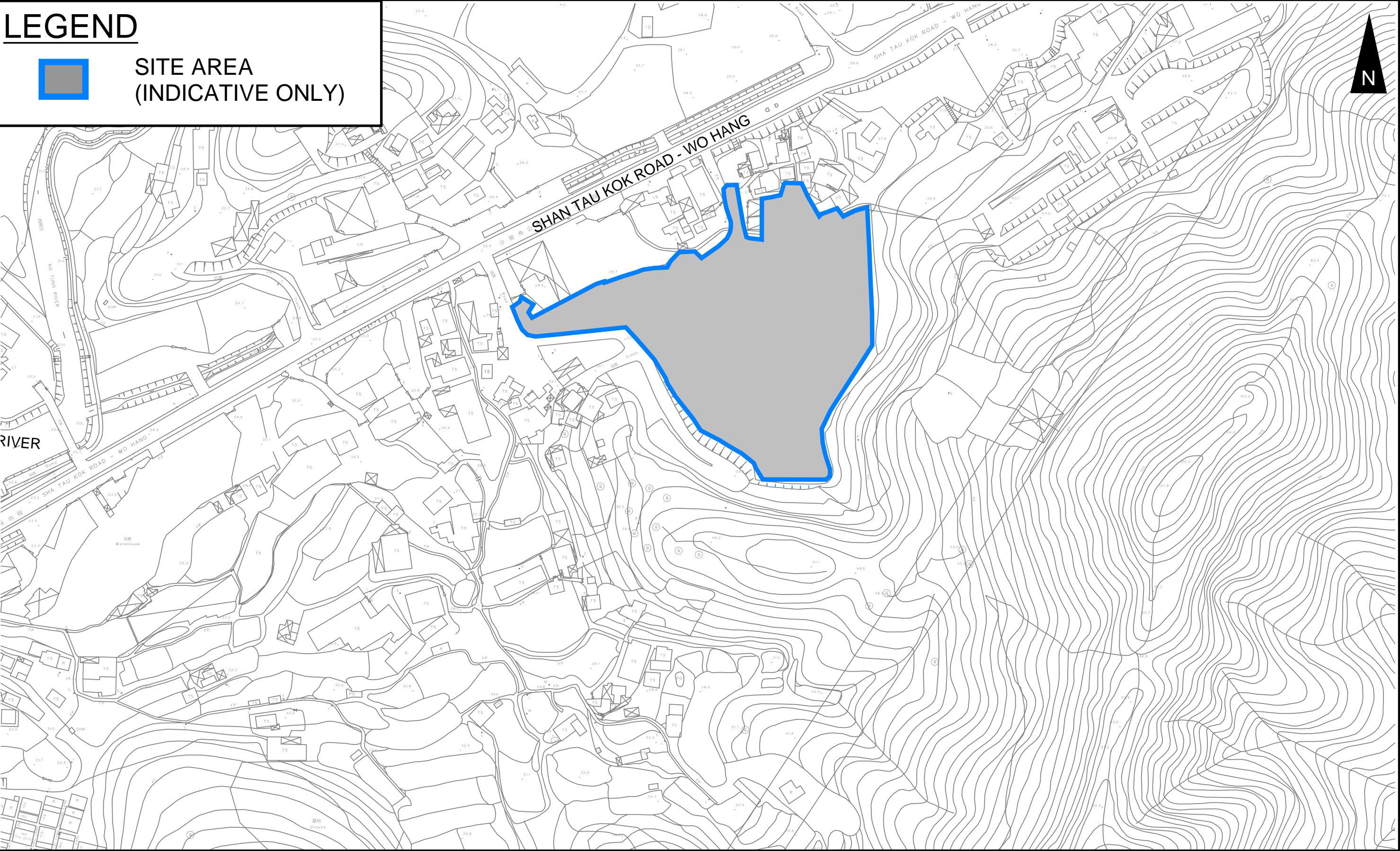
7 Conclusion

- 7.1.1 A geotechnical planning review has been conducted for Application Site. The physical conditions as well as the geological conditions of the Application Site have been reviewed and discussed.
- 7.1.2 3NW-D/C 41 and 3NW-D/C 51 beside the proposed development will be assessed to ensure they are complying with current geotechnical standards, if necessary, upgrading works will be carried out in detailed design.
- 7.1.3 For natural terrain hazard issues, the Site does not fall into “In-principle Objection Criteria” but falls within the “Alert Criteria. Natural Terrain Hazard Study (NTHS) is required. Base on past record there is no builder identified and relevant landslide.
- 7.1.4 In conclusion, the proposed development at the Application Site is not anticipated to cause adverse geotechnical impact to the nearby area and considered geotechnically feasible.

- End of Text -

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FIGURES

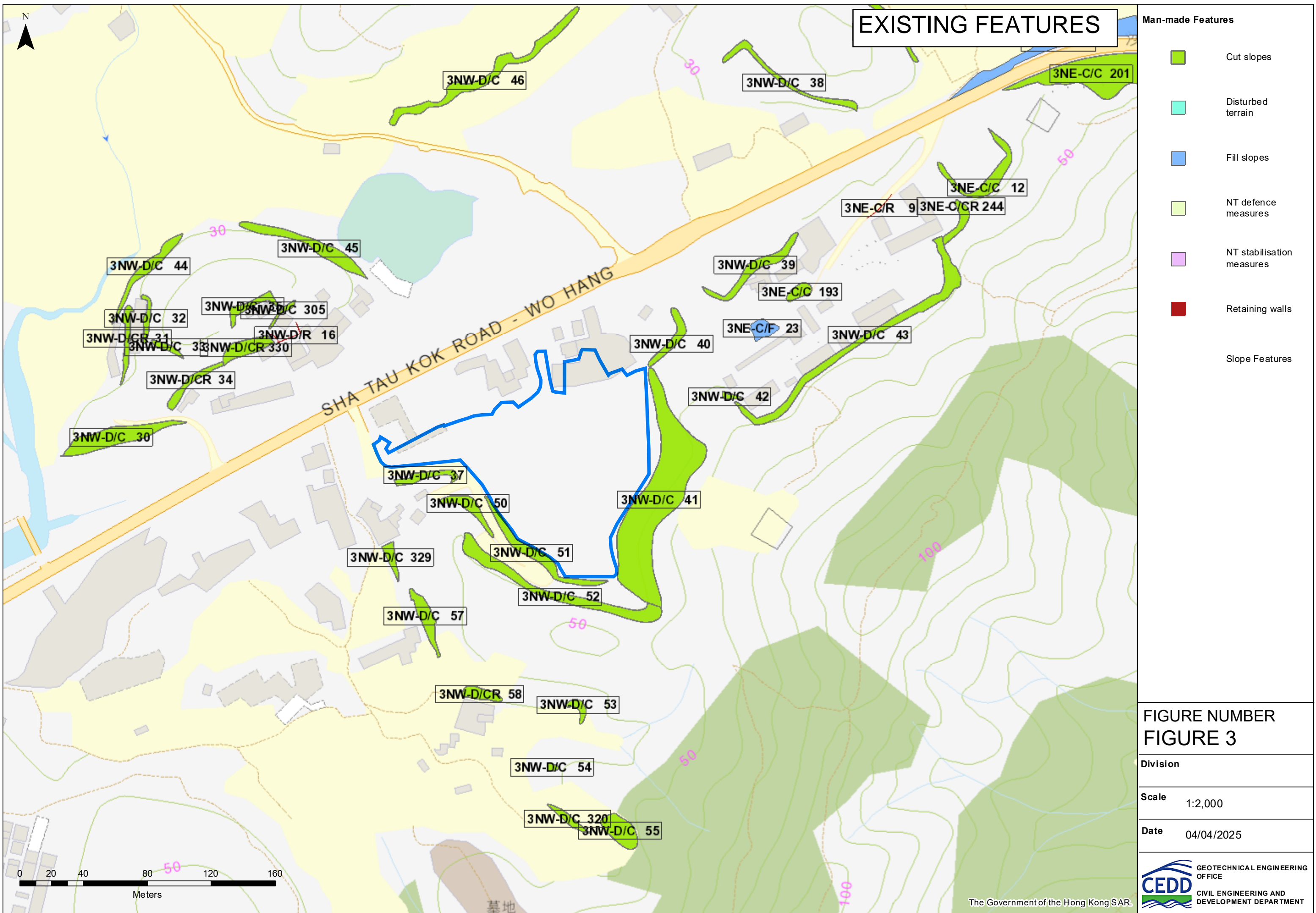


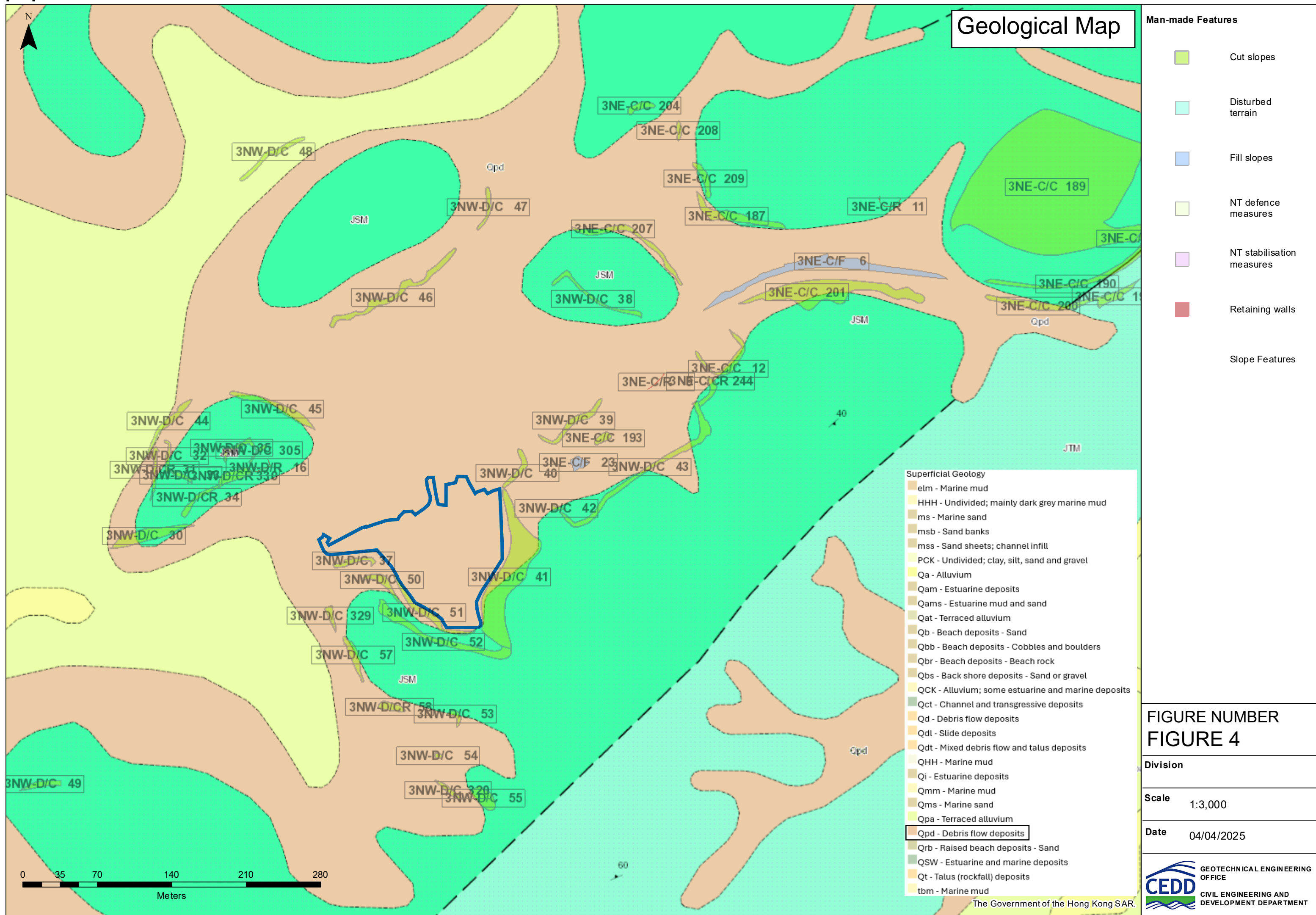
LEGEND

SITE AREA
(INDICATIVE ONLY)



| | | | | |
|--|-----------------------|---------------------------|-------------|------|
| PROJECT: Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associate Filling of Land in “Residential (Group D)” and “Agriculture” Zones | TITLE AERIAL PHOTO | FIGURE NUMBER FIGURE 2 | | |
| | | | | |
| LOCATION: Various Lots in D.D. 38 and Adjoining Government Land, Sha Tau Kok, New Territories | | VER | DESCRIPTION | DATE |
| | | | | |





[Title]



ENTLI Crown (2019)



Recent



Relict

ENTLI Trail (2019)



Recent



Relict

FIGURE NUMBER
FIGURE 5

Division

Scale 1:3,000

Date 08/04/2025

LEGEND



SITE AREA
(INDICATIVE ONLY)



POLYGON NO.
S3_U



Sha Tau Kok Road - Wo Hang

Summary of Boulder Field Inventory

| Polygon No. | Attribute 1 | Attribute 2 | Attribute 3 | | | | Attribute 4 |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | | | Class 1 (%) | Class 2 (%) | Class 3 (%) | Class 4 (%) | |
| S3_20 | V | - | - | - | - | - | - |
| S3_U | - | - | - | - | - | - | - |

Attribute 1 - Percentage Area Covered

Class 1: <10% of the surface area of the map unit covered by boulders
Class 2: 10-20% of the surface area of the map unit covered by boulders
Class 3: 20-50% of the surface area of the map unit covered by boulders
Class 4: 50-75% of the surface area of the map unit covered by boulders
Class 5: >75% of the surface area of the map unit covered by boulders

Attribute 2 - Boulder Type

Class 1: Corestone or Tor
Class 2: Colluvial Boulder Field
Class 3: Cliff or Rock Outcrop
Class 4: Scree or Talus Deposit

Attribute 3 - Boulder Size

Class 1: Boulders <1m in size
Class 2: Boulders 1-2m in size
Class 3: Boulders 2-5m in size
Class 4: Boulders >5m in size

Attribute 4 - Boulder Shape

Class 1: Rounded in Shape
Class 2: Angular in Shape

The descriptors were:

N: No boulders observed on the ground surface
C: Land surface obscured by cloud
V: Land surface obscured by vegetation
T: Land surface obscured by terrain shadow
S: Land surface obscured by village housing
B: Beach deposits
X: Position of individual boulder(s) outcropping through vegetation
Z: Area not covered by low level aerial photography

Categories of land modification identified were:

U: Urban development

POLYGON NO.
S3_20



PROJECT:

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associate Filling of Land in “Residential (Group D)” and “Agriculture” Zones

TITLE

BOULDER INVENTORY
MAP

FIGURE NUMBER

FIGURE 6

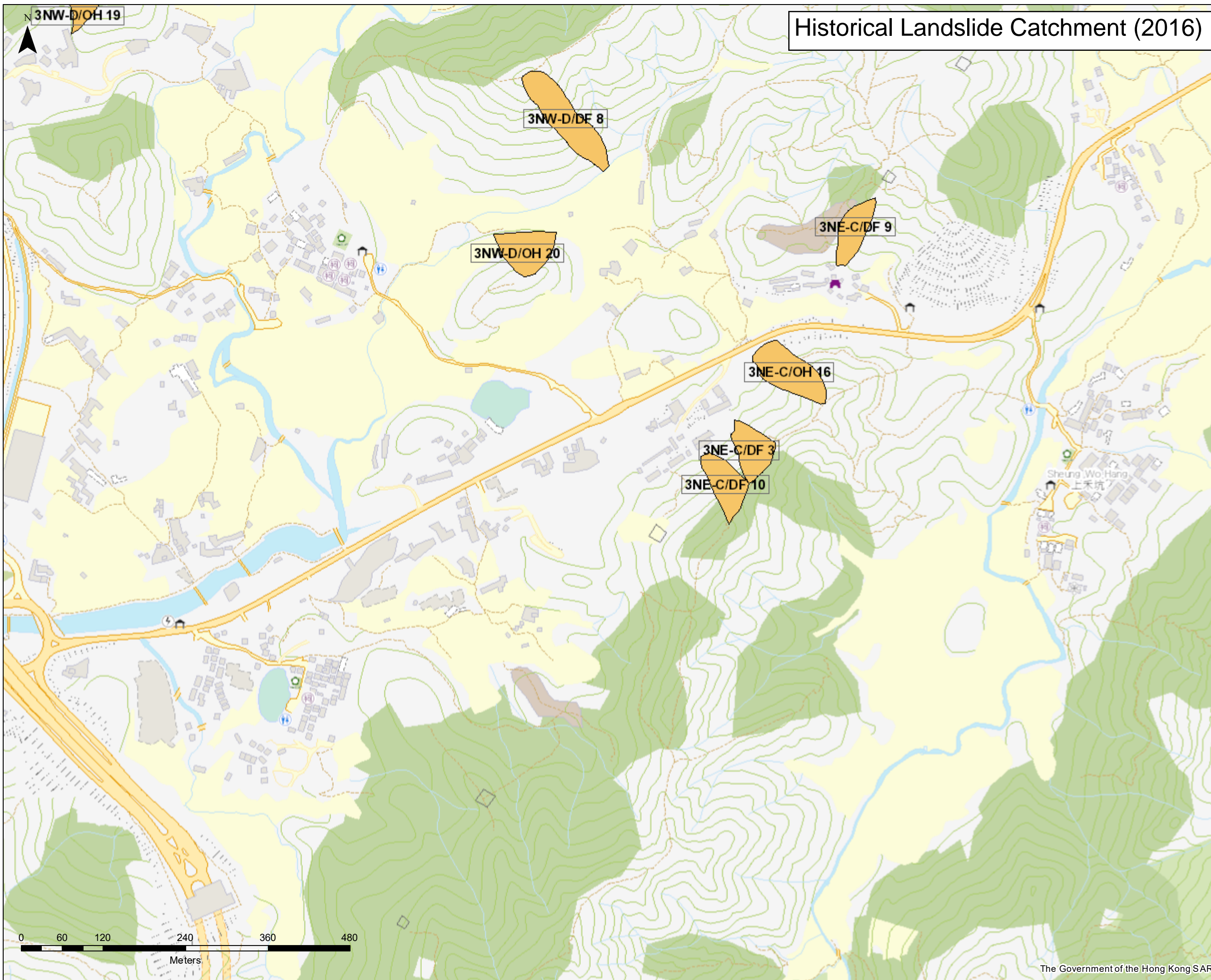
LOCATION:

Various Lots in D.D. 38 and Adjoining Government Land, Sha Tau Kok, New Territories

VER

DESCRIPTION

DATE



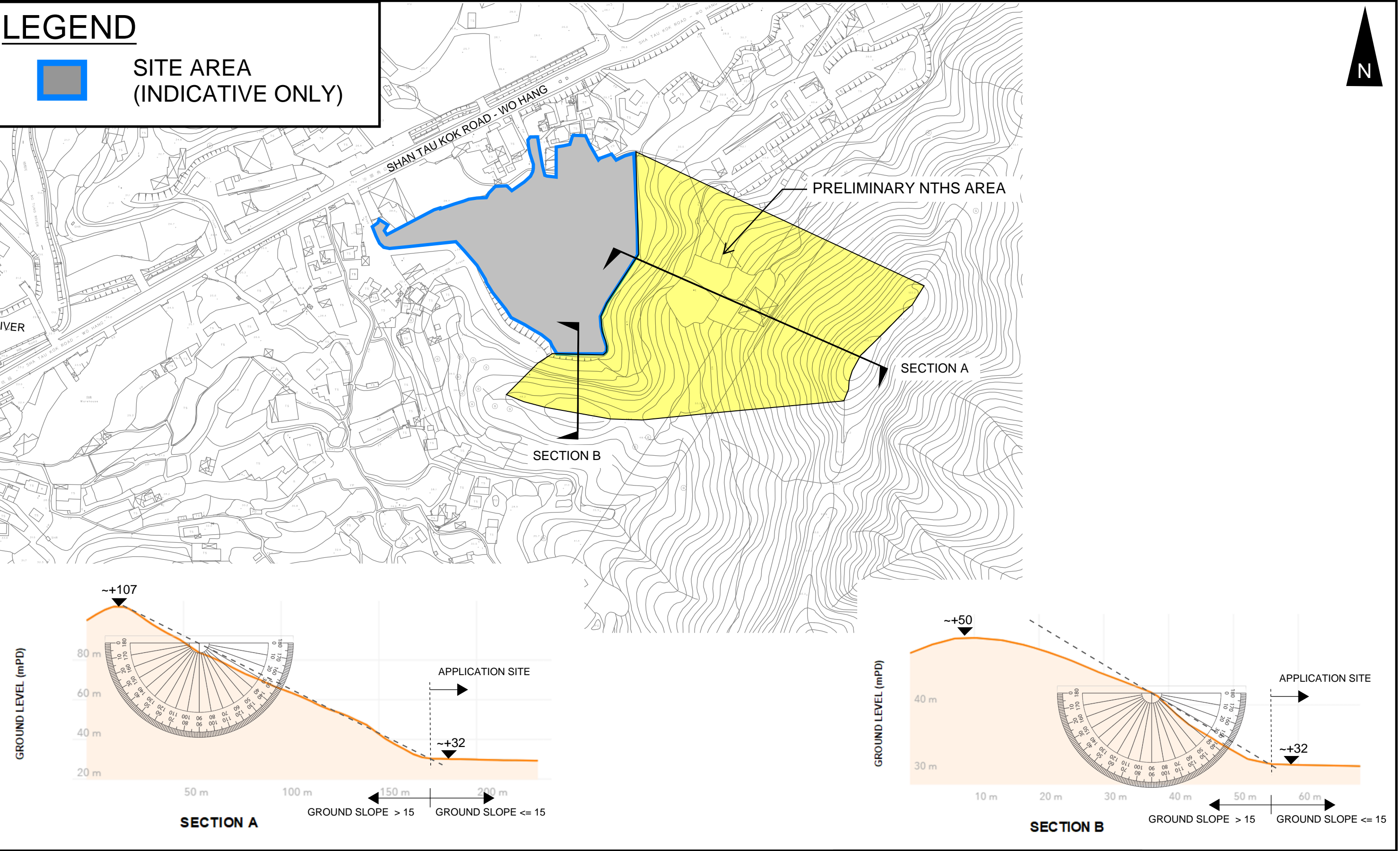
Historical Landslide Catchment (2016)

FIGURE NUMBER
FIGURE 7

Division

Scale 1:5,000

Date 09/04/2025



Appendix A – SIMAR Report

Slope Maintenance Responsibility Report

(3NW-D/C37)



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

| | | | | |
|----------|------------------------------|--|--------------------------|----------------|
| 1 | 3NW-D/C37 | | Sub-Division | 1 |
| | Location | WITHIN DD38 LOTS109, 110,112 & GOVERNMENT LAND | | |
| | Responsible Lot/Party | DD38 LOT109 | Maintenance Agent | Not Applicable |
| | Remarks | Not Applicable | | |

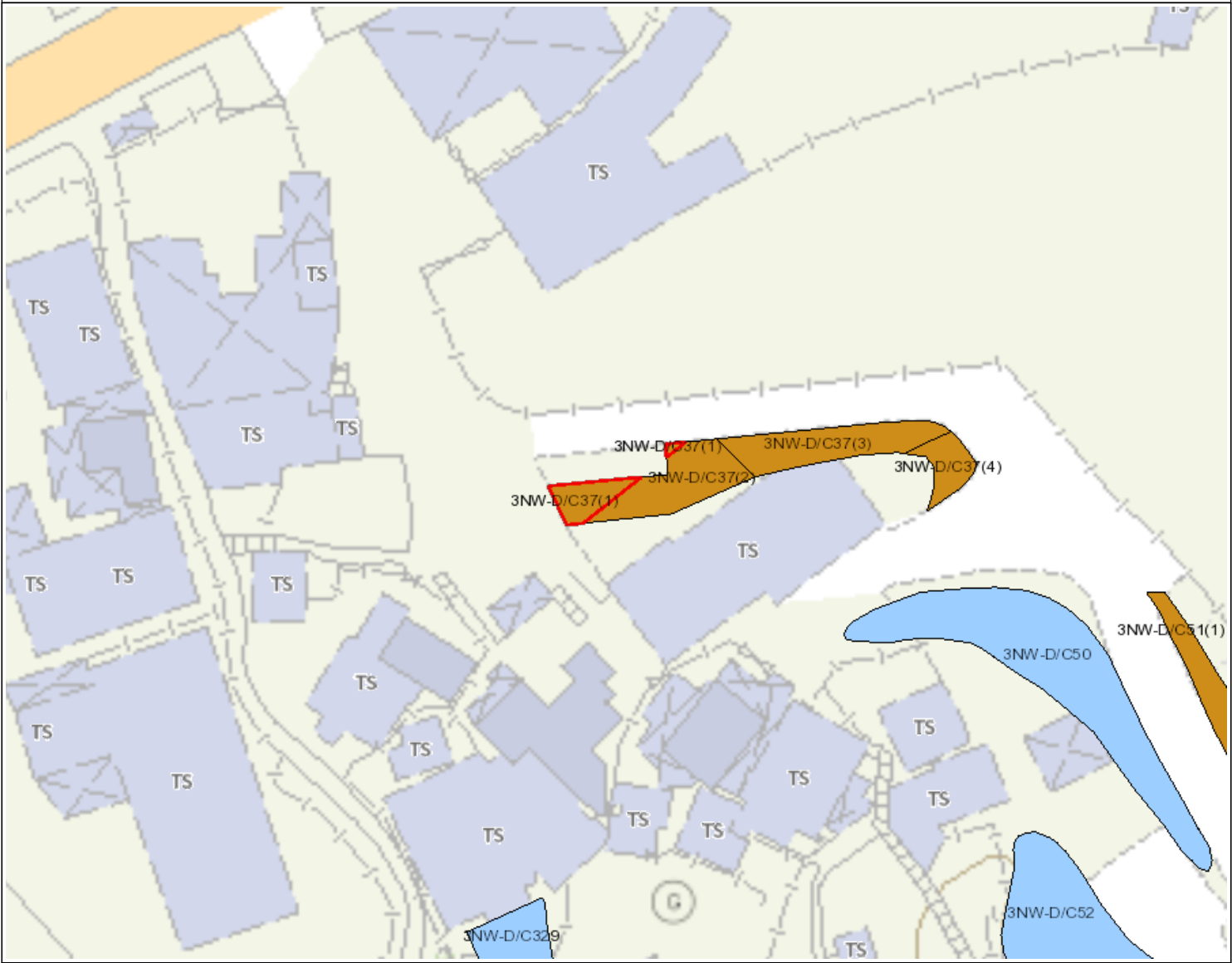
- End of Report -

Notes:






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Search Criteria: 3NW-D/C37



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**

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Search Criteria: 3NW-D/C37

Slope Maintenance Responsibility Report

(3NW-D/C37)



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

| | | | | |
|---|-----------------------|--|-------------------|----------------|
| 1 | 3NW-D/C37 | | Sub-Division | 2 |
| | Location | WITHIN DD38 LOTS109, 110,112 & GOVERNMENT LAND | | |
| | Responsible Lot/Party | DD38 LOT110 | Maintenance Agent | Not Applicable |
| | Remarks | Not Applicable | | |

