

This document is received on - 8 JUL 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-LFS/563
	Date Received 收到日期	- 8 JUL 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)

Honest Board Development Limited 合權發展有限公司

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 Planning Limited 盈卓規劃有限公司

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 1709 (Part), 1710 (Part), 1711 (Part), 1712 (Part), 1713, 1714 (Part), 1715 (Part), 1719 (Part), 2276 S.A ss.2 (Part), 2276 S.A RP (Part), 2277 S.A, 2277 S.B (Part), 2278, 2279 S.A, 2279 S.B (Part), 2280 (Part), 2285 (Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296 (Part), 2302 (Part), 2305 (Part), 2306, 2310, 2311, 2312, 2313, 2314 S.A, 2314 RP (Part), 2317 (Part), 2318 (Part), 2320 (Part), 2321, 2322, 2323, 2324, 2325 S.A, 2325 S.B, 2325 RP, 2326 (Part), 2327 (Part), 2328, 2329, 2344 S.A (Part), 2344 S.B (Part), 2348, 2349 (Part), 2351 (Part), 2352 (Part) and 2353 (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, 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 26,940 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 31,329 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） 4,176 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 Lau Fau Shan and Tsim Bei Tsui OZP No.: S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group E)" Zone
(f) Current use(s) 現時用途	Logistics Centre (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"¹ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹ (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"² (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」² (請夾附業權證明文件)。
- ☒ is not a "current land owner"³.
並不是「現行土地擁有人」³。

- ☐ 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)"⁴.
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」⁴。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"⁵.
已取得 名「現行土地擁有人」⁵的同意。

Details of consent of "current land owner(s)" ⁵ obtained 取得「現行土地擁有人」 ⁵ 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. 如上述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 16/04/2025 (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 19/05/2025 (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

Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years

(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 7,947sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 18,993sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 8

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 31,329sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 31,329sq.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 FOR LOGISTICS USE AND RAIN SHELTER FOR LOADING ACTIVITIES	18 517 m ² (ABOUT)	30 562 m ² (ABOUT)	NOT EXCEEDING 13 m (ABOUT) 3 rd STOREY
B2	TORREY	54 m ² (ABOUT)	54 m ² (ABOUT)	1.5 m (ABOUT) 1 st STOREY
B3	WATER TANK AND PUMP ROOM	50 m ² (ABOUT)	50 m ² (ABOUT)	5 m (ABOUT) 1 st STOREY
B4	ANCILLARY OFFICE	150 m ² (ABOUT)	300 m ² (ABOUT)	6.5 m (ABOUT) 2 nd STOREY
B5	GUARD ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3.5 m (ABOUT) 1 st STOREY
B6	TORREY	20 m ² (ABOUT)	20 m ² (ABOUT)	2 m (ABOUT) 1 st STOREY
B7	SITE OFFICE AND RAIN SHELTER	131 m ² (ABOUT)	242 m ² (ABOUT)	NOT EXCEEDING 8 m (ABOUT) 2 nd STOREY
B8	WASHROOM	67 m ² (ABOUT)	67 m ² (ABOUT)	7.5 m (ABOUT) 1 st STOREY
TOTAL		18 893 m ² (ABOUT)	31 329 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) MGV/HGV Spaces 5

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 N/A

Heavy Goods Vehicle Spaces 重型貨車車位 N/A

Others (Please Specify) 其他 (請列明) Container Vehicle Spaces 5

MGV/HGV Spaces 10

Proposed operating hours 擬議營運時間 Monday to Saturday from 07:00 to 21:00. No operation on Sunday and public holiday.			
(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)) <u>Accessible from Lau Fau Shan Road via a local access</u>	
	No 否	<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) <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 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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 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 checked="" 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？	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) _____ _____		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 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>
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(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>Reason(s) for non-compliance: 仍未履行的原因：</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 checked="" type="checkbox"/> year(s) 年 3</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) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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 Planning Limited 盈卓規劃有限公司



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

Date 日期

19/05/2025

(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 as far as possible. 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 1709 (Part), 1710 (Part), 1711 (Part), 1712 (Part), 1713, 1714 (Part), 1715 (Part), 1719 (Part), 2276 S.A ss.2 (Part), 2276 S.A RP (Part), 2277 S.A, 2277 S.B (Part), 2278, 2279 S.A, 2279 S.B (Part), 2280 (Part), 2285 (Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296 (Part), 2302 (Part), 2305 (Part), 2306, 2310, 2311, 2312, 2313, 2314 S.A, 2314 RP (Part), 2317 (Part), 2318 (Part), 2320 (Part), 2321, 2322, 2323, 2324, 2325 S.A, 2325 S.B, 2325 RP, 2326 (Part), 2327 (Part), 2328, 2329, 2344 S.A (Part), 2344 S.B (Part), 2348, 2349 (Part), 2351 (Part), 2352 (Part) and 2353 (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
Site area 地盤面積	<div style="text-align: right;">26,940 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div style="text-align: right;">(includes Government land of 包括政府土地 4,176 sq. m 平方米 <input checked="" type="checkbox"/> About 約)</div>
Plan 圖則	Approved Lau Fau Shan and Tsim Bei Tsui OZP No.: S/YL-LFS/11
Zoning 地帶	"Residential (Group E)" Zone
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 <div style="margin-left: 40px;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 <u> </u> </div> <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 <div style="margin-left: 40px;"> <input type="checkbox"/> Year(s) 年 <u> </u> <input type="checkbox"/> Month(s) 月 <u> </u> </div>
Applied use/ development 申請用途/發展	Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years

(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	31,329 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.2 <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	8	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	13 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	71 % <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		9
	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) MGV/HGV Spaces		4 N/A N/A N/A N/A 5
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		15
	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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicle Spaces MGV/HGV Spaces		N/A N/A N/A N/A N/A 5 10

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"/>
Plans showing the location/zoning/land status of the Site; TPB PG-No. 13G; Swept path analysis; As-built drainage plan and Photographic records of the existing drainage facilities.		
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"/>
Geotechnical Planning Review Report		
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. 129 and adjoining Government Land (GL), Lau Fau Shan, Yuen Long, New Territories* (the Site) for '**Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years**' (the development) (**Plan 1**).
- 1.2 In view of the increasing demand for the logistic and supply chain industry in recent years, the applicant intends to continue operating the logistic centre at the Site with additional floor area to serve the local warehousing industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Residential (Group E)" ("R(E)") on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No.: S/YL-LFS/11 (**Plan 2**). According to the Notes of the OZP, '*Logistics Centre*' is neither a column 1 nor 2 use within the "R(E)" zone, which requires permission from the Board. Although the Site falls within the "R(E)" zone, there is no known residential development at the Site. Besides, the Site falls within Category 2 area under *Town Planning Board Planning Guidelines No. 13G (TPB-PG No. 13G)*, which is considered suitable for open storage and port back-up uses (**Plan 4**). Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention of the "R(E)" zone and would better utilise deserted land in the New Territories.
- 2.2 Similar applications (Nos. A/YL-LFS/379, 519 and 521) for '*Logistics Centre*' were approved by the Board between 2021 and 2024 on a temporary basis for a period of 3 years within the same "R(E)" zone on the same OZP. Therefore, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "R(E)" zone. Moreover, the applied use is considered not incompatible with surrounding land uses which is dominated by logistics centres, warehouses and sites for open storage use.
- 2.3 The Site is subject of several previously approved applications for '*Logistics Centre*', among which the latest application (No. A/YL-LFS/426) submitted by the same applicant was approved by the Board on 15.7.2022. The applicant has complied with all approval conditions.
- 2.4 Compared with the previously approved application, the gross floor area (GFA) has increased from 17,658 m² to 31,329 m² (about) (i.e. +13,671 m²; +77%) in view of an additional floor in

the warehouse (Structure B1) to meet the pressing demand for local warehousing space. The applied use and the site area remain unchanged.

- 2.5 In support of the current application, the applicant submitted the same as-built drainage plan and Geotechnical Planning Review Report (GPRR) accepted under previous application No. A/YL-LFS/426, and a set photographic record of the existing drainage facilities (**Appendices I to III**).

3) Development Proposal

- 3.1 The Site occupies an area of 26,940 m² (about) (**Plan 3**), including GL of 4,176 m² (about). The operation hours of the development are Monday to Saturday from 07:00 to 21:00. No operation will be carried out on Sunday and public holiday. A total of 8 structures are erected at the Site for logistics warehouse, rain shelters, ancillary office, toilets, water tank and pump room, and guard room with total GFA of 31,329 m² (about) (**Plan 5**). The ancillary office provides indoor workspace for administrative staff to support the daily operation of the development. The remaining open area are reserved for vehicle parking, loading/unloading (L/UL) and circulation spaces. As the Site is solely for 'logistics centre' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Site Area	26,940 m ² (about), including GL of 4,176 m ² (about)
Covered Area	18,993 m ² (about)
Uncovered Area	7,947 m ² (about)
Plot Ratio	1.2 (about)
Site Coverage	71% (about)
No. of Structure	8
Total GFA	31,329 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	31,329 m ² (about)
Building Height	Not exceeding 13 m (about)
No. of Storey	1 to 2 storeys

- 3.2 The Site is accessible from Lau Fau Shan Road via a local access (**Plan 1**). A total of 24 parking

and L/UL spaces for private cars (PC), medium goods vehicles (MGV), heavy goods vehicles (HGV) and container vehicles (CV) are provided at the Site. The same parking and L/UL space provision was implemented under the previous application No. A/YL-LFS/426. Details of the parking and L/UL provisions are shown at **Table 2** below.

Table 2 – Parking and L/UL Provisions

Type of Parking Space	No. of Space
Parking Space for PC - 2.5 m (W) x 5 m (L)	4
Parking Space for MGV/HGV - 3.5 m (W) x 11 m (L)	5
Type of L/UL Space	No. of Space
L/UL Space for MGV/HGV - 3.5 m (W) x 11 m (L)	10
L/UL Space for CV - 3.5 m (W) x 16 m (L)	5

- 3.3 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**). Staff has been deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian/road safety. As the trips generated/attracted by the development during off-peak and peak hours are both minimal, the adverse traffic impact arising from the development is not anticipated. Details of the trip generation/attraction accepted under previous applications No. A/YL-LFS/426 are shown at **Table 3** below.

Table 3 – Trip Generation and Attraction

Types of vehicles	Off-peak Hours (09:00-17:00; 19:00-21:00)		Peak Hours (07:00-09:00; 17:00-19:00)	
	Trip Generation (pcu/hr)*	Trip Attraction (pcu/hr)*	Trip Generation (pcu/hr)*	Trip Attraction (pcu/hr)*
PC	0.43	0.43	1	2
MGV/HGV	1.29	1.29	4	8
CV	4.29	4.29	6	6
Total	3.01	3.01	11	16

* The pcu of PC, MGV/HGV & CV are set as 1, 2 & 3 respectively.

- 3.4 All goods will be properly stored within the enclosed structure at all time. Besides, no open storage, recycling, dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities and storage of dangerous goods will be carried out at the Site at any time

during the planning approval period.

- 3.5 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 minimise adverse environmental impacts and nuisance to the surrounding area.
- 3.6 The applicant will implement good practices under *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23* for on-site drainage system within the Site. The applicant will regularly employ licensed collectors to collect and dispose of the sewage, and the locations of toilets are located away from the watercourse in the vicinity.

4) Conclusion

- 4.1 The development has not been creating significant nuisance to the surrounding area. Adequate mitigation measures are provided by the applicant, i.e. the submission of the same as-built drainage plan and GPRR under the previous application, and a set of photographic record of the existing drainage facilities, in order to mitigate any adverse impact arising from the development (**Appendices I to III**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years**'.

R-riches Planning Limited

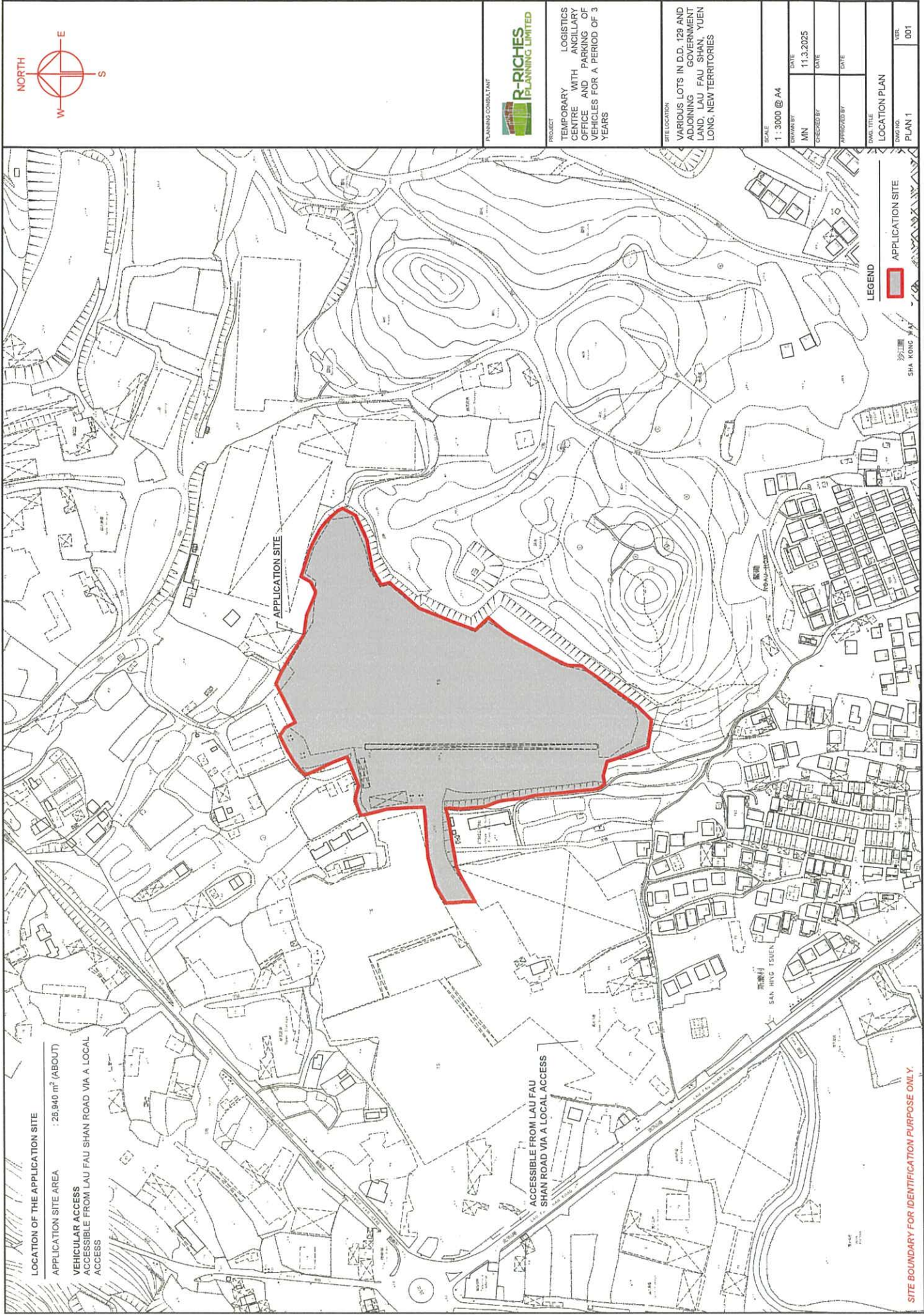
May 2025

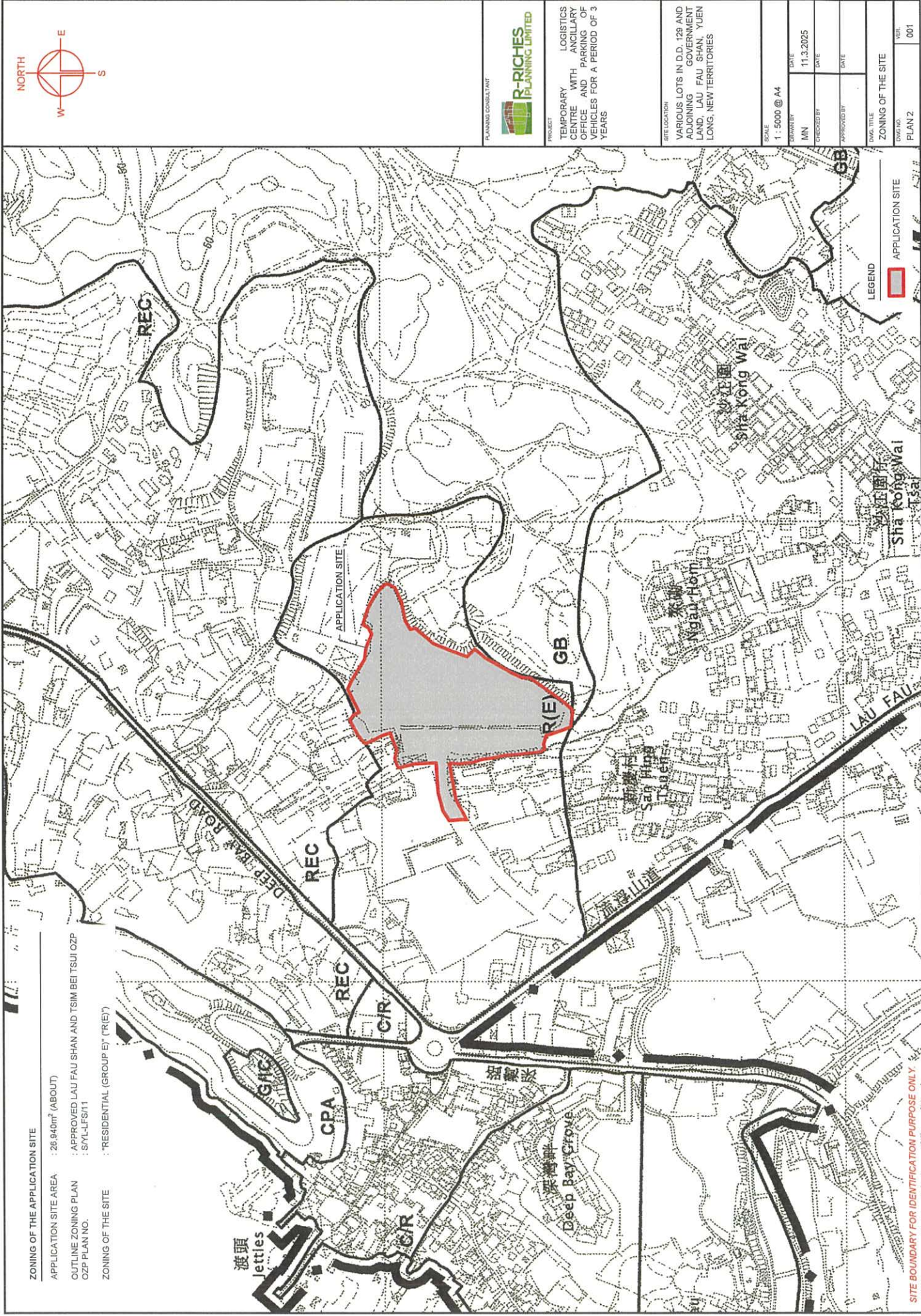
LIST OF PLANS

Plan 1	Location plan
Plan 2	Plan showing the zoning of the Site
Plan 3	Plan showing the land status of the Site
Plan 4	TPB-PG No. 13G
Plan 5	Layout plan
Plan 6	Swept path analysis