- End of Report -

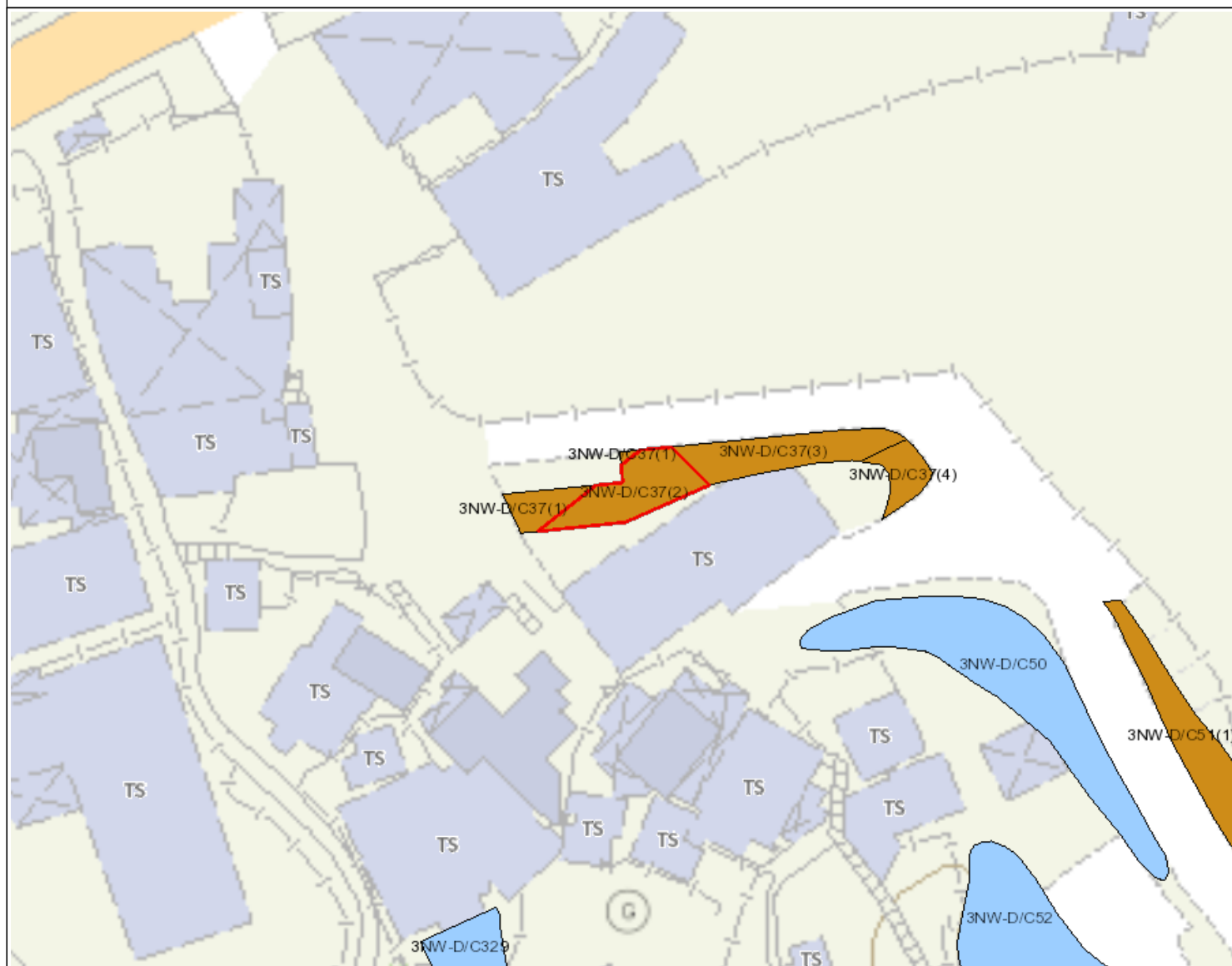
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Search Criteria: 3NW-D/C37

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
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Search Criteria: 3NW-D/C37

Slope Maintenance Responsibility Report

(3NW-D/C37)



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

| | | | | |
|----------|------------------------------|---|--------------------------|------------------|
| 1 | 3NW-D/C37 | | Sub-Division | 3 |
| | Location | WITHIN DD38 LOTS109, 110,112 & 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. | | |

- End of Report -

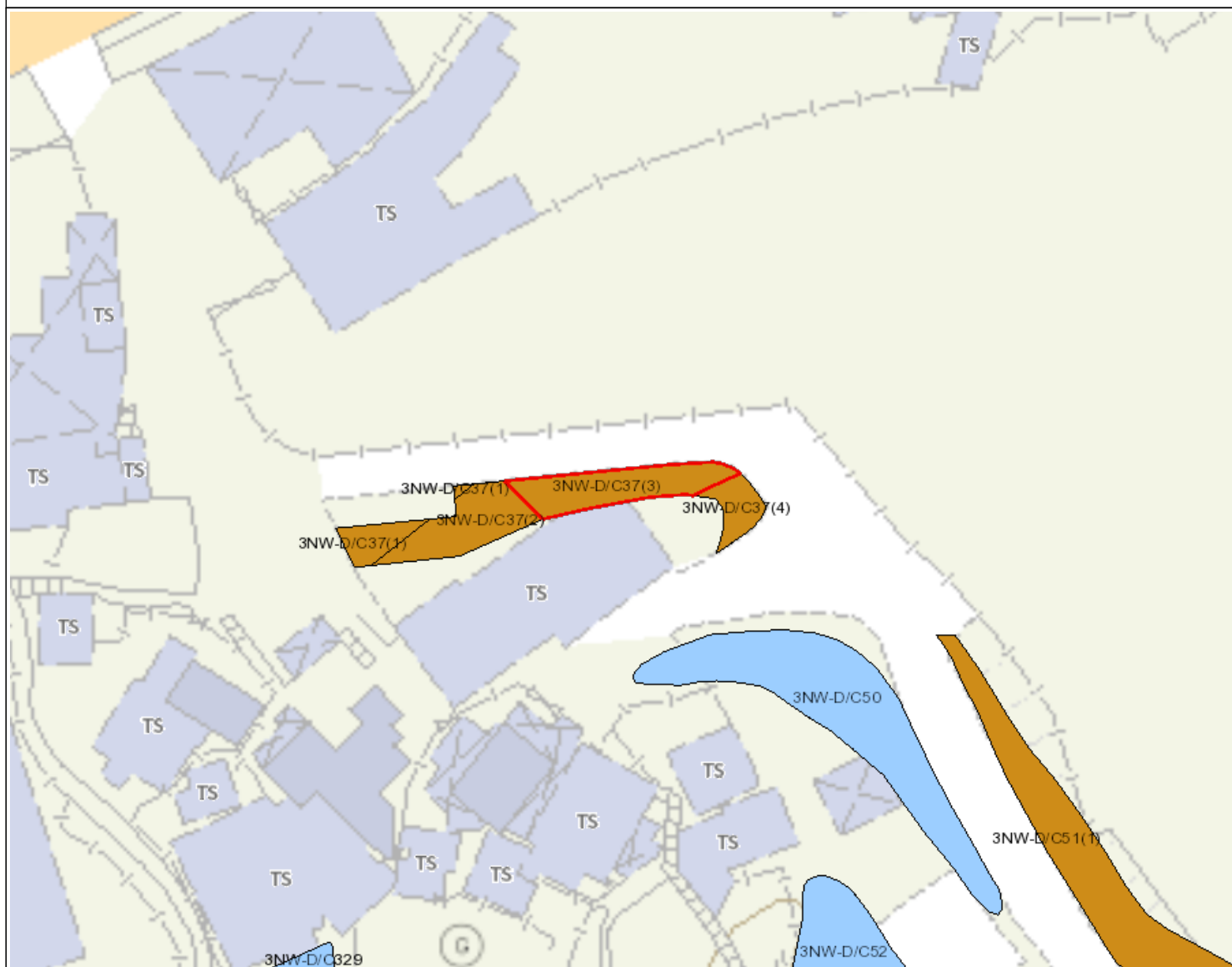
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Search Criteria: 3NW-D/C37

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: 3NW-D/C37

Slope Maintenance Responsibility Report

(3NW-D/C37)



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

| | | | | |
|---|-----------------------|--|-------------------|----------------|
| 1 | 3NW-D/C37 | | Sub-Division | 4 |
| | Location | WITHIN DD38 LOTS109, 110,112 & GOVERNMENT LAND | | |
| | Responsible Lot/Party | DD38 LOT112 | Maintenance Agent | Not Applicable |
| | Remarks | Not Applicable | | |

- End of Report -

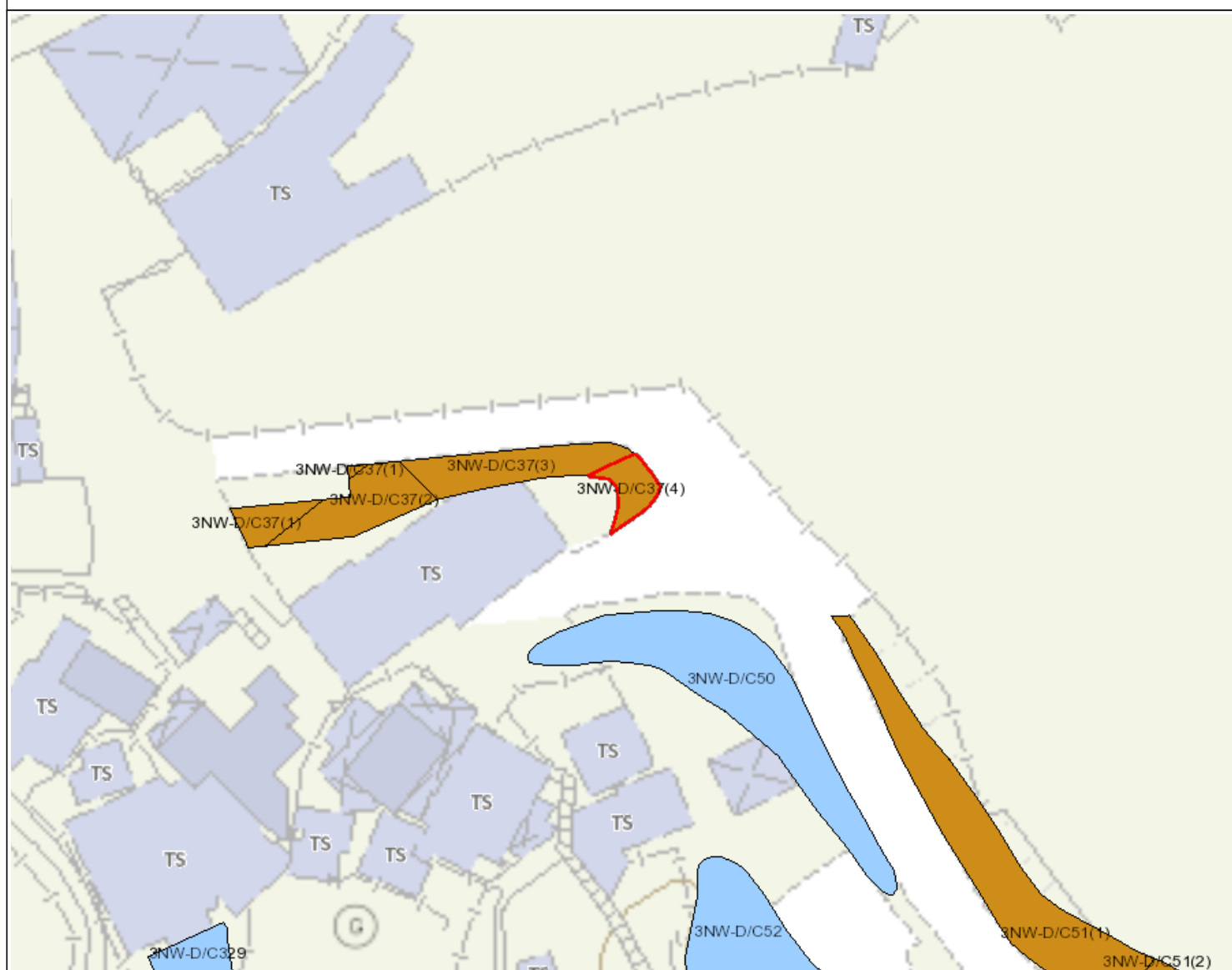
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Search Criteria: 3NW-D/C37

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: 3NW-D/C37

Slope Maintenance Responsibility Report

(3NW-D/C40)



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

| | | | | |
|---|-----------------------|--|-------------------|----------------|
| 1 | 3NW-D/C40 | | Sub-Division | 1 |
| | Location | PARTLY WITHIN DD81 LOTS23, 24, 10, 19 & PARTLY ON GL | | |
| | Responsible Lot/Party | DD81 Lot24 | Maintenance Agent | Not Applicable |
| | Remarks | Not Applicable | | |

- End of Report -

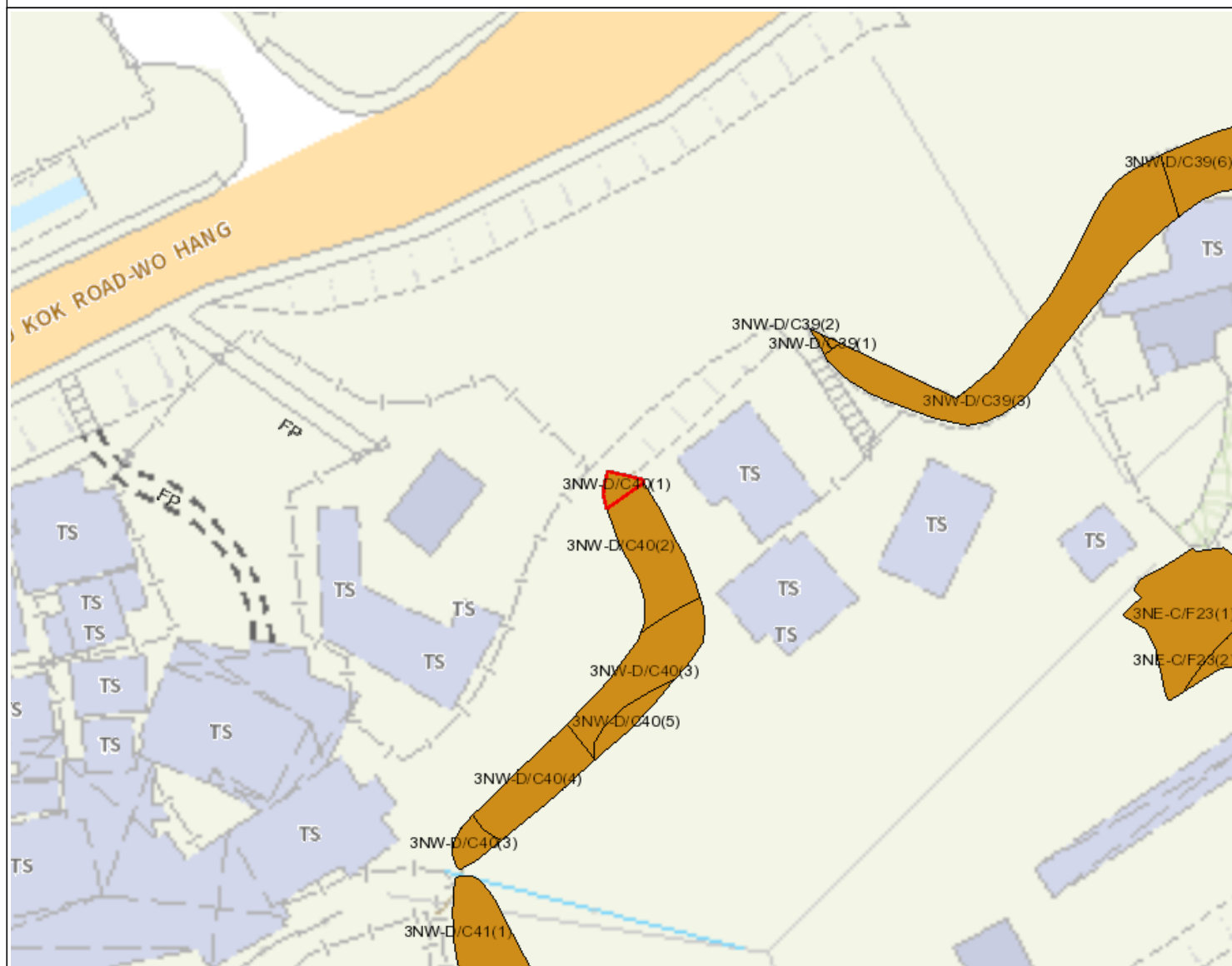
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Search Criteria: 3NW-D/C40

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

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Search Criteria: 3NW-D/C40

Slope Maintenance Responsibility Report

(3NW-D/C40)



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

| | | | | |
|---|-----------------------|--|-------------------|----------------|
| 1 | 3NW-D/C40 | | Sub-Division | 2 |
| | Location | PARTLY WITHIN DD81 LOTS23, 24, 10, 19 & PARTLY ON GL | | |
| | Responsible Lot/Party | DD81 Lot23 | Maintenance Agent | Not Applicable |
| | Remarks | Not Applicable | | |

- End of Report -

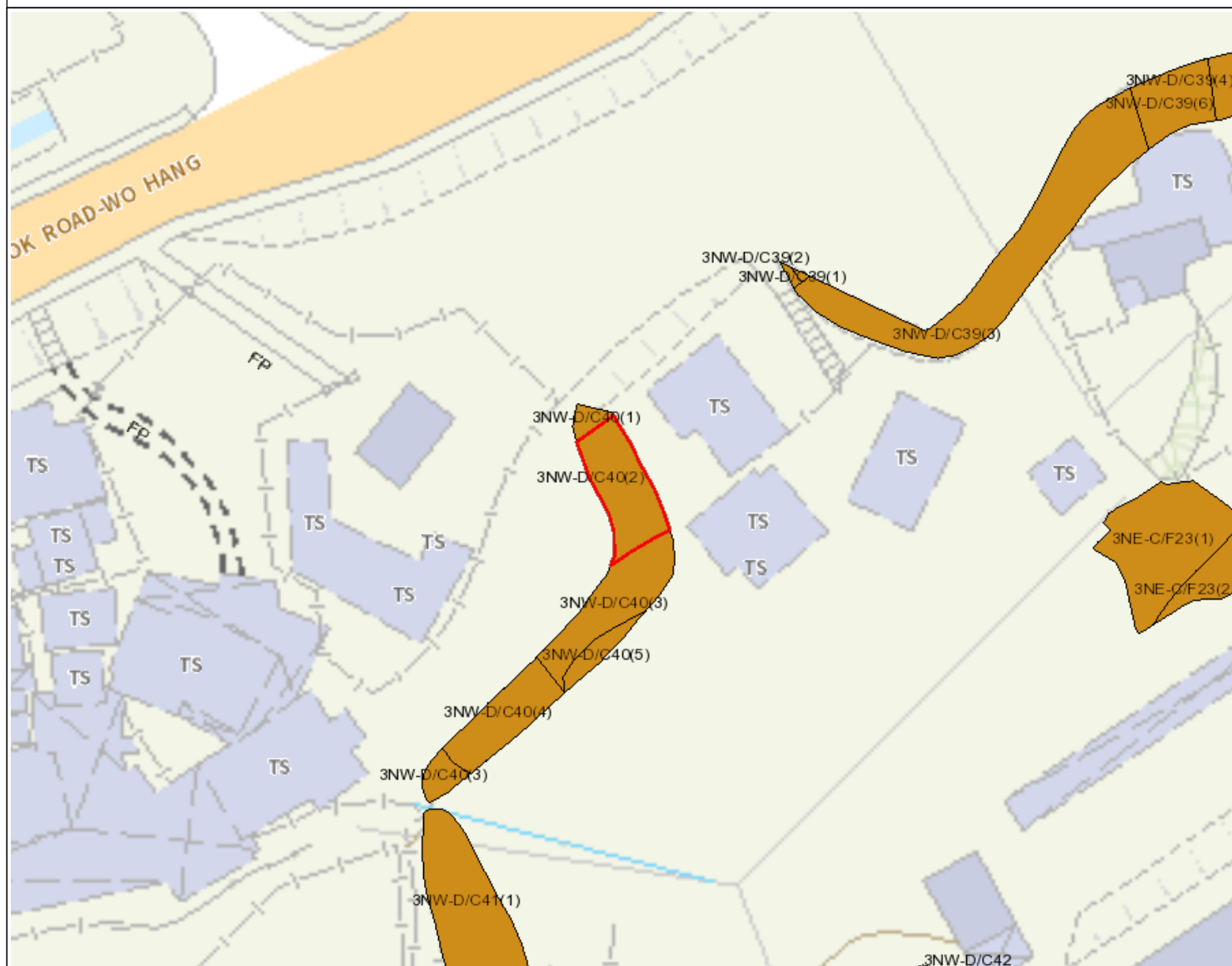
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Search Criteria: 3NW-D/C40

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: 3NW-D/C40

Slope Maintenance Responsibility Report

(3NW-D/C40)



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

| | | | | |
|----------|------------------------------|---|--------------------------|------------------|
| 1 | 3NW-D/C40 | | Sub-Division | 3 |
| | Location | PARTLY WITHIN DD81 LOTS23, 24, 10, 19 & PARTLY ON 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 -

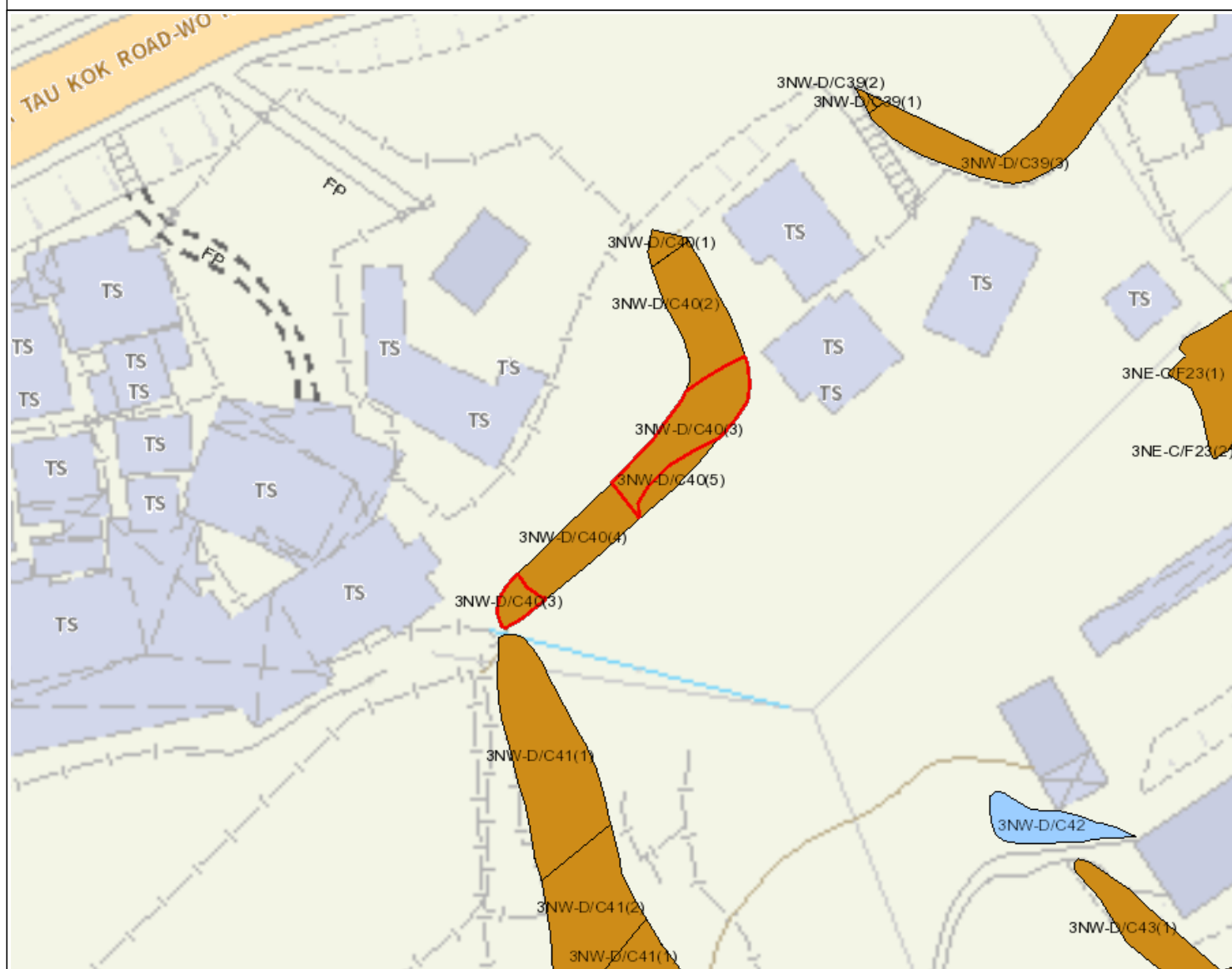
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Search Criteria: 3NW-D/C40

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
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Search Criteria: 3NW-D/C40

Slope Maintenance Responsibility Report

(3NW-D/C40)



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

| | | | | |
|---|-----------------------|--|-------------------|----------------|
| 1 | 3NW-D/C40 | | Sub-Division | 4 |
| | Location | PARTLY WITHIN DD81 LOTS23, 24, 10, 19 & PARTLY ON GL | | |
| | Responsible Lot/Party | DD81 Lot10 | Maintenance Agent | Not Applicable |
| | Remarks | Not Applicable | | |

- End of Report -

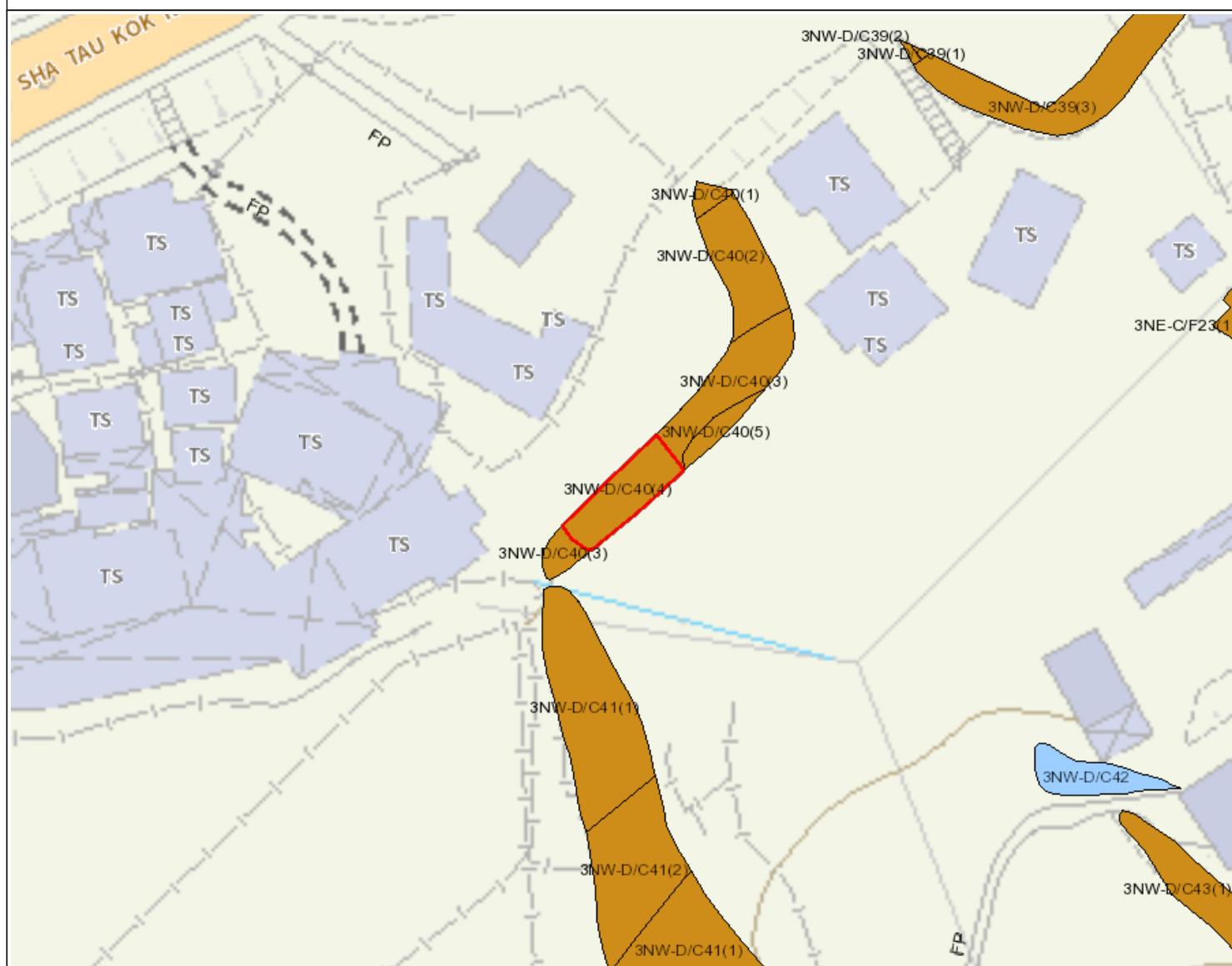
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Search Criteria: 3NW-D/C40