LIST OF APPENDICES

Appendix I	As-built drainage plan
Appendix II	Photographic records of the existing drainage facilities
Appendix III	Geotechnical Planning Review Report





ZONING OF THE APPLICATION SITE

- APPLICATION SITE AREA : 26.940m² (ABOUT)
- OUTLINE ZONING PLAN : SYLLFS11
- ZONING OF THE SITE : "RESIDENTIAL (GROUP B)" (R(E))

PLANNING CONSULTANT

R-RICHES
PLANNING LIMITED

PROJECT

LOGISTICS CENTRE WITH ANCILLARY OFFICE AND PARKING OF VEHICLES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 129 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

11.3.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

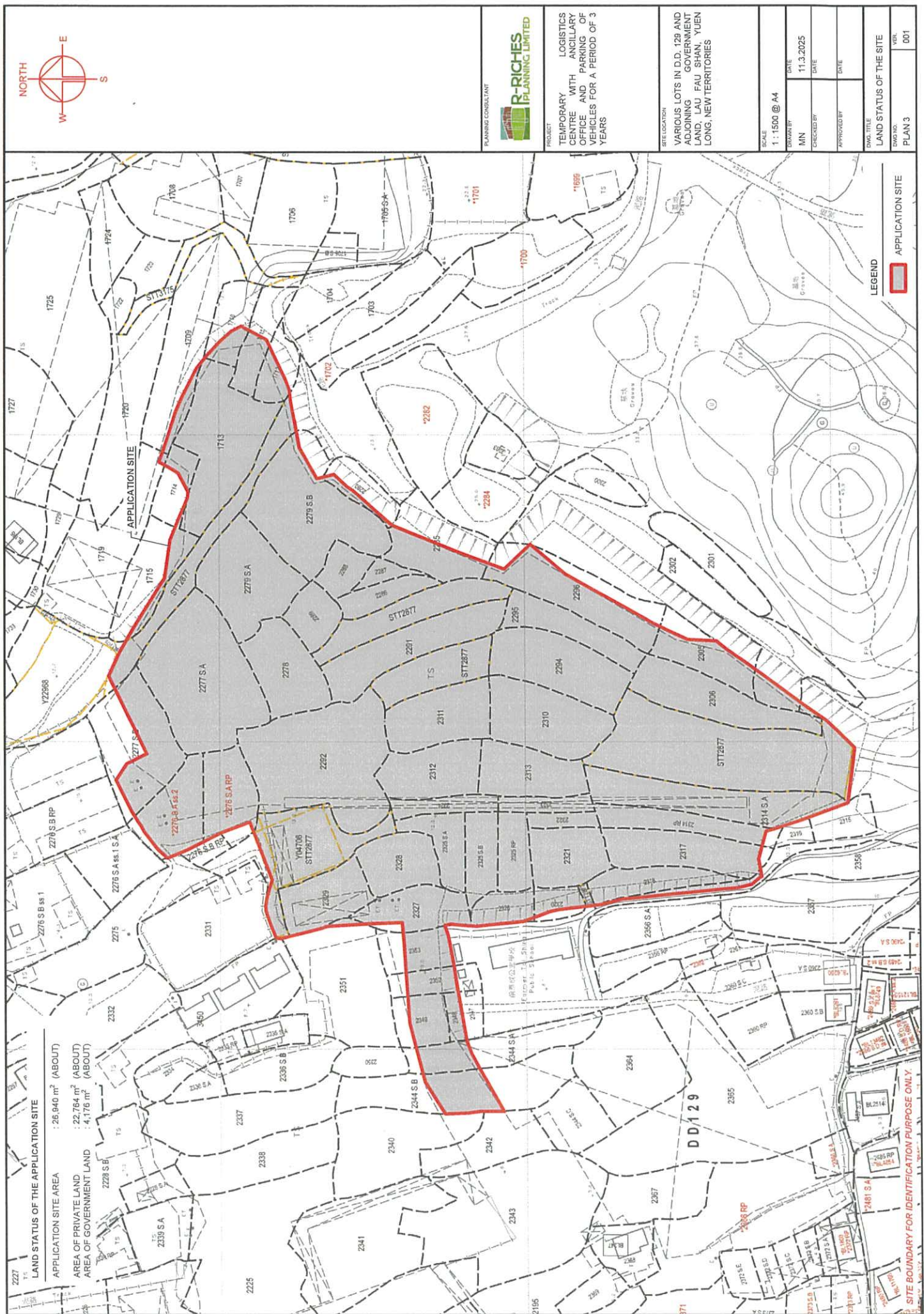
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PLAN 2

REV.

001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



R-RICHES
PLANNING LIMITED

VARIOUS LOTS IN D.D. 129 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

DRAWN BY	DATE
MIN	11.3.2025
CHECKED BY	DATE
APPROVED BY	DATE

WG. TITLE	VER.
LAND STATUS OF THE SITE	001

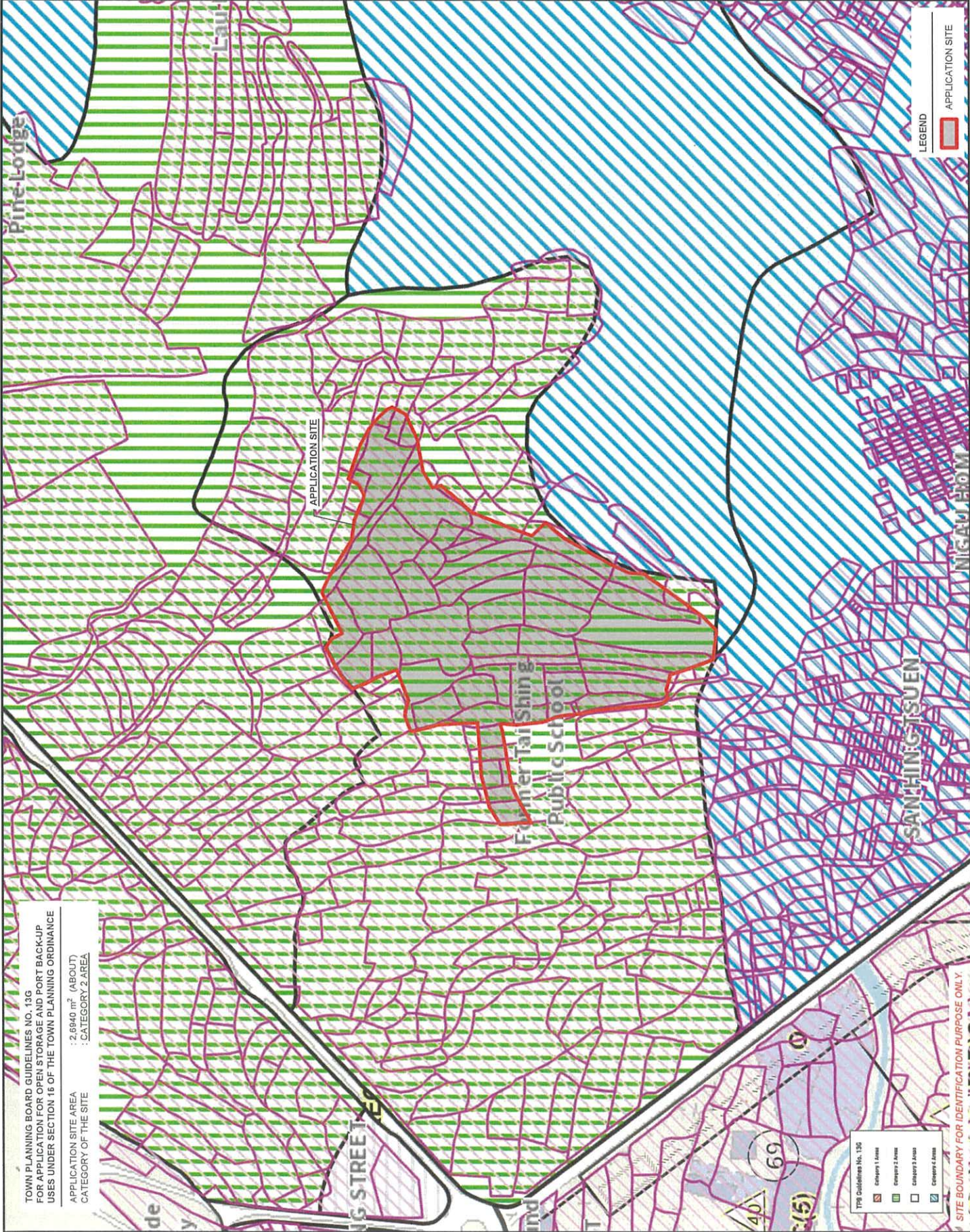
LEGEND

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

TOWN PLANNING BOARD GUIDELINES NO. 13G
FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP
USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 2,694.0 m² (ABOUT)
CATEGORY OF THE SITE : CATEGORY 2 AREA



TPB Guidelines No. 13G

- Category 1 Areas
- Category 2 Areas
- Category 3 Areas
- Category 4 Areas

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT
LOGISTICS
CENTRE WITH
OFFICE AND
PARKING OF
VEHICLES FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 129 AND
ADJOINING GOVERNMENT
LAND, LAU FAU SHAN, YUEN
LONG, NEW TERRITORIES

SCALE
1:2000 @ A4

FORWARDED BY	DATE
MN	11.3.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

TPB PG-No. 13G

DWG. NO.

PLAN 4

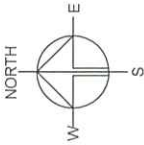
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APPLICATION SITE

VER.

001

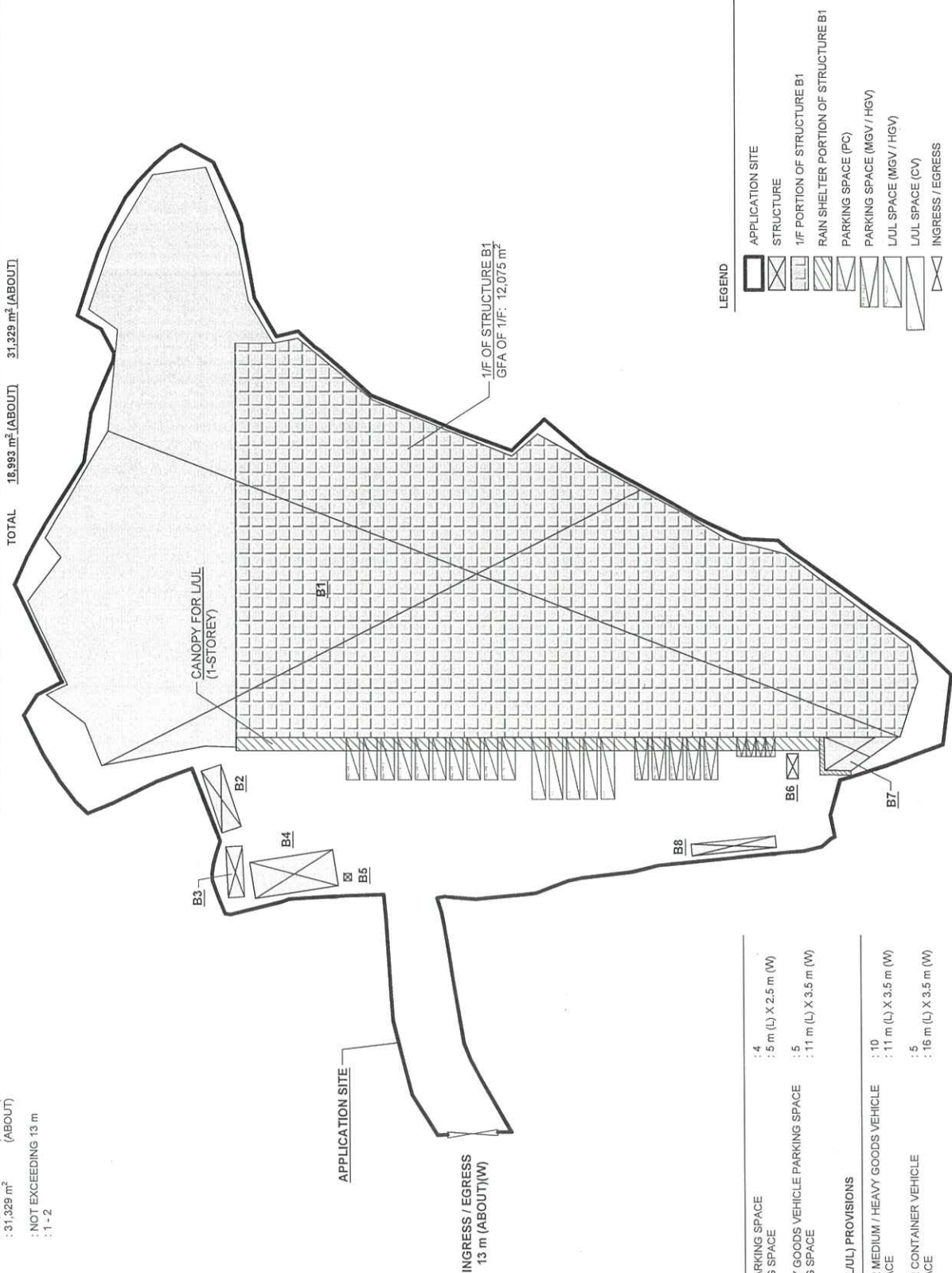


PROJECT
LOGISTICS CENTRE WITH ANCILLARY OFFICE AND PARKING OF VEHICLES FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 129 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE	1 : 1500 @ A4
DRAWN BY	MN
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	LAYOUT PLAN
DWG. NO.	PLAN 5
YES	001

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE FOR LOGISTICS USE AND RAIN SHELTER FOR LUL ACTIVITIES	18,517 m ² (ABOUT)	30,592 m ² (ABOUT)	NOT EXCEEDING 13 m (ABOUT)(2-STOREY)
B2	TOILET	54 m ² (ABOUT)	54 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	WATER TANK AND PUMP ROOM	50 m ² (ABOUT)	50 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
B4	ANCILLARY OFFICE	150 m ² (ABOUT)	300 m ² (ABOUT)	6.5 m (ABOUT)(2-STOREY)
B5	GUARD ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B6	TOILET	20 m ² (ABOUT)	20 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	SITE OFFICE AND RAIN SHELTER	131 m ² (ABOUT)	242 m ² (ABOUT)	NOT EXCEEDING 8 m (ABOUT)(2-STOREY)
B8	WASHROOM	67 m ² (ABOUT)	67 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		18,993 m ² (ABOUT)	31,329 m ² (ABOUT)	



LEGEND

APPLICATION SITE	STRUCTURE
1/F PORTION OF STRUCTURE B1	RAIN SHELTER PORTION OF STRUCTURE B1
PARKING SPACE (PC)	PARKING SPACE (MGV / HGV)
LUL SPACE (MGV / HGV)	LUL SPACE (CV)
INGRESS / EGRESS	

DEVELOPMENT PARAMETERS

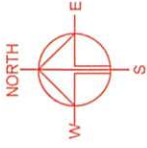
APPLICATION SITE AREA	: 26,940 m ² (ABOUT)
COVERED AREA	: 18,993 m ² (ABOUT)
UNCOVERED AREA	: 7,947 m ² (ABOUT)
PLOT RATIO	: 1.2
SITE COVERAGE	: 71 %
NO. OF STRUCTURE	: 8
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 31,329 m ² (ABOUT)
TOTAL GFA	: 31,329 m ² (ABOUT)
BUILDING HEIGHT	: NOT EXCEEDING 13 m
NO. OF STOREY	: 1 - 2

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF MEDIUM / HEAVY GOODS VEHICLE PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 11 m (L) X 3.5 m (W)

LOADING/UNLOADING (LUL) PROVISIONS

NO. OF LUL SPACE FOR MEDIUM / HEAVY GOODS VEHICLE	: 10
DIMENSION OF LUL SPACE	: 11 m (L) X 3.5 m (W)
NO. OF LUL SPACE FOR CONTAINER VEHICLE	: 5
DIMENSION OF LUL SPACE	: 16 m (L) X 3.5 m (W)



PLANNING CONSULTANT



PROJECT
LOGISTICS
CENTRE WITH
OFFICE AND
PARKING OF
VEHICLES FOR A PERIOD OF 3
YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 129 AND
ADJOINING GOVERNMENT
LAND, LAU FAU SHAN, YUEN
LONG, NEW TERRITORIES

SCALE
1 : 1500 @ A4

DRAWN BY
MN

DATE
15.5.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE
SWEEP PATH ANALYSIS

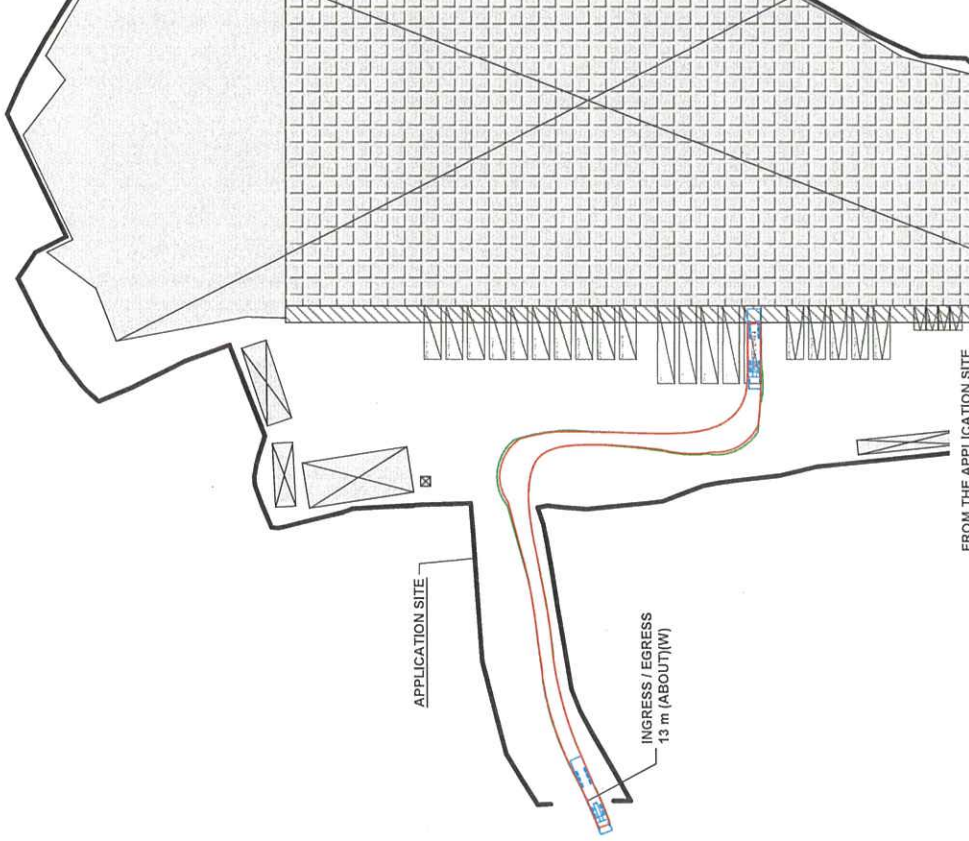
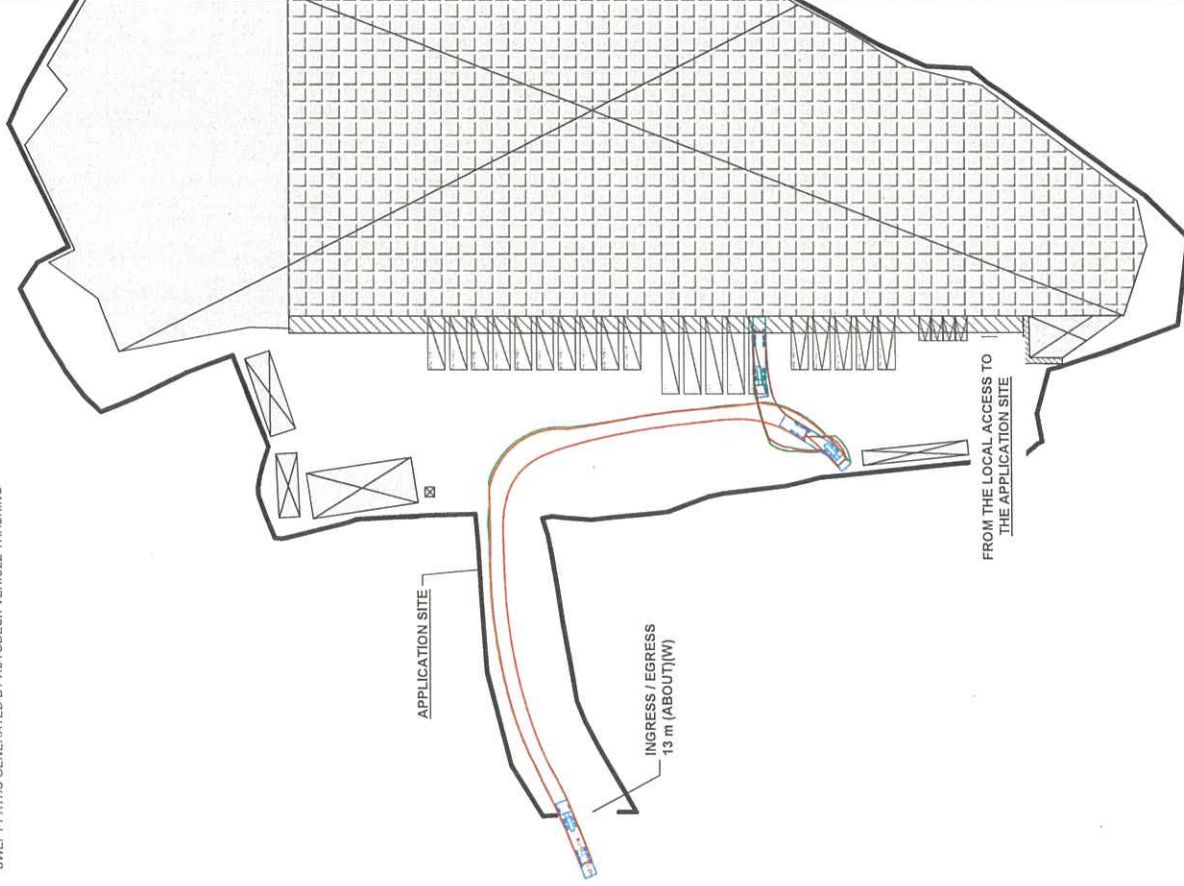
DWG. NO.
PLAN 6

VER.
001

SWEEP PATH ANALYSIS

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

SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- PARKING SPACE (MGV / HGV)
- LUL SPACE (MGV / HGV)
- LUL SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEEP PATH OF VEHICLE

Appendix I
As-built drainage plan

Project 項目名稱:

Proposed Temporary Logistics Centre with Ancillary Office & Parking of Vehicle for a Period of 3 Years at Lots 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719(Part), 2276S.A, 2276S.B ss.2 (Part), 2276 S.A RP (Part), 2277S.A, 2277S.B (Part), 2278, 2279S.A, 2279S.B (Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314RP(Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325S.A, 2325S.B, 2325RP, 2326(Part), 2327(Part), 2328, 2329, 2344S.A(Part), 2344S.B (Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353(Part) in D.D.129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing No. 圖號:

Figure 5

Drawing Title 圖目:

As-built Drainage Plan

Remarks 備註:

□ Existing catchpit

Scale 比例:

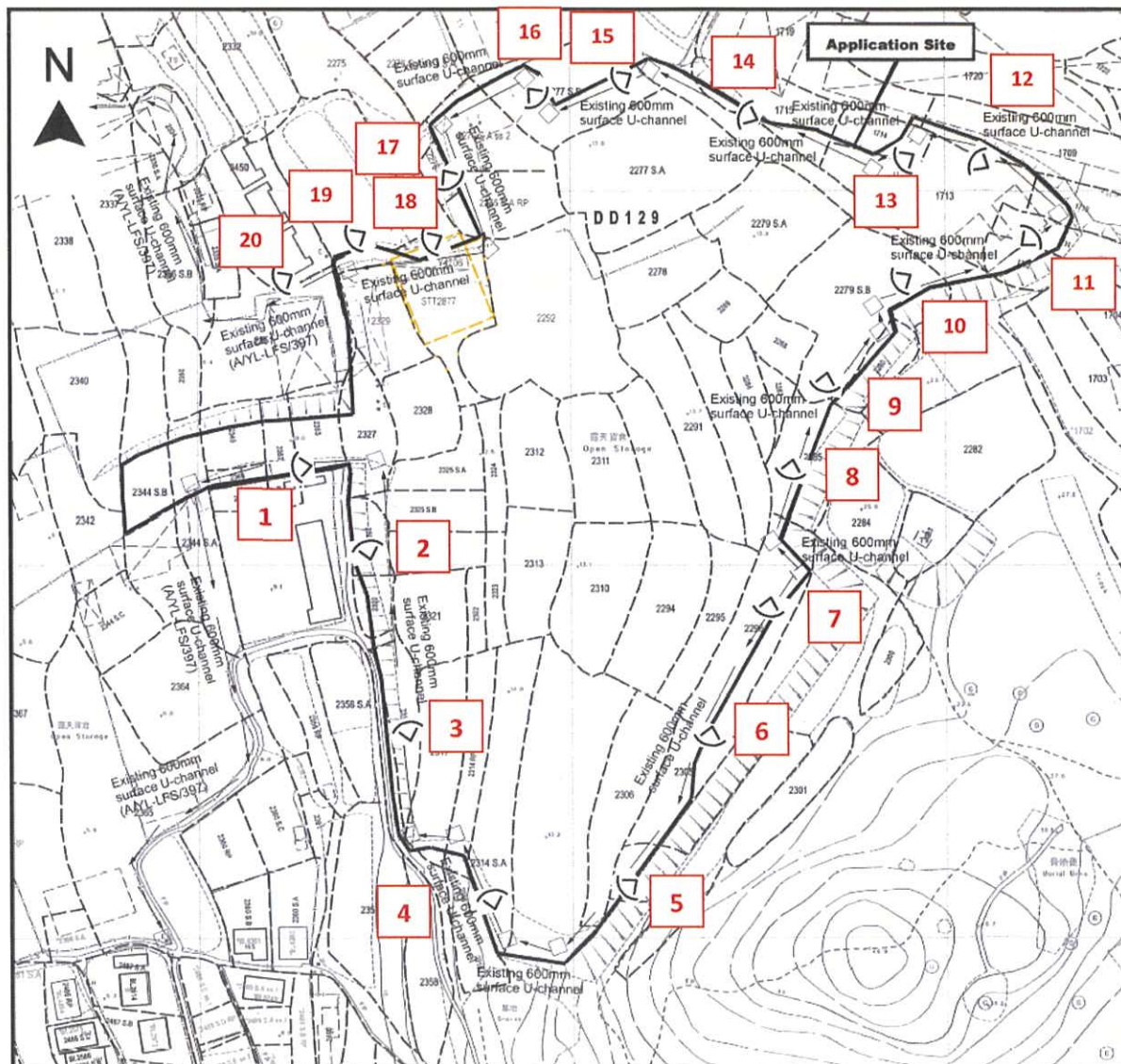
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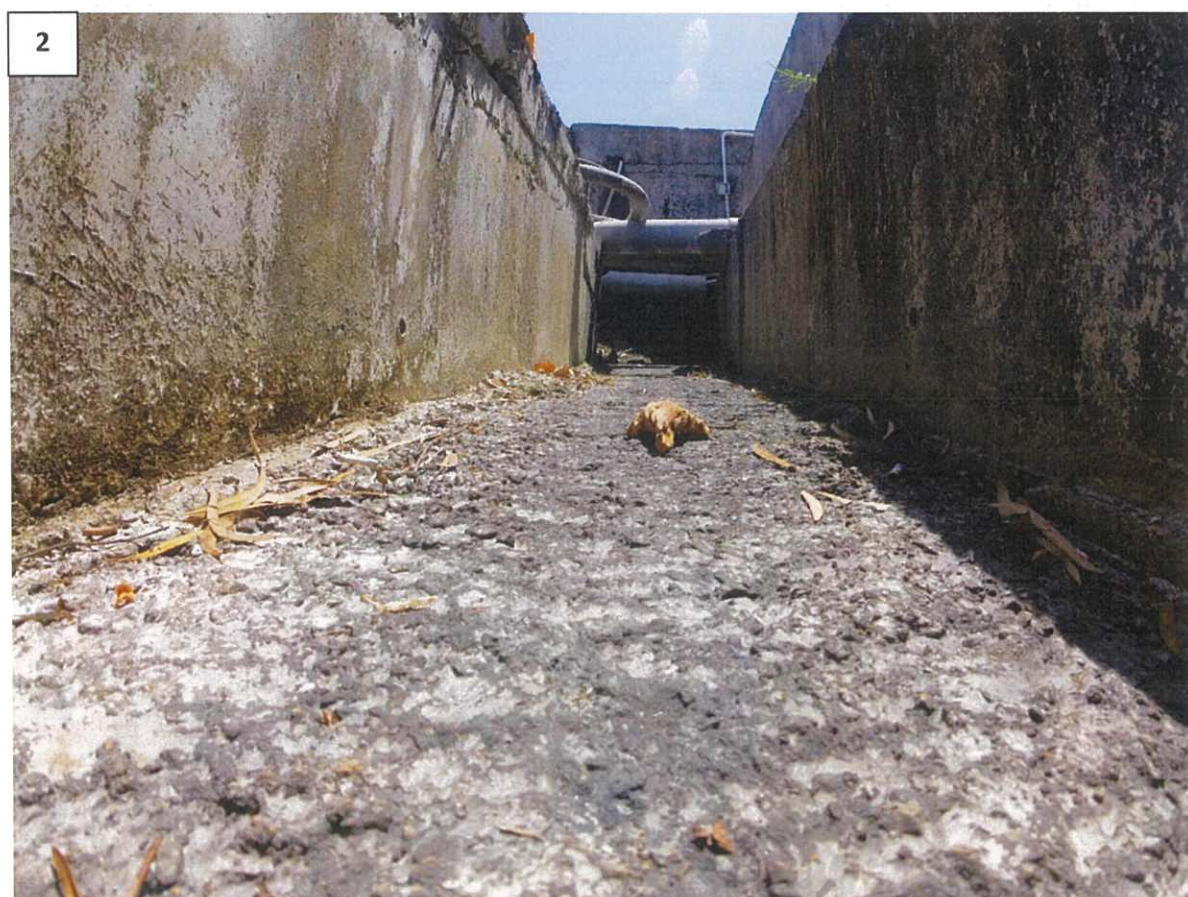


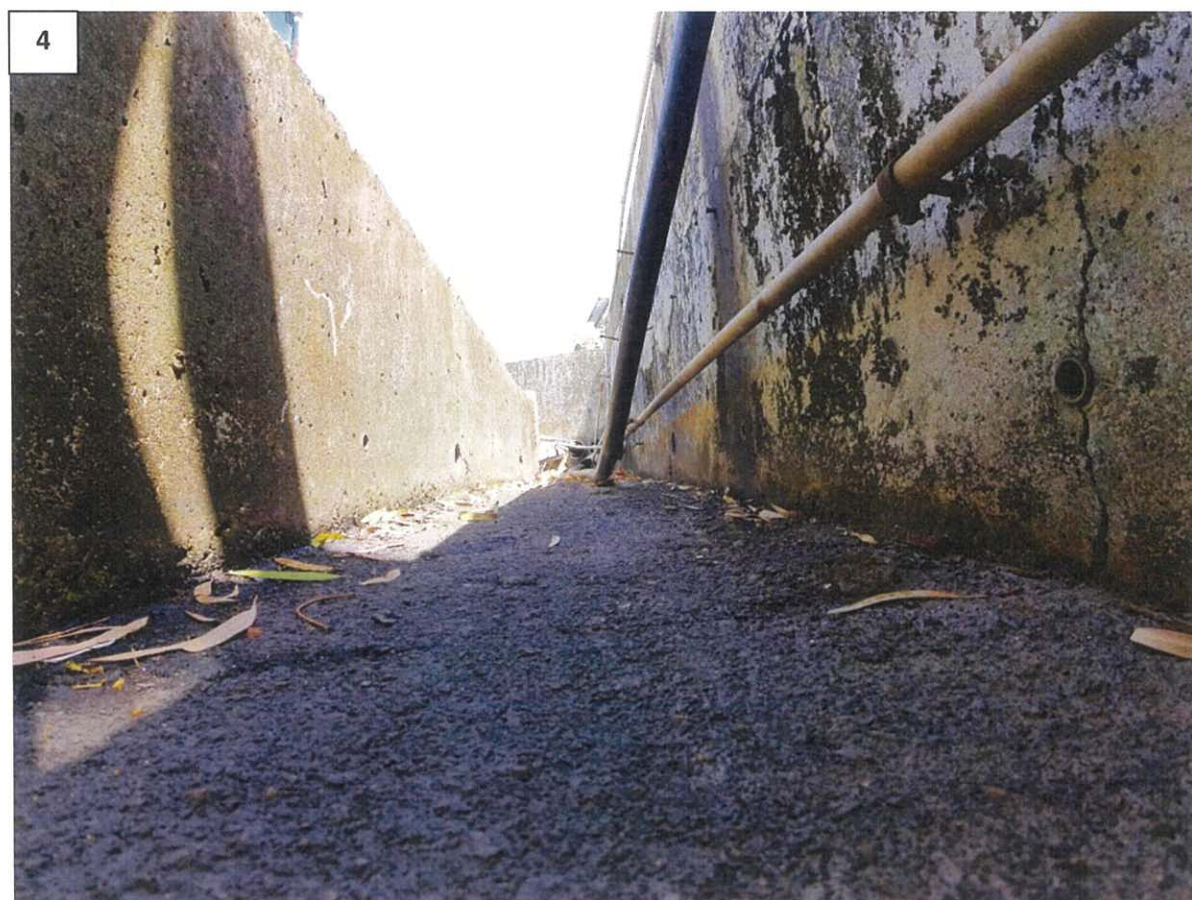
Appendix II

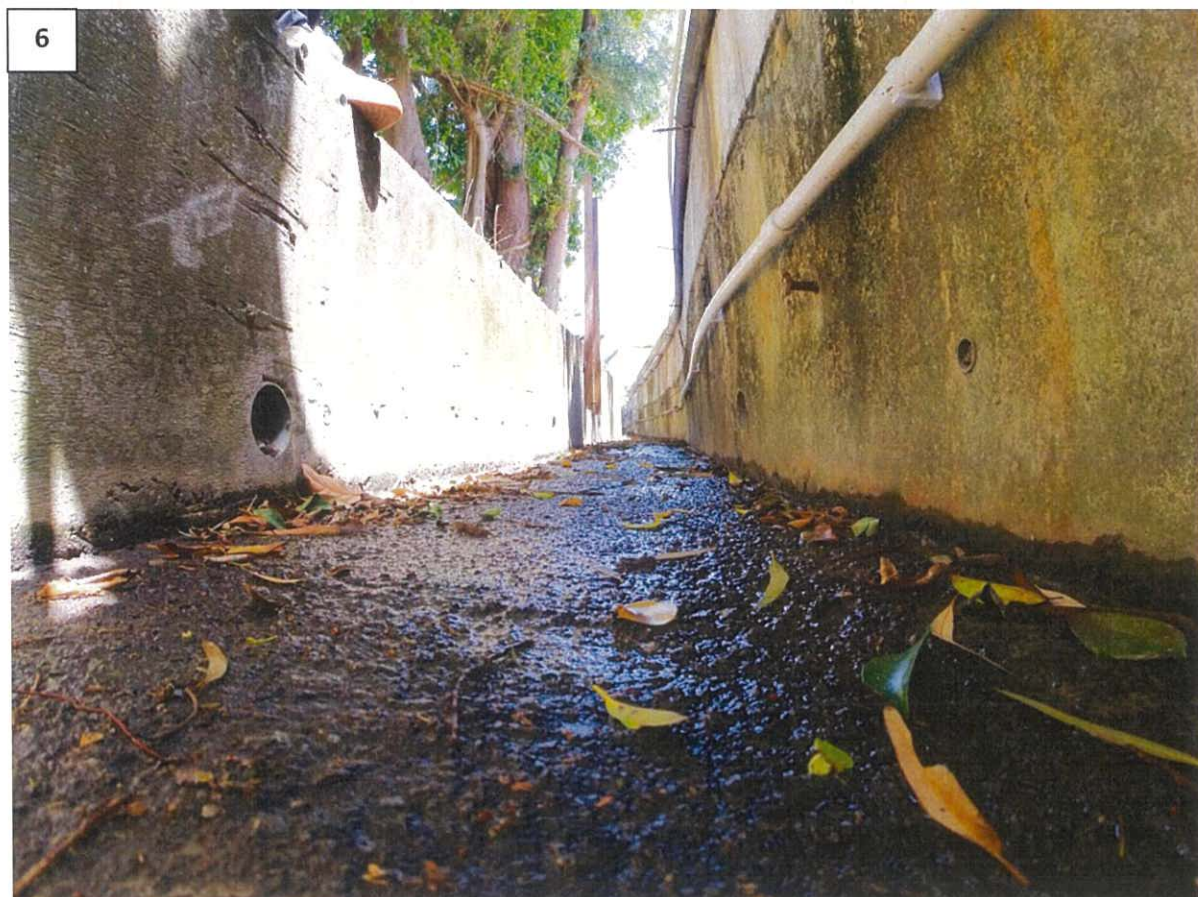
Photographic records of the existing drainage facilities