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: 3NW-D/C40

Slope Maintenance Responsibility Report

(3NW-D/C40)



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

| | | | | |
|----------|------------------------------|--|--------------------------|----------------|
| 1 | 3NW-D/C40 | | Sub-Division | 5 |
| | Location | PARTLY WITHIN DD81 LOTS23, 24, 10, 19 & PARTLY ON GL | | |
| | Responsible Lot/Party | DD81 Lot19 | Maintenance Agent | Not Applicable |
| | Remarks | Not Applicable | | |

- End of Report -

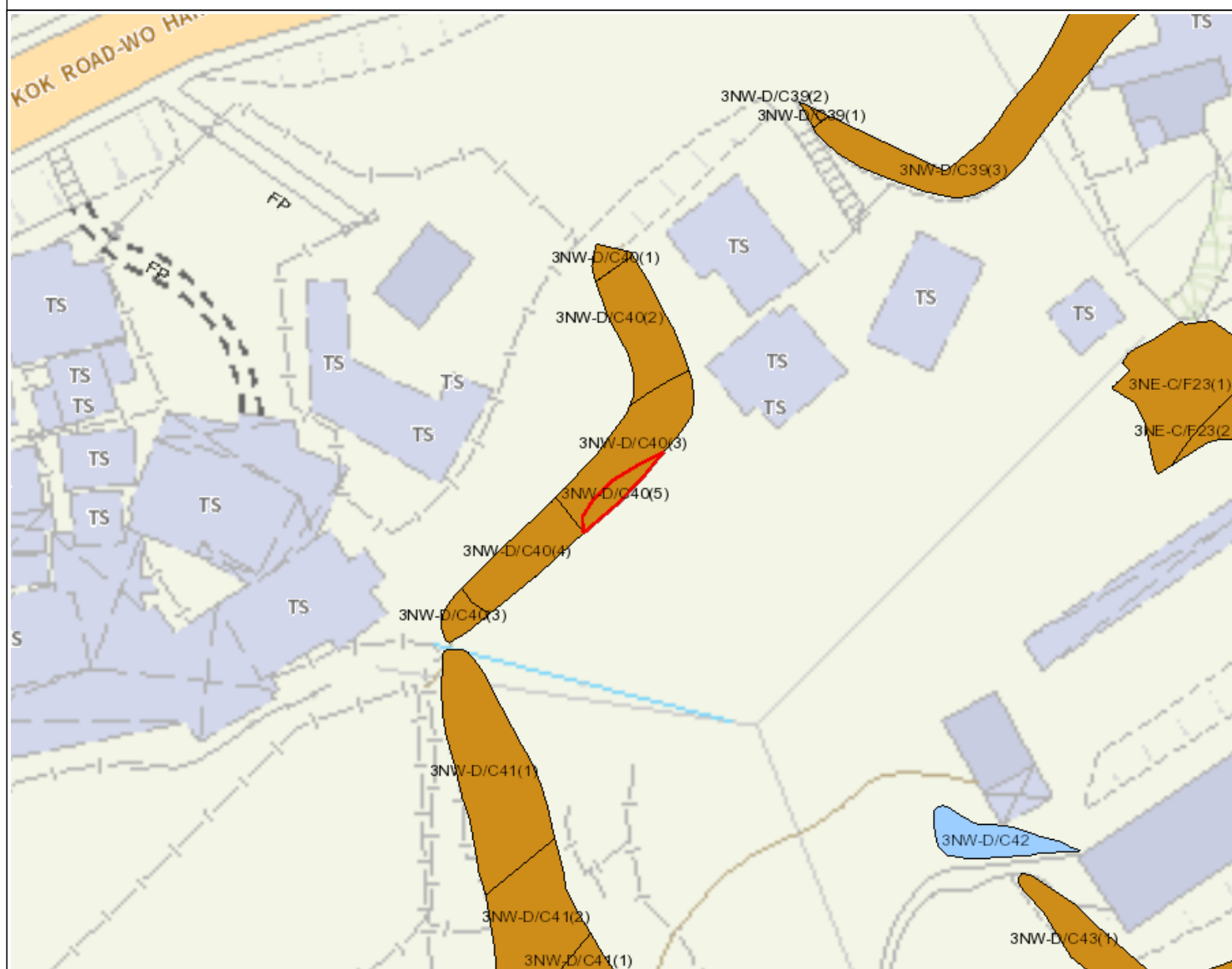
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Search Criteria: 3NW-D/C40

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

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Search Criteria: 3NW-D/C40

Slope Maintenance Responsibility Report

(3NW-D/C41)



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

| | | | |
|------------------------------|---|--------------------------|------------------|
| 1 | 3NW-D/C41 | Sub-Division | 1 |
| Location | WITHIN LICENCE N8797 & LOT NO. 135 IN DD38 AND ADJOINING GOVERNMENT LAND IN DD38 & 81 | | |
| 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 -

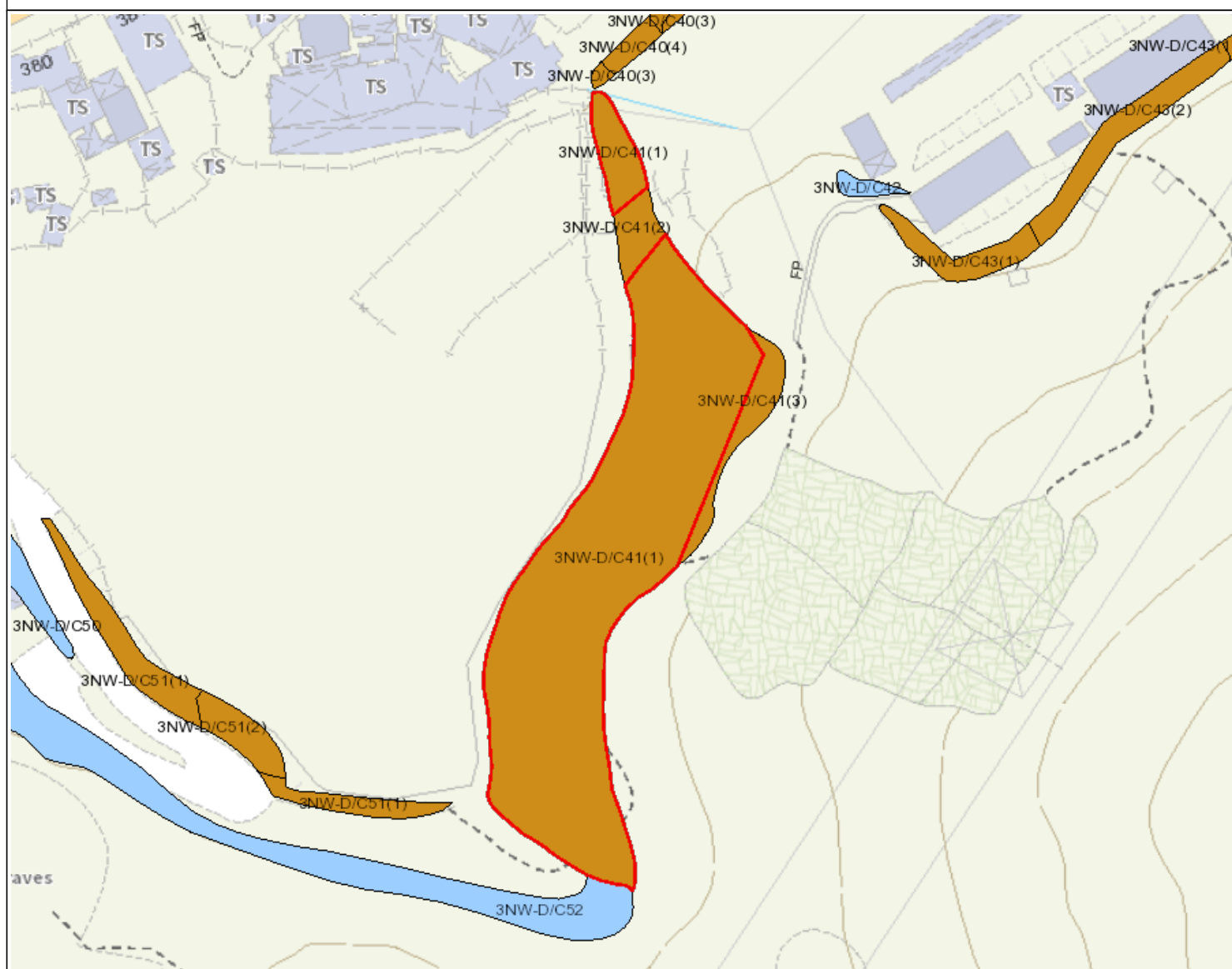
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Search Criteria: 3NW-D/C41

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: 3NW-D/C41

Slope Maintenance Responsibility Report

(3NW-D/C41)



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

| | | | |
|----------|------------------------------|---|--|
| 1 | 3NW-D/C41 | Sub-Division | 2 |
| | Location | WITHIN LICENCE N8797 & LOT NO. 135 IN DD38 AND ADJOINING GOVERNMENT LAND IN DD38 & 81 | |
| | Responsible Lot/Party | DD38 LOT135 | Maintenance Agent Not Applicable |
| | Remarks | Not Applicable | |

- End of Report -

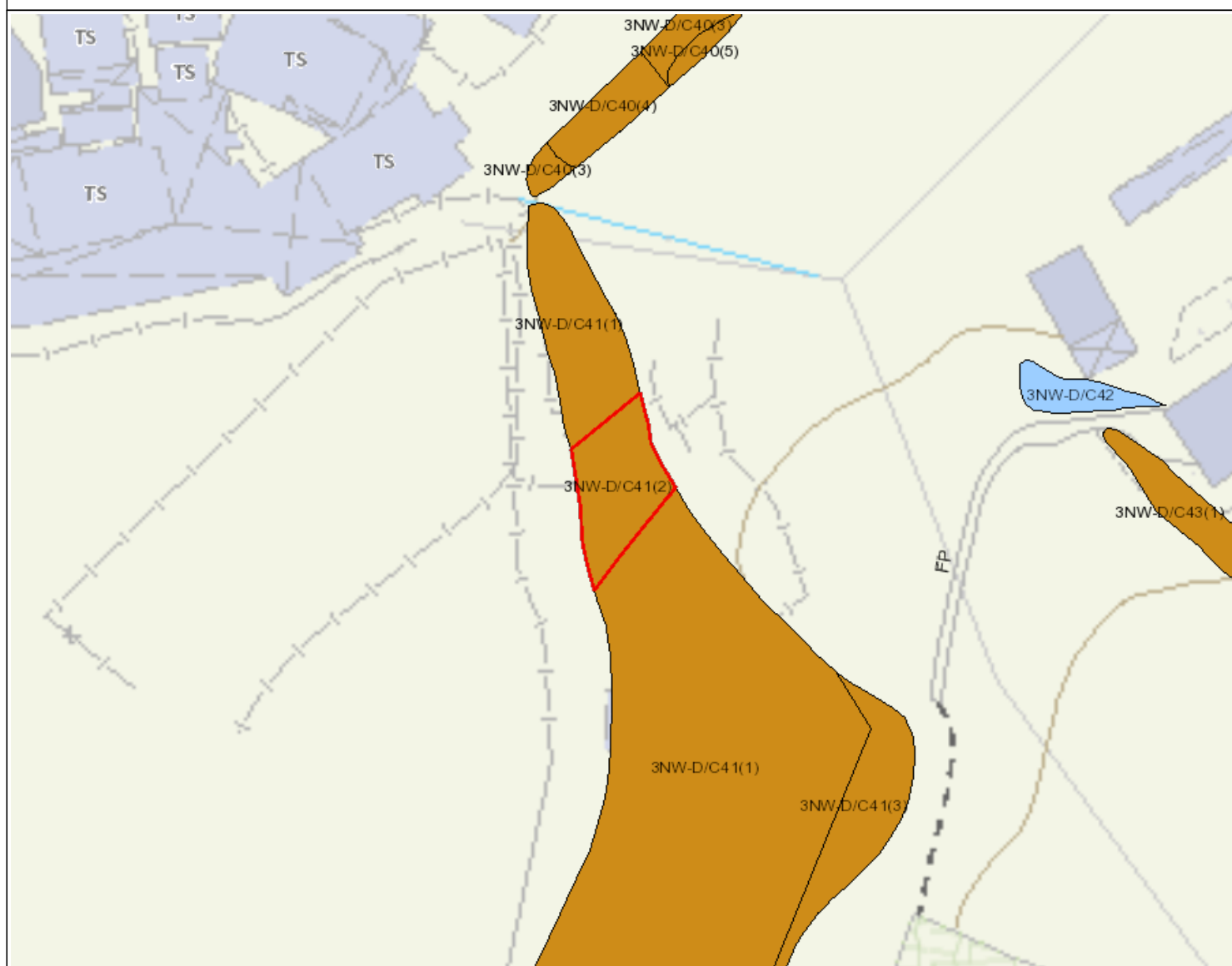
Notes:

- (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: 3NW-D/C41

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**

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Search Criteria: 3NW-D/C41

Slope Maintenance Responsibility Report

(3NW-D/C41)



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

| | | | | |
|----------|------------------------------|---|--------------------------|------------------|
| 1 | 3NW-D/C41 | | Sub-Division | 3 |
| | Location | WITHIN LICENCE N8797 & LOT NO. 135 IN DD38 AND ADJOINING GOVERNMENT LAND IN DD38 & 81 | | |
| | Responsible Lot/Party | LICENCE N8797 | Maintenance Agent | Not Applicable |
| | Remarks | Not Applicable | | |
| 2 | 3NW-D/C41 | | Sub-Division | 3 |
| | Location | WITHIN LICENCE N8797 & LOT NO. 135 IN DD38 AND ADJOINING GOVERNMENT LAND IN DD38 & 81 | | |
| | 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 -

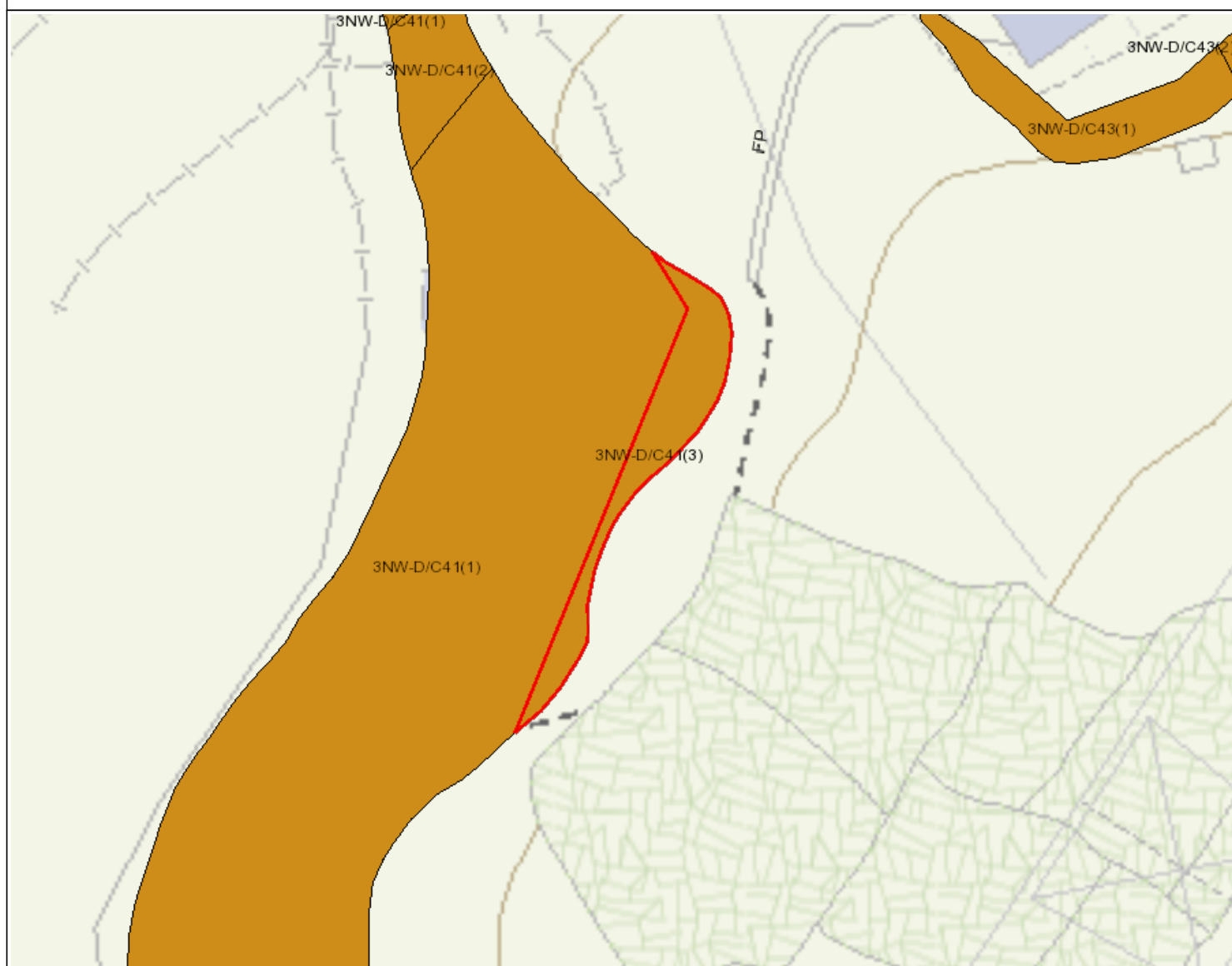
Notes:

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Search Criteria: 3NW-D/C41

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

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Slope Maintenance Responsibility Report

(3NW-D/C50)



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

| | | | | |
|----------|------------------------------|---|--------------------------|------------------|
| 1 | 3NW-D/C50 | | Sub-Division | Not Applicable |
| | Location | TO THE W OF DD38 LOT121 | | |
| | 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 -

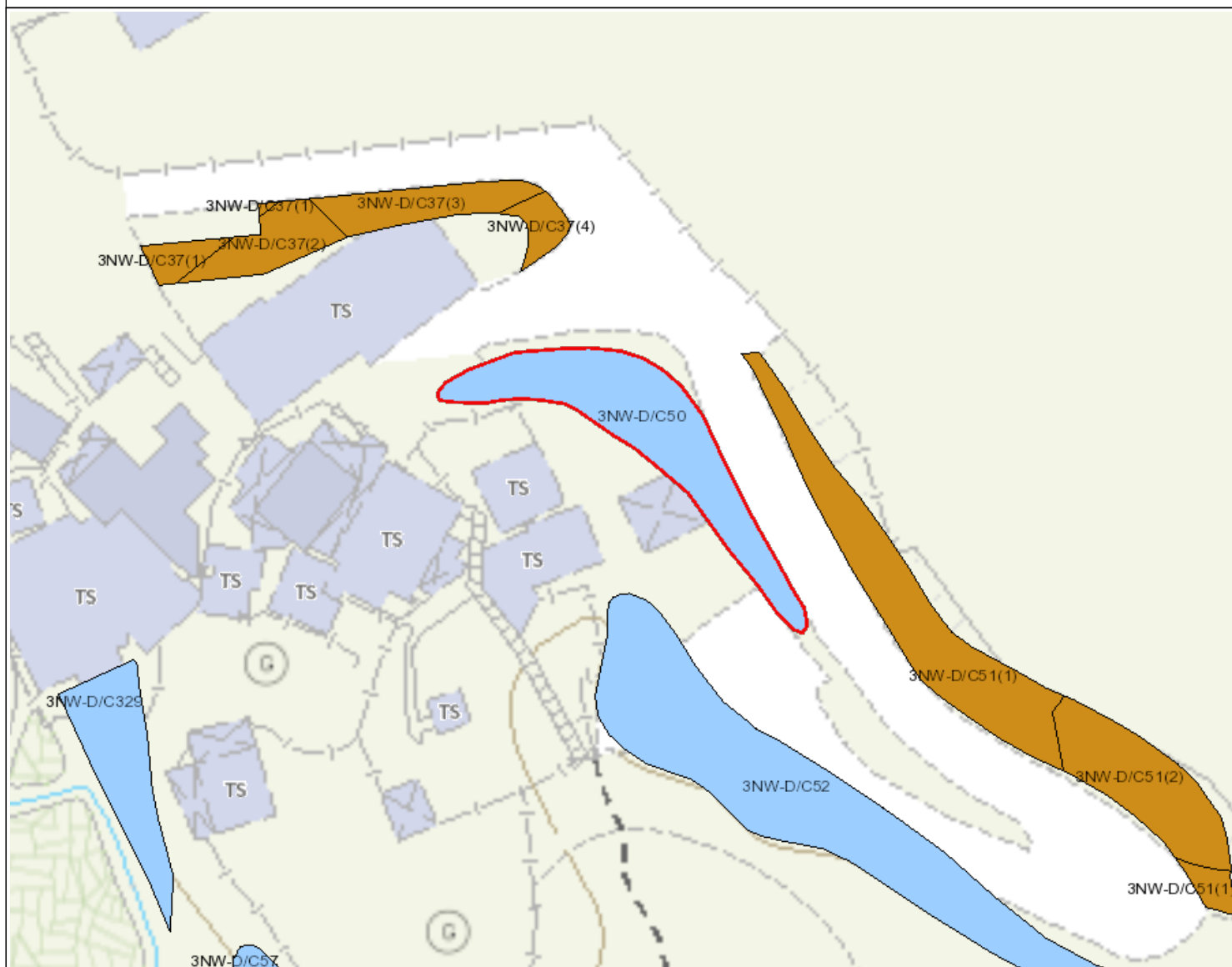
Notes:

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- (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: 3NW-D/C50

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

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Search Criteria: 3NW-D/C50

Slope Maintenance Responsibility Report

(3NW-D/C51)



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

| | | | | |
|---|-----------------------|---|-------------------|------------------|
| 1 | 3NW-D/C51 | | Sub-Division | 1 |
| | Location | SLOPE FALLS IN GL, DD38 LOT127 NEAR SPOT LEVEL 35.6 | | |
| | 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 -

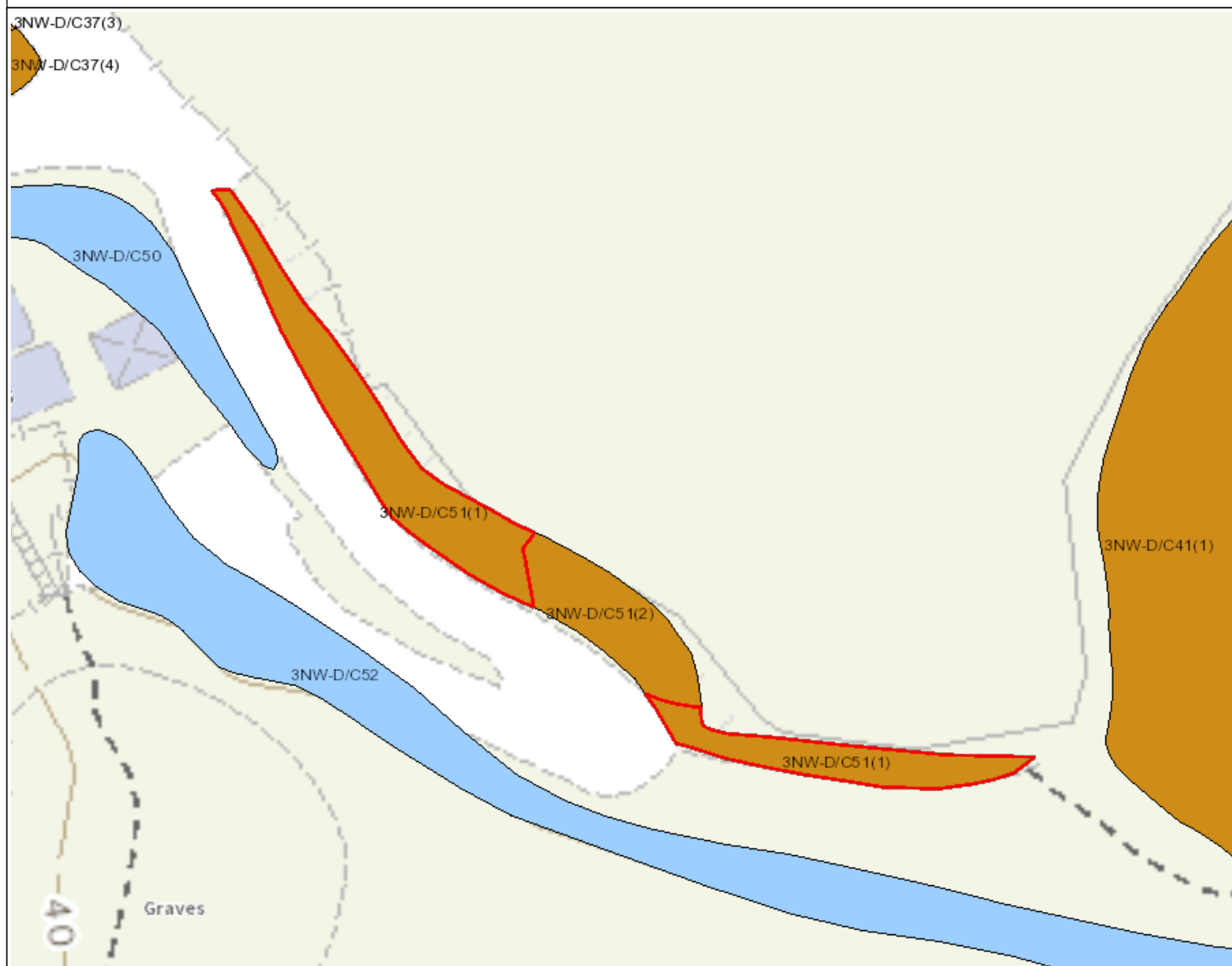
Notes:

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Search Criteria: 3NW-D/C51

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: 3NW-D/C51

Slope Maintenance Responsibility Report

(3NW-D/C51)



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

| | | | | |
|---|-----------------------|---|-------------------|----------------|
| 1 | 3NW-D/C51 | | Sub-Division | 2 |
| | Location | SLOPE FALLS IN GL, DD38 LOT127 NEAR SPOT LEVEL 35.6 | | |
| | Responsible Lot/Party | DD38 Lot127 | Maintenance Agent | Not Applicable |
| | Remarks | Not Applicable | | |