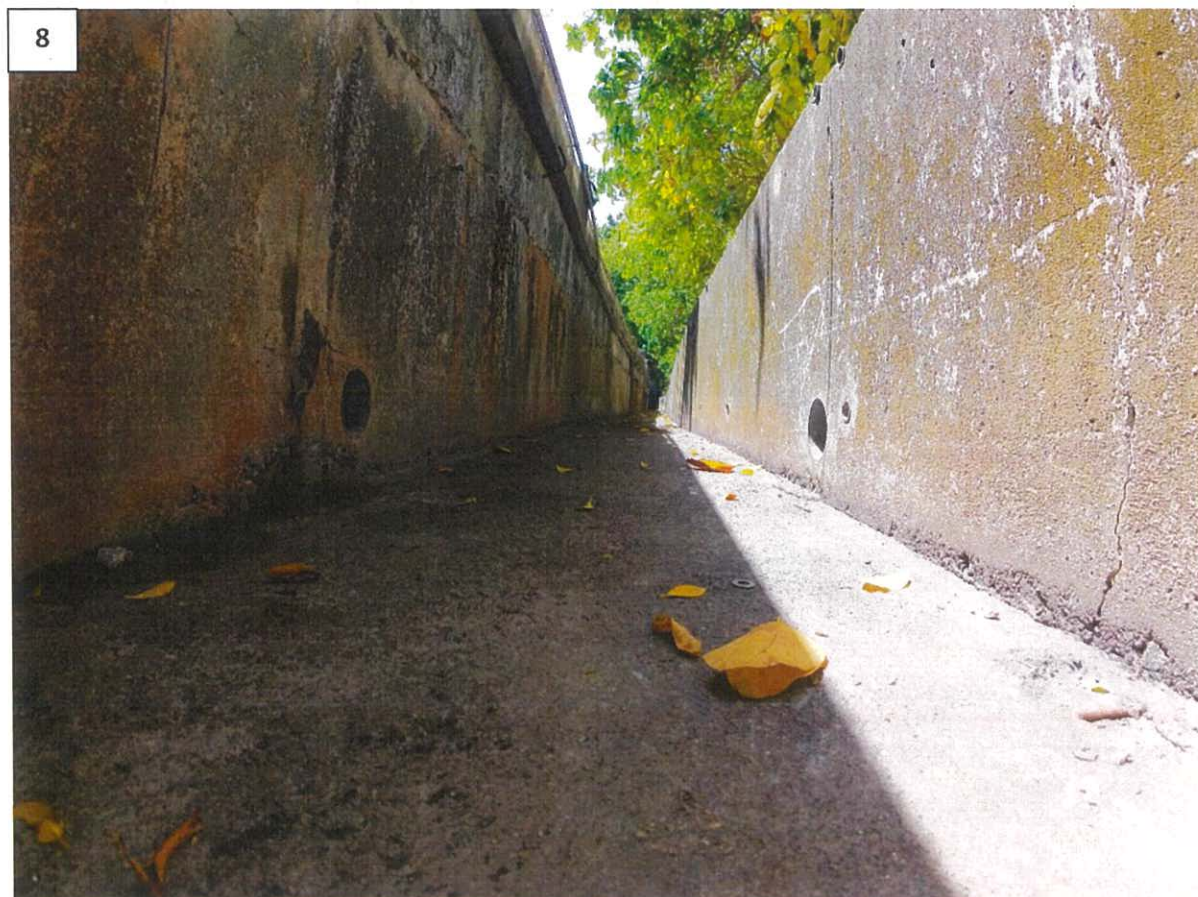
Appendix II - Photographic records of the existing drainage facilities

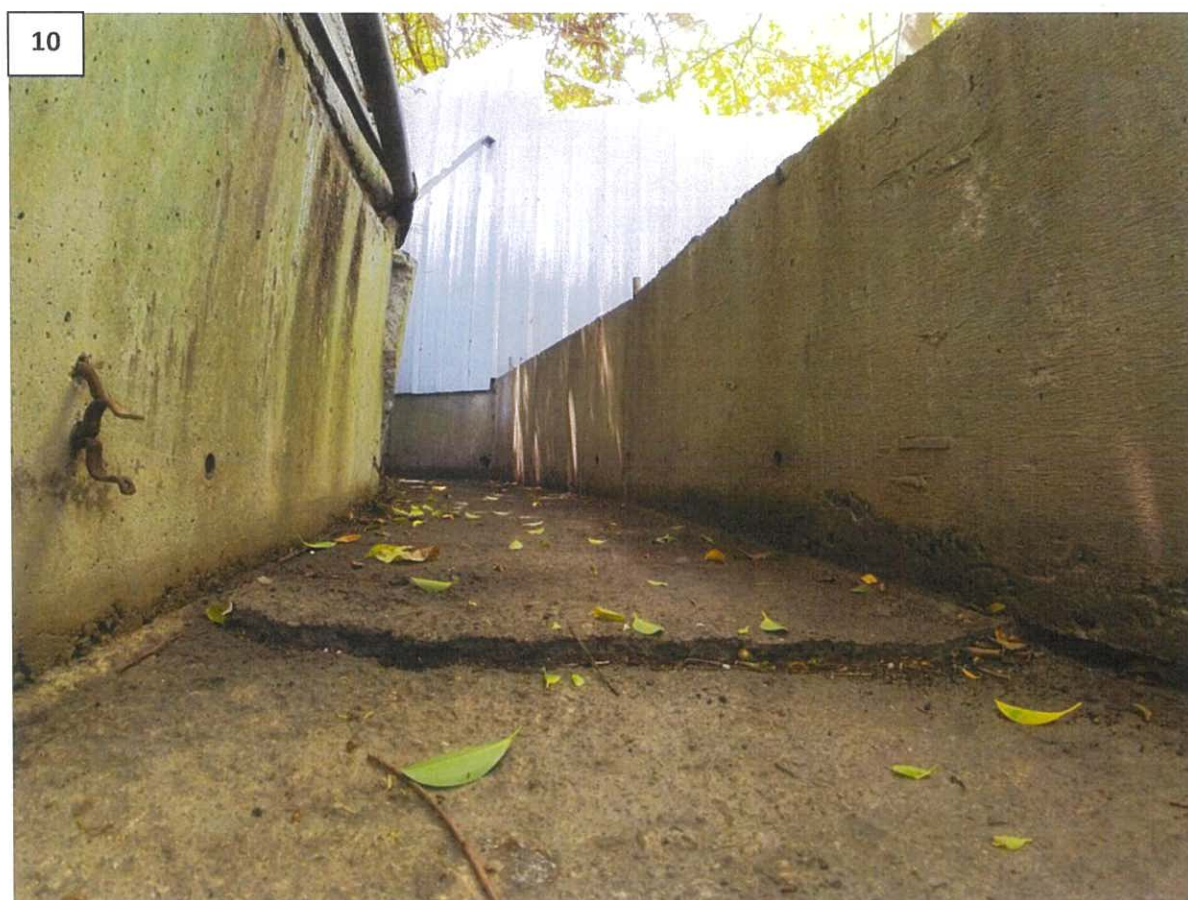




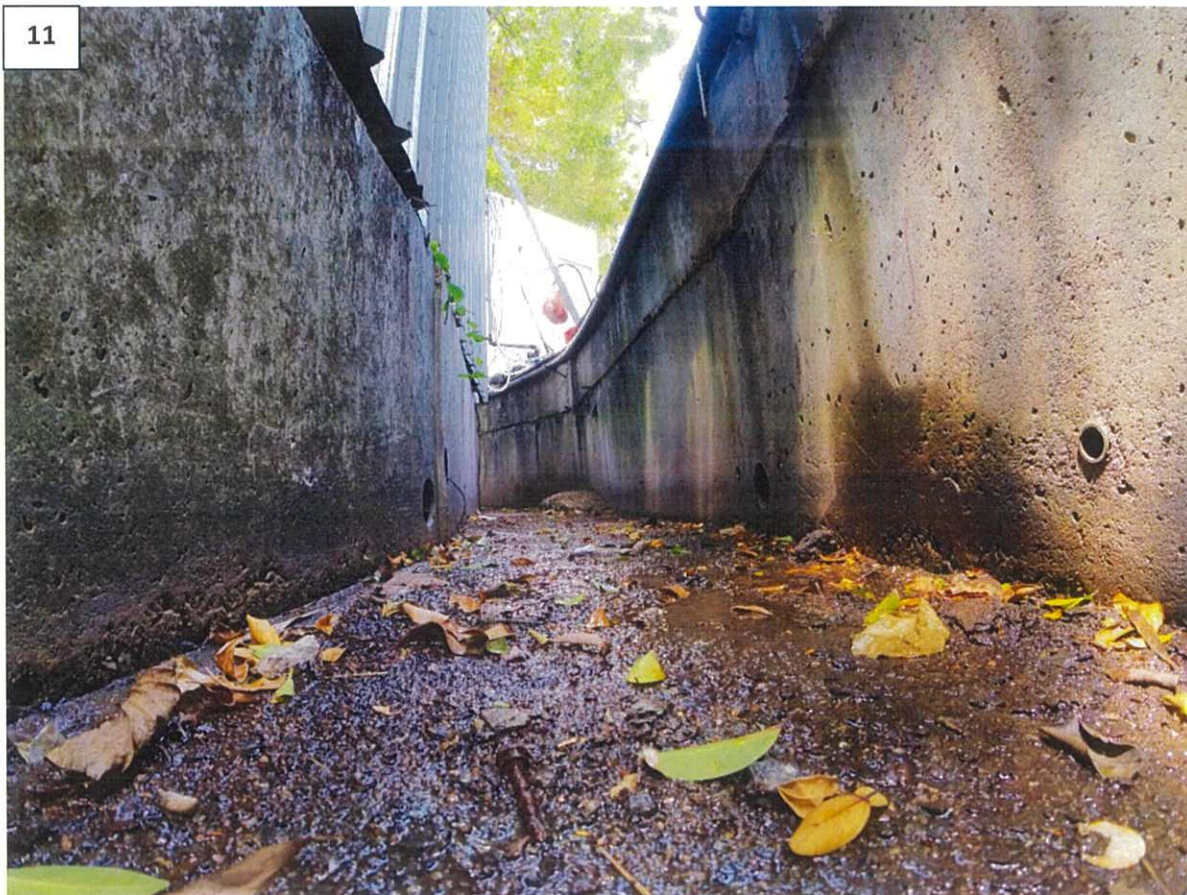




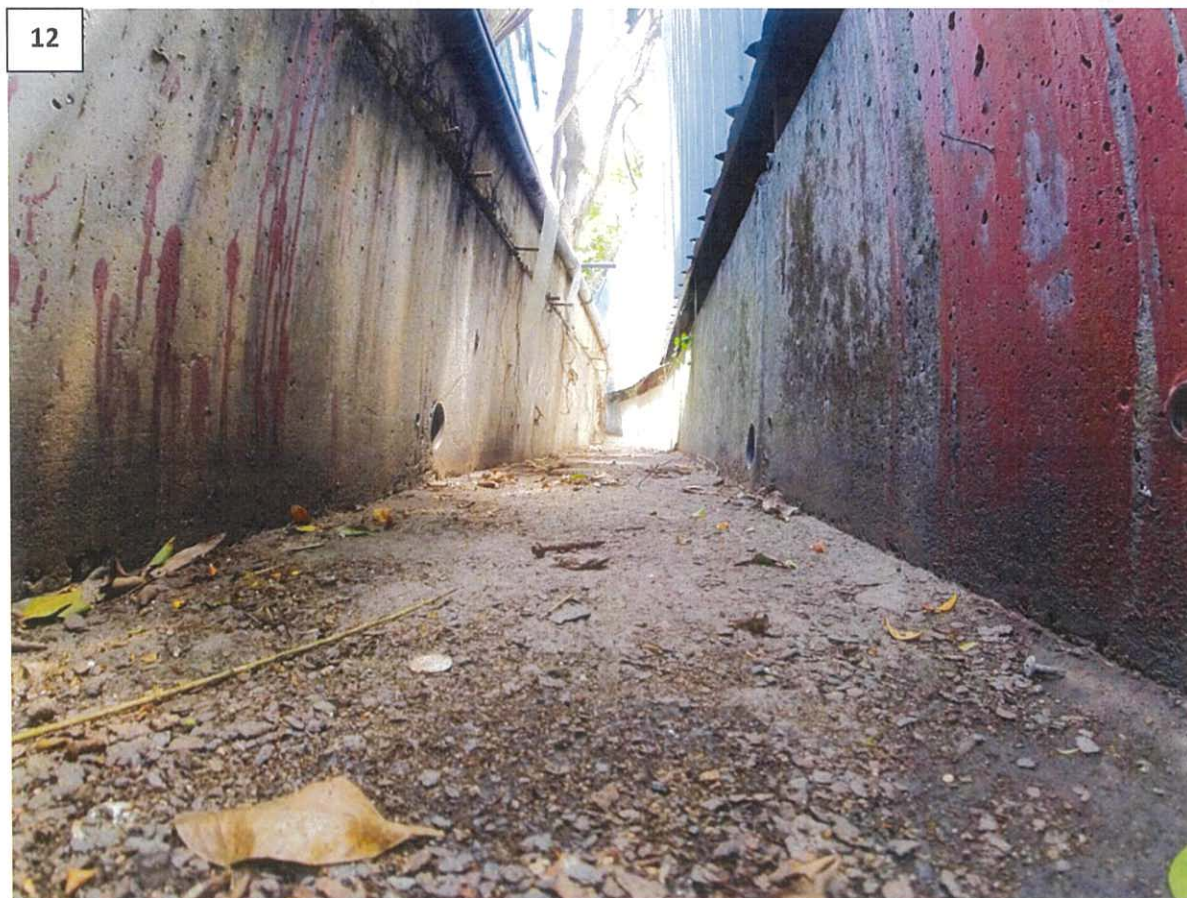




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12



13



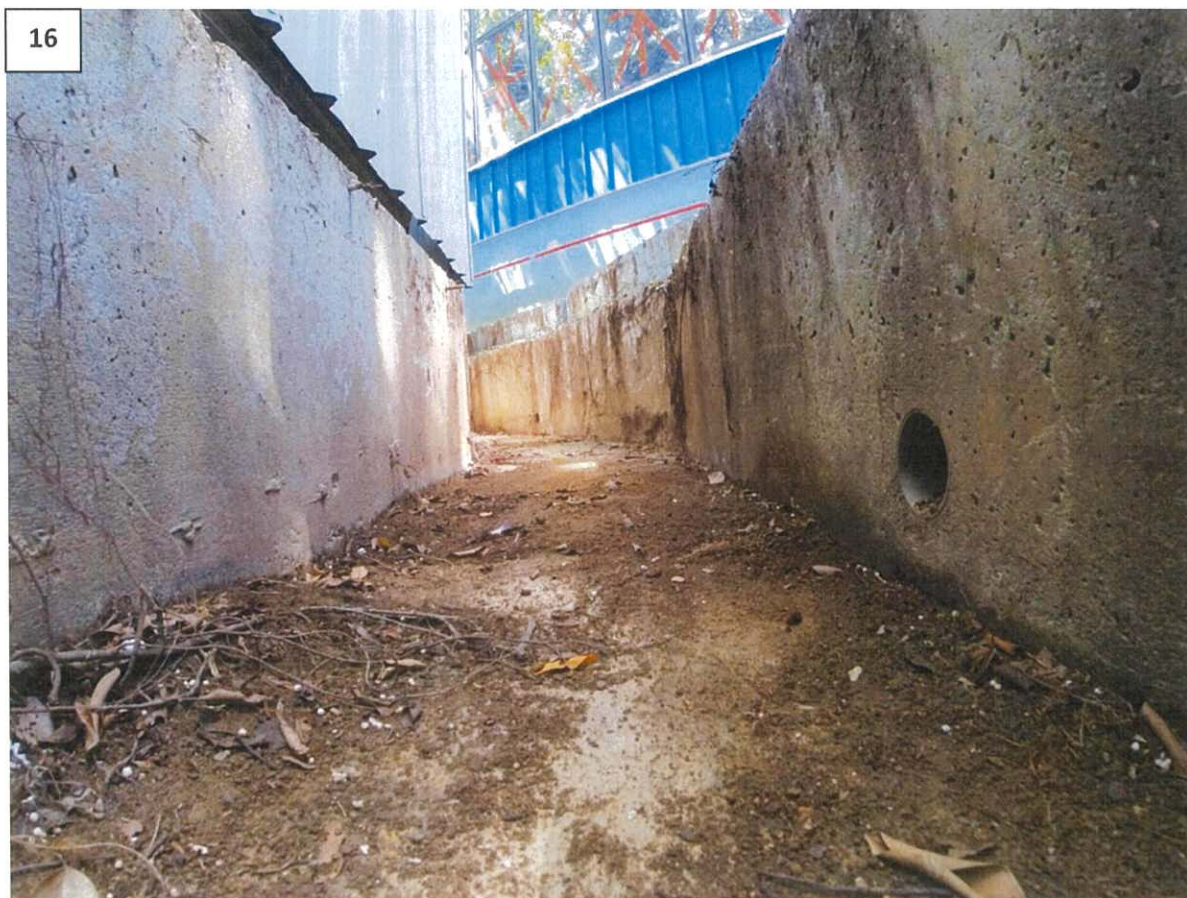
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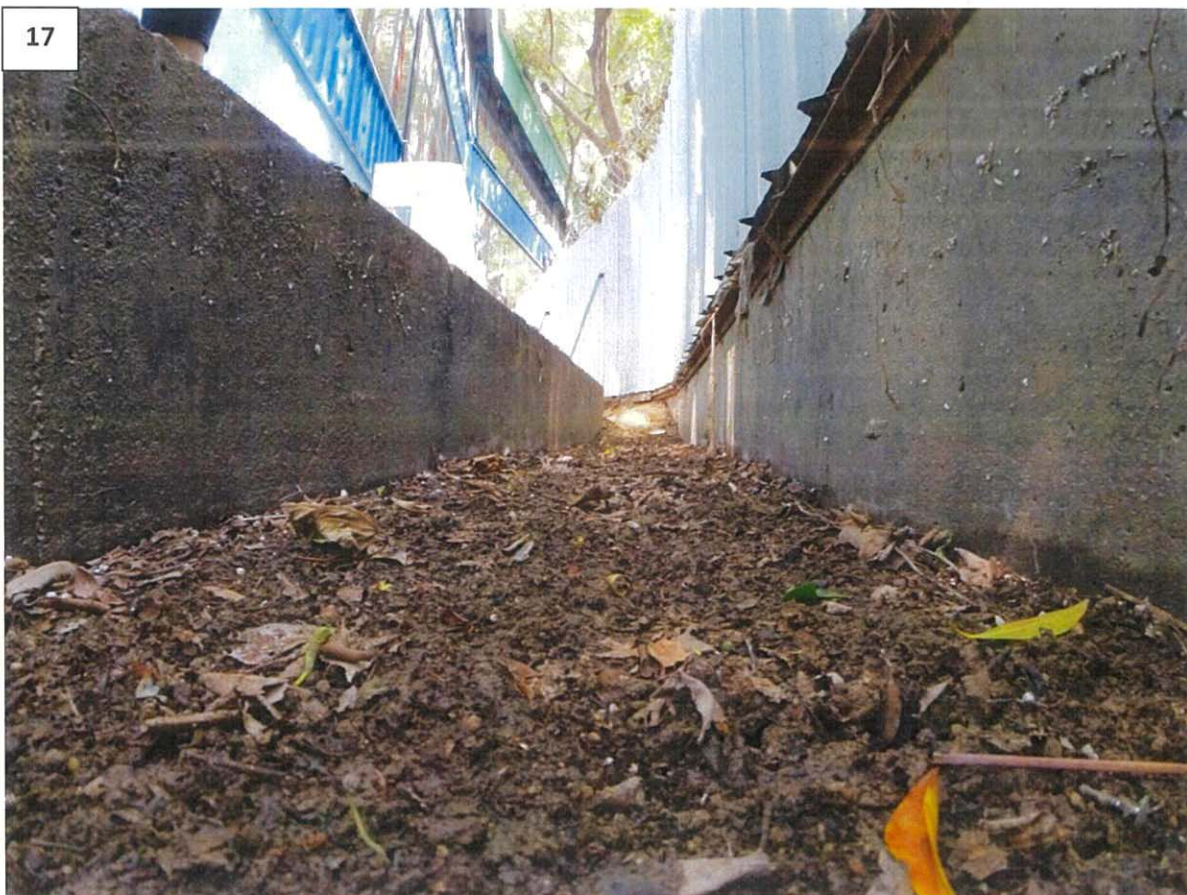
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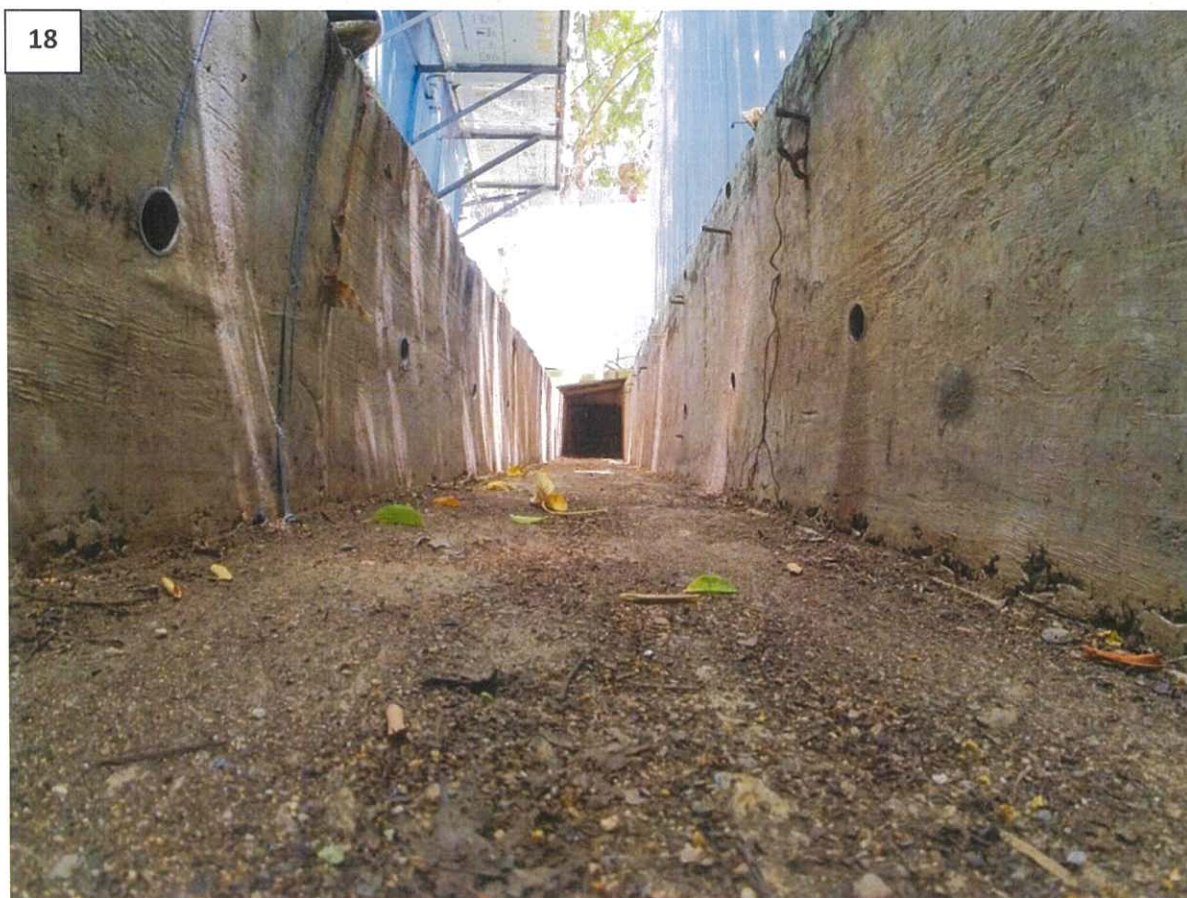
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17



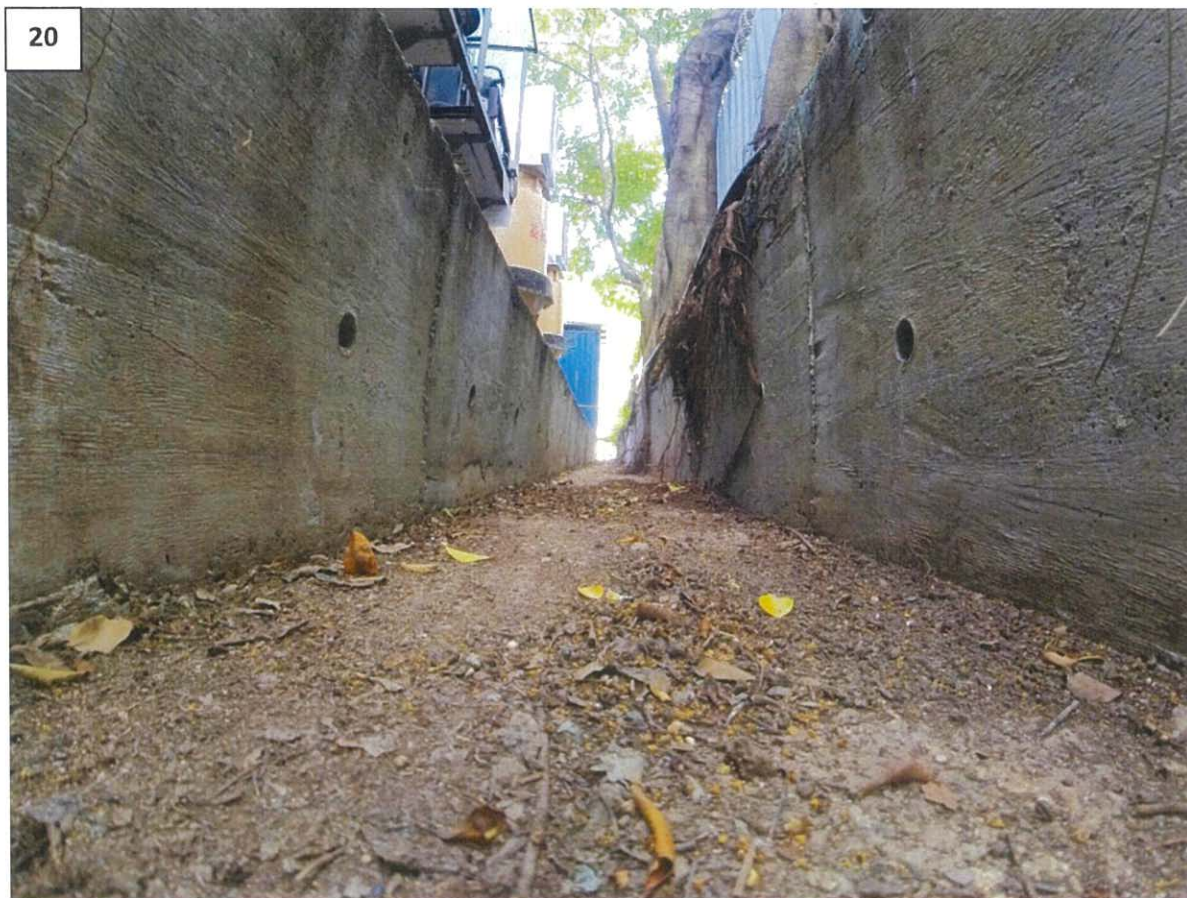
18



19



20



Appendix III
Geotechnical Planning Review Report

**Geotechnical Planning Review Report (GPRR)
for
Temporary Logistics Centre with
Ancillary Office and Parking of Vehicle for
a Period of 3 Years at
Various Lots in D.D.129 & adjoining Government Land
Lau Fau Shan, Yuen Long, N.T.
(Application No. A/YL-LFS/426)**

Prepared by: Ting Hong So



**Ir. Ting Hong SO
CEng, MICE, MStructE, MHKIE,
RPE (Civil, Structural & Geotechnical)**



**Ir. IEONG Kwok Lun
(RGE73/95)**

**Ref. No. : LFS002a
17 June 2022**

CONTENTS

	<u>Page</u>
Synopsis	2
1) Introduction	3
2) Description of Site	3
3) Site Geology	6
4) Geotechnical Considerations	7
5) Conclusion	10
6) Reference	10

PHOTO

Plate 1 to 4 General View of the features

FIGURES

Figure 1 Site Location Plan
Figure 2 Site Layout Plan
Figure 3 Hong Kong Geological Map Sheet 2 (Part Plan of 1:20,000)

APPENDICE

Appendix A SIS Report and SIMAR for Registered Features in the Vicinity of the Site
Appendix B Existing BD Records
Appendix C Existing Ground Investigation Records
Appendix D Extract of the Site Plan for PlanD Application

SYNOPSIS

The 1st GPRR report (application no. A/YL-LFS/426) has been submitted to the Plannings Department (PlanD) on 30 May 2022. In the 1st amendment, the red lines indicating the location of storage area in the GPRR has been removed and submitted to PlanD on 31 May 2022 and forwarded to GEO of CEDD. GEO have provided verbal comments on the 1st amended report and presentation on the areas have been revised. In this 2nd amendment, the presentation and the wordings of the red areas have been adjusted and the areas are indicated as "Structure 1" to be consistent with the planning application.

There is no change in the content of this report from the previous report on 22 April 2020 (application no. A/YL-LFS/353).

1) INTRODUCTION

It is proposed to further extend the Temporary Logistics Centre for a period of 3 years at various lots in D.D.129 and adjoining government land at Lau Fau Shan, Yuen Long, N.T. under section 16 of the Town Planning Ordinance (application no. A/YL-LFS/426).

In the previous planning application (previous application no. A/YL-LFS/353), GEO of CEDD has issued a memo to PlanD (memo ref: PLN-50-2005-7-YL-LFS) on 20 January 2020. Their comments are as follow:

1. Part of the subject site is overlooked by steep natural terrain and meets the alert criteria for a natural terrain hazard study (NTHS). It 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 the natural terrain hazards, assess the geotechnical feasibility of the proposed development, 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.
2. The subject application could affect or be affected Feature nos. 2SW-C/F20, 2SW-C/C110, 2SW-C/C112, 2SW-C/C113 and 2SW-C/C127, and meets the criteria for submission of a GPRR to support the application.

The comments in the memo were satisfied in the last revised Geotechnical Planning Review Report on 22 April 2020. And the planning application was approved by the Town Planning Board on 12 June 2020.

This report would present a Geotechnical Planning Review Report (GPRR) of the site to support of the current planning application (application no. A/YL-LFS/426). No foundation, site formation, building works, or works which involve significant excavation works would be involved in this application.

2) DESCRIPTION OF SITE

The subject site is located at various lots in D.D.129 and adjoining government land at Lau Fau Shan, Yuen Long, N.T. (level +12mPD to +13mPD). A site location plan and site layout plan are shown on **Figures 1** and **2**, respectively. The site is about triangular on plan and has an area of approximately 18834m². The site is a 1-storey covered storage area since 2016.

There is no visible change within the vicinity of the "Application Site" after the approval of the last application on 12 June 2020.

2.1 Site History

No building record can be retrieved from the Buildings Department. Based on the Aerial photo records, the site has been used as a storage area since 1993.

2.2 Existing Features in the Vicinity of the Site

There are 5 registered features in the vicinity of the proposed development. The locations of the features are shown in **Figure 2**. SIS reports and SIMAR reports indicating the location of the feature and their maintenance responsibility are attached in **Appendix A** for easy reference. No record of slope instability can be found.

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

Feature No.	Sub-division No.	Maintenance Responsibility
2SW-C/F20	1	DD129 Lot2327
	2	DD129 Lot2326
	3	DD129 Lot2320
	4	DD129 Lot2318
	5	DD129 Lot2317
	6	Lands Department
2SW-C/C110	1	DD129 Lot2292
	2	DD129 Lot2277A
	3	DD129 Lot2278
	4	DD129 Lot2279A
	5	DD129 Lot2812DRP
2SW-C/C112	1	DD129 Lot1710
	2	DD129 Lot1711
	3	DD129 Lot1712
	4	DD129 Lot2812DRP
	5	DD129 Lot2279B
	6	DD129 Lot2280
	7	DD129 Lot2285
	8	DD129 Lot2296
2SW-C/C113	1	DD129 Lot2314A
	2	DD129 Lot2812DRP
	3	DD129 Lot2302
2SW-C/C127	1	DD129 Lot1714
	2	DD129 Lot1715
	3	DD129 Lot1719

The descriptions of the features are as follows:

Feature No. 2SW-C/F20 (Outside boundary of application site)

This west-facing feature is located about 25m from the western boundary of the site. It consists of a soil slope with a maximum retaining height of 2.5m. It is generally 100m long and has a face angle of about 40°.

Feature No. 2SW-C/C110 (Within boundary of application site)

This feature is located at the northern part of the site based on the SIS information sheet. Although the feature is apparent in a photograph within the SIS, it is not able to be clearly visible during our site inspection. The area has been trimmed off with vegetation and it has been covered with temporary buildings and cannot be located easily in this stage.

Feature No. 2SW-C/C112 (Outside boundary of application site)

This feature is located about 2.5m from the eastern boundary of the site. It consists of a soil slope with a maximum retaining height of 9m. It is generally 152m long and has a face angle of about 40° dipping to the east based on site measurement. Based on the information acquired from the GIU of GEO, the feature has been studied by CM Wong & Associates Ltd under the Stage 2 Report no. S2R069/2018 and has been accepted by GEO on 29 November 2019. The report only recommends maintenance works on the feature and no slope strengthening works were required.

Feature No. 2SW-C/C113 (Outside boundary of application site)

This feature is located about 2.5m from the south-eastern boundary of the site. It consists of a soil slope with a maximum retaining height of 10m. It is generally 167m long and has a face angle of about 45° dipping towards the site based on site measurement.

Feature No. 2SW-C/C127 (Outside boundary of application site)

This feature is located adjacent to the northern boundary of the site. It consists of a north-facing soil slope with face angle between 35° to 40°. It is located at 1.5m from the boundary at its western portion (with a retaining height of 1.3m) and is located at 3.6m from the boundary at its eastern portion (with a retaining height of 3.2m). It is generally 65m long and has a face angle of about 40°.

Other than the registered geotechnical features, there are 2 unregistered features found within the vicinity of the site.

Unregistered feature 1

This feature is located at about 4m from the north-western boundary of the site. It consists of a soil slope with a maximum retaining height of less than 3m. It is generally 100m long and has a maximum face angle of about 40° dipping towards the site.

Unregistered feature 2

This feature is located at about 2.5m from the north-eastern boundary of the site. It consists of a soil slope with a maximum retaining height of less than 3m. It is generally 30m long and has a face angle of about 40° dipping towards the site.

Natural Terrain Feature 3

This feature is located at about 20m from the south-eastern boundary of the site. It consists of a vegetated soil slope with a retaining height of about 15m. It is generally 140m long and has a face angle of about 25° dipping towards the site.

Other than the above registered features and the natural terrain features, there exists no other slopes or retaining walls, including the natural terrain features, which may affect or be affected by the proposed application.

3) **SITE GEOLOGY**

With reference to the 1:20,000 geological map published by the Geotechnical Control Office, Hong Kong Geological Survey Sheet 2, the site is located within the area of fine- to medium-grained granite (gfm). Therefore, the superficial deposits should be fine- to medium-grained granite. Extract of the Geological Map Sheet is as attached in **Figure 3**.

There was no buried stream course identified in the vicinity of the site.

3.1 **Previous Ground Investigation Records at GIU**

Search at the GIU of the GEO revealed that there are no ground investigation works carried out within the vicinity of the site. The closest ground investigation borehole (hole no. HSK-ABH 0201) (found in GIU Ref: 62062) is located at about 270m from the western boundary of the site. It reveals that the underlying geology consists of FILL composed of yellowish brown to dark grey, silty fine to coarse SAND, above ALLUVIUM composed of pale brown to light yellowish brown, clayey silty fine to coarse SAND.

Extract of the ground investigation report is as attached in **Appendix C**.

3.3 Soil and Rock

As suggested by the existing site information, the geology of the site is in general blanketed by a layer of Fill or Alluvium, overlying CDG. There is currently insufficient information to determine the profile of bedrock of Grade III or better rock across the site.

- Fill – composed of yellowish brown to dark grey, silty fine to coarse SAND.
- Alluvium – composed of pale brown to light yellowish brown, clayey silty fine to coarse SAND with gravels occasionally.
- CDG – forming the original ground is pink to dark brown, fine to medium silty fine to medium SAND.

3.4 Groundwater

There are no piezometer and standpipe monitoring records installed within the vicinity of the site. However, there is a measurement of groundwater level at 1.35m below ground level (+3.48mPD) at hole no. HSK-ABH 0201 located at about 270m from the western boundary of the site.

4) GEOTECHNICAL CONSIDERATIONS

The following section gives an assessment on the geotechnical aspects: -

4.1 Gradient across a site

The site is located on a level platform with little level difference to be used as a non-dangerous goods storage site at Yuen Long. Therefore, there are no place of which its gradient is greater than 15°.

4.2 Geotechnical Features

Feature No. 2SW-C/F20 (Outside boundary of application site)

The feature would not be modified by the extended period of tenancy. The feature is located 25m from the western boundary of the site and only has a maximum retaining height of 2.5m. Therefore, the proposed extended period would not have adverse effect on the stability of geotechnical feature due to their distance.

Feature No. 2SW-C/C110 (Inside boundary of application site)

Although the feature is apparent in a photograph within the SIS, it is not able to be clearly visible during our site inspection. The area has been trimmed off with vegetation and it has been covered with temporary buildings and cannot be located easily in this stage. However, the area within the vicinity of the feature has been inspected and there are no any apparent signs of distress or instability. Therefore, it is geotechnical feasible to grant the extension.

After the extension has been granted, it is recommended to provide further study on the feature and carry out remedial works if found necessary.

Feature No. 2SW-C/C112 (Outside boundary of application site)

The feature would not be modified by the extended period of tenancy. As mentioned in Section 2.2, the feature has been studied by CM Wong & Associates Ltd under the Stage 2 Report no. S2R069/2018 and has been accepted by GEO on 29 November 2019. The report recommends only maintenance items and no slope strengthening works were required. The storage site remains generally the same since 2018 and it has only been 1 year after GEO accepted the report.

Further site inspection of this feature under this report has been carried out and no any signs of distress or instability can be found at the within vicinity of this feature. Therefore, it is geotechnical feasible to grant extension to this application. However, in view of the size of the feature, it is recommended to provide further study on the feature and carry out remedial works if found necessary.

Feature No. 2SW-C/C113 (Outside boundary of application site)

The feature would not be modified by the extended period of tenancy. The non-dangerous goods storage site is located at least 2.5m from the toe of the slope since 2016. No signs of distress can be found at the feature. Further to the comments as provided by GEO, a 'no-build' zone would be included in the planning application, which results in a clear distance of about 13m between the slope and the buildings at the site. Due to their distance, no further studies or remedial actions would be required.