- End of Report -

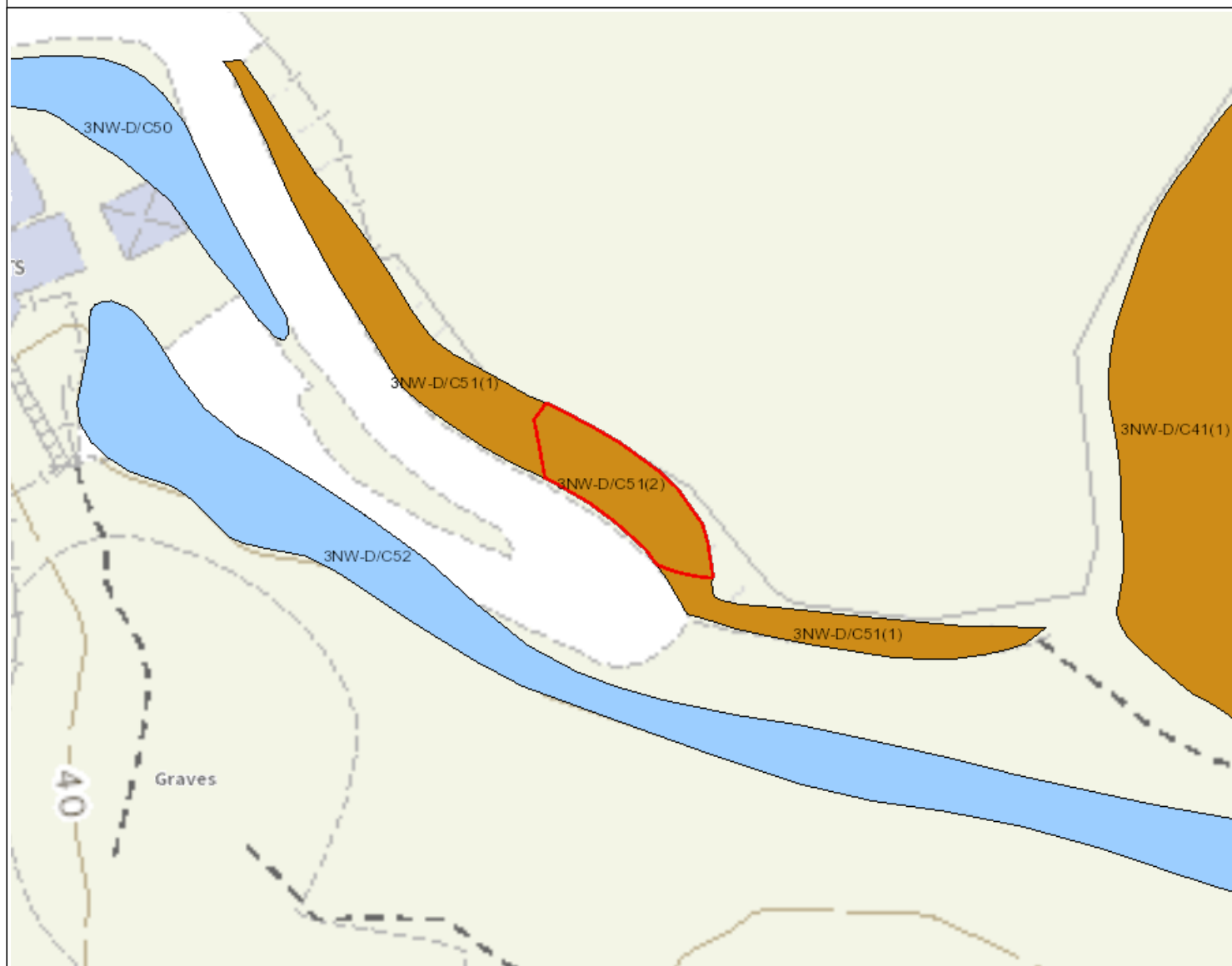
Notes:

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Search Criteria: 3NW-D/C51

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: 3NW-D/C51

Slope Maintenance Responsibility Report

(3NW-D/C52)



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

| | | | | |
|----------|------------------------------|---|--------------------------|------------------|
| 1 | 3NW-D/C52 | | Sub-Division | Not Applicable |
| | Location | TO THE S OF DD38 LOT127 | | |
| | 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 -

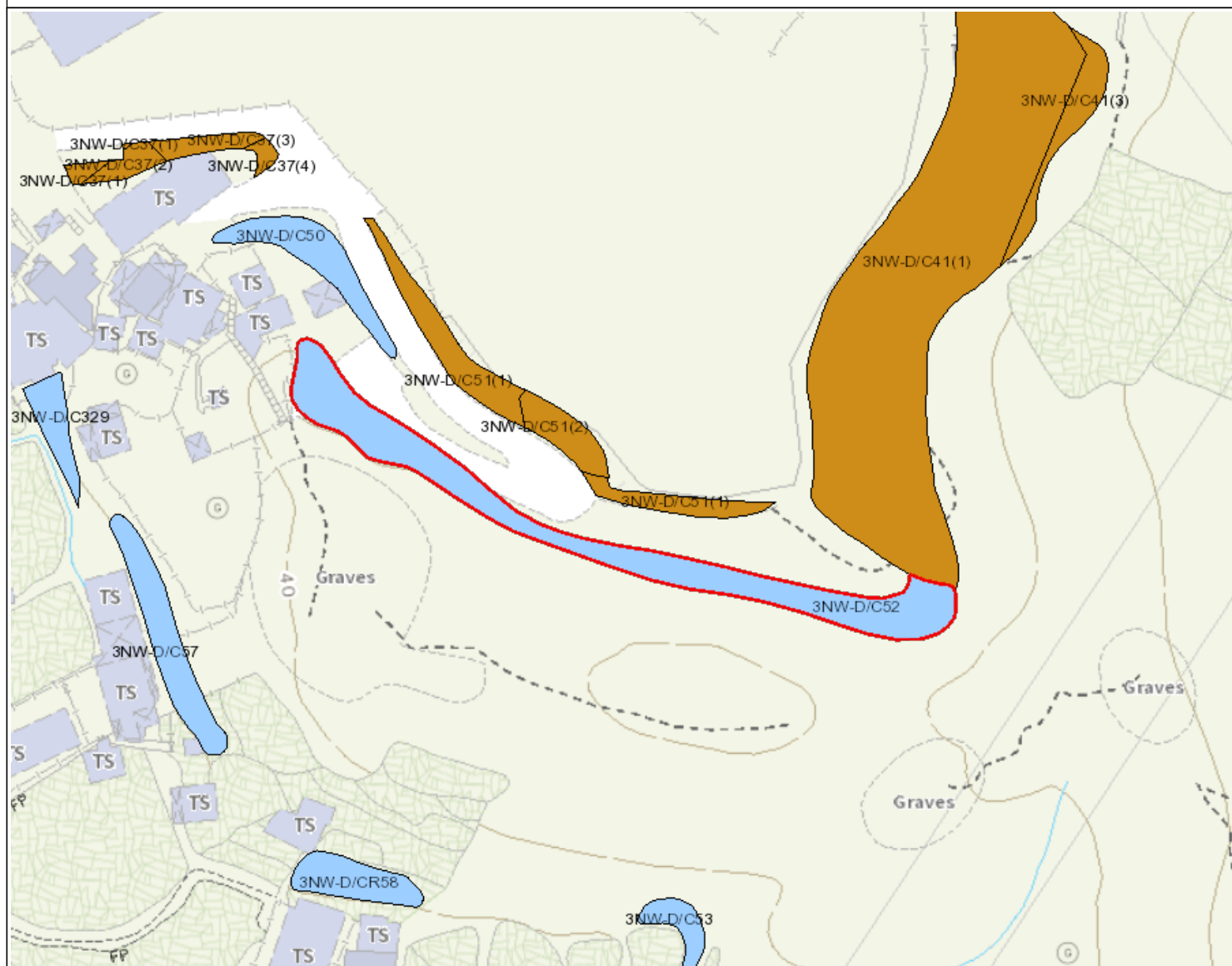
Notes:

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- (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: 3NW-D/C52

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: 3NW-D/C52

Appendix B – SIS Records

BASIC INFORMATION

Location: Loi Tung Village, Sha Tau Kok Road - Wo Hang, New Territories.
Registration Date: 08-07-1999
Ranking Score (NPRS): 0 (LPMit)
Date of Formation: pre-1977
Date of Construction/ Modification:
Data Source: EI(Lands D)
Approximate Coordinates: Easting : 837297 Northing : 842613

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Densely-used open area/facilities
Distance of Facility from Crest (m): 0
Facility at Toe: Road/footpath with very low traffic density
Distance of Facility from Toe (m): 0
Consequence-to-life Category: 2
Remarks: N/A

SLOPE PART

| | | | |
|-----|--------------------|----------------|-------------------------|
| (1) | Max. Height (m): 3 | Length (m): 24 | Average Angle (deg): 35 |
| (1) | Max. Height (m): 3 | Length (m): 16 | Average Angle (deg): 35 |

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

| | | | | | | |
|-----------------|---------------|--------------------|----------------|-------------------|-----------------|---------------------------------|
| (1) Sub Div.: 1 | Mixed Feature | Party: DD38 LOT109 | Agent: N/A | Land Cat.: 1 | Reason Code: 1 | MR Endorsement Date: 19-09-2008 |
| (2) Sub Div.: 2 | Mixed Feature | Party: DD38 LOT110 | Agent: N/A | Land Cat.: 1 | Reason Code: 1 | MR Endorsement Date: 19-09-2008 |
| (3) Sub Div.: 3 | Mixed Feature | Party: Lands D | Agent: Lands D | Land Cat.: 5b(vi) | Reason Code: 62 | MR Endorsement Date: 19-09-2008 |
| (4) Sub Div.: 4 | Mixed Feature | Party: DD38 LOT112 | Agent: N/A | Land Cat.: 1 | Reason Code: 1 | MR Endorsement Date: 19-09-2008 |

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 19-11-2010
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: 40 Chunam: 60 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): 50 Spacing (m): 1.2

Slope Part (2)

Surface Protection (%): Bare: 0 Vegetated: 40 Chunam: 60 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.: 3NW25B9
 Map Sheet Reference (1:1000): 3NW-25B
 Aerial Photos: CN10451 (1995), CN10452 (1995)
 Nearest Rainuage Station (Station Number): Cheung Chi House, Cheung Wah Estate(N05)
 Data Collected On: 19-11-2010
 Date of Construction, Subsequent Modification and Demolition: Modification: Constructed Before: 1978 After: 1974
 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

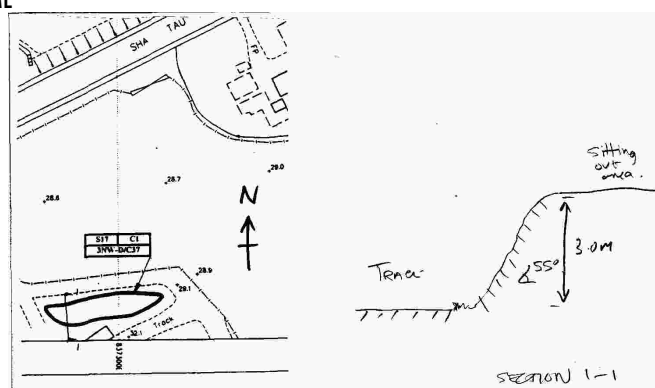
LPMIS: Agreement No.: CE10/2007 Report No.: S2R132/2008

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 19/02/2025)

STAGE 1 STUDY REPORT

Inspected On: 13-08-1998
Weather: Mainly Fine
District: ME



Section No: 1-1
Height(m): H1 : 3 , H2 : 0
Type of Toe Facility: Road/footpath with very low traffic density
Distance from Toe(m): 0
Type of Crest Facility: Densely-used open area/facilities
Distance from Crest(m): 0
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 : Reasonable (near crest, mid-portion, at toe)
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

eLPMIS

LPM/LPMit Details Report

LPM Study Feature No.: 3NW-D/C 37
Location: LOI TUNG VILLAGE, SHA TAU KOK ROAD - WO HANG, NEW TERRITORIES
District Council: North
Maintenance Responsibility (At the Time of Selection): Mixed
Responsible Party for Maintenance of Government Portion: Lands D
Private Lot No.: DD38 LOT109, DD38 LOT110, DD38 LOT112

LPM/LPMit Study

Agreement No.: CE10/2007
Study Type: Stage 2 Study
Consultant: C M Wong & Associates Ltd.
GEO Managing Section / Engineer: SS / SS3
Study Status: Study completed
Design Approach: N/A
Option Assessment Accepted: N/A
Study Report No.: S2R132/2008
Programme / Actual Commencement: 06-06-2008

| | |
|--|-----------------|
| Programme / Actual Completion: | 26-02-2010 |
| Report Recommendation (For Stage 2 Study): | Advisory Letter |
| District Check Status: | Checked |
| Checking Certificate No.: | N/A |
| GEO Engineer's Remarks: | N/A |

LPM/LPMit Works

| | |
|--|-----------|
| Works Contract No.: | N/A |
| GEO Managing Section / Engineer: | N/A / N/A |
| Contractor: | N/A |
| Progress Status: | N/A |
| Reason of Study Termination / Works Deletion (If Necessary): | N/A |
| Forecast Commencement Date: | N/A |
| Forecast Completion Date: | N/A |
| Completion Cert. Issued: | N/A |
| Site Handed Over to Maintenance Department on: | N/A |
| Estimated Cost for Upgrading (HK\$M): | N/A |
| Maintenance Manual No.: | N/A |
| Actual Works: | N/A |
| No. of Tree Felled: | N/A |
| No. of Tree Planted (Incl. Transplant): | N/A |
| % Bare of Slope Surfacing: | N/A |
| % Vegetated of Slope Surfacing: | N/A |
| % Shotcrete of Slope Surfacing: | N/A |
| Other Hard Surface of Slope Surfacing: | N/A |

PHOTO





BASIC INFORMATION

Location: North East of Loi Tung Village, off Sha Tau Kok, Wo Hang, North
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 : 837452 Northing : 842697

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Remote area or abandoned facilities
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): 5 Length (m): 45 Average Angle (deg): 80

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

| | | | | | | |
|-----------------|---------------|-------------------|----------------|-----------------------|--------------------|---------------------------------|
| (1) Sub Div.: 1 | Mixed Feature | Party: DD81 Lot24 | 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: DD81 Lot23 | Agent: N/A | Land Cat.: 1,5b(vi),7 | Reason Code: 1 | MR Endorsement Date: 02-04-1998 |
| (3) Sub Div.: 3 | Mixed Feature | Party: Lands D | Agent: Lands D | Land Cat.: 1,5b(vi),7 | Reason Code: 62,90 | MR Endorsement Date: 02-04-1998 |
| (4) Sub Div.: 4 | Mixed Feature | Party: DD81 Lot10 | Agent: N/A | Land Cat.: 1,5b(vi),7 | Reason Code: 1 | MR Endorsement Date: 02-04-1998 |
| (5) Sub Div.: 5 | Mixed Feature | Party: DD81 Lot19 | Agent: N/A | Land Cat.: 1,5b(vi),7 | Reason Code: 1 | MR Endorsement Date: 02-04-1998 |

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 15-04-2010
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.: 3NW25B9
Map Sheet Reference (1:1000): 3NW-25B
Aerial Photos: CN10450 (1995), CN10451 (1995)
Nearest Rainuage Station (Station Number): Cheung Chi House, Cheung Wah Estate(N05)
Data Collected On: 15-04-2010
Date of Construction, Subsequent Modification and Demolition: Modification: Constructed Before: 1964 After: N/A
Related Reports/Files or Documents: File/Report: PWDC Ref. No.: GC 4/1/2-3 f (19) Part VI
File/Report: PWDC Ref. No.: GC 4/1/2-3 f (19) Part 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: Agreement No.: CE33/2004 Report No.: S2R161/2006

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 19/02/2025)

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: Remote area or abandoned facilities

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

eLPMIS

LPM/LPMit Details Report

| | |
|--|--|
| LPM Study Feature No.: | 3NW-D/C 40 |
| Location: | NORTH EAST OF LOI TUNG VILLAGE, OFF SHA TAU KOK, WO HANG |
| District Council: | North |
| Maintenance Responsibility (At the Time of Selection): | Mixed |
| Responsible Party for Maintenance of Government Portion: | Lands D |
| Private Lot No.: | DD81 Lot24, DD81 Lot23, DD81 Lot10, DD81 Lot19 |

LPM/LPMit Study

| | |
|--|-------------------------------------|
| Agreement No.: | CE33/2004 |
| Study Type: | Stage 2 Study |
| Consultant: | Maunsell Geotechnical Services Ltd. |
| GEO Managing Section / Engineer: | SS / SS1 |
| Study Status: | Study completed |
| Design Approach: | N/A |
| Option Assessment Accepted: | N/A |
| Study Report No.: | S2R161/2006 |
| Programme / Actual Commencement: | 07-07-2006 |
| Programme / Actual Completion: | 16-11-2007 |
| Report Recommendation (For Stage 2 Study): | No action required |
| District Check Status: | Checked |
| Checking Certificate No.: | N/A |
| GEO Engineer's Remarks: | N/A |

LPM/LPMit Works

| | |
|--|-----------|
| Works Contract No.: | N/A |
| GEO Managing Section / Engineer: | N/A / N/A |
| Contractor: | N/A |
| Progress Status: | N/A |
| Reason of Study Termination / Works Deletion (If Necessary): | N/A |
| Forecast Commencement Date: | N/A |
| Forecast Completion Date: | N/A |



SLOPE INFORMATION SYSTEM

GEOTECHNICAL ENGINEERING OFFICE
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

Feature No. 3NW-D/C 40

| | |
|--|-----|
| Completion Cert. Issued: | N/A |
| Site Handed Over to Maintenance Department on: | N/A |
| Estimated Cost for Upgrading (HK\$M): | N/A |
| Maintenance Manual No.: | N/A |
| Actual Works: | N/A |
| No. of Tree Felled: | N/A |
| No. of Tree Planted (Incl. Transplant): | N/A |
| % Bare of Slope Surfacing: | N/A |
| % Vegetated of Slope Surfacing: | N/A |
| % Shotcrete of Slope Surfacing: | N/A |
| Other Hard Surface of Slope Surfacing: | N/A |

PHOTO





BASIC INFORMATION

Location: Open storage area, north east of Loi Tung Village, off Sha Tau Kok Road - Wo Hang, North
Registration Date: 24-10-1997
Ranking Score (NPRS): 0 (Notional)
Date of Formation: pre-1977
Date of Construction/ Modification:
Data Source: EI(Lands D)
Approximate Coordinates: Easting : 837457 Northing : 842627

CONSEQUENCE-TO-LIFE CATEGORY

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

SLOPE PART

(1) Max. Height (m): 15 Length (m): 150 Average Angle (deg): 35

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1 Mixed Feature Party: Lands D Agent: Lands D Land Cat.: 5b(vi) Reason Code: 62 MR Endorsement Date: 06-05-2010
(2) Sub Div.: 2 Mixed Feature Party: DD38 LOT135 Agent: N/A Land Cat.: 1 Reason Code: 1 MR Endorsement Date: 06-05-2010
(3) Sub Div.: 3 Mixed Feature Party: LICENCE N8797 Agent: N/A Land Cat.: 1,5b(vi) Reason Code: 4 MR Endorsement Date: 06-05-2010
(4) Sub Div.: 3 Mixed Feature Party: Lands D Agent: Lands D Land Cat.: 1,5b(vi) Reason Code: 59 MR Endorsement Date: 06-05-2010

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 11-05-2001
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.: 3NW25B9

Map Sheet Reference (1:1000): 3NW-25B

Aerial Photos: CN10450 (1995), CN10451 (1995)

Nearest Rainuage Station (Station Number): Cheung Chi House, Cheung Wah Estate(N05)

Data Collected On: 11-05-2001

Date of Construction, Subsequent Modification and Demolition: Modification: Constructed Before: 1974 After: 1964

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

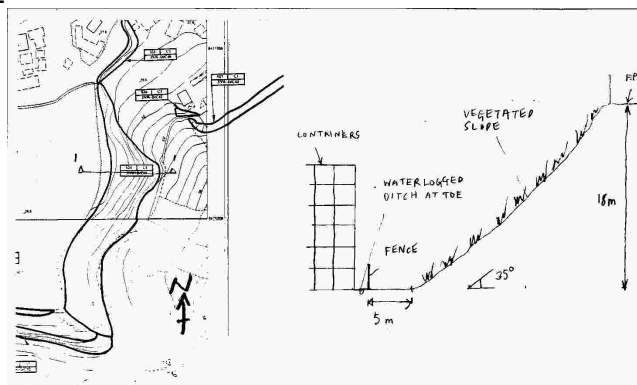
LPMIS: None

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 19/02/2025)

STAGE 1 STUDY REPORT

Inspected On: 30-05-1997
Weather: Some Rain
District: ME



Section No: 1-1
Height(m): H1 : 18 , H2 : 0
Type of Toe Facility: Non-dangerous goods storage site
Distance from Toe(m): 3
Type of Crest Facility: Road/footpath with very low traffic density
Distance from Crest(m): 3
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 : Signs of seepage
Wall : N/A
Criterion A satisfied: N
Sign of Distress: Slope : Reasonable (at toe)
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

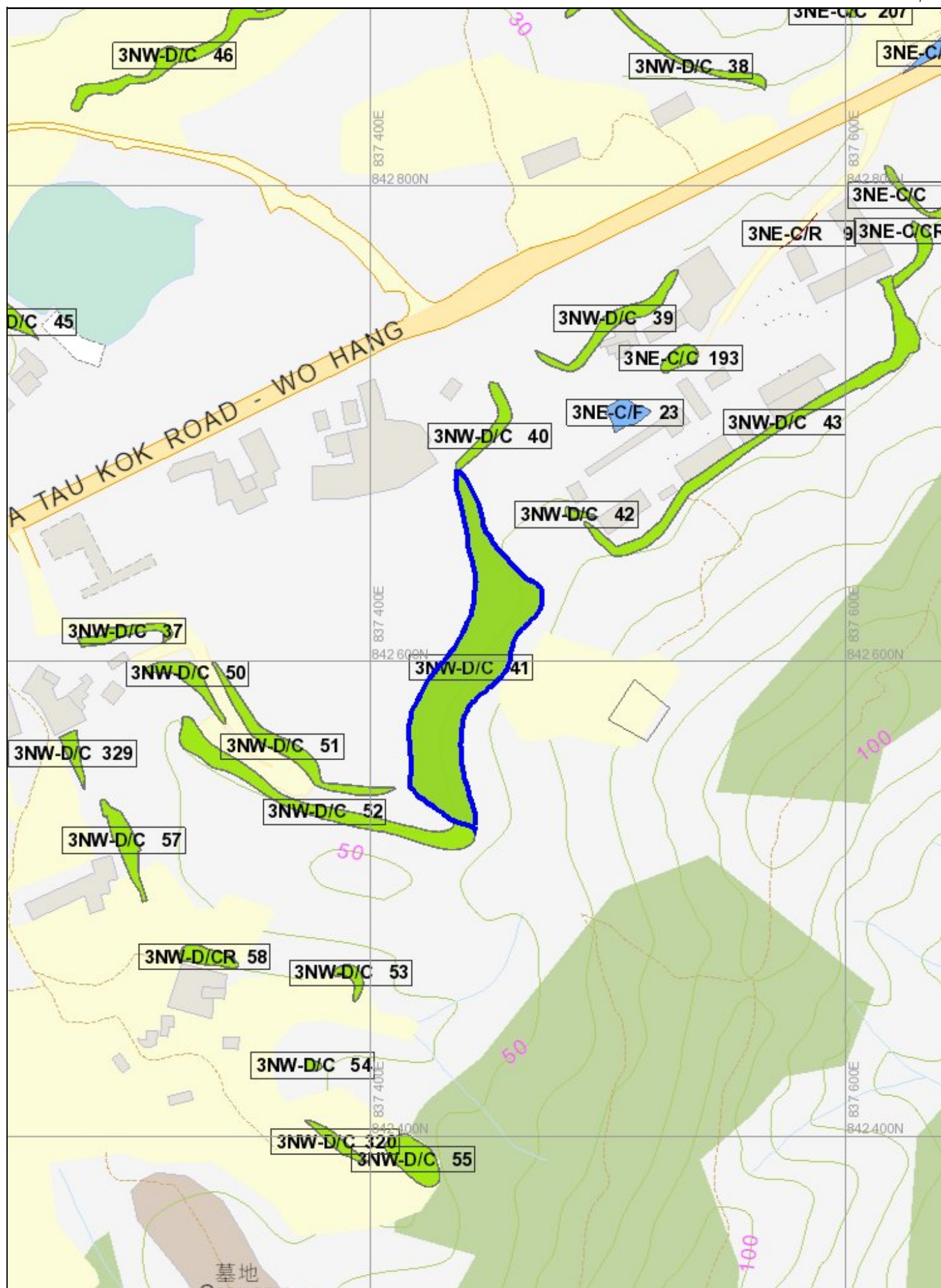
| | |
|--------------------------|-------|
| Criterion A/Criterion D: | N/A |
| Action By: | N/A |
| Further Study: | Y |
| Action By: | Mixed |

OTHER EXTERNAL ACTION

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

PHOTO





BASIC INFORMATION

Location: East of Loi Tung East Village House #10D, Sha Tau Kok.
Registration Date: 24-10-1997
Ranking Score (NPRS): 0 (Notional)
Date of Formation: pre-1977
Date of Construction/ Modification:
Data Source: EI
Approximate Coordinates: Easting : 837324 Northing : 842594

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: District open space
Distance of Facility from Crest (m): 0
Facility at Toe: Road/footpath with low traffic density
Distance of Facility from Toe (m): 0
Consequence-to-life Category: 3
Remarks: N/A

SLOPE PART

(1) Max. Height (m): 5 Length (m): 45 Average Angle (deg): 50

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Government Feature Party: Lands D Agent: Lands D Land Cat.: 5b(vi) Reason Code: 62 MR Endorsement Date: 02-04-1998

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 11-05-2001
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: Other geology
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

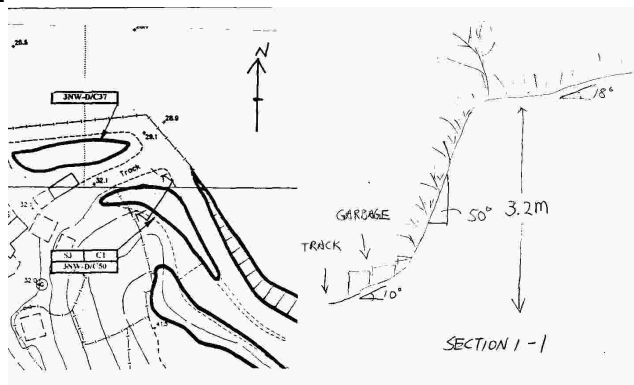
| | |
|---|--|
| GIU Cell Ref.: | 3NW25D3 |
| Map Sheet Reference (1:1000): | 3NW-25D |
| Aerial Photos: | CN10451 (1995), CN10452 (1995) |
| Nearest Rainguage Station (Station Number): | Cheung Chi House, Cheung Wah Estate(N05) |
| Data Collected On: | 11-05-2001 |
| Date of Construction, Subsequent Modification and Demolition: | Modification: Constructed Before: 1963 After: N/A Modification: Modified Before: 1978 After: 1974 |
| 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: 19/02/2025)

STAGE 1 STUDY REPORT

Inspected On: 05-06-1997
Weather: Some Rain
District: ME



Section No: 1-1
Height(m): H1 : 3 , H2 : 0
Type of Toe Facility: Road/footpath with low traffic density
Distance from Toe(m): 0
Type of Crest Facility: District open space
Distance from Crest(m): 0
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 : 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

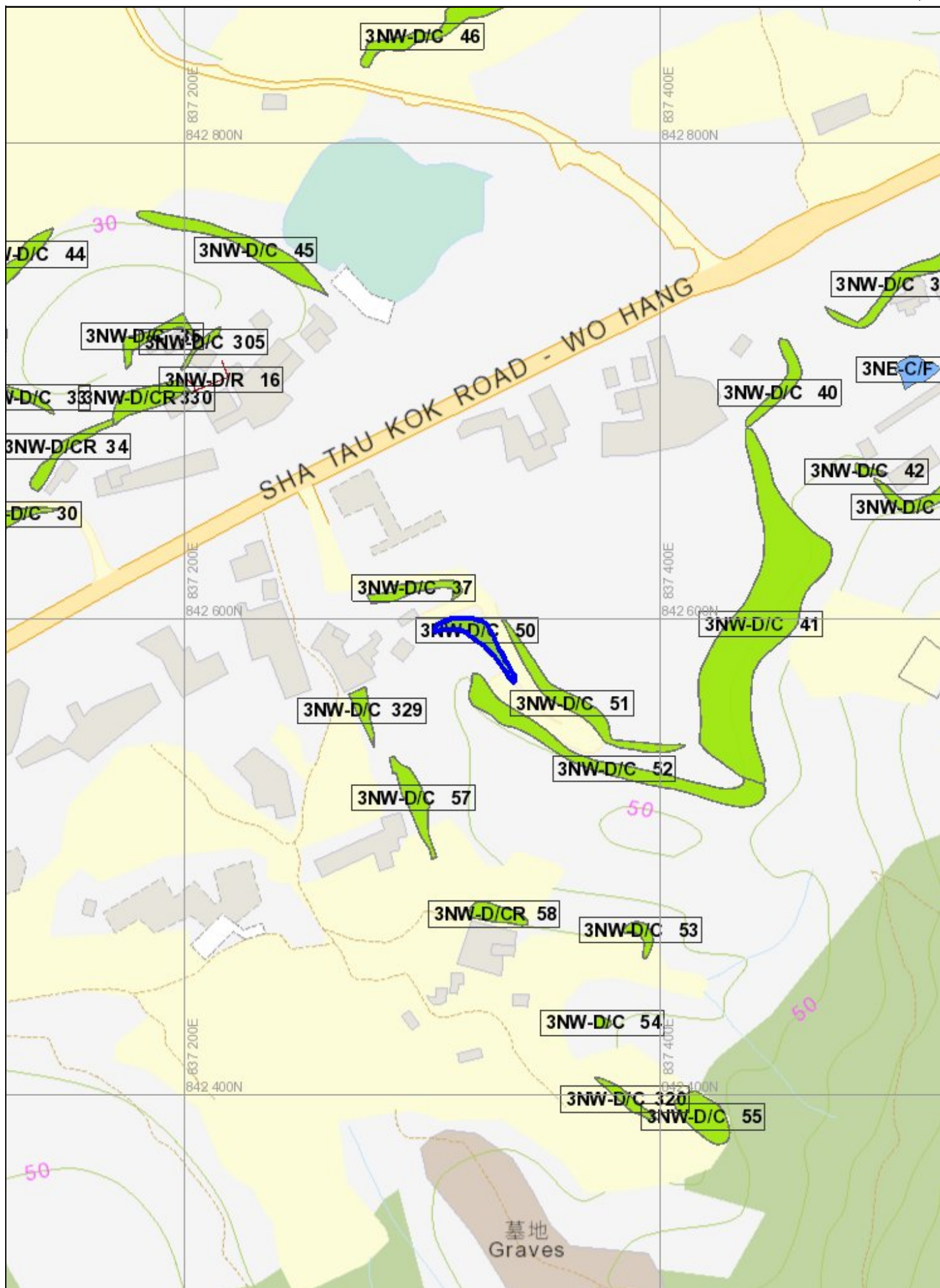
| | |
|--------------------------|-----|
| Criterion A/Criterion D: | N/A |
| Action By: | N/A |
| Further Study: | N |
| Action By: | N/A |

OTHER EXTERNAL ACTION

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

PHOTO





BASIC INFORMATION

Location: East of the Loi Tung East Village, Sha Tau Kok
Registration Date: 24-10-1997
Ranking Score (NPRS): 0 (Notional)
Date of Formation: pre-1977
Date of Construction/ Modification:
Data Source: EI(Lands D)
Approximate Coordinates: Easting : 837363 Northing : 842564

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Road/footpath with very 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): 5 Length (m): 105 Average Angle (deg): 50

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1 Mixed Feature Party: Lands D Agent: Lands D Land Cat.: 5b(vi) Reason Code: 62 MR Endorsement Date: 03-11-1998
(2) Sub Div.: 2 Mixed Feature Party: DD38 Lot127 Agent: N/A Land Cat.: 1 Reason Code: 1 MR Endorsement Date: 03-11-1998

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 11-05-2001
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: Other geology
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

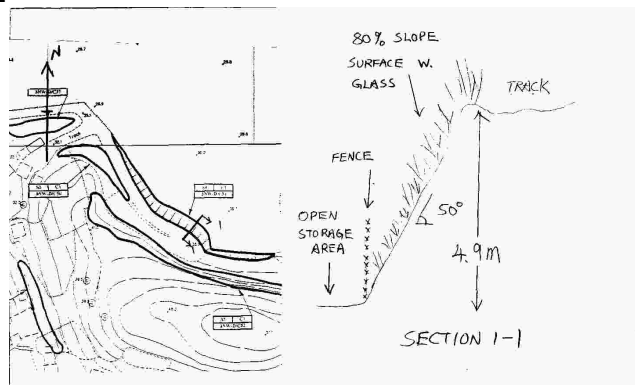
| | |
|---|--|
| GIU Cell Ref.: | 3NW25D3 |
| Map Sheet Reference (1:1000): | 3NW-25D |
| Aerial Photos: | CN10451 (1995), CN10452 (1995) |
| Nearest Rainguage Station (Station Number): | Cheung Chi House, Cheung Wah Estate(N05) |
| Data Collected On: | 11-05-2001 |
| Date of Construction, Subsequent Modification and Demolition: | Modification: Constructed Before: 1963 After: N/A Modification: Modified Before: 1978 After: 1974 |
| 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: 19/02/2025)

STAGE 1 STUDY REPORT

Inspected On: 05-06-1997
Weather: Some Rain
District: ME



Section No: 1-1
Height(m): H1 : 5 , H2 : 0
Type of Toe Facility: Non-dangerous goods storage site
Distance from Toe(m): 0
Type of Crest Facility: Road/footpath with very low traffic density
Distance from Crest(m): 0
Consequence Category: 2
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: 2
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): 2
Observations: N/A
Emergency Action Required: N
Action By: N/A



ACTION TO INITIATE PREVENTIVE WORKS

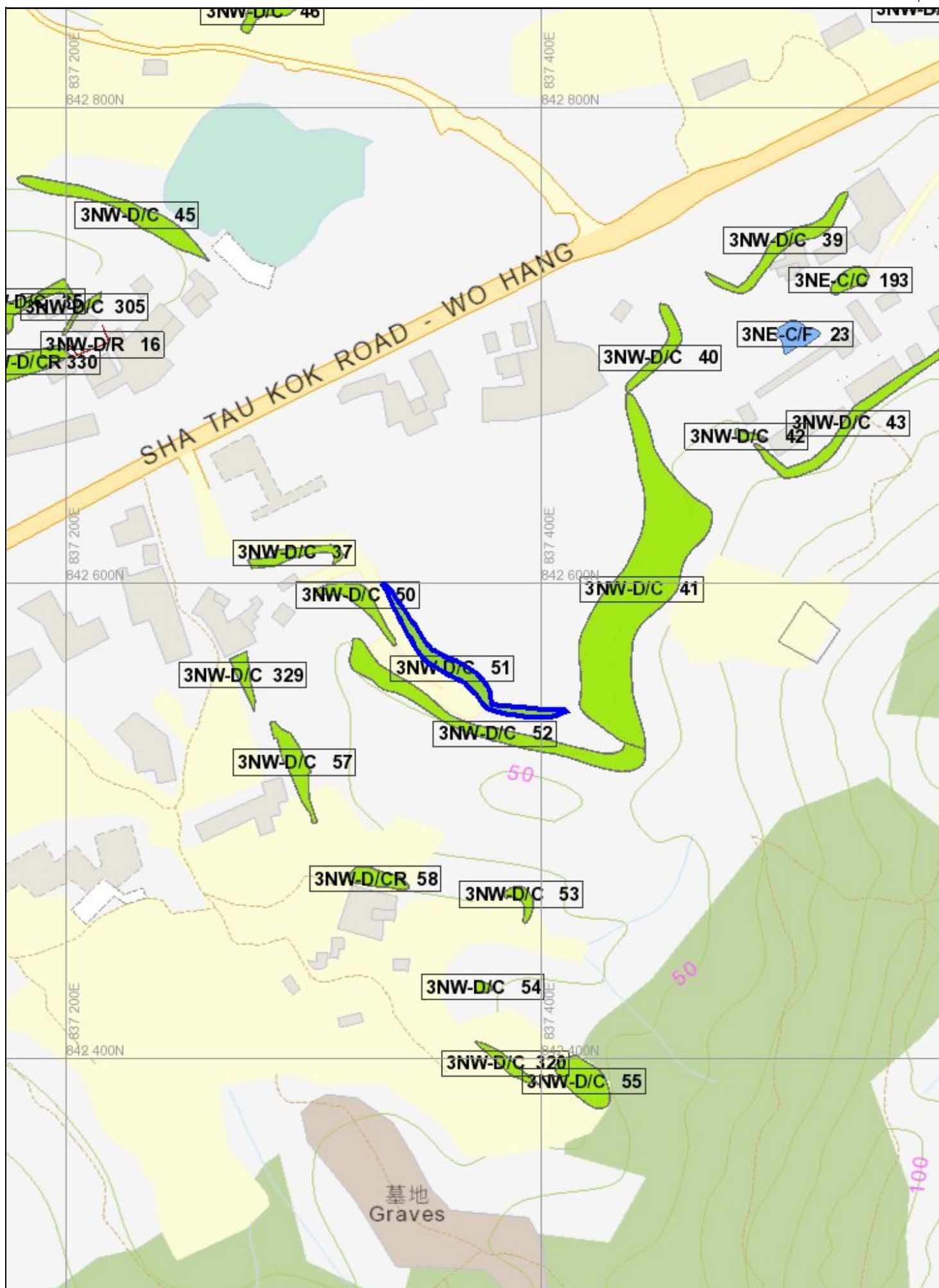
| | |
|--------------------------|-------|
| Criterion A/Criterion D: | N/A |
| Action By: | N/A |
| Further Study: | Y |
| Action By: | Mixed |

OTHER EXTERNAL ACTION

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

PHOTO





BASIC INFORMATION

Location: East of the Loi Tung East Village, Sha Tau Kok.
Registration Date: 24-10-1997
Ranking Score (NPRS): 0 (Notional)
Date of Formation: pre-1977
Date of Construction/ Modification:
Data Source: EI
Approximate Coordinates: Easting : 837375 Northing : 842538

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Remote area or abandoned facilities
Distance of Facility from Crest (m): 0
Facility at Toe: Road/footpath with very low traffic density
Distance of Facility from Toe (m): 0
Consequence-to-life Category: 3
Remarks: N/A

SLOPE PART

(1) Max. Height (m): 4.2 Length (m): 130 Average Angle (deg): 45

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Government Feature Party: Lands D Agent: Lands D Land Cat.: 5b(vi) Reason Code: 62 MR Endorsement Date: 02-04-1998

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 11-05-2001
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: Other geology
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

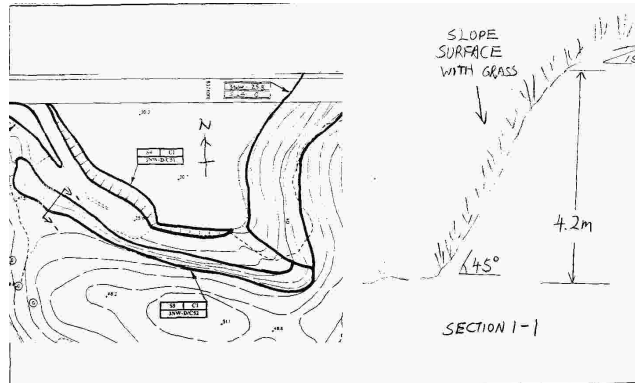
| | |
|---|--|
| GIU Cell Ref.: | 3NW25D3 |
| Map Sheet Reference (1:1000): | 3NW-25D |
| Aerial Photos: | 28359 (1979), 28360 (1979) |
| Nearest Rainguage Station (Station Number): | Cheung Chi House, Cheung Wah Estate(N05) |
| Data Collected On: | 11-05-2001 |
| Date of Construction, Subsequent Modification 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: 19/02/2025)

STAGE 1 STUDY REPORT

Inspected On: 05-06-1997
Weather: Some Rain
District: ME



Section No: 1-1
Height(m): H1 : 4 , H2 : 0
Type of Toe Facility: Road/footpath with very low traffic density
Distance from Toe(m): 0
Type of Crest Facility: Remote area or abandoned facilities
Distance from Crest(m): 0
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

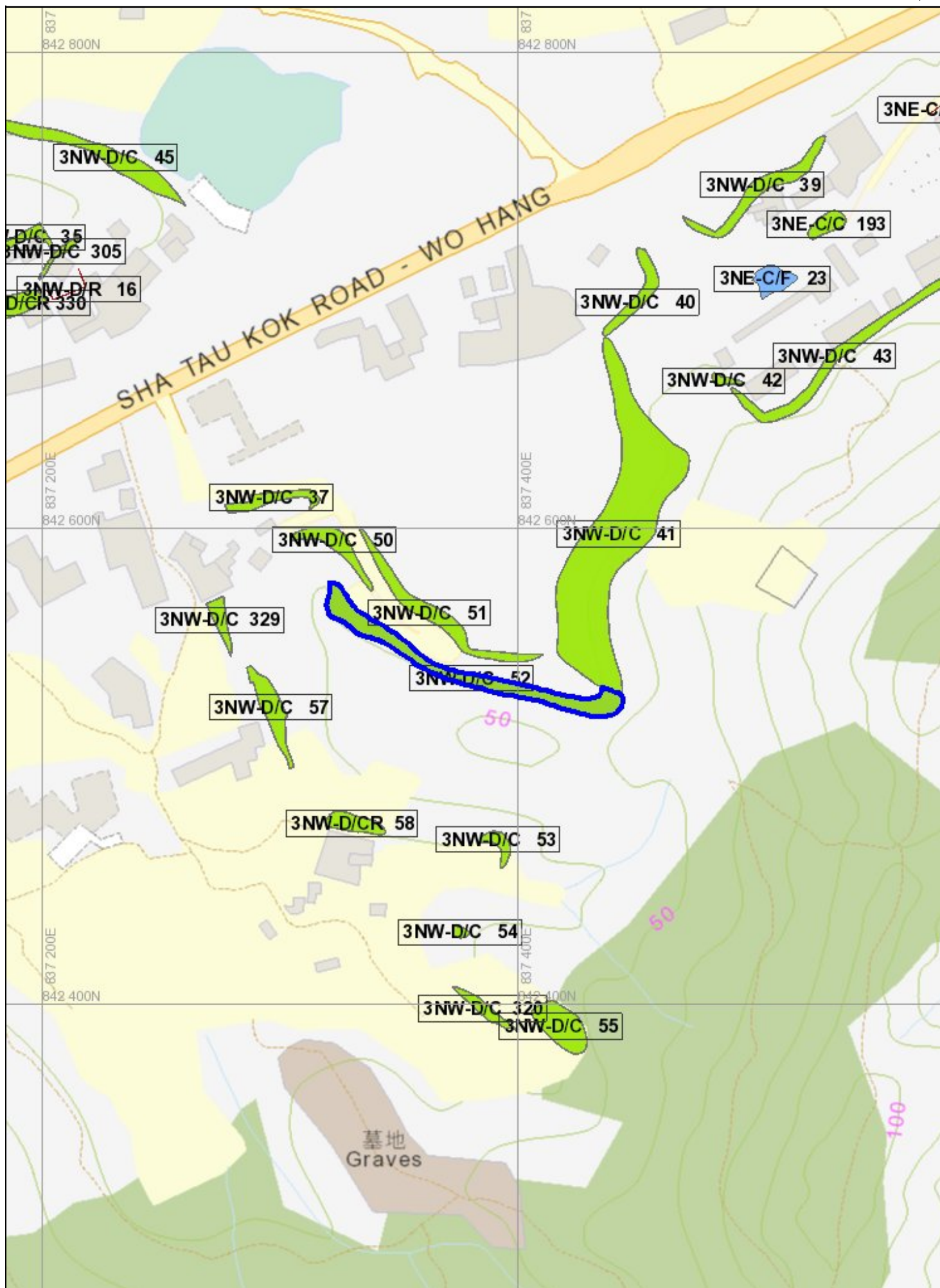
| | |
|--------------------------|-----|
| Criterion A/Criterion D: | N/A |
| Action By: | N/A |
| Further Study: | N |
| Action By: | N/A |

OTHER EXTERNAL ACTION

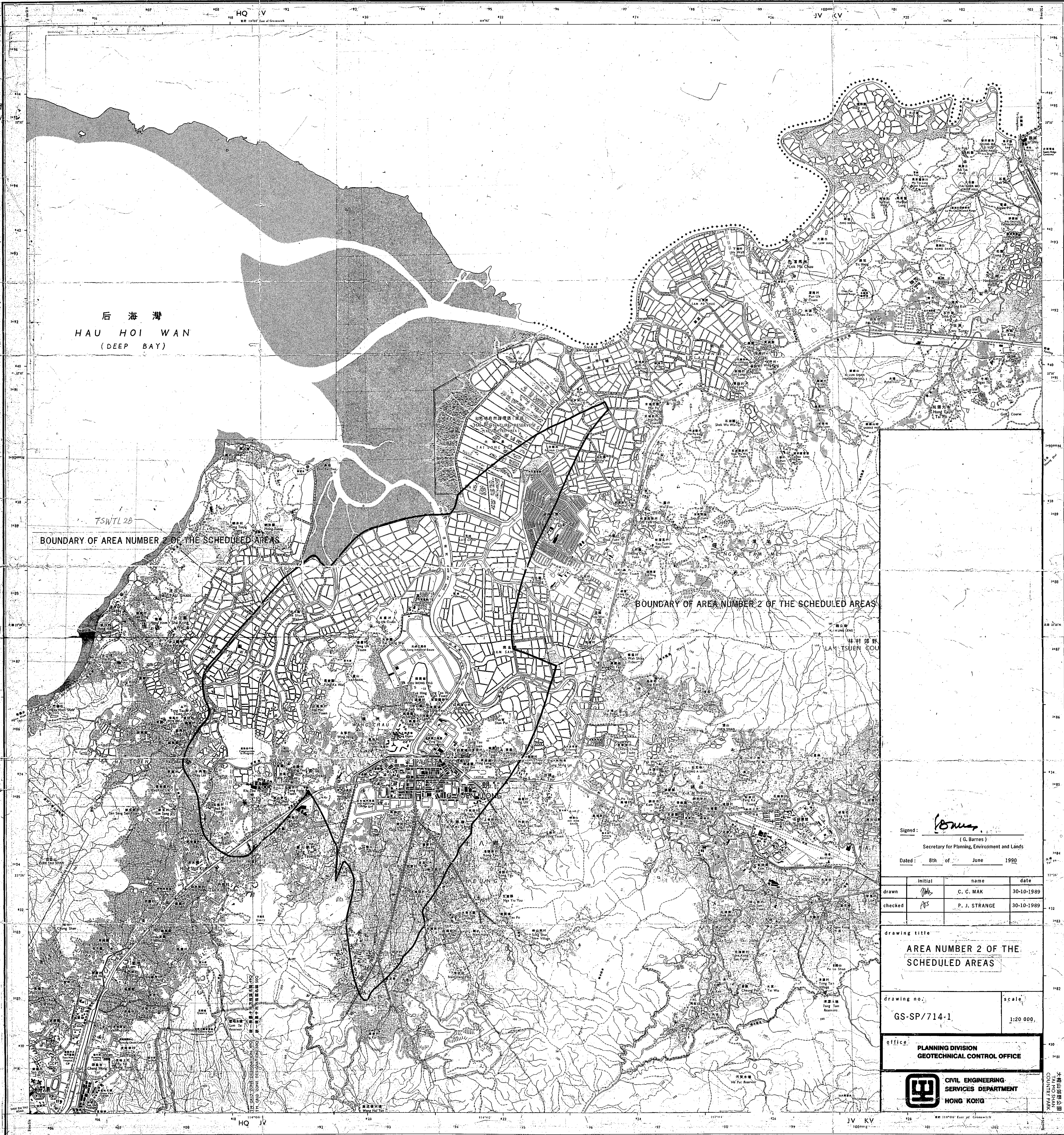
| | |
|--------------------------|-----|
| Check / repair Services: | N |
| Action By: | N/A |
| Non-routine Maintenance: | N |
| Action By: | N/A |

PHOTO





Appendix C – Schedule Area Plan



Signed: *G. Barnes*
(G. Barnes)
Secretary for Planning, Environment and Lands
Dated: 8th of June 1990

| | initial | name | date |
|---------|------------|---------------|------------|
| drawn | <i>CCM</i> | C. C. MAK | 30-10-1989 |
| checked | <i>PJS</i> | P. J. STRANGE | 30-10-1989 |

drawing title
AREA NUMBER 2 OF THE
SCHEDULED AREAS

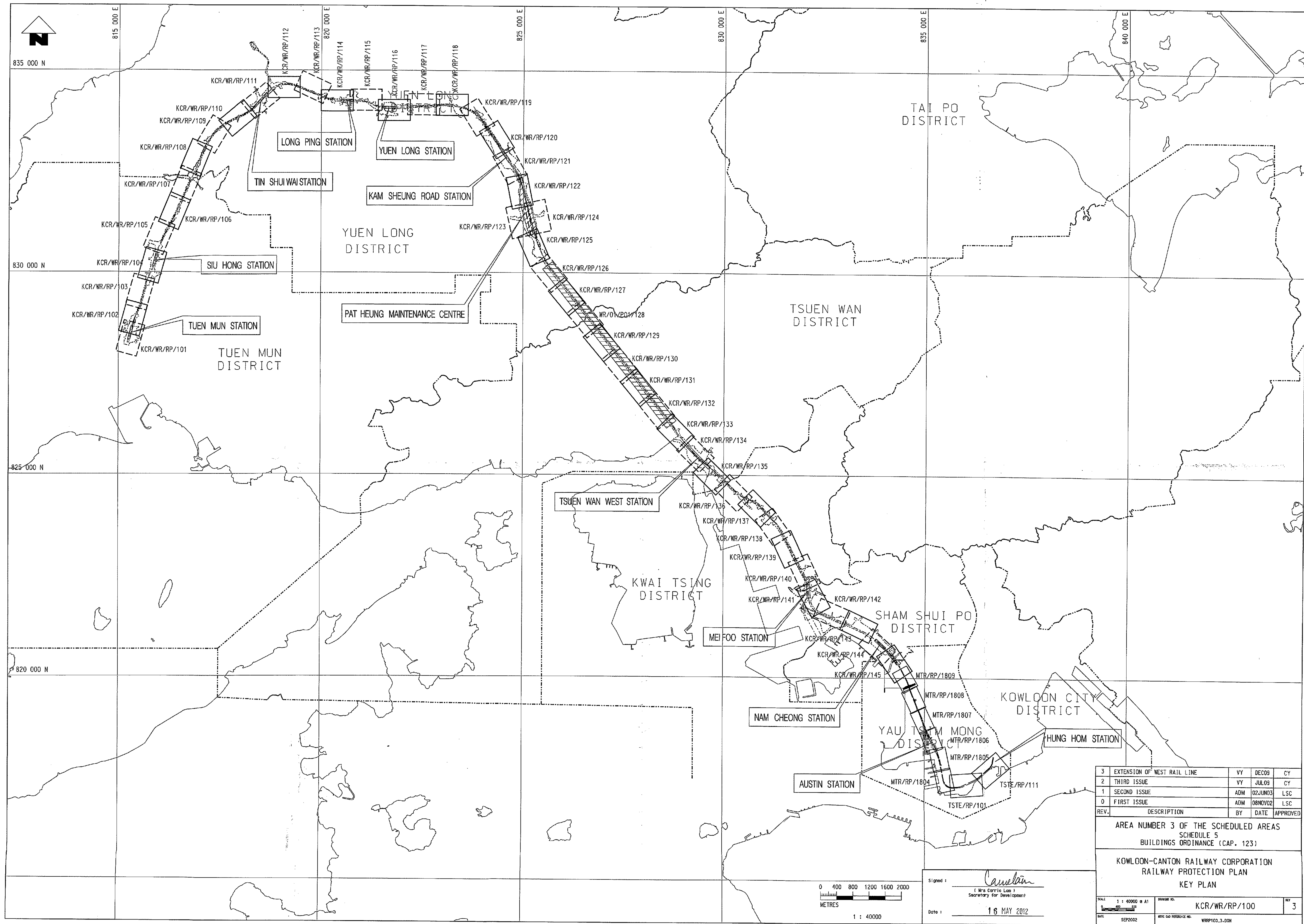
drawing no. GS-SP/714-1 scale 1:20 000

office PLANNING DIVISION
GEOTECHNICAL CONTROL OFFICE



CIVIL ENGINEERING
SERVICES DEPARTMENT
HONG KONG

大嶼山郊野公園
TAI MO SHAN
COUNTRY PARK



| | | | | |
|------|-----------------------------|-----|---------|----------|
| 3 | EXTENSION OF WEST RAIL LINE | VY | DEC09 | CY |
| 2 | THIRD ISSUE | VY | JUL09 | CY |
| 1 | SECOND ISSUE | ADM | 02JUN03 | LSC |
| 0 | FIRST ISSUE | ADM | 08NOV02 | LSC |
| REV. | DESCRIPTION | BY | DATE | APPROVED |

AREA NUMBER 3 OF THE SCHEDULED AREAS
SCHEDULE 5
BUILDINGS ORDINANCE (CAP. 123)

KOWLOON-CANTON RAILWAY CORPORATION
RAILWAY PROTECTION PLAN
KEY PLAN

Signed: *Caroline*
(Mrs Carrie Lam)
Secretary for Development
Date: 16 MAY 2012

| | | | | | |
|-------|----------------|------------------------|---------------|-----|---|
| SCALE | 1 : 40000 @ A1 | DRAWING NO. | KCR/WR/RP/100 | REV | 3 |
| DATE | SEP2002 | WEEK END REFERENCE NO. | WRP100_3.DGN | | |

Appendix D – Existing GI Record

GI Location



<all other
values>



Slope striping



Cone Penetration Test



GCO Probe



Grab Samples



Impression Packer Test



Trial pit



PR



Rock joint survey



Trial trench

Division

Scale

1:2,000

Date _____

04/04/2025



GEOTECHNICAL ENGINEERING
OFFICE

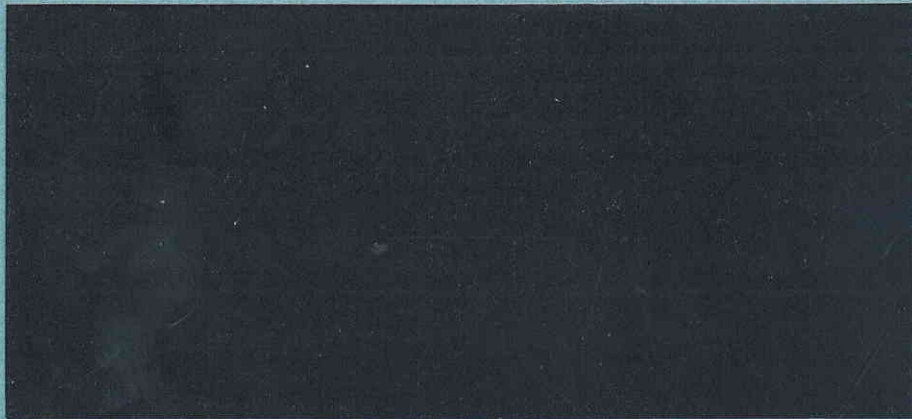
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

The Government of the Hong Kong SAR.

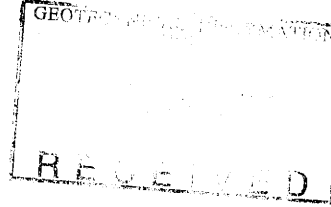
41501

DRILTECH

DrilTech Ground Engineering Ltd.
鑽 達 地 質 工 程 有 限 公 司



DRiLTECH



CONTRACT NO. GE/2003/19
GROUND INVESTIGATION - NEW TERRITORIES EAST
(TERM CONTRACT)

WORKS ORDER NO. GE/2003/19.29
Agreement No. CE 6/2002 (DS)
Drainage Improvement in Northern NT - Package C
Investigation, Design and Construction (Man Uk Ping)

Ground Investigation

FINAL FIELD WORK REPORT

Checked in accordance with
Contract No. GE/2003/19
requirements and accepted.

Signed [Signature] Date 14/4/05

| | |
|--|--------------|
| CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT | |
| GEOTECHNICAL INFORMATION UNIT | |
| Report No. | <u>41501</u> |
| AREA Ref. | |

| | |
|---|--|
| Report Type | Coll. Indicator |
| <input checked="" type="checkbox"/> Ground Investigation Report | <input checked="" type="checkbox"/> Open Section |
| <input type="checkbox"/> Geophysics Report | <input type="checkbox"/> Govt Section |
| <input type="checkbox"/> Groundwater Report | <input type="checkbox"/> Others |
| <input type="checkbox"/> Laboratory Test Report | |
| <input type="checkbox"/> Site Specific Non-GEO Report | |
| <input type="checkbox"/> Miscellaneous Report | |

With () 3 1/2' diskettes

Certified as Checked

[Signature]
Clement Lun
Geotechnical Engineer

Certified as Complete by

[Signature]
K C Sung
Contractor's Representative

CONTRACTOR

DRiLTECH Ground Engineering Ltd.
Blk A & B, 9/F., Hong Kong Spinners Industrial Bldg.
Phase VI,
481 - 483 Castle Peak Road,
Kowloon.