Feature No. 2SE-C/C127 (Outside boundary of application site)

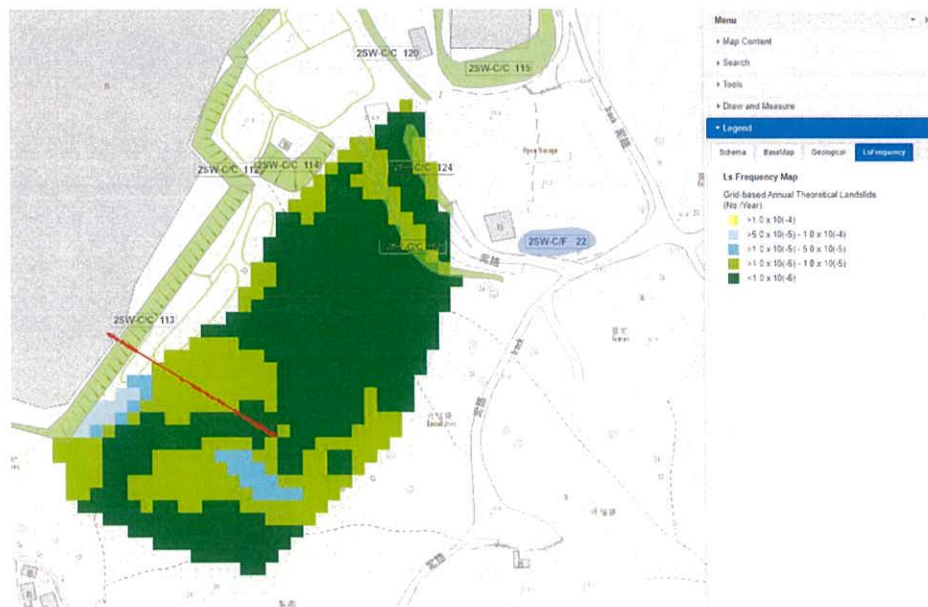
As mentioned in Section 2.2, considering the relation of the relatively less retained height of the feature and its distance from the boundary of application, the load spread onto the slope due to its usage would be minimal. Therefore, it is considered to be geotechnical feasible to give the extension to the application.

Unregistered Feature 1 and 2 (Outside boundary of application site)

The two features would not be modified by the extended period of tenancy. The site is located at the toe of the 2 features and therefore the proposed extended period would not have adverse effect on the stability of geotechnical feature. The slopes are located at about 2.5m from the boundary of the site and their retaining height are less than 3m. Due to their distance and the retaining height, no further studies or remedial actions would be required.

Natural Terrain Feature 3 (Outside boundary of application site)

The feature would not be modified by the extended period of tenancy. The site is located 20m from the toe of the feature and therefore the proposed extended period would not have adverse effect on the stability of geotechnical feature.



The feature has a face angle of 25° without any visible boulders on its surface. Based on the extract of landslide frequency map obtained from the GInfo System from the GIU library of GEO, its annual theoretical landslide is only between 5.0×10^{-5} to 1.0×10^{-4} , which is less likely than a 1 in 1000-year event. Consider the period of land use extension would be 3 years only, the risk of landslide would be minimal.

5) CONCLUSION

This report has discussed all the relevant issues regarding the geotechnical issues at various lots in D.D.129 and adjoining government land at Lau Fau Shan, Yuen Long, N.T. No any foundation, site formation, building works or works of which involve significant excavation works under this extension application.

Therefore, with reference to the preceding discussions, it is considered that the application is considered geotechnically feasible.

6) REFERENCE

The following documents have been reviewed and referred to in the preparation of this report:

1. GEO (2019), *Slope Information System Report of Feature Nos. 2SW-C/F20, 2SW-C/C110, 2SW-C/C112, 2SW-C/C113, 2SW-C/C127*
2. Lands Department (2019), *SMRIS Report of Feature Nos. 2SW-C/F20, 2SW-C/C110, 2SW-C/C112, 2SW-C/C113, 2SW-C/C127*
3. Driltech (2015), *Works Order No. GE/2014/07.16B, Agreement No. CE2/2011 (CE), Hung Shui Kiu New Development Area Planning and Engineering Study – Investigation (Batch 3), Final Field Work Report (GIU Ref: 62062)*
4. CM Wong & Associates Ltd (2019), *Stage 2 Report No. S2R069/2018*

Photo

Plate 1: Site view of Unregistered Feature 1



Plate 2: Site view of Unregistered Feature 1

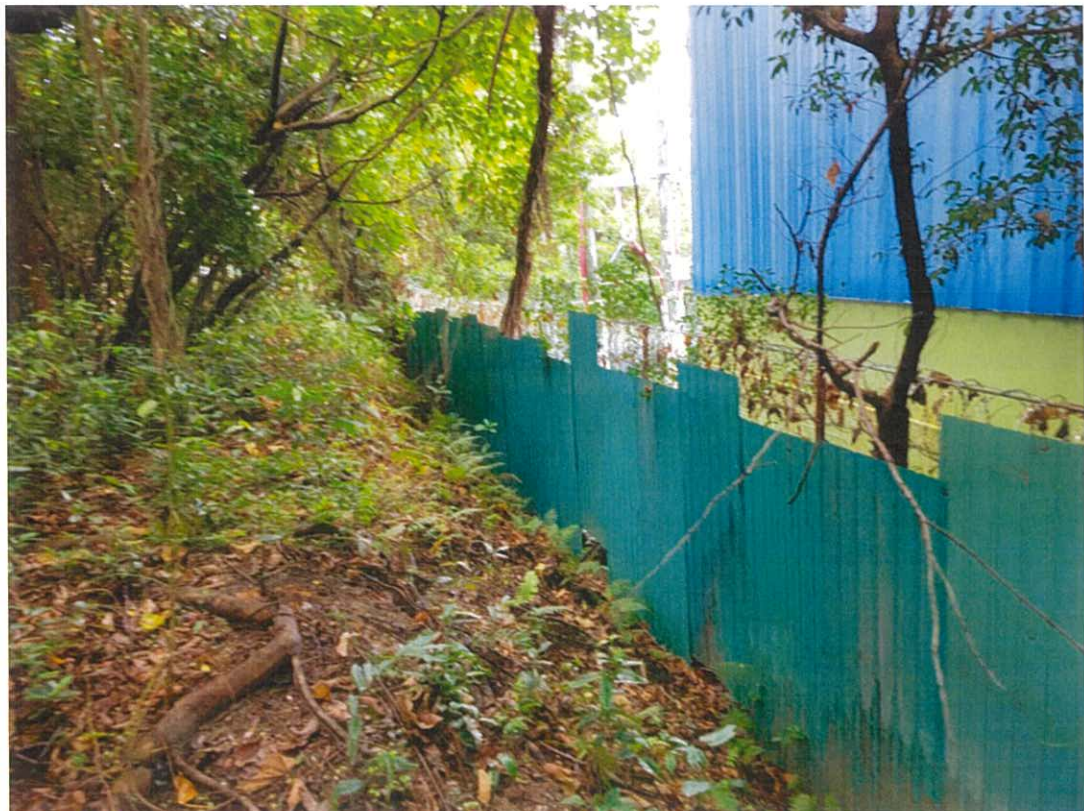


Plate 3: Site view of Unregistered Feature 2



Plate 4: Site view of Unregistered Feature 2



Figure 1

Site Location Plan

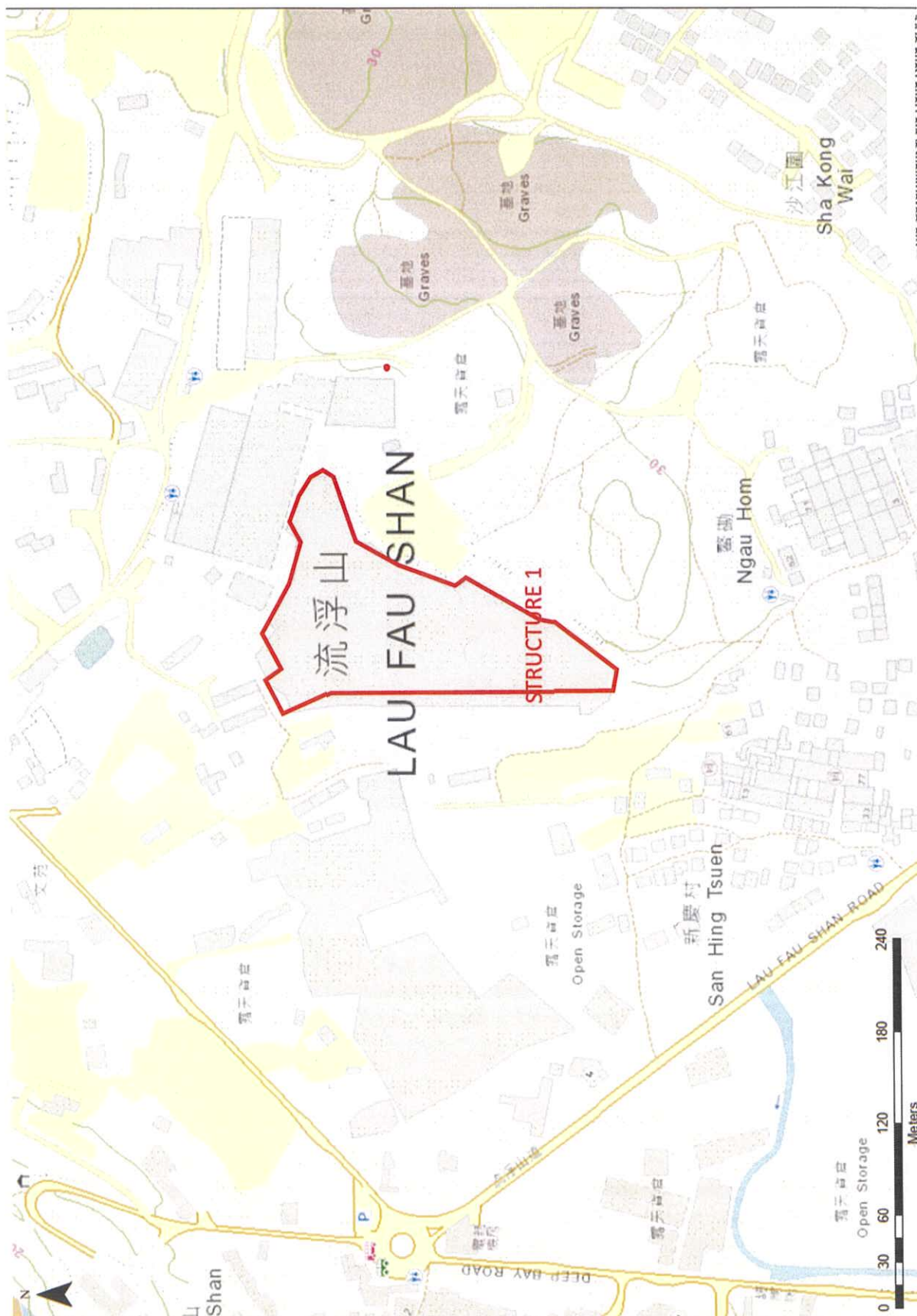


Figure 2

Site Layout Plan

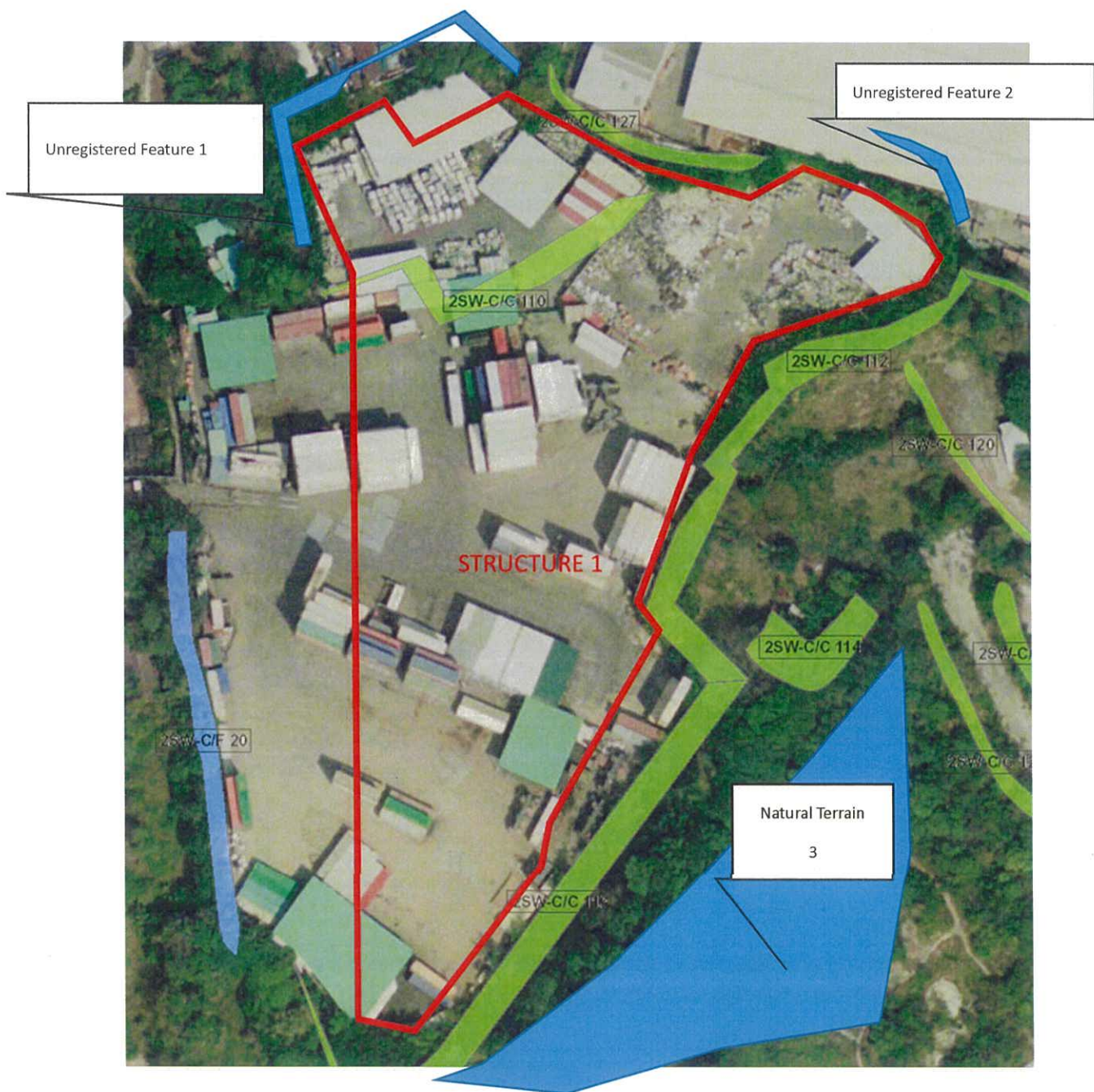


Figure 2.2 Aerial Photo showing the site and the features

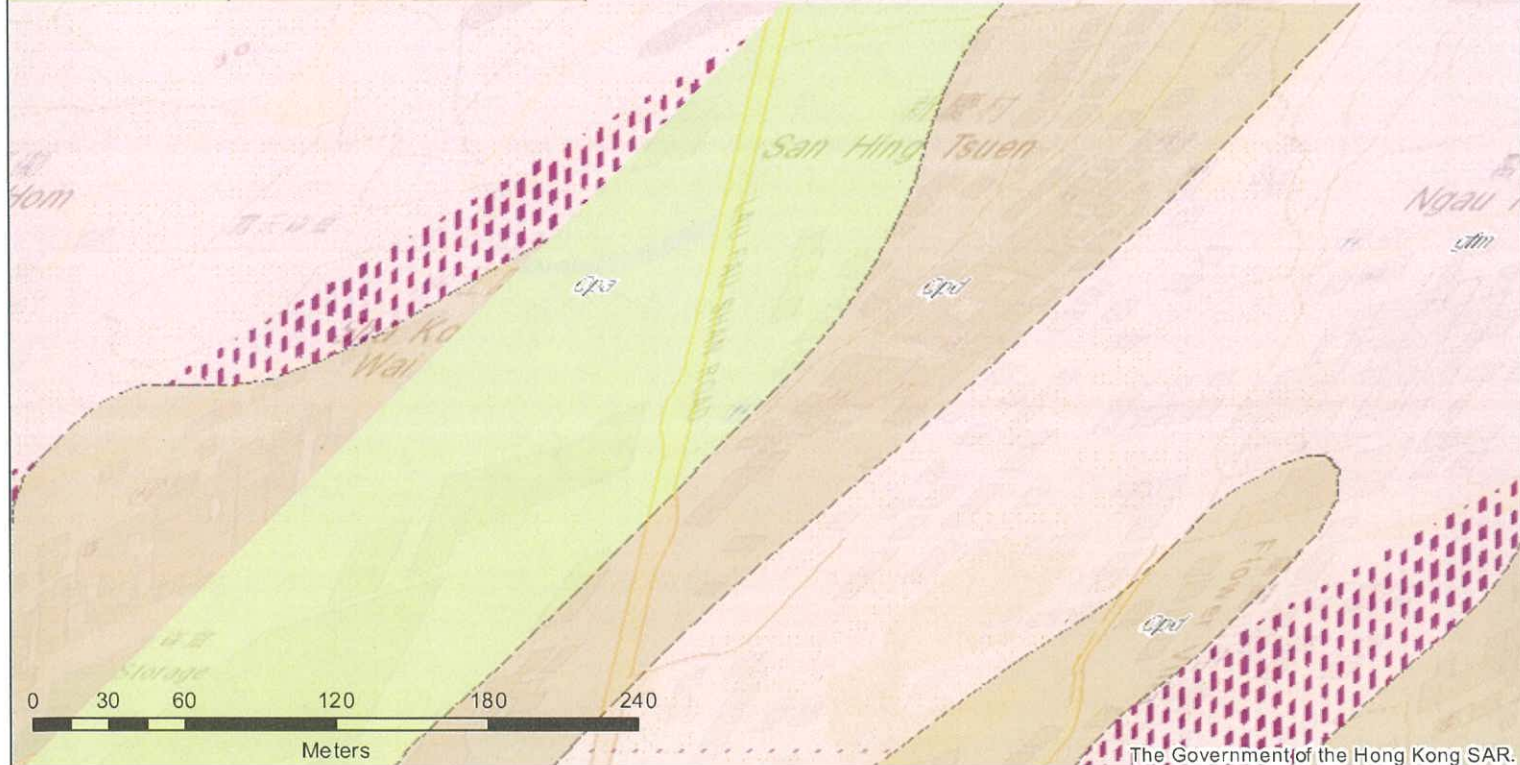
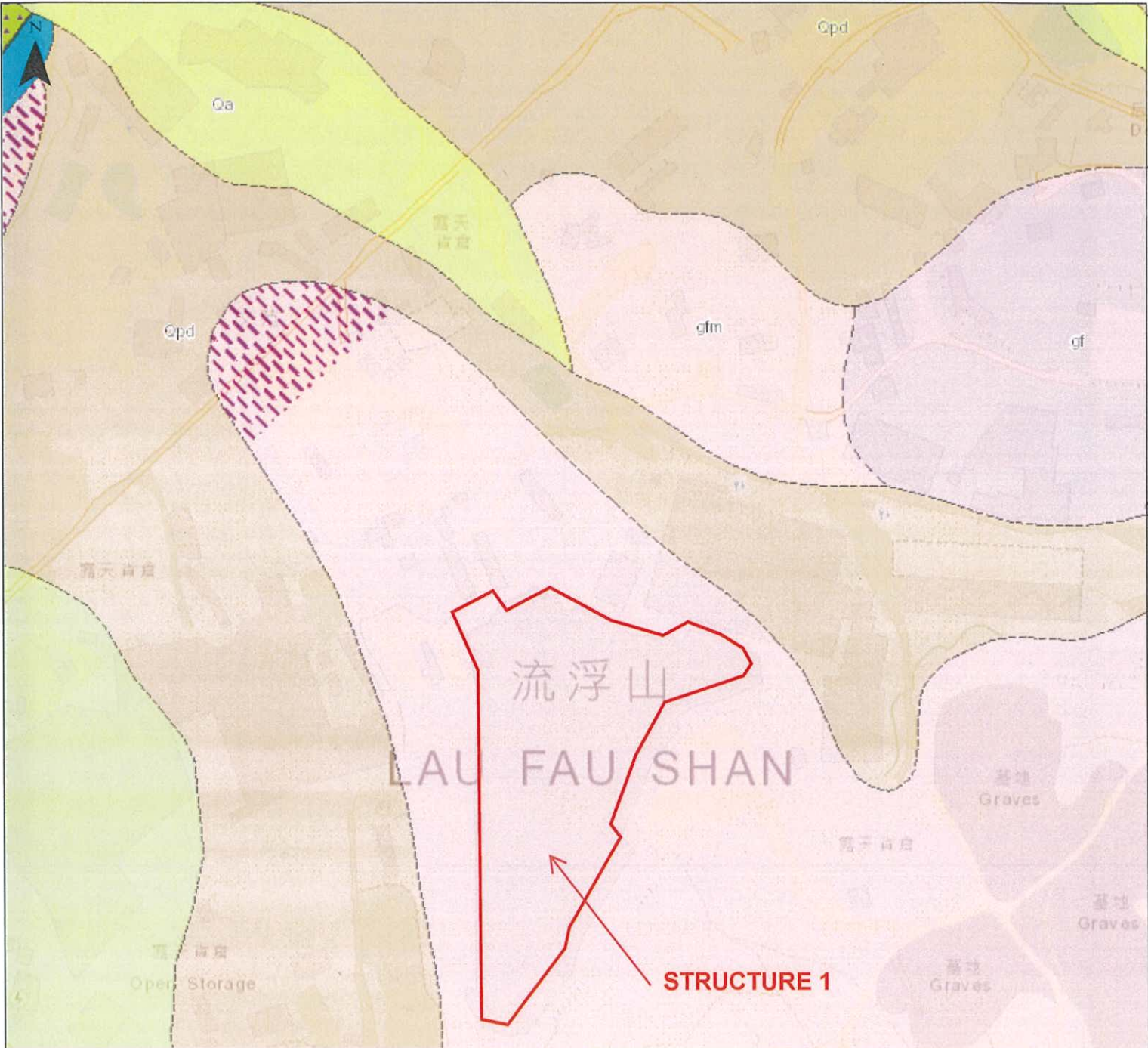
Figure 2.3 1:2000 scale layout plan showing the geotechnical features (including the locations of the unregistered natural slopes) and the 'no-build' zone