CLIENT

Geotechnical Engineering Office,
Civil Engineering and Development
Department,
25/F, No. 410,
Kwun Tong Road, Kowloon

24th March 2005

CONTRACT DATA SUMMARY

| | | |
|---|---|---------------------------------------|
| Project Name & No. Ground Investigation - New Territories East (Term Contract) | Site Name Works Order No. GE/2003/19.29 Agreement No. CE 6/2002 (DS) Drainage Improvement in Northern NT - Package C Investigation, Design and Construction (Man Uk Ping) Ground Investigation | Date: 07-Jan-05 to 29-Mar-05 |
| | | Official Only G.E.O. Data Bank No. |
| G.I. Contractor DrilTech Ground Engineering Ltd. | Client Geotechnical Engineering Office Civil Engineering and Development Department | |
| Contract No. GE/2003/19 | Consulting Engineer Black & Veatch Hong Kong Ltd | File Ref. |

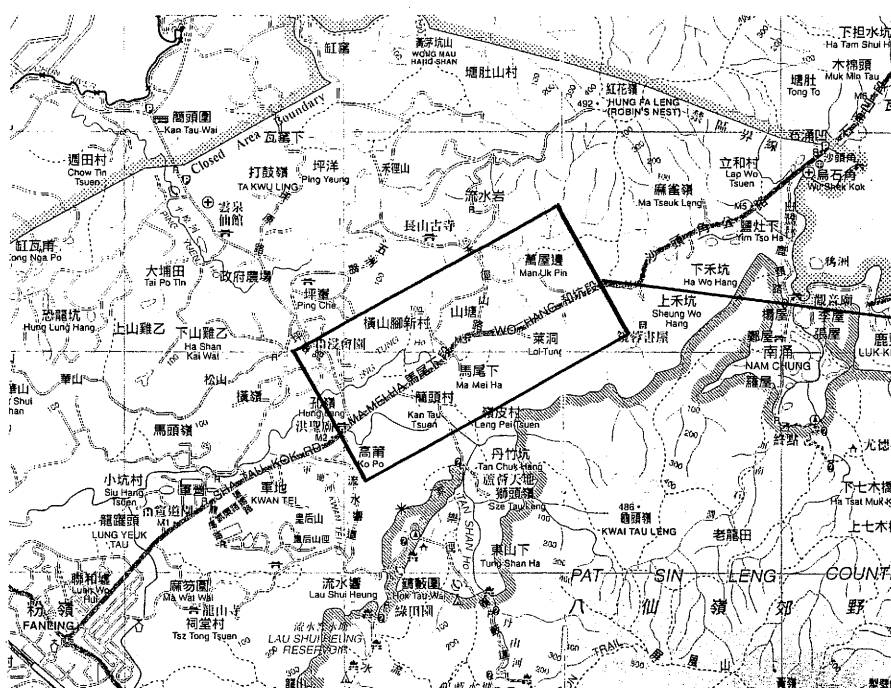
FIELD WORK SUMMARY

| | | |
|----------------------|---|------------------------------|
| Drillholes: No. 11 | Method: Rotary | Date: 10-Jan-05 to 24-Mar-05 |
| Trial Pits: No. 3 | Trial Trenches: No. Nil | |
| Coreholes: No. Nil | Strippings: No. Nil | Probes: No. Nil |
| Piezometers: No. 7 | Standpipes: No. 2 | Piezometer Buckets: No. 18 |
| Insitu Tests: No. 75 | Types: Response Test (9), Constant Head Tests (2), SPT (62) Impression Packer Tests (2), Falling Head Test (1) | |
| Geophysics: No. Nil | Types: Nil | |

LABORATORY TESTING SUMMARY

| | | | |
|---------------------------|--------------------------|--------------|----------------|
| No. of each type of test: | | Date: to | |
| SOIL | Physical Properties | LL | PL |
| | | SG | |
| | Strength Tests | Cum | NOT APPLICABLE |
| | Compaction & CBR Tests | Stand | |
| | Oedometer & Perma. Tests | Cv | k |
| | Others | Split Mazier | |
| ROCK | | Pt Load | UC |
| | | | Shear Box |
| | | | US Vel. |

LOCATION PLAN Scale 1: 71,400 Derived from: 2001 Hong Kong Guidebook



THE SITE

| | | | |
|-----------------|----------------------------------|------------|--|
| | G.I. | Laboratory | Geotechnical Engineering Office |
| Contractor | DrilTech Ground Engineering Ltd. | --- | |
| Works Order No. | GE/2003/19.29 | --- | Civil Engineering and Development Department |

CONTRACT NO. GE/2003/19
GROUND INVESTIGATION - NEW TERRITORIES EAST
(TERM CONTRACT)

WORKS ORDER NO. GE/2003/19.29
Agreement No. CE 6/2002 (DS)
Drainage Improvement in Northern NT - Package C
Investigation, Design and Construction (Man Uk Ping)

Ground Investigation

FINAL FIELD WORK REPORT

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CONTRACT NO. GE/2003/19
GROUND INVESTIGATION - NEW TERRITORIES EAST
(TERM CONTRACT)

WORKS ORDER NO. GE/2003/19.29
Agreement No. CE 6/2002 (DS)
Drainage Improvement in Northern NT - Package C
Investigation, Design and Construction (Man Uk Ping)

Ground Investigation

FINAL FIELD WORK REPORT

1. Introduction

DRiLTECH Ground Engineering Ltd. was awarded a 2-year Term Contract by the Geotechnical Engineering Office, Civil Engineering and Development Department of the Government of Hong Kong Special Administrative Region in November 2003 to carry out ground investigation works in the Eastern New Territories.

This report presents the results of ground investigation for the Agreement No. CE 6/2002 (DS) Drainage Improvement in Northern NT - Package C Investigation, Design and Construction (Man Uk Ping), under the Works Order No. GE/2003/19.29. The field work was carried out in a period between 10th January 2005 and 24th March 2005 under the supervision of Black & Veatch Hong Kong Ltd.

2. Site Location

The site is located along Sha Tau Kok Road-Wo Hang, Man Uk Ping, N.T. bounded within the following co-ordinates.

| | |
|----------|----------|
| 836 493E | 842 970N |
| 837 314E | 842 970N |
| 836 493E | 842 144N |
| 837 314E | 842 144N |

The locations of investigation stations are shown in the Drawing No. D269/1929/D001 in Appendix L.

3. Geology

According to the 1:20,000 scale, Sheet 3 of HGM20 Series Solid and Superficial Geology Map published by the Geotechnical Control Office (1991), the site is underlain by Terraced Alluvium, Debris Flow Deposit and bedrock of Undivided coarse ash Tuff and Undivided fine ash to coarse ash Tuffs, Tuff Breccia and Tuffite of Repulse Bay Volcanic Group, Upper Jurassic-Lower Cretaceous, Mesozoic.

3. Geology (Cont'd)

The results of investigation reveal that the site is composed of Fill, Alluvium and Saprolite. The thickness of the Fill stratum is ranged from 1.00m to 2.10m (except ST13 and ST14), whilst the Alluvium stratum is ranged 1.00m to 2.90m (except B25, ST13 and ST14). A thin layer of Colluvium was only found in ST13 with thickness of 0.95m.

Bedrock was encountered in drillholes B20, B21, B24, B25 and B28 with rockhead level ranged from +16.02mPD to -7.58mPD. The rockhead level for other drillholes can not be defined as drilling was terminated in the Saprolite stratum before reaching the rock head.

The drillhole results are further summarized in Table 2.

4. Field Works

Field works included sampling, field testing and field installation in eleven (11) drillholes (B20 to B28, ST13 and ST14) and three (3) trial pits (TP12 to TP14) were carried out at locations as shown in the Drawing No. D269/1929/D001 in Appendix L as specified in the Works Order. Piezometers and standpipes with piezometer (Halcrow) buckets were installed in designated drillholes to specified depths.

4.1 Drillholes

The field works at the drillholes were carried out using a hydraulic rotary drilling rig with water as flushing medium. SW, PW and HW casings equipped with tungsten carbide cutting shoes were used to advance the holes. The drillholes were terminated at specified depths.

Undisturbed Mazier samples were generally taken at 2.00m intervals using a standard Mazier triple tube retractable core barrel which was fitted with a detachable 74mm I.D., 1000mm long clear ABS plastic liner, except ST13 and ST14 in which continuous U100 samples were taken. A retractable cutting shoe projecting from the tungsten core bit was used to penetrate the materials being sampled and to protect the sample from being disturbed by the drilling fluid.

The recovered samples were sealed with wax and protected with rubber cap at both ends. Small-disturbed samples were taken from the cutting shoes and were kept in airtight jars as jar samples.

Rock core samples were taken using T2-101 core barrels.

The disturbed and undisturbed samples and rock core samples are reported at relevant depths in the Drillhole Record sheets in Appendix C. Record photographs of the jar samples and core samples are included in Appendix D.

4.2 Field Tests

4.2.1 Standard Penetration Tests

Standard Penetration Tests with liner samples were taken at specified depths in the drillholes B20 to B28. The tests were conducted according to BS1377 (1990 Part 9 Method 3.3) with modifications suggested in the Geoguide 2 and the Contract Specification.

The numbers of blows to drive a standard split-spoon sampler for the first 150mm penetration (seating drive) in 75mm increments and those for each 75mm penetration for the subsequent 300mm penetration were recorded. The "N" value was taken as the sum of the numbers of blows for the last 300mm penetration. Where the full penetration for seating drive was not achieved after 50 blows, the number of blows and the penetration achieved was recorded and the test continued with test drive at that point. The test was generally terminated where the total number of blows in test drive reached 100 regardless whether the full penetration of 300mm was achieved. In this case, the numbers of blows and the penetration achieved were recorded. During the test, the water level in the drillhole was maintained at or above the observed ground water level. Disturbed samples were retrieved from the cutting shoes as jar samples.

Liner samples were taken with the SPTs by including a line sample tube in the split barrel sampler in each test.

The depths of tests and the "N" values are presented in the Drillhole Record sheets in Appendix C.

4.2.2 Constant Head Permeability Tests

Two (2) Constant Head Permeability Tests were carried in drillholes B23 and B24 at specified depths.

The test section was formed by surrounding a 40mm ID G.I. standpipe, which was perforated over the test section, with filter materials and sealed with bentonite pellets according to the figure 27 of Geoguide 2.

The water table in the standpipe after installation was allowed to equalize with the ambient groundwater level before commencement of the test. This water level was measured and recorded. Fresh water was then fed at a constant rate into the standpipe to raise the water level in the standpipe to about 0.3m below the top. This water level was maintained by adjusting the rate of inflowing water. The inflow rates to maintain the constant water level were recorded at the intervals as specified in the Specification. The test was terminated when the inflow rates differed less than 10% in an interval of 10 minutes.

The test data and the test results are presented in Appendix E

4.2.3 Falling Head Permeability Test

A Falling Head Permeability Test was carried out in drillhole B21 between 7.70m and 8.70m below the existing ground level.

The test section was formed by surrounding a 40mm ID G.I. standpipe, which was perforated over the test section, with filter materials and sealed with bentonite pellets (Figure 27, Geoguide 2).

Before commencement of test, the ambient ground water level was allowed to equalize. For this test, the ground water level was below the test section and the water level in the standpipe was allowed to drop to the bottom of the pipe. The water level in the standpipe was then raised to the top by feeding clean water into the standpipe (the initial water head, h_0). The water level was then allowed to drop and the distance dropped (h_t) was measured and recorded at specified time intervals until the water level dropped to the bottom of the standpipe. The test was repeated once to ensure consistent results. The permeability of soil being test was estimated in accordance with the information given in the Figure 28 to 30 of Geoguide 2. The data and the results of the test are presented in Appendix F.

4.2.4 Impression Packer Surveys

Impression packer surveys were carried out in the drillhole B24 in designated sections.

The surveys were carried out using an expandable impression packer attached with thermoplastic films of 1.5m lengths. A down hole compass was installed in an instrument house at the lower end. The packer was lowered to the specified survey section and was inflated by compressed air such that the thermoplastic films were pressed onto the drilled hole wall and traced the discontinuities of rock in the section under survey. The orientation of the thermoplastic films was recorded by the down hole compass installed at the low end of the packer; the orientation of the compass was fixed by a chemical compound which was activated when the packer was inflated by the compressed air. The direction of North was transferred to the thermoplastic films as a reference line for determination of orientations of the discontinuities recorded on the films. The traced discontinuities on the thermoplastic films were then matched with the discontinuities on the rock cores and the reference line of North was transferred to the core samples. Based on the reference line established, the orientations of discontinuities on the rock cores were measured.

The results of measurement are presented in the Discontinuity Log in Appendix G.

4.2.5 Dynamic Probing (GCO Probe) Tests

Dynamic Probing Tests were carried out at specified locations and on the trial pit before excavation and after backfilling compaction using a GCO Probe. The features of the Probe are given in the Figure 36 of Geoguide 2.

A rod with diameter of approximately 12mm was driven into the ground by a hammer of 10kg in weight dropping freely from a height of 300mm. The rod was equipped at its lower end with a driving point, which was 25mm in diameter with a cylindrical portion of about 25mm long and a conical tip with an apex angle of approximately 45°.

The numbers of blows required for the hammer to drive the rod into the ground for each 100mm were recorded. The tests were carried out to specified depths or to the refusal where penetration for 100 blows was less than 100mm. Where refusal was encountered above the anticipated depth, one replacement probing test was attempted at an adjacent location.

The results of the probing tests are presented in Appendix H. The results of post compaction backfilling probing were submitted for approval of backfilling compaction and are not included again in this report.

4.3 Inspection Pits and Trial Pits

Trial pits and inspection pits were excavated manually using hand tools.

An inspection pit was excavated at each of the drillhole locations prior to drilling commencement to ensure that no underground utility would be damaged by the investigation works.

The trial pits were excavated to expose the underground materials for inspection and sampling. Undisturbed U100 sample and large disturbed samples were taken at specified locations and depths using hand tools. Small disturbed samples were taken at 0.50m intervals starting from the ground level.

The trial pits were inspected and logged and the results are reported in the Trial Pit Records in Appendix C. Record photographs taken on each side of the trial pits are presented in Appendix D.

The trial pits were subsequently backfilled with excavated materials and were compacted using portable tools.

4.4 Field Installations

4.4.1 Piezometers

Piezometers of Casagrande type were installed with 25mm I.D. PVC riser pipes in all drillholes, except B23, B25, ST13 and ST14 at specified depths. The piezometer tips were surrounded by clean sand of grading between 1,200 and 210 microns and were sealed with bentonite pellets to form response zones of specified lengths.

4.4.2 Standpipes

Standpipes were installed in drillholes B23 and B25 to specified depths. The standpipes comprised 25mm I.D. PVC riser pipes surrounded by clean inert aggregate filter of size between 10mm and 16mm. The standpipe tube was capped at the base and was perforated about 5% of the surface area from 0.5m below the top to the bottom of the tube and was protected by nylon mesh.

Response tests were carried out on the piezometers and standpipes after completion of installation. The details of installations and the response test results are included in Appendix I.

Readings of water levels in the piezometers and standpipes were taken daily for 7 days following the completion of response tests. The results are presented in Appendix J.

The details of installation are summarized in Table 3.

4.4.3 Piezometer (Halcrow) Buckets

Halcrow type piezometer buckets were installed in the selected piezometers and standpipe at specified depths. The bucket strings were fabricated in accordance with the Figure 23 of Geoguide 2.

A summary of installations is presented in Table 3.

5. Soil and Rock Descriptions

The soils and rocks encountered in the investigation have generally been described according to the Geoguide 3, Guide to Rock and Soil Descriptions, except for the following terms which are used for the secondary constituents other than clay, silt and sand, in composition of common ground:

- "with occasional" for less than 5%, and
- "with some" for between 5% and 20%; and
- "with much or many" for greater than 20%

The classification and definitions of the descriptive terms are presented in Appendix A.

5. Soil and Rock Descriptions (Cont'd)

The delineation of various strata was primary based on examination of disturbed samples and core samples recovered from the drillholes and the exposed faces of trial pits. The results are presented in Appendix C in form of Drillhole and Trial Pit Records, which have been finalized by incorporating comments provided by Black & Veatch Hong Kong Limited.

The legends used in these records are summarized in Appendix B.

6. Surveying

The locations of investigation stations were surveyed using theodolite and the results are related to the Hong Kong Grid System. The co-ordinates and levels of these investigation stations are presented on the relevant records and are summarized in Table 1.

7. Digital Data Record

The data of the ground investigation works are also provided in an electronic format on a 3.5" floppy disk. The format complies with the 3rd edition of the Association of Geotechnical and Geoenvironmental Specialists (AGS) Publication 'Electronic Transfer of Geotechnical and Geoenvironmental Data'. The record is included in Appendix M.

8. References

1. Geotechnical Control Office (1991), Geological Map of Hong Kong HGM20, Sheet 3 (Edition 1) 1:20,000
2. Geotechnical Engineering Office (2nd Reprint, 1994), Guide to Rock and Soil Descriptions (Geoguide 3)
3. Geotechnical Engineering Office (4th Reprint, 2000), Guide to Site Investigation (Geoguide 2)
4. Association of Geotechnical & Geoenvironmental Specialists (1999), Electronic Transfer of Geotechnical and Geoenvironmental Data, 3rd Edition
5. BS 5930: 1981, the "Code of Practice for Site Investigation"

TABLES

Contract No. GE/2003/19
Ground Investigation - New Territories East (Term Contract)

Works Order No. GE/2003/19.29
Agreement No. CE 6/2002 (DS)
Drainage Improvement in Northern NT - Package C
Investigation, Design and Construction (Man Uk Ping)

Final Field Work Report

Table 1 - Survey Records

| Station No. | Ground Level/ Reference Level (mPD) | Easting | Northing |
|-------------|--|-----------|-----------|
| B20 | + 25.74 | 837313.12 | 842697.16 |
| B21 | + 24.88 | 837156.68 | 842618.35 |
| B22 | + 25.83 | 837111.26 | 842932.32 |
| B23 | + 26.30 | 836857.40 | 842969.76 |
| B24 | + 21.90 | 836956.72 | 842718.12 |
| B25 | + 18.69 | 836911.61 | 842516.07 |
| B26 | + 18.44 | 836713.44 | 842442.50 |
| B27 | + 16.94 | 836493.01 | 842431.77 |
| B28 | + 20.47 | 836836.91 | 842332.00 |
| ST13 | + 17.68 | 836850.41 | 842489.59 |
| ST14 | + 16.12 | 836629.33 | 842432.79 |
| TP12 | + 21.93 | 837100.49 | 842725.69 |
| TP13 | + 25.09 | 836900.10 | 842910.78 |
| TP14 | + 25.28 | 836960.47 | 842144.75 |

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Final Field Work Report

Table 2 - Summary of Drillhole Record

| Drillhole No. | Existing Ground Level (mPD) | Fill Bottom Level, (mPD) | Alluvium Bottom Level (mPD) | Colluvium Bottom Level (mPD) | Residual Soil to Highly Decomposed Rock (mPD) | Moderately Decomposed or Less Decomposed Rock (Top Level, mPD) | Rock Type | End of Hole (mPD) | Remarks |
|---------------|-----------------------------|--------------------------|-----------------------------|------------------------------|---|--|-------------------------|-------------------|---|
| B20 | +25.74 | +24.74 | +22.64 | - | +16.02 | +16.02 | Coarse ash crystal TUFF | +10.51 | |
| B21 | +24.88 | +22.78 | +20.88 | - | +0.68 | +0.68 | Coarse ash crystal TUFF | -5.06 | |
| B22 | +25.83 | +23.83 | +21.83 | - | +21.83 to "" | - | Coarse ash crystal TUFF | +10.73 | |
| B23 | +26.30 | +24.30 | +21.87 | - | +21.87 to "" | - | Coarse ash crystal TUFF | +11.25 | |
| B24 | +21.90 | +20.70 | +19.40 | - | +4.98 | +4.98 | Coarse ash crystal TUFF | -3.13 | With completely decomposed zone |
| B25 | +18.69 | +16.99 | - | - | -7.58 | -7.58 | Coarse ash crystal TUFF | -11.31 | |
| B26 | +18.44 | +17.44 | +16.44 | - | +16.44 to "" | - | Coarse ash crystal TUFF | +3.64 | |
| B27 | +16.94 | +15.94 | +14.94 | - | +14.94 to "" | - | Coarse ash crystal TUFF | +1.84 | |
| B28 | +20.47 | +18.47 | +15.57 | - | +13.42 | +13.42 | Coarse ash crystal TUFF | +5.35 | With completely and highly decomposed zones |
| ST13 | +17.68 | - | - | 16.73 | +16.73 to "" | - | Coarse ash crystal TUFF | +14.78 | |

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Final Field Work Report

Table 2 - Summary of Drillhole Record

| Drillhole No. | Existing Ground Level (mPD) | Fill Bottom Level, (mPD) | Alluvium Bottom Level (mPD) | Colluvium Bottom Level (mPD) | Residual Soil to Highly Decomposed Rock (mPD) | Moderately Decomposed or Less Decomposed Rock (Top Level, mPD) | Rock Type | End of Hole (mPD) | Remarks |
|---------------|-----------------------------|--------------------------|-----------------------------|------------------------------|---|--|-------------------------|-------------------|---------|
| ST14 | +16.12 | - | - | - | +16.12 to "H" | - | Coarse ash crystal TUFF | +12.77 | |

Remarks: 1. Where stratum descriptions straddle two decomposition grades, the most decomposed grade is reported in the above table.
2. For ease of reference, the strata less than 0.5m are not included in the table. Please refer to the Drillhole Records for detailed geology description.
3. ^{1st} Bottom level of the stratum cannot be determined.

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Final Field Work Report

Table 3 - Summary of Field Testing and Field Installation

| Station No. | Type of Test | Test Zone/ Test Depth (m bgl) | Type of Installation | Installation Tip/ End Depth (m bgl) | Response Zone (m bgl) | Install Halcrow Buckets | | Remarks |
|-------------|--------------|-----------------------------------|----------------------|-------------------------------------|-----------------------|-------------------------|-------------|---------|
| | | | | | | Level (m bgl) | Spacing (m) | |
| B20 | | | Piezometer | 9.20 | 8.20 to 9.70 | 0.50 to 2.50 | 0.5 | |
| B21 | | | Piezometer | 23.20 | 22.20 to 23.70 | 1.00 to 3.00 | 0.5 | |
| B21 | Falling | 7.70 to 8.70 | | | | | | |
| B22 | | | Piezometer | 14.10 | 13.10 to 14.60 | 0.50 to 1.50 | 0.5 | |
| B23 | | | Standpipe | 14.60 | 4.00 to 15.05 | 0.50 to 2.50 | 0.5 | |
| B23 | Constant | 9.50 to 10.50 | | | | | | |
| B24 | | | Piezometer | 16.50 | 15.50 to 17.00 | | | |
| B24 | Constant | 9.00 to 10.00 | | | | | | |
| B24 | IP | 20.00 to 21.50 and 21.20 to 22.70 | | | | | | |
| B25 | | | Standpipe | 29.50 | 1.00 to 30.00 | | | |
| B26 | | | Piezometer | 13.80 | 12.80 to 14.30 | | | |
| B27 | | | Piezometer | 14.10 | 13.10 to 14.60 | | | |
| B28 | | | Piezometer | 6.50 | 5.50 to 7.00 | | | |

| | | | |
|--------|-------------------------------|--|--|
| Notes: | IP - Impression Packer Survey | Rising - Rising Head Permeability Test | Pressuremeter - Pressuremeter Test |
| | Vane - Vane Shear Test | Constant - Constant Head Permeability Test | Falling - Falling Head Permeability Test |
| | Sand - In-Situ Density Test | Packer - Water Absorption Test | GCO - Dynamic Probing Test |

APPENDIX A

Checklists for Soil & Rock Descriptions

CHECKLIST FOR SOIL DESCRIPTION

GEOTECHNICAL ENGINEERING OFFICE, HKSAR

1. STRENGTH (Compactness & Consistency)

| Soil Type | Term | Identification |
|---|--------------------|--|
| Very Coarse (COBBLES & BOULDERS) | Loose | By inspection of voids and particle packing in the field. |
| | Dense | |
| | Very loose | SPT 'N' value 0-4. |
| Coarse (SANDS & GRAVELS) | Loose | SPT 4-10; can be excavated with spade; 50 mm peg easily driven. |
| | Medium dense | SPT 10-30. |
| | Dense | SPT 30-50; requires pick for excavation; 50 mm peg hard to drive. |
| Fine (CLAYS & SILTS) | Very dense | SPT > 50. |
| | Very soft | Undrained shear strength (USS) < 20 kPa; exudes between fingers when squeezed in hand. |
| | Soft | USS 20-40 kPa; moulded by light finger pressure. |
| | Firm | USS 40-75 kPa; can be moulded by strong finger pressure. |
| | Stiff | USS 75-150 kPa; cannot be moulded by fingers; can be indented by thumb. |
| Organic (ORGANIC CLAYS, SILTS SANDS & PEATS) | Very stiff or hard | USS > 150 kPa; can be indented by thumbnail. |
| | Compact | Fibres already compressed together. |
| | Spongy | Very compressible and open structure. |
| | Plastic | Can be moulded in hand and smears fingers. |

Terms applicable only to transported soils. For soils derived from insitu rock weathering, record actual values of quantitative tests (e.g. SPT 'N' value) as part of the description, where appropriate.

2. COLOUR

| Parameter | Terms |
|-----------|--|
| Value | Light, Dark |
| Chroma | Pinkish, Reddish, Yellowish, Orangish, Brownish, Greenish, Bluish, Purplish, Greyish |
| Hue | Pink, Red, Yellow, Orange, Brown, Green, Blue, Purple, White, Grey, Black |

For uniform colour distribution, choose a hue, supplemented by a value and/or chroma if necessary.

For non-uniform distribution, repeat this procedure using one of the following descriptors: spotted, mottled, dappled, streaked, striped (e.g. light yellowish brown mottled with red).

State whether sample was wet or dry when described.

3. PARTICLE SHAPE & COMPOSITION

| Characteristic | Terms |
|-----------------|--|
| Form | Equidimensional, Flat, Elongate, Flat & Elongate |
| Angularity | Angular, Subangular, Subrounded, Rounded |
| Surface Texture | Smooth, Rough, Glassy, Honeycombed, Pitted, Striated |

Describe composition of coarse particles where appropriate. Gravel and larger particles are usually rock fragments (e.g. granite, tuff); sand particles are usually individual minerals (e.g. quartz, feldspar).

4. STRUCTURE

| Soil Type | Term | Identification |
|---------------|---|---|
| Coarse & Fine | Homogenous | Deposit consists essentially of one type. |
| | Interstratified (Interbedded or Interlaminated) | Alternating layers of varying types or with bands or lenses of other materials. |
| Coarse | Heterogenous | A mixture of types. |
| Fine | Fissured | Breaks into polyhedral fragments along fissures. |
| | Intact | No fissures. |
| Organic | Fibrous | Plant remains recognizable & retain some strength. |
| | Amorphous | No recognizable plant remains. |

Describe spacing of bedding planes, fissures, shell bands, etc using the spacing terms given in items 6 & 7 for rock description (see other side).

Above terms applicable only to transported soils. For soils derived from insitu rock weathering, describe relict structures in accordance with item 6 of rock description (see other side).

5. WEATHERING

Soils Derived from Insitu Weathering of Rocks

There are two main types: saprolites (rock texture/structure retained) and residual soils (rock texture/structure completely destroyed). Describe state of weathering in accordance with items 4 & 8 for rock description (see other side).

Sedimentary (Transported) Soils

Coarse soils: Describe overall discolouration of soil and degree of decomposition of gravel and larger particles (see item 4, other side). Also note any signs of disintegration of large particles where apparent.

Fine Soils: Describe overall discolouration of soil where apparent.