SITE PLAN
1:2000

Figure 3

Hong Kong Geological Map Sheet 2 (Part Plan of
1:20,000)



Appendix A

SIMAR and SIS for Registered Features in the Vicinity of the Site

Slope Maintenance Responsibility Report

(2SW-C/F20)


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

1	2SW-C/F20		Sub-Division		1
	Location	WITHIN VARIOUS LOT IN DD129 & GL			
	Responsible Lot/Party	DD129 Lot2327	Maintenance Agent	Not Applicable	
	Remarks	Slope information being reviewed.			
2	2SW-C/F20		Sub-Division		2
	Location	WITHIN VARIOUS LOT IN DD129 & GL			
	Responsible Lot/Party	DD129 Lot2326	Maintenance Agent	Not Applicable	
	Remarks	Slope information being reviewed.			
3	2SW-C/F20		Sub-Division		3
	Location	WITHIN VARIOUS LOT IN DD129 & GL			
	Responsible Lot/Party	DD129 Lot2320	Maintenance Agent	Not Applicable	
	Remarks	Slope information being reviewed.			
4	2SW-C/F20		Sub-Division		4
	Location	WITHIN VARIOUS LOT IN DD129 & GL			
	Responsible Lot/Party	DD129 Lot2318	Maintenance Agent	Not Applicable	
	Remarks	Slope information being reviewed.			
5	2SW-C/F20		Sub-Division		5
	Location	WITHIN VARIOUS LOT IN DD129 & GL			
	Responsible Lot/Party	DD129 Lot2317	Maintenance Agent	Not Applicable	
	Remarks	Slope information being reviewed.			
6	2SW-C/F20		Sub-Division		6
	Location	WITHIN VARIOUS LOT IN DD129 & GL			
	Responsible Lot/Party	Lands Department	Maintenance Agent	Lands Department	
	Remarks	1. Slope information being reviewed. 2. For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.			

- End of Report -

Notes:

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

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Search Criteria: 2SW-C/F20

Location Plan



Legend

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



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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

Printed on: 30/05/2022

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Search Criteria: 2SW-C/F20

BASIC INFORMATION

Location: 200m to the NW San Hing Tsuen, Lau Fau Shan

Date of Formation: post-1977

Date of Construction/
Modification:

Approximate Coordinates: Easting : 816750 Northing : 836373

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Non-dangerous goods storage site

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): 2.5 Length (m): 110 Average Angle (deg): 40

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

Mixed Feature	Party: DD129 Lot2327	Agent: N/A
Mixed Feature	Party: DD129 Lot2326	Agent: N/A
Mixed Feature	Party: DD129 Lot2320	Agent: N/A
Mixed Feature	Party: DD129 Lot2318	Agent: N/A
Mixed Feature	Party: DD129 Lot2317	Agent: N/A
Mixed Feature	Party: Lands D	Agent: Lands D

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 07-11-2001
Data Source: EI
Slope Part Drainage: N/A

Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)

Surface Protection (%): Bare: 0 Vegetated: 100 Chunam: 0 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil Geology: 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

STAGE 1 STUDY REPORT

Inspected On:

Weather:

District: N/A

Section No: 1-1

Height(m):

Type of Toe Facility: Road/footpath with very low traffic density

Distance from Toe(m): 0

Type of Crest Facility: Non-dangerous goods storage site

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

PHOTO





Slope Maintenance Responsibility Report

(2SW-C/C110)


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

1	2SW-C/C110	Sub-Division		1
	Location	WITHIN DD129 LOTS2292, 2277A, 2278, 2279A & 2812D		
	Responsible Lot/Party	DD129 Lot2292	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
2	2SW-C/C110	Sub-Division		2
	Location	WITHIN DD129 LOTS2292, 2277A, 2278, 2279A & 2812D		
	Responsible Lot/Party	DD129 Lot2277A	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
3	2SW-C/C110	Sub-Division		3
	Location	WITHIN DD129 LOTS2292, 2277A, 2278, 2279A & 2812D		
	Responsible Lot/Party	DD129 Lot2278	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
4	2SW-C/C110	Sub-Division		4
	Location	WITHIN DD129 LOTS2292, 2277A, 2278, 2279A & 2812D		
	Responsible Lot/Party	DD129 Lot2279A	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
5	2SW-C/C110	Sub-Division		5
	Location	WITHIN DD129 LOTS2292, 2277A, 2278, 2279A & 2812D		
	Responsible Lot/Party	DD129 Lot2812DRP	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		

- End of Report -

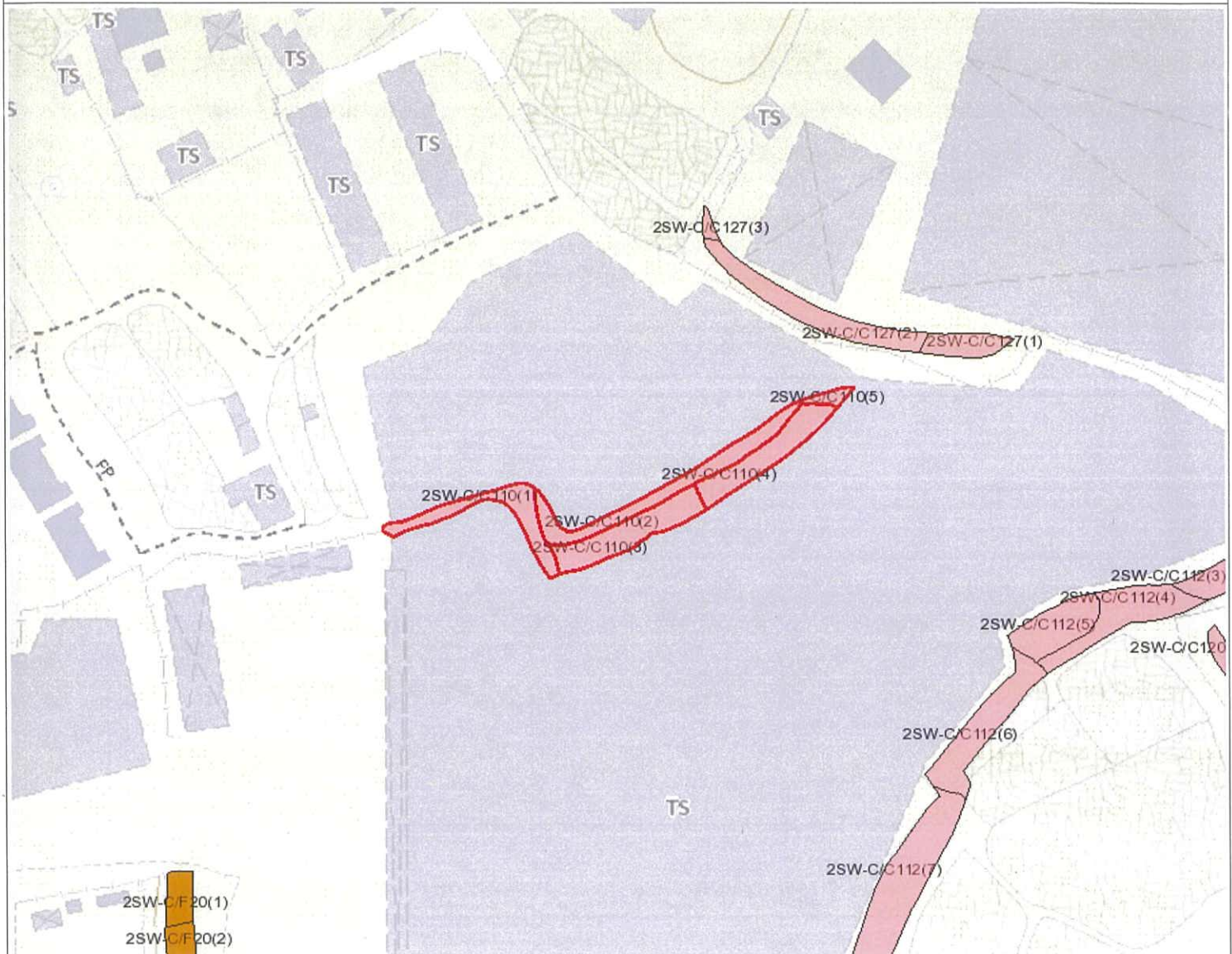
Notes:

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Search Criteria: 2SW-C/C110

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: 2SW-C/C110

BASIC INFORMATION

Location: PERIMETER OF OPEN STORAGE AREA(CONTAINER), NEAR LAU FAU SHAN, YUEN LONG

Date of Formation: post-1977

Date of Construction/
Modification:

Approximate Coordinates: Easting : 816824 Northing : 836488

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Lightly-used open area/facilities

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): 95 Average Angle (deg): 50

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

Private Feature	Party: DD129 Lot2292	Agent: N/A
Private Feature	Party: DD129 Lot2277A	Agent: N/A
Private Feature	Party: DD129 Lot2278	Agent: N/A
Private Feature	Party: DD129 Lot2279A	Agent: N/A
Private Feature	Party: DD129 Lot2812DRP	Agent: N/A

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 26-02-1998
Data Source: SIRST
Slope Part Drainage: N/A

Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)

Surface Protection (%):	Bare: 0	Vegetated: 100	Chunam: 0	Shotcrete: 0	Other Cover: 0
Material Description:	Material type: Soil	Geology: Decomposed granite			
Berm:	No. of Berms: N/A	Min. Berm Width (m): N/A			
Weepholes:	Size (mm): N/A	Spacing (m): N/A			



WALL PART

N/A

SERVICES

N/A

STAGE 1 STUDY REPORT

Inspected On:

Weather:

District: MW

Section No: 1-1

Height(m):

Type of Toe Facility: Non-dangerous goods storage site

Distance from Toe(m): 0

Type of Crest Facility: Lightly-used open area/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

PHOTO



2SW - C/C 110

GENERAL VIEW

F4



Slope Maintenance Responsibility Report

(2SW-C/C112)


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

1	2SW-C/C112		Sub-Division	1
	Location	PARTLY WITHIN LOT1710, 1711, 1712, 2812D, 2279B, 2280, 2285, 2296 IN DD129		
	Responsible Lot/Party	DD129 Lot1710	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
2	2SW-C/C112		Sub-Division	2
	Location	PARTLY WITHIN LOT1710, 1711, 1712, 2812D, 2279B, 2280, 2285, 2296 IN DD129		
	Responsible Lot/Party	DD129 Lot1711	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
3	2SW-C/C112		Sub-Division	3
	Location	PARTLY WITHIN LOT1710, 1711, 1712, 2812D, 2279B, 2280, 2285, 2296 IN DD129		
	Responsible Lot/Party	DD129 Lot1712	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
4	2SW-C/C112		Sub-Division	4
	Location	PARTLY WITHIN LOT1710, 1711, 1712, 2812D, 2279B, 2280, 2285, 2296 IN DD129		
	Responsible Lot/Party	DD129 Lot2812DRP	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
5	2SW-C/C112		Sub-Division	5
	Location	PARTLY WITHIN LOT1710, 1711, 1712, 2812D, 2279B, 2280, 2285, 2296 IN DD129		
	Responsible Lot/Party	DD129 Lot2279B	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
6	2SW-C/C112		Sub-Division	6
	Location	PARTLY WITHIN LOT1710, 1711, 1712, 2812D, 2279B, 2280, 2285, 2296 IN DD129		
	Responsible Lot/Party	DD129 Lot2280	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
7	2SW-C/C112		Sub-Division	7
	Location	PARTLY WITHIN LOT1710, 1711, 1712, 2812D, 2279B, 2280, 2285, 2296 IN DD129		
	Responsible Lot/Party	DD129 Lot2285	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
8	2SW-C/C112		Sub-Division	8
	Location	PARTLY WITHIN LOT1710, 1711, 1712, 2812D, 2279B, 2280, 2285, 2296 IN DD129		
	Responsible Lot/Party	DD129 Lot2296	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		

- End of Report -

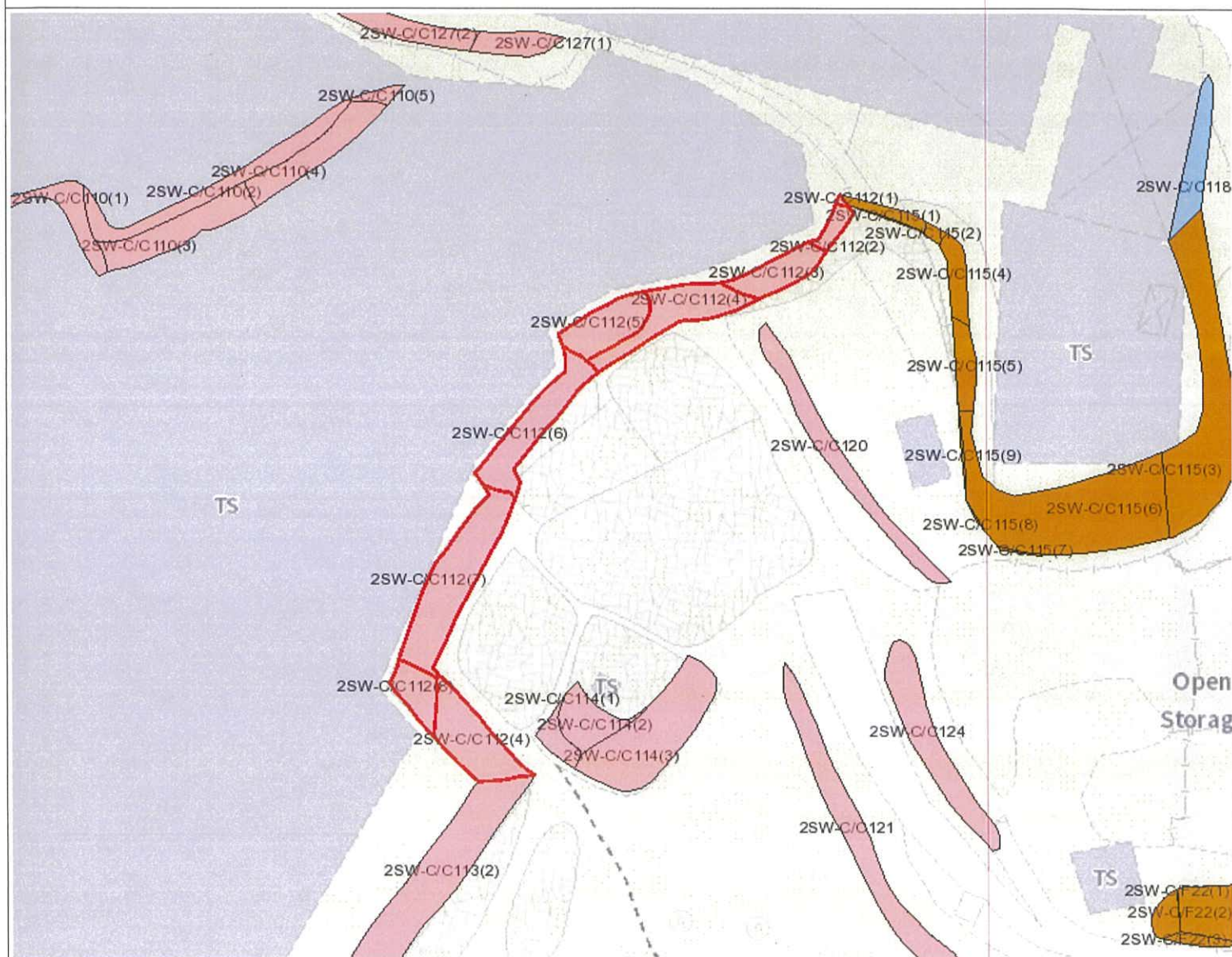
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Search Criteria: 2SW-C/C112

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.