6. SOIL NAME

A. Basic Soil Types

| Soil Type | Particle Sizes (mm) | Identification |
|-------------------------------|---------------------|--|
| BOULDERS | > 200 | Only seen complete in pits or exposures. Often difficult to recover from boreholes. |
| COBBLES | 60 - 200 | Easily visible to naked eye; particle shape and grading can be described. |
| GRAVELS | Coarse 20 - 60 | Well-graded: wide range of grain sizes. |
| | Medium 5 - 20 | Poorly-graded: not well-graded (split further into uniform or gap-graded). |
| | Fine 2 - 6 | Visible to naked eye; very little or no cohesion; grading can be described. |
| SANDS | Coarse 0.6 - 2 | May be well-graded or poorly-graded (uniform or gap-graded) as for gravel. |
| | Medium 0.2 - 0.6 | Only coarse silt barely visible to naked eye; exhibits little plasticity and marked dilatancy; slightly granular or silky to the touch. Disintegrates in water; lumps dry quickly; possesses cohesion but can be powdered easily between fingers. |
| | Fine 0.06 - 0.2 | Dry lumps can be broken by hand but not powdered between the fingers. Disintegrates in water more slowly than silt; smooth to the touch; exhibits plasticity but no dilatancy; sticks to the fingers and dries slowly; shrinks appreciably on drying, usually showing cracks. These properties more noticeable with increasing plasticity. |
| SILTS | Coarse 0.02 - 0.06 | Contains much organic vegetable matter; often has a noticeable smell and changes colour on oxidation. |
| | Medium 0.006 - 0.02 | Predominantly plant remains; usually dark brown or black in colour, often with distinctive smell; low bulk density. |
| | Fine 0.002 - 0.006 | |
| CLAYS | < 0.002 | |
| ORGANIC CLAYS, SILTS OR SANDS | varies | |
| PEATS | varies | |

B. Composite Soil Types (Mixtures of Basic Types)

| Principal Soil Type | Terminology Sequence | Term for Secondary Constituent | % of Secondary Constituent |
|--|--|--|----------------------------|
| Very coarse (BOULDERS & COBBLES) (> 50% of soil > 60 mm) | Secondary constituents (finer material) after principal | With a little | < 5 |
| | | With some | 5 - 20 |
| | | With much | 20 - 50 |
| | | Slightly (silty, clayey or silty/clayey) * | < 5 |
| Coarse (GRAVELS & SANDS) (> 65% gravel & sand sizes) | Secondary constituents before principal (excluding cobbles & boulders) + | (silty, clayey or silty/clayey) * | 5 - 15 |
| | | Very (silty, clayey or silty/clayey) * | 15 - 35 |
| | | Slightly (gravelly or sandy) * | < 5 |
| | | (gravelly or sandy) * | 5 - 20 |
| Fine (SILTS & CLAYS) (> 35% silt & clay sizes) | Secondary constituents before principal (excluding cobbles & boulders) + | Very (gravelly or sandy) * | 20 - 50 |
| | | Slightly (gravelly or sandy or both) * | < 35 |
| | | (gravelly or sandy) * | 35 - 65 |
| | | | |

▲ Full name of finer material should be given (see examples below).

* Secondary soil type as appropriate; use 'silty/clayey' when a distinction cannot be made between the two.

+ If cobbles or boulders are also present in a coarse or fine soil, this can be indicated by using one of the following terms relating to the very coarse fraction after the principal: 'with occasional' (< 5), 'with some' (5-20), 'with many' (20-50), where figures in brackets are % very coarse material expressed as a fraction of the whole soil (see examples below).

Examples: Slightly silty/clayey, sandy GRAVEL. Slightly gravelly, sandy SILT. Very gravelly SAND. Sandy GRAVEL with occasional boulders. BOULDERS with much finer material (silty/clayey, very sandy gravel).

For fine soils, plasticity terms should also be described where possible, viz: 'non-plastic' (generally silts), 'intermediate plasticity' (lean clays), 'high plasticity' (fat clays).

7. DISCONTINUITIES

Full description of discontinuities, where necessary, should be made using the methods and terms given in item 7 for rock description (see other side).

8. ADDITIONAL GEOLOGICAL INFORMATION

Record geological name which indicates geological origin or soil type (e.g. Alluvium, Colluvium, Marine sand etc.). Refer to HKGS maps & memoirs for further information.

NOTES:

- Mass characteristics of soils (i.e. structure, weathering, discontinuities) can only be described satisfactorily in undisturbed field exposures or large undisturbed samples.
- For full descriptions of soils derived from insitu rock weathering:
 - saprolites - describe as rocks, supplemented by soil strength and soil name terms in brackets,
 - residual soils - describe as soils, supplemented by name of parent rock where apparent from field evidence.

CHECKLIST FOR ROCK DESCRIPTION

GEOTECHNICAL ENGINEERING OFFICE, HKSAR

1. STRENGTH

| Term | Identification |
|-------------------|--|
| Extremely weak | Easily crumbled by hand; indented deeply by thumbnail. |
| Very weak | Crumbled with difficulty; scratched easily by thumbnail; peeled easily by pocket knife. |
| Weak | Broken into pieces by hand; scratched by thumbnail; peeled by pocket knife; deep indentations (to 5 mm) by point of geological pick; hand-held specimen easily broken by single light hammer blow. |
| Moderately weak | Broken with difficulty in two hands; scratched with difficulty by thumbnail; difficult to peel but easily scratched by pocket knife; shallow indentations easily made by point of pick; hand-held specimen usually broken by single light hammer blow. |
| Moderately strong | Scratched by pocket knife; shallow indentations made by firm blow with point of pick; hand-held specimen usually broken by single firm hammer blow. Point load strength (PLS) 0.5 - 2 MPa. |
| Strong | Firm blows with point of pick cause only superficial surface damage; hand-held specimen requires more than one firm hammer blow to break. PLS 2 - 4 MPa. |
| Very strong | Many hammer blows required to break specimen. PLS 4 - 8 MPa. |
| Extremely strong | Specimen only chipped by hammer blows. PLS > 8 MPa. |

2. COLOUR

| Parameter | Terms |
|-----------|--|
| Value | Light, Dark |
| Chroma | Pinkish, Reddish, Yellowish, Orangish, Brownish, Greenish, Bluish, Purplish, Greyish |
| Hue | Pink, Red, Yellow, Orange, Brown, Green, Blue, Purple, White, Grey, Black |

For uniform colour distribution, choose a hue, supplemented by a value and/or chroma if necessary.

For non-uniform distribution, repeat this procedure using one of the following descriptors: spotted, mottled, dappled, streaked, striped (e.g. light pinkish grey spotted with black).

State whether sample was wet or dry when described.

3. TEXTURE/FABRIC

Texture Terms (Applicable Mainly to Igneous Rocks)
Equigranular, Inequigranular, Megacrystic, Porphyritic, Crystalline, Cryptocrystalline, Aphanitic

Fabric
Describe preferred orientation of grains/crystals where apparent.

Describe intensity, spacing, continuity and any preferred orientation of microfractures where apparent.

4. MATERIAL WEATHERING/ALTERATION

| Decomposition Term | Grade Symbol | Typical Characteristics |
|-----------------------|--------------|--|
| Residual Soil | VI | Original rock texture completely destroyed; can be crumbled by hand and finger pressure into constituent grains. |
| Completely Decomposed | V | Original rock texture preserved; can be crumbled by hand and finger pressure into constituent grains; easily indented by point of geological pick; slakes in water; completely discoloured compared with fresh rock. |
| Highly Decomposed | IV | Can be broken by hand into smaller pieces; makes a dull sound when struck by hammer; not easily indented by point of pick; does not slake in water; completely discoloured compared with fresh rock. |
| Moderately Decomposed | III | Cannot usually be broken by hand; easily broken by hammer; makes a dull or slight ringing sound when struck by hammer; completely stained throughout. |
| Slightly Decomposed | II | Not broken easily by hammer; makes a ringing sound when struck by hammer; fresh rock colours generally retained but stained near joint surfaces. |
| Fresh Rock | I | Not broken easily by hammer; makes a ringing sound when struck by hammer; no visible signs of decomposition (i.e. no discolouration). |

This classification is applicable to igneous and volcanic rocks and other rocks of equivalent strength in fresh state.

Disintegration
Describe small-scale cracking and fracturing caused by mechanical weathering, where apparent.

Alteration
Describe state of alteration (e.g. mineralised, kaolinised) where apparent.

5. ROCK NAME (Including Grain Size)

| | |
|-------------|--|
| Igneous | : Coarse- (6-20 mm), Medium- (2-6 mm) & Fine- (0.06-2 mm) grained GRANITE, GRANODIORITE. Very Fine-grained (< 0.06 mm) RHYOLITE; BASALT. (Common types only, see Geoguide 3 for others). |
| Pyroclastic | : PYROCLASTIC BRECCIA (> 60 mm), Lapilli TUFF (2-60 mm), Coarse ash TUFF (0.06-2 mm), Fine ash TUFF (< 0.06 mm). |
| Metamorphic | : Foliated - SCHIST (> 0.06 mm), PHYLLITE (< 0.06 mm). Non-foliated - MARBLE, QUARTZITE, FAULT BRECCIA. |
| Sedimentary | : CONGLOMERATE, BRECCIA (> 2 mm), SANDSTONE (0.06-2 mm), MUDDSTONE (< 0.06 mm) = SILTSTONE (0.002-0.06 mm) + CLAYSTONE (< 0.002 mm). (Common types only). |

If rock name cannot be identified, describe grain size quantitatively, including textural term where appropriate.

6. STRUCTURE

| Structural Term | Rock Type |
|----------------------------|----------------------|
| Bedded, Laminated, Massive | Sedimentary |
| Massive, Flow-banded | Igneous, Pyroclastic |
| Foliated, Banded, Cleaved | Metamorphic |

Spacing of Planar Structures
Very thick (> 2 m), Thick (0.6-2 m), Medium (200-600 mm), Thin (60-200 mm), Very thin (20-60 mm), Thickly-laminated (Sedimentary) (6-20 mm) or Narrow (Igneous, Metamorphic) (6-20 mm), Thinly-laminated (Sedimentary) (< 6 mm) or Very narrow (Igneous, Metamorphic) (< 6 mm).

Examples: Thickly-bedded SANDSTONE. Narrowly flow-banded RHYOLITE.

7. DISCONTINUITIES

| Nature (Type of Discontinuity) | | | |
|--------------------------------|-------------|---------------|---------|
| Fault zone | Cleavage | Fissure | Bedding |
| Fault | Schistosity | Tension crack | |
| Joint | Shear plane | Foliation | |

Location and Orientation

Record location as co-ordinates or relative position along datum line, preferably on map or plan.

Record orientation as dip direction/dip in degrees (e.g. 032/55).

Spacing

Extremely widely-spaced (> 6 m), Very widely-spaced (2-6 m), Widely-spaced (0.6-2 m), Medium-spaced (200-600 mm), Closely-spaced (60-200 mm), Very closely-spaced (20-60 mm), Extremely closely-spaced (< 20 mm).

In exposures, supplement spacing with description of rock block shape where possible. Descriptors: Blocky, Tabular, Columnar, Polyhedral.

Persistence (Areal extent or size of a discontinuity within a plane)

Measured maximum persistence dimension should be used where possible (e.g. the discontinuity trace length on the surfaces of rock exposures). For general descriptions of different discontinuity sets, relative terms should be used.

Roughness

Waviness (large-scale): Estimate/measure wavelength and amplitude in metres.

Unevenness (small-scale), use one term from the following:

| | | |
|------------------|-------------------|-------------------------|
| Rough stepped | Smooth stepped | Slickensided stepped |
| Rough undulating | Smooth undulating | Slickensided undulating |
| Rough planar | Smooth planar | Slickensided planar |

Aperture Size

Wide (> 200 mm), Moderately wide (60-200 mm), Moderately narrow (20-60 mm), Narrow (6-20 mm), Very narrow (2-6 mm), Extremely narrow (> 0-2 mm), Tight (zero).

Infilling (Nature)

| | | |
|-------------------|------------------|--------------------------------|
| Clean | Surface staining | Decomposed/ disintegrated rock |
| Non-cohesive soil | Cohesive soil | Quartz |
| Calcite | Manganese | Kaolin |
| Other (Specify) | | |

Give full description of infill materials/minerals where appropriate.

Seepage

Dry Damp/wet Seepage present (estimate quantity in 1/sec or 1/min)

Fracture State

In borehole cores, measure the following: Total Core Recovery (TCR), Solid Core Recovery (SCR), Rock Quality Designation (RQD), Fracture Index (FI). See Geoguide 3 for definitions.

8. MASS WEATHERING

| Term | Zone Symbol | Typical Characteristics |
|--------------------------|-------------|--|
| Residual Soil | RS | Residual soil derived from insitu weathering; mass structure and material texture/fabric completely destroyed: 100% soil |
| Partially Weathered Rock | PW 0/30 | Less than 30% rock Soil retains original mass structure and material texture/fabric (i.e. saprolite) Rock content does not affect shear behaviour of mass, but relict discontinuities in soil may do so. |
| | PW 30/50 | 30% to 50% rock Rock content may be significant for investigation and construction. |
| | PW 50/90 | 50% to 90% rock Both rock content and relict discontinuities may affect shear behaviour of mass. |
| | PW 90/100 | 90% to 100% rock Interlocked structure. Greater than 90% rock Small amount of the material converted to soil along discontinuities. |
| Unweathered Rock | UW | 100% rock May show slight discolouration along discontinuities. |

9. ADDITIONAL GEOLOGICAL INFORMATION

Record geological formation name if known. Avoid conjecture. Refer to HKGS maps & memoirs for further information.

NOTES:

- Rock material description normally includes: strength, colour, texture/fabric, material weathering/alteration and ROCK NAME.
- Rock mass description normally includes: strength, colour, structure, mass weathering, ROCK NAME, discontinuities and additional geological information. Can be supplemented with more detailed information on texture/fabric and material weathering/alteration of different materials within the mass where necessary.

APPENDIX D

Photographs of Drillholes and Trial Pits

DRILTECH**DRILLHOLE RECORD**

CONTRACT NO. GE/2003/19

HOLE NO.

B20

SHEET

1

of

2

PROJECT Agreement No. CE6/2002(DS), Drainage Improvement in Northern NT - Package C Investigation, Design and Construction (Man Uk Ping), Ground Investigation

METHOD ROTARY

CO-ORDINATES

WORKS ORDER NO.

GE/2003/19.29

MACHINE SD-8

E 837313.12
N 842697.16

DATE

20.01.2005 to 21.01.2005

FLUSHING MEDIUM WATER

ORIENTATION VERTICAL

GROUND LEVEL

+25.74 mPD

| Drilling Progress | Casing Size | Water Level (m) Shift Start/End | Water Return% | TCR% | SCR% | RQD% | Fracture Index | Tests | Samples | Reduced Level | Depth (m) | Legend | Grade | Description |
|-------------------|-------------|---------------------------------|---------------|------|------|------|----------------|--|-----------|---------------|-----------|--------|-------|---|
| 20.01.2005 | SW | | | | | | | | 1 = 0.45 | +25.74 | 0.00 | | | Light yellowish brown (2.5Y6/4), dry, clayey silty sandy subangular GRAVEL of moderately strong tuff and quartz fragments. (FILL) |
| 1 | | | | | | | | | 2 = 0.95 | +25.24 | 0.50 | | | Soft, moist, brown (10YR4/3), sandy clayey SILT with occasional subangular gravel and rootlets. (FILL) |
| 2 | | | | | | | | | 3 = 1.45 | +24.74 | 1.00 | | | Soft, moist, light yellowish brown (2.5Y6/3), slightly sandy, silty CLAY with occasional subangular fine gravel of quartz and rootlets. (ALLUVIUM) |
| 3 | | | 80 | 100 | | | | | 4 = 2.00 | +23.74 | 2.00 | | | Soft, light greenish grey (10Y8/1), silty sandy CLAY with some subangular gravel of quartz. (ALLUVIUM) |
| 4 | SW | | | | | | | 1.1 2,3,3,4 N=12 | 5 = 3.00 | +22.64 | 3.10 | | V | Extremely weak, occasionally very weak, light grey (2.5Y7/2) to light yellowish brown (2.5Y6/4), completely decomposed coarse ash crystal TUFF with iron and manganese oxide stained relict joints. (Firm, slightly sandy, clayey SILT with occasional subangular gravel, occasional cobble sized rock fragments) |
| 5 | PW | | | | | | | 4.12 21,27,19,17 N=84 | 6 = 3.10 | | | | | |
| 6 | | | 80 | 100 | | | | | 7 = 3.50 | | | | | |
| 7 | | | | | | | | 4.13 20,23,35,22/45mm 100bbs/270mm | 8 = 4.00 | | | | | |
| 8 | | Dry at 1800 | | | | | | | 9 = 5.00 | | | | | |
| 9 | | 1.60 at 0800 | | | | | | | 10 = 5.10 | | | | | |
| 10 | | | 80 | 100 | | | | | 11 = 5.50 | | | | | |
| 11 | | | | | | | | | 12 = 6.00 | | | | | |
| 12 | | | | | | | | | 13 = 7.00 | +18.74 | 7.00 | | V-IV | Very weak to weak, light yellowish brown (2.5Y6/4), completely to highly decomposed coarse ash crystal TUFF. (Very stiff, sandy clayey SILT with much gravel and occasional cobbles) |
| 13 | | | | | | | | | 14 = 7.10 | | | | | |
| 14 | | | | | | | | | 15 = 7.47 | | | | | |
| 15 | PW | | 80 | 100 | | | | | 16 = 8.00 | | | | | |
| 16 | HW | | | | | | | | 17 = 9.00 | | | | | |
| 17 | | | | | | | | | 18 = 9.10 | | | | | |
| 18 | | | | | | | | | 19 = 9.31 | | | | | |
| 19 | HW | | | | | | | 17.18 53.47/35mm 100bbs/110mm | 20 = 9.72 | +16.02 | 9.72 | | III | Moderately strong, light grey to brownish grey, |
| 20 | | | | | | | | | T2-101 | -9.86 | 10.00 | | | |

- ↑ SMALL DISTURBED SAMPLE
↑ LARGE DISTURBED SAMPLE
▣ U76 SAMPLE
▣ U100 SAMPLE
▣ PISTON SAMPLE (76mm)
▣ MAZIER / PT SAMPLE
▣ SPT LINER SAMPLE
▲ WATER SAMPLE

- ↓ STANDARD PENETRATION TEST
✓ IN-SITU VANE SHEAR TEST
⋮ IMPRESSION PACKER TEST
⋮ PERMEABILITY TEST
⋮ PRESSUREMETER TEST
■ PIEZOMETER TIP
□ STANDPIPE TIP

LOGGED

L. Zhang

DATE

26.01.2005

CHECKED

C. Lun

DATE

26.01.2005

REMARKS

1. An inspection pit was excavated to 1.50m deep by hand tools.
2. One piezometer was installed with tip at 9.20m.
3. 5 nos. of piezometer Halcrow Buckets were installed from 0.50m to 2.50m with 0.50m intervals.

| | | DRILLHOLE RECORD CONTRACT NO. GE/2003/19 | | HOLE NO. B20 | | | | | | | | | | |
|--|-------------|--|--|---------------------|---|-------|--------------------|-------------|---|-------------------------|-------------------------|--------|------------|--|
| | | SHEET 2 of 2 | | | | | | | | | | | | |
| PROJECT Agreement No. CE6/2002(DS), Drainage Improvement in Northern NT - Package C Investigation, Design and Construction (Man Uk Ping), Ground Investigation | | | | | | | | | | | | | | |
| METHOD ROTARY | | | CO-ORDINATES E 837313.12 N 842697.16 | | WORKS ORDER NO. GE/2003/19.29 | | | | | | | | | |
| MACHINE SD-8 | | | | | DATE 20.01.2005 to 21.01.2005 | | | | | | | | | |
| FLUSHING MEDIUM WATER | | | ORIENTATION VERTICAL | | GROUND LEVEL +25.74 mPD | | | | | | | | | |
| Drilling Progress | Casing Size | Water Level (m) Shift Start/End | Water Return % | TCR % | SCR % | RQD % | Fracture Index | Tests | Samples | Reduced Level | Depth (m) | Legend | Grade | Description |
| 11 | | | 80 | 85 | 52 | 33 | 12.2 >20 5.9 | | T2-101 ↑ | | 10.15 10.38 10.86 | | III | moderately decomposed coarse ash crystal TUFF. Joints are closely to medium, occasionally very closely spaced, rough planar, very narrow to narrow, iron and manganese oxide stained, dipping at 5° to 15°, 25° to 35° and 65° to 75°. |
| 12 | | | 80 | 100 | 90 | 85 | 7.1 | T2-101 ↑ | | 12.28 | | | | |
| 13 | | | 80 | 100 | 93 | 87 | >20 7.7 | T2-101 ↑ | | 13.38 13.51 | | | | |
| 14 | | | | | | | >20 5.6 | T2-101 ↑ | | 13.77 13.87 14.23 | | | | |
| 15 | | 1.96 at 1800 | 80 | 100 | 97 | 62 | 18.6 5.3 | T2-101 ↑ | | 14.66 15.23 | | | | |
| 16 | | | | | | | | | | +10.51 | 15.23 | | | End of hole at 15.23 m. |
| 17 | | | | | | | | | | | | | | |
| 18 | | | | | | | | | | | | | | |
| 19 | | | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | | | |
| <div style="display: flex; justify-content: space-between;"> <div> ↓ SMALL DISTURBED SAMPLE ↑ LARGE DISTURBED SAMPLE U76 SAMPLE U100 SAMPLE PISTON SAMPLE (76mm) MAZIER / PT SAMPLE SPT LINER SAMPLE WATER SAMPLE </div> <div> ↓ STANDARD PENETRATION TEST IN-SITU VANE SHEAR TEST IMPRESSION PACKER TEST PERMEABILITY TEST PRESSUREMETER TEST PIEZOMETER TIP STANDPIPE TIP </div> </div> | | | | | | | | | LOGGED <u>L. Zhang</u> DATE <u>26.01.2005</u> CHECKED <u>C. Lun</u> DATE <u>26.01.2005</u> | | REMARKS | | | |

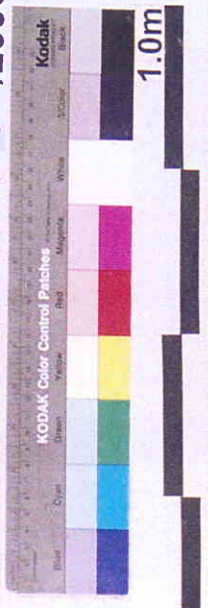
B20

DRILTECH GROUND ENG. LTD.



CONTRACT NO.: GE/2003/19
PROJECT: GROUND INVESTIGATION-
NEW TERRITORIES EAST
(TERM CONTRACT)
WORKS ORDER NO.: GE/2003/19.29
LOCATION: AGREEMENT NO. CE 6/2002 (DS)
DRAINAGE IMPROVEMENT IN
NORTHERN NT - PACKAGE C
INVESTIGATION, DESIGN AND
CONSTRUCTION (MAN UK PING)

HOLE NO.: B 20
BOX NO.: 1 OF 3
DEPTH: 0.00 m. TO 10.86 m.
DATE OF PHOTOGRAPH: 22 / 1 /2005



0m



(CONT'D)

DRILTECH

DRILTECH GROUND ENG. LTD.

CONTRACT NO.: GE/2003/19
PROJECT: GROUND INVESTIGATION-
NEW TERRITORIES EAST
(TERM CONTRACT)

WORKS ORDER NO.: GE/2003/19. 29
LOCATION: AGREEMENT NO. CE 6/2002 (DS)
DRAINAGE IMPROVEMENT IN
NORTHERN NT - PACKAGE C
INVESTIGATION, DESIGN AND
CONSTRUCTION (MAN UK PING)

HOLE NO.: **B 20**

BOX NO.: **2 OF 3**

DEPTH: **10.86 m. TO 14.33 m.**

DATE OF PHOTOGRAPH: **22 / 1 /2005**



0m

1.0m

(CONT'D)

10.86

12.28

13.77

(14.33)

(CONT'D)

DRILTECH GROUND ENG. LTD.

DRILTECH

HOLE NO.: **B 20**

CONTRACT NO.: GE/2003/19
PROJECT: GROUND INVESTIGATION-
NEW TERRITORIES EAST
(TERM CONTRACT)

BOX NO.: **3 OF 3**

DEPTH: **14.33 m. TO 15.23 m.**

WORKS ORDER NO.: GE/2003/19. 29

LOCATION: AGREEMENT NO. CE 6/2002 (DS)
DRAINAGE IMPROVEMENT IN
NORTHERN NT - PACKAGE C
INVESTIGATION, DESIGN AND
CONSTRUCTION (MAN UK PING)

DATE OF PHOTOGRAPH: **22 / 1 / 2005**



0m

(1433)

END
15.23

(END)

APPENDIX I

Drillholes Piezometer / Standpipe Detail and Response Test Record Sheets

APPENDIX J

Water Level Monitoring Records

[illegible]

* Delete as appropriate

| | |
|---------------|-----------|
| DGEL\Site-F12 | 03/02 STD |
|---------------|-----------|

APPENDIX K

Piezometer Buckets Records

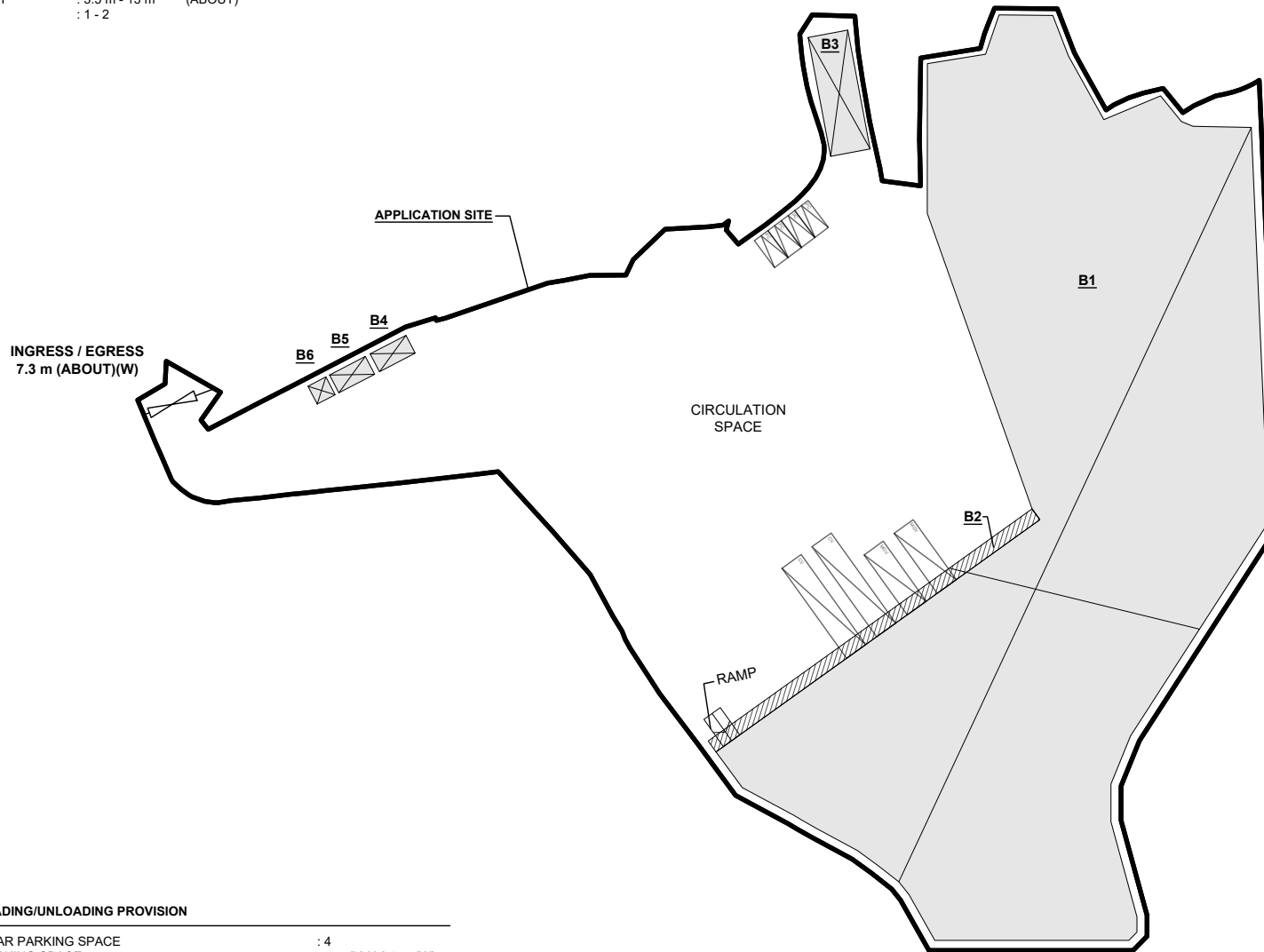
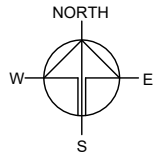


Appendix E – Proposed Development Layout Plan

DEVELOPMENT PARAMETERS

| | | |
|-----------------------|-------------------------|---------|
| APPLICATION SITE AREA | : 11,698 m ² | (ABOUT) |
| COVERED AREA | : 5,970 m ² | (ABOUT) |
| UNCOVERED AREA | : 5,728 m ² | (ABOUT) |
| PLOT RATIO | : 1.01 | (ABOUT) |
| SITE COVERAGE | : 51 % | (ABOUT) |
| NO. OF STRUCTURE | : 6 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 11,776 m ² | (ABOUT) |
| TOTAL GFA | : 11,776 m ² | (ABOUT) |
| BUILDING HEIGHT | : 3.5 m - 13 m | (ABOUT) |
| NO. OF STOREY | : 1 - 2 | |

| STRUCTURE | USE | COVERED AREA | GROSS FLOOR AREA | BUILDING HEIGHT |
|-----------|--------------------------|------------------------------|-------------------------------|-------------------------|
| B1 | WAREHOUSE (EXCL. D.G.G.) | 5,698 m ² (ABOUT) | 11,396 m ² (ABOUT) | 13 m (ABOUT)(2-STOREY) |
| B2 | RAIN SHELTER FOR L/U/L | 119 m ² (ABOUT) | 119 m ² (ABOUT) | 7 m (ABOUT)(1-STOREY) |
| B3 | SITE OFFICE | 108 m ² (ABOUT) | 216 m ² (ABOUT) | 7 m (ABOUT)(2-STOREY) |
| B4 | UTILITIES AND METER ROOM | 18 m ² (ABOUT) | 18 m ² (ABOUT) | 3.5 m (ABOUT)(1-STOREY) |
| B5 | WASHROOM | 18 m ² (ABOUT) | 18 m ² (ABOUT) | 3.5 m (ABOUT)(1-STOREY) |
| B6 | CARETAKER OFFICE | 9 m ² (ABOUT) | 9 m ² (ABOUT) | 3.5 m (ABOUT)(1-STOREY) |
| TOTAL | | 5,970 m ² (ABOUT) | 11,776 m ² (ABOUT) | |



PARKING AND LOADING/UNLOADING PROVISION

| | |
|---|------------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 4 |
| DIMENSION OF PARKING SPACE | : 5 m (L) X 2.5 m (W) |
| NO. OF LOADING/UNLOADING SPACE FOR MEDIUM GOODS VEHICLE | : 2 |
| DIMENSION OF LOADING/UNLOADING SPACE | : 11 m (L) X 3.5 m (W) |
| NO. OF LOADING/UNLOADING SPACE FOR CONTAINER VEHICLE | : 2 |
| DIMENSION OF LOADING/UNLOADING SPACE | : 16 m (L) X 3.5 m (W) |

LEGEND

| | |
|--|----------------------|
| | APPLICATION SITE |
| | STRUCTURE (ENCLOSED) |
| | STRUCTURE (CANOPY) |
| | PARKING SPACE (PC) |
| | L/U/L SPACE (MGV) |
| | L/U/L SPACE (CV) |
| | INGRESS / EGRESS |

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 38 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

8.1.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

PLAN 4

VER.

001

Our Ref.: DD 38 Lot 115 & VL
Your Ref.: TPB/A/NE-MUP/214

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

By Email

09 May 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in “Residential (Group D)” and “Agriculture” Zones,
Various Lots in D.D. 38 and Adjoining Government Land, Sha Tau Kok, New Territories**

(S.16 Planning Application No. A/NE-MUP/214)

We write to submit further information to provide clarifications on the captioned application.

Should you require more information regarding the application, please contact our Mr.
Danny NG at or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Christian CHIM
Town Planner

cc DPO/STN, PlanD

(Attn.: Mr. William WONG
(Attn.: Mr. Brian CHAN

email: wst Wong@pland.gov.hk)
email: bchchan@pland.gov.hk)

2nd Further Information

**Proposed Temporary Warehouse with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in “Residential (Group D)” and “Agriculture” Zones,
Various Lots in D.D. 38 and Adjoining Government Land, Sha Tau Kok, New Territories**

(Application No. A/NE-MUP/214)

- (i) The applicant provides the following clarifications in relation to the compliance of planning conditions of the previous application No. A/NE-MUP/185:
- the applicant has made effort to comply with planning conditions of the previous application. Relevant details are shown in Table 1 of the Planning Statement;
 - the submission of the fire service installations (FSIs) proposal and the drainage impact assessment (DIA) were considered acceptable by the Director of Fire Services (D of FS) and the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 26.6.2024 and 1.11.2024 respectively. The applicant has complied with all submission-related conditions under the previous application;
 - given that prior approval of Short Term Waiver (STW) is required for the erection of structures, within which the proposed FSIs will be installed, an application for STW was submitted to the District Lands Officer/North, Lands Department (DLO/N, LandsD) in October 2023. The applicant was unable to construct the structures and implement the FSIs proposal accepted by D of FS until receiving the Waiver Letter issued by DLO/N, LandsD in July 2024;
 - the applicant intended to commence the construction of the proposed structures and the provision of FSIs, solid metal wall and drainage facilities at the same time in order to better manage the construction progress and to reduce the cost of labour and maintenance. However, the applicant was waiting for the responses from CE/MN, DSD on the DIA albeit receiving approval of the STW from DLO/N, LandsD;
 - by receiving the acceptance by CE/MN, DSD on the DIA, the applicant started seeking quotations in November 2024 from potential drainage contractors for the implementation of the solid metal wall and drainage facilities. Meanwhile, there was insufficient time for the applicant to identify a suitable contractor and complete the proposed drainage facilities before the revocation of the previous application in March 2025; and
 - the applicant has selected the contractors and is ready to commence the implementation works of the proposed FSIs, solid metal wall and drainage facilities after obtaining the planning permission from the Town Planning Board.

Our Ref.: DD 38 Lot 115 & VL
Your Ref.: TPB/A/NE-MUP/214

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

By Email

22 May 2025

Dear Sir,

3rd Further Information

**Proposed Temporary Warehouse with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in “Residential (Group D)” and “Agriculture” Zones,
Various Lots in D.D. 38 and Adjoining Government Land, Sha Tau Kok, New Territories**

(S.16 Planning Application No. A/NE-MUP/214)

We write to submit further information in response to the public comments received during the public inspection period of the captioned application.

Should you require more information regarding the application, please contact our Mr. Danny NG at or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Christian CHIM
Town Planner

cc DPO/STN, PlanD

(Attn.: Mr. William WONG
(Attn.: Mr. Brian CHAN

email: wst Wong@pland.gov.hk)
email: bchchan@pland.gov.hk)

Response-to-Comment

**Proposed Temporary Warehouse with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in “Residential (Group D)” and “Agriculture” Zones,
Various Lots in D.D. 38 and Adjoining Government Land, Sha Tau Kok, New Territories**

(Application No. A/NE-MUP/214)

- (i) The applicant provides the following information in response to the public comments received during the public inspection period:
- according to the record on the Land Register, the applicant i.e. Best Holly Limited (富名有限公司) has become the sole registered owner of Lot Nos. 148, 150 & 151 in D.D. 38 (“the concerned lots”) between 2020 and 2022. As such, the applicant is exercising his capacity as the sole registered owner of the concerned lots to submit the current planning application;
 - the same application site is covered by a previous application (No. A/NE-MUP/185) for the same applied use submitted by the same applicant, which was approved by the Town Planning Board in May 2023. The concerned structure to be erected on Lot No. 148 in D.D. 38 (also known as Structure B3 on the layout plan) is identical to that in the previously approved scheme under the previous application;
 - it is observed that there is local access from Sha Tau Kok Road via Lot No. 149 in D.D. 38 and adjoining Government Land (“the concerned GL”). The proposed development at Lot No. 148 in D.D. 38 shall not hinder any lot owners/occupiers from the right of access to public road via Lot No. 149 in D.D. 38 and the concerned GL. According to the accessible information on GeoInfo Map, the concerned GL, which is currently partially fenced and connected with Lot No. 154 RP in D.D. 38, appears to be not covered with any Short Term Tenancy granted by the Lands Department;
 - the applicant will continue to liaise with surrounding lot owners/occupiers on the access matter; and
 - the application site does not cover Lot No. 153 in D.D. 38.

Previous S.16 Application

Approved Application

| | Application No. | Uses/ Development | Date of Consideration |
|---|------------------------|---|-------------------------------------|
| 1 | A/NE-MUP/185 | Proposed Temporary Warehouse with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land | 19.5.2023 (Revoked on 19.2.2025) |

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no objection to the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots 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. No right of access via Government land (GL) is granted to the Site. LandsD reserves the right to take land control action for any unlawful occupation of GL;
- Lots 115, 117, 119, 120, 122, 123, 124 S.A, 124 S.B, 125, 126, 127, 128, 131, 133, 134, 135, 136, 143 and 148 all in D.D. 38 are covered by Short Term Waivers (STW) Nos. 1668 & 1669 for the purpose of warehouse with ancillary facilities. GL in the Site is covered by Short Term Tenancies (STT) No. STTN0124 for the purpose of warehouse with ancillary facilities;
- the following irregularity covered by the subject application has been detected by his office:

unauthorised structures within the said private lots covered by the planning application

there are unauthorized structures on the Lots 150 and 151 in D.D. 38. The lot owner should immediately rectify the lease breaches or advise any toleration was given by competent authority to these structures. His office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

- if the planning application is approved, the STW holders will need to apply to his office for modification of the STW conditions where appropriate, or apply to his office for STW to permit structures erected/to be erected within the private lots not covered by any STW. The application(s), if any, will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The application(s), if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date the unauthorised structures were erected and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
- his advisory comments are at **Appendix IV**.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD):

- no objection to the application from the public drainage viewpoint;

- as the drainage impact assessment (DIA) submitted with the current application is the same as that submitted under previous application No. ANE-MUP/185 which has been accepted, he has no comment on the DIA submitted with the current application. Should the application be approved, an approval condition should be imposed to request the applicant to implement the accepted DIA for the Site to ensure that it will not cause adverse drainage impact on the adjacent areas. The drainage facilities should be properly maintained at all times during the planning approval period and rectify if they are found inadequate /ineffective during operation;
- the Site is in an area where public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/ disposal facilities for the proposed use; and
- his advisory comments are at **Appendix IV**.

3. **Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix IV**.

4. **Geotechnical**

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H (GEO), CEDD):

- the Site is overlooked by steep natural terrain and meets the alert criteria for a natural terrain hazard study (NTHS). Furthermore, Registered Slope No. 3NW-D/C41, which is steeper than 30 degrees with height greater than 6m, is found within 6m of the Site;
- it is noted the applicant has committed in the submitted Geotechnical Planning Review Report (GPRR) that a detailed NTHS would be carried out in the detailed design stage and hazard mitigation measures if necessary would be implemented at the construction stage as part of the proposed use. Given the above commitment, he has no adverse comment on the GPRR and the application; and
- should the Committee approve the application, approval conditions on submission of a NTHS before the commencement of any construction works or operation, and satisfactory implementation of any necessary mitigation measures identified in the NTHS before commencement of any operation should be imposed.

5. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment on the application from the landscape planning perspective;
- according to the aerial photo of 2023, the Site is located in an area of rural inland plains, and upland and hillsides landscape character comprising temporary structures, farmlands,

vegetated areas scattered tree groups and woodland at the south within the “Green Belt” and “Conservation Area” zone; and

- the Site is hard paved and used as open storage. Based on the site photos taken on 14.2.2025, the Site is fenced off and hard paved. Few trees are observed at the periphery of the Site. Compared to the last planning application (No. A/NE-MUP/185), there is no substantial change to the development layout. Significant adverse impact on the landscape character and existing landscape resources within the Site arising from the proposed use is not anticipated.

6. Traffic

Comments of the Commissioner for Transport (C for T):

- noting that the scale, nature and use of the current application remain unchanged from the last approved application, he has no comments on the application from a traffic engineering viewpoint.

7. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- it is noted that six structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the Buildings Ordinance (BO). Otherwise they are Unauthorized Building Works. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
- the applicant’s attention is drawn to the headroom of the storey not be excessive, otherwise GFA of the storey will be considered double counting under regulation 23(3)(a) of the Building (Planning) Regulation subject to justification; and
- his advisory comments are at **Appendix IV**.

8. Other Departments

The following government departments have no objection to/ no comments on the application:

- (a) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD); and
- (d) Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s) of the application site (the Site);
- (b) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots 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. No right of access via Government land (GL) is granted to the Site. LandsD reserves the right to take land control action for any unlawful occupation of GL;
 - (ii) the following irregularity covered by the subject application has been detected by his office:

unauthorised structures within the said private lots covered by the planning application

there are unauthorized structures on the Lots 150 and 151 in D.D. 38. The lot owner should immediately rectify the lease breaches or advise any toleration was given by competent authority to these structures. His office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (iii) the STW holders will need to apply to his office for modification of the STW conditions where appropriate, or apply to his office for STW to permit structures erected/to be erected within the private lots not covered by any STW. The application(s), if any, will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The application(s), if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date the unauthorised structures were erected and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (iv) the applicant should comply with all the land filling requirements imposed by relevant Government department. GL should not be disturbed unless with prior approval;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by Environmental Protection Department (EPD) should be followed to minimise potential environmental nuisance to the surrounding area;
 - (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Professional Persons Environmental

Consultative Committee Practice Notes 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test and are duly certified by an Authorised Person (AP);

- (iii) to implement mitigation measures in the ‘Recommended Pollution Control Clauses for Construction Contracts’ during construction works including land filling (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html); and
 - (iv) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the applicant should rectify the drainage facilities if they are found to be inadequate/ineffective during operation;
 - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the subject lot(s) at his own expense;
 - (iii) the Site is in an area where public sewerage connection is available. EPD should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use; and
 - (iv) he has the following advisory comments for the applicant:
 - the limited desk-top checking by Government on the Drainage Impact Assessment covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to accommodate all discharge water collected from his lot and all upstream catchments. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary;
 - the cover levels of proposed u-channels and catch pits should be flush with the adjoining ground level;
 - the applicant should check and ensure that the existing drainage system to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the subject lot. He should also ensure that the flow from the Site will not overload the existing drainage system;
 - the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the Site, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by DSD;
 - the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the Site any time during or after the works;

- the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the applicant at his own expense;
- for works to be undertaken outside the lot boundary, the applicant should obtain prior agreement from DLO/N, LandsD and/or relevant private lot owners;
- the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- the applicant should construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation;
- as usual, Government should be empowered to inspect conditions of the private drainage system and to enforce its cleansing by the owners if necessity arises (e.g. upon receipt of complaints); and
- the existing drainage facilities, watercourse, river, channel and the like should not be affected and obstructed by the construction materials, waste or debris from the proposed use;

(f) to note the comments of the Director of Fire Services (D of FS) that:

(i) he has the following comments on the on the submitted fire service installations (FSIs) proposal:

- FS & Sprinkler Pump room stated in fire services notes shall be clearly marked on plans;
- storage configuration shall be stated in fire services notes;
- the sprinkler pump, and sprinkler control valve group shall be clearly marked on plans;
- the FS pump shall be clearly marked on plans;
- modified hose reel system shall be provided in accordance with the FSI CoP 2022; and
- the G/F and 1/F of a structure B1 shall be regarded as separate compartments. Therefore, the calculations of openable windows of Structures B1 for respective floors shall be clearly indicated on plans accordingly; and

(ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE of HyD) that:

- (i) the proposed access arrangement in the application should be subject to Transport Department's review and approval;
- (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road drains; and

- (iii) the access road connecting to the Site with the nearby public road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting to the Site; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) it is noted that six structures are proposed in the application. Before any new building works (including containers open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the Buildings Ordinance (BO). Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (ii) the applicant's attention is drawn to the headroom of the storey not be excessive, otherwise GFA of the storey will be considered double counting under regulation 23(3)(a) of the Building (Planning) Regulations (B(P)R) subject to justification;
 - (iii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with regulations 5 and 41D of the B(P)R respectively;
 - (iv) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under regulation 19(3) of the B(P)R at building plan submission stage;
 - (v) if the existing structures (not being a New Territories Exempted House) is/are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
 - (vi) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (vii) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R;
 - (viii) in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
 - (ix) the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively; and
 - (x) detailed checking under the BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

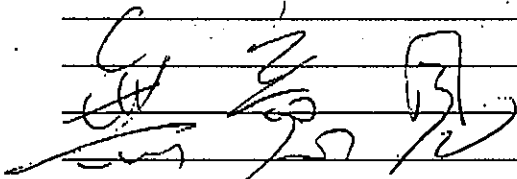
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-MUP/214

意見詳情 (如有需要，請另頁說明)

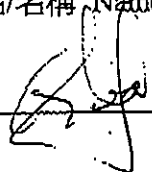
Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment

侯志強議員

簽署 Signature



日期 Date

2025.2.18

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

250227-212551-71874

提交限期**Deadline for submission:**

07/03/2025

提交日期及時間**Date and time of submission:**

27/02/2025 21:25:51

有關的規劃申請編號**The application no. to which the comment relates:**

A/NE-MUP/214

「提意見人」姓名/名稱**Name of person making this comment:**先生 Mr. LIU CHUNG HO
NG**意見詳情****Details of the Comment :****反對理由：**

本人廖頌康，陳張蓮，我方在這裏已經居住超過40年，即其中一部分涉案土地 DD 38 Lot 149, 150及151 的實質佔用人，留意到最近成規會的通知，有關申請（檔案編號: A/NE-MUP/214）範圍涉及我方的佔用人權益，因為我方與申請方沒有任何關係，申請方是近期間買入有關地段，但在沒有我方的同意下把我們有關土地納入改變用途的範圍，並嚴重侵犯了我們的居住在該土地範圍的實質管有及居住權利，申請方即聲稱為業權人，但我方是實質佔用超過40年的實質擁有及佔用人，因此我們雙方有潛在性的業權及實質佔用及使用權爭議的矛盾，因此根據逆權侵佔（adverse possession）概念，根據《時效條例》（香港法例第347章），指的是當某人未經業主同意，持續佔用該土地或物業達到一定時間後，便可合法取得該土地或物業的擁有權。

鑑於這個原因，本人現在正式提出反對 希望貴處 再做實質考察，並隨時聯絡本人，本人願意協助有關情況。

簽名：廖頌康，陳張蓮

致城市規劃委員會秘書處:

反對規劃申請 A/NE-MUP/214

反對理由: 本人廖頌康, 陳張蓮, 我方在這裏已經居住超過 40 年, 即其中一部分涉案土地 DD 38 Lot 149, 150 及 151 的實質佔用人, 留意到最近成規會的通知, 有關申請 (檔案編號: A/NE-MUP/214) 範圍涉及我方的佔用人權益, 因為我方與申請方沒有任何關係, 申請方是近期間買入有關地段, 但在沒有我方的同意下把我們有關土地納入改變用途的範圍, 並嚴重侵犯了我們的居住在該土地範圍的實質管有及居住權利, 申請方即聲稱為業權人, 但我方是實質佔用超過 40 年的實質擁有及佔用人, 因此我們雙方有潛在性的業權及實質佔用及使用權爭議的矛盾, 因此根據逆權侵佔 (adverse possession) 概念, 根據《時效條例》(香港法例第 347 章), 指的是當某人未經業主同意, 持續佔用該土地或物業達到一定時間後, 便可合法取得該土地或物業的擁有權。

鑑於這個原因, 本人現在正式提出反對 希望貴處 再做實質考察, 並隨時聯絡本人, 本人願意協助有關情況。

簽名

廖頌康 陳張蓮

日期: 01-03-2025.

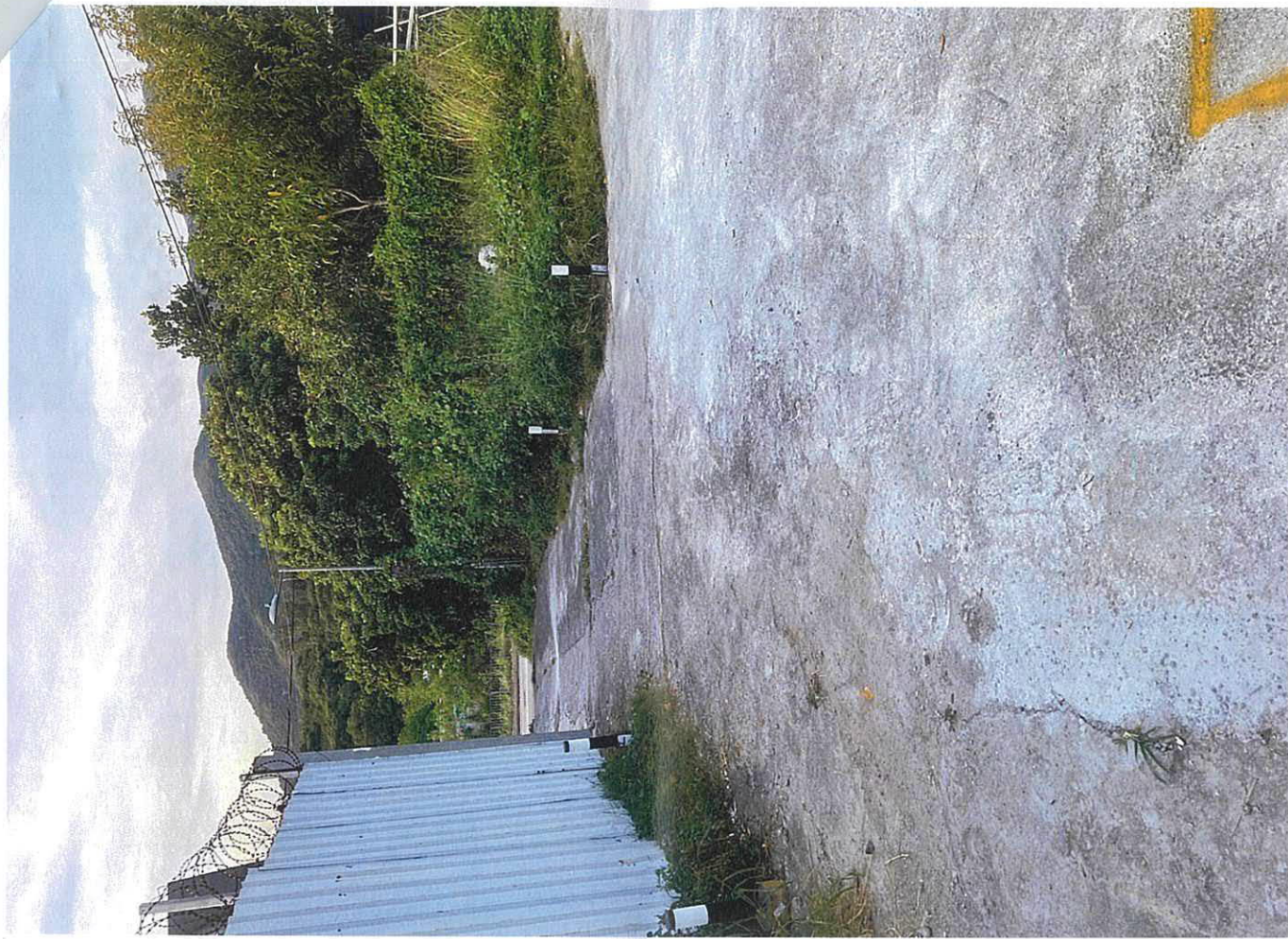
D.D 38 LOT 149 情况



沙頭角道近萬屋邊 D.D38 Lot 149



D.D38 LOT 149 情况



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

250227-214548-46123

Reference Number:**提交限期**

07/03/2025

Deadline for submission:**提交日期及時間**

27/02/2025 21:45:48

Date and time of submission:**有關的規劃申請編號**

A/NE-MUP/214

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. 鍾文俊

Name of person making this comment:**意見詳情****Details of the Comment :**

提出反對規劃，因為規劃中有影響到原本住的居民出入不便，規劃中的範圍完全沒有考慮到居民的出入和老人的不便，住在附近的居民，很多都是這生活了數十年的年長人。很多都行動不便的老人。如果真按規劃中的範圍進行，那這些年長，行動不便的老人就會有很大的影響，規劃發展，大家都明白有需要，但如果忽略了居民所帶來的不便，就是規劃不夠深思熟慮。所以本人極力反對規劃中的範圍。而且規劃中的範圍，很多都是主要居民的通道。

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

250302-174318-37154

Reference Number:**提交限期**

07/03/2025

Deadline for submission:**提交日期及時間**

02/03/2025 17:43:18

Date and time of submission:**有關的規劃申請編號**

A/NE-MUP/214

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Wong Kai Yau

Name of person making this comment:**意見詳情****Details of the Comment :****本人反對這個申請.**

計劃覆蓋Lot 153, 而Lot 153覆蓋附近居民出入的唯一車路. 如果發生緊急情況, 缺少這條路會影響救護車, 消防車等進出, 影響居民安全. 而且本人老婆是腎病患者, 需要依賴車路每月運輸洗腎水, 會造成很大問題.

From:
Sent: 2025-03-04 星期二 03:27:41
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-MUP/214 DD 38 Sha Tau Kok

Dear TPB Members.

185 approved 19 May 2023 but conditions of course not fulfilled. May have been revoked.

MEMBERS SHOULD QUESTION WHY THE DELAY IN POSTING REVOCATIONS TO THE OZP DATA?

Approval Conditions of Application No. A/NE-MUP/185 Date of Compliance

(c) The submission of a drainage impact assessment (DIA) **01.11.2024 THE SITE WAS ALREADY IN OPERATION SO WHY THE DELAY?**

(d) The implementation of the mitigation measures identified in the DIA **Not complied with**

(f) The submission of proposals for fire service installations (FSIs) and water supplies for firefighting 26.06.2024

(g) The implementation of the proposals for FSIs and water supplies for firefighting **Not complied with**

(h) The provision of 2.5 m high solid metal wall with thickness of 5 mm along the site boundary **Not complied with**

The site is owned by Tso Tong, proclaimed patriots who should be setting a good example to the rest of the community re law and order.

Members should bear in mind that their duty is to ensure the safety of the community not protect the interests of operators.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 24 April 2023 2:45 AM HKT
Subject: A/NE-MUP/185 DD 38 Sha Tau Kok

A/NE-MUP/185

Lots 107 (Part), 109 (Part), 115 (Part), 116 (Part), 117, 118, 119, 120, 121, 122, 123, 124 S.A, 124 S.B, 125, 126 (Part), 127 (Part), 128 (Part), 131, 133 (Part), 134, 135 (Part), 136, 141, 142, 143, 144 RP (Part), 148, 150, 151 and 152 in D.D. 38 and adjoining Government Land, Sha Tau Kok

Site area: About 11,698sq.m Includes Government Land of about 2,822sq.m

Zoning: "Agriculture" and "Res (Group D)"

Applied use: Warehouse / 8 Vehicle Parking / **Filling of Land**

Dear TPB Members,

This is a large existing brownfield/open storage operation. How come it has been operating without approval for many years as there is almost 3.000sq.mts Government Land included in the site.

No data on whether there will be additional tree felling. The site extends to the border with "Green Belt". Members should question what measures in place to ensure that GB is not impacted and encroached upon.

Mary Mulvihill

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Seq 1

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To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

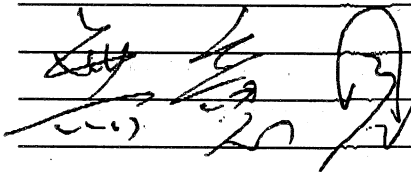
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-MUP/214Received on 16/04/2025

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 陳志強議員

簽署 Signature



日期 Date

2025.4.5