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: 2SW-C/C112

BASIC INFORMATION

Location: PERIMETER OF OPEN STORAGE AREA(CONTAINER), NEAR SAN HING TSUEN, LAU FAU SHAN, YUEN LONG

Date of Formation: post-1977

Date of Construction/
Modification:

Approximate Coordinates: Easting : 816882 Northing : 836453

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Undeveloped green belt

Distance of Facility from Crest (m): 0

Facility at Toe: Other thinly populated buildings

Distance of Facility from Toe (m): 1

Consequence-to-life Category: 1

Remarks: N/A

SLOPE PART

(1) Max. Height (m): 9 Length (m): 155 Average Angle (deg): 54

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

Private Feature	Party: DD129 Lot1710	Agent: N/A
Private Feature	Party: DD129 Lot1711	Agent: N/A
Private Feature	Party: DD129 Lot1712	Agent: N/A
Private Feature	Party: DD129 Lot2812DRP	Agent: N/A
Private Feature	Party: DD129 Lot2279B	Agent: N/A
Private Feature	Party: DD129 Lot2280	Agent: N/A
Private Feature	Party: DD129 Lot2285	Agent: N/A
Private Feature	Party: DD129 Lot2296	Agent: N/A

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	26-02-1998
Data Source:	SIRST
Slope Part Drainage:	N/A

Wall Part Drainage:	N/A
---------------------	-----

SLOPE PART

Slope Part (1)

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



WALL PART

N/A

SERVICES

N/A

STAGE 1 STUDY REPORT

Inspected On:

Weather:

District: MW

Section No: 1-1

Height(m):

Type of Toe Facility: Other thinly populated buildings

Distance from Toe(m): 1

Type of Crest Facility: Undeveloped green belt

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

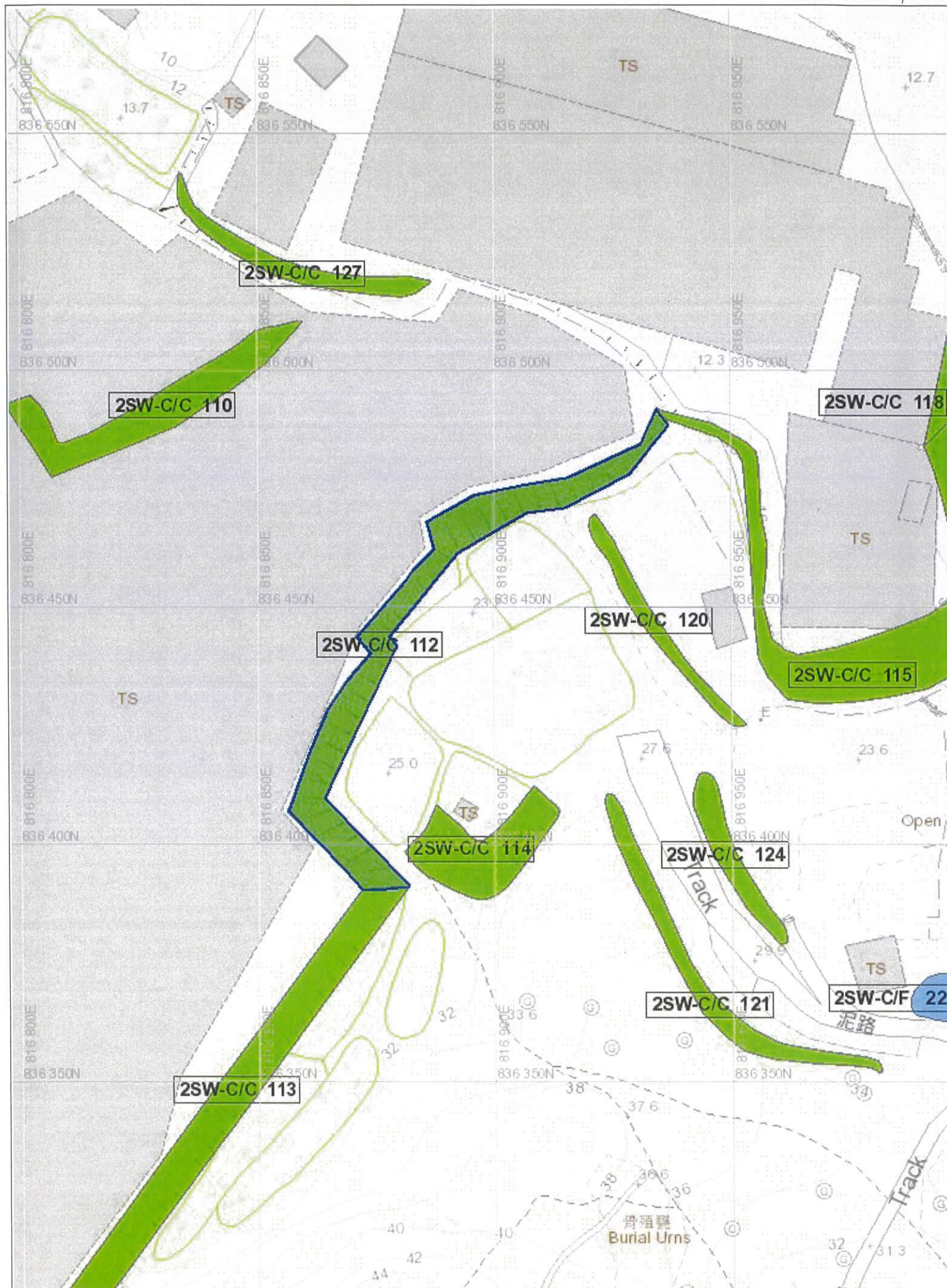
PHOTO



2SW-C/C 112

GENERAL VIEW

F3



Slope Maintenance Responsibility Report

(2SW-C/C113)

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

1	2SW-C/C113		Sub-Division	1
	Location	PARTLY WITHIN LOT2314A, LOT2812D, LOT2302 IN DD129		
	Responsible Lot/Party	DD129 Lot2314A	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
2	2SW-C/C113		Sub-Division	2
	Location	PARTLY WITHIN LOT2314A, LOT2812D, LOT2302 IN DD129		
	Responsible Lot/Party	DD129 Lot2812DRP	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
3	2SW-C/C113		Sub-Division	3
	Location	PARTLY WITHIN LOT2314A, LOT2812D, LOT2302 IN DD129		
	Responsible Lot/Party	DD129 Lot2302	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		

- End of Report -

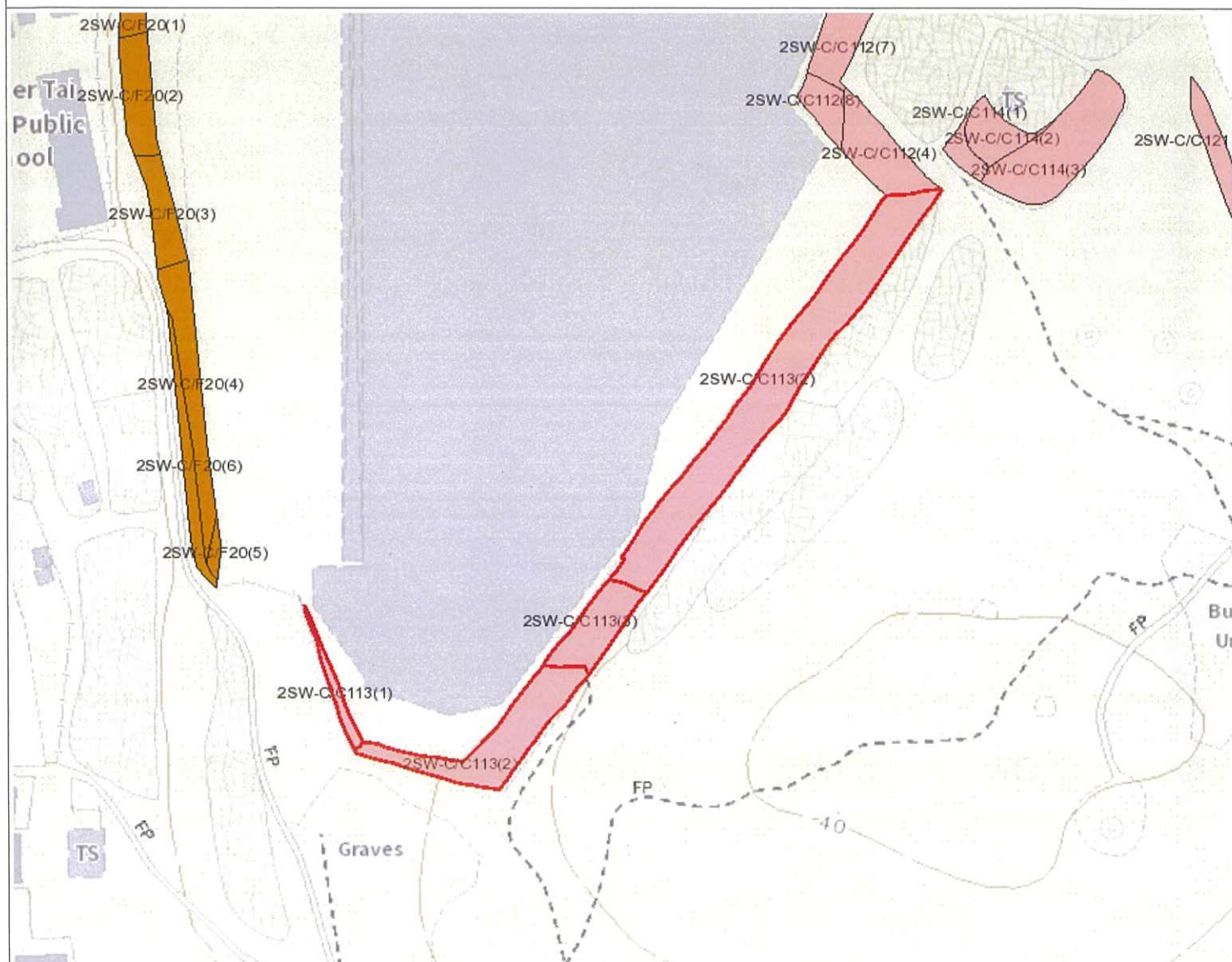
Notes:

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Search Criteria: 2SW-C/C113

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: 2SW-C/C113

BASIC INFORMATION

Location: PERIMETER OF OPEN STORAGE AREA(CONTAINER), NEAR SAN HING TSUEN, LAU FAU SHAN, YUEN LONG

Date of Formation: post-1977

Date of Construction/
Modification:

Approximate Coordinates: Easting : 816831 Northing : 836329

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Undeveloped green belt

Distance of Facility from Crest (m): 0

Facility at Toe: Non-dangerous goods storage site

Distance of Facility from Toe (m): 1

Consequence-to-life Category: 3

Remarks: N/A

SLOPE PART

(1) Max. Height (m): 10 Length (m): 175 Average Angle (deg): 54

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

Private Feature	Party: DD129 Lot2314A	Agent: N/A
Private Feature	Party: DD129 Lot2812DRP	Agent: N/A
Private Feature	Party: DD129 Lot2302	Agent: N/A

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	26-02-1998
Data Source:	SIRST
Slope Part Drainage:	N/A

Wall Part Drainage:	N/A
---------------------	-----

SLOPE PART

Slope Part (1)

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



WALL PART

N/A

SERVICES

N/A

STAGE 1 STUDY REPORT

Inspected On:

Weather:

District: MW

Section No: 1-1

Height(m):

Type of Toe Facility: Non-dangerous goods storage site

Distance from Toe(m): 1

Type of Crest Facility: Undeveloped green belt

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

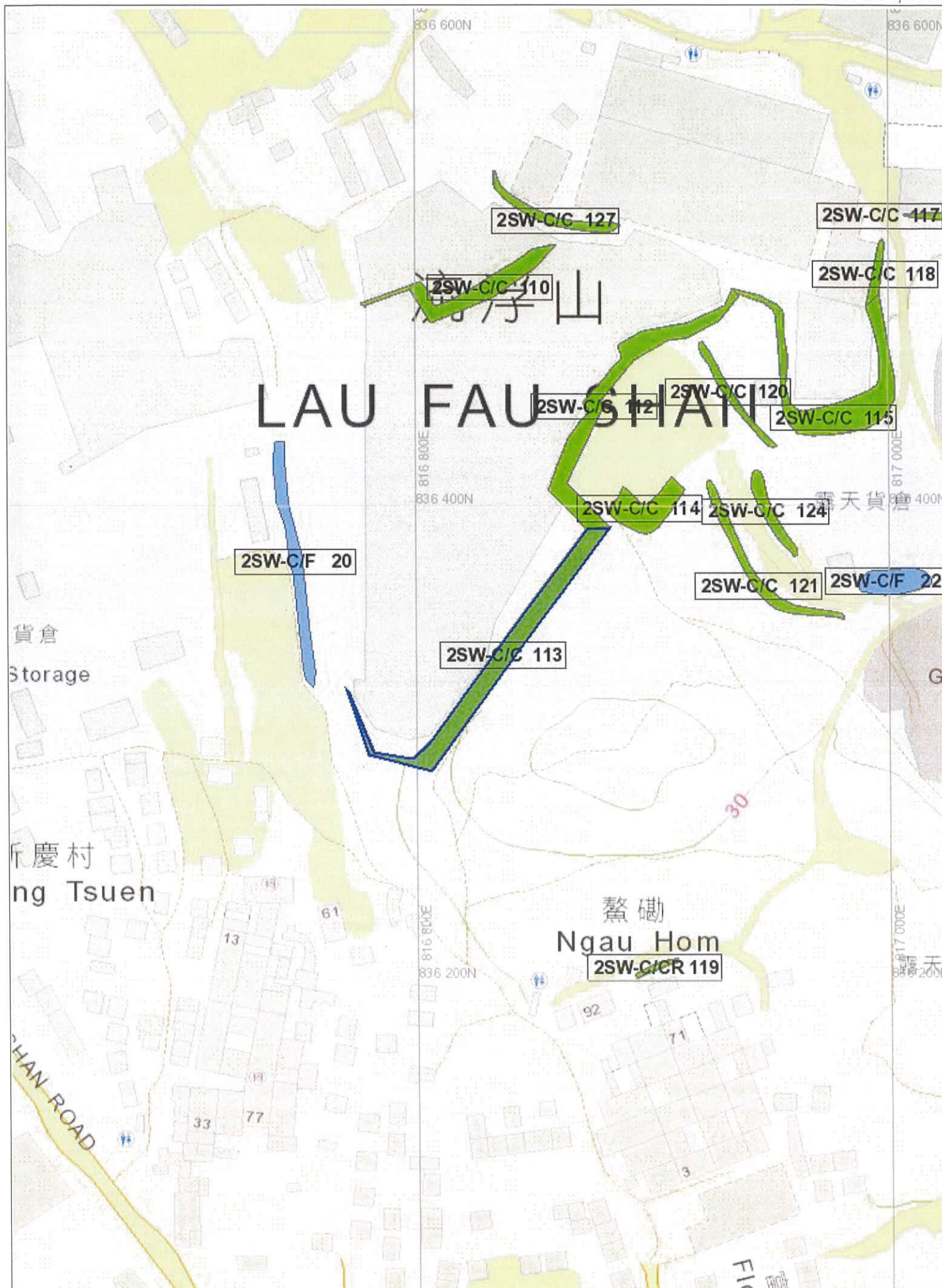
PHOTO



2SW-C/C113

GENERAL VIEW

F2



Slope Maintenance Responsibility Report

(2SW-C/C127)

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

1	2SW-C/C127		Sub-Division	1
	Location	WITHIN DD129 LOTS 1714, 1715 AND 1719		
	Responsible Lot/Party	DD129 LOT 1714	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
2	2SW-C/C127		Sub-Division	2
	Location	WITHIN DD129 LOTS 1714, 1715 AND 1719		
	Responsible Lot/Party	DD129 LOT 1715	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
3	2SW-C/C127		Sub-Division	3
	Location	WITHIN DD129 LOTS 1714, 1715 AND 1719		
	Responsible Lot/Party	DD129 LOT 1719	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		

- End of Report -

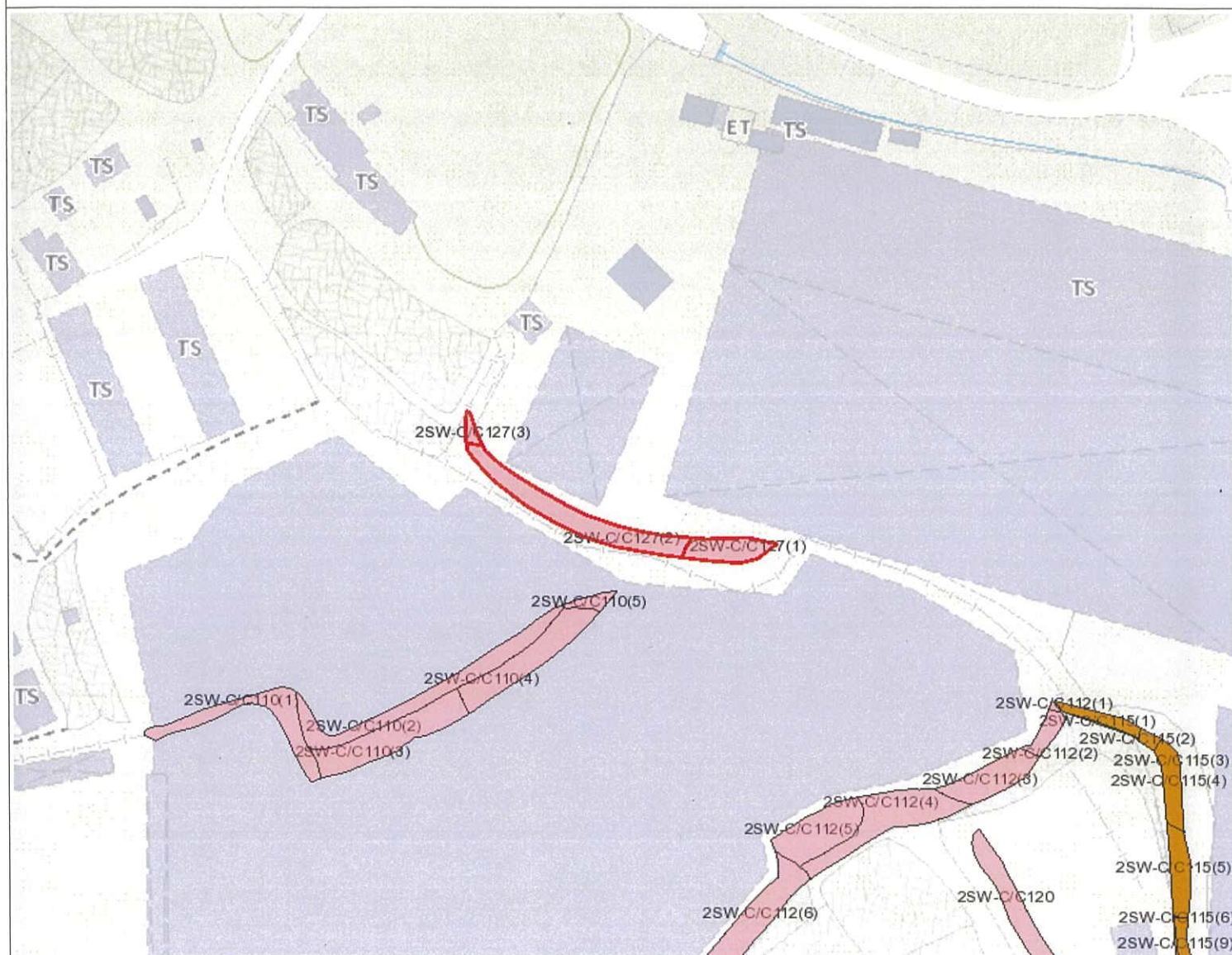
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Search Criteria: 2SW-C/C127

Location Plan



Legend

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



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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

Printed on: 30/05/2022

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Search Criteria: 2SW-C/C127

BASIC INFORMATION

Location: NGAU HOM, LAU FAU SHAN

Date of Formation: post-1977

Date of Construction/
Modification:

Approximate Coordinates: Easting : 816856 Northing : 836521

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Undeveloped green belt

Distance of Facility from Crest (m): 0

Facility at Toe: Non-dangerous goods storage site

Distance of Facility from Toe (m): 0

Consequence-to-life Category: 3

Remarks: N/A

SLOPE PART

(1) Max. Height (m): 4.8 Length (m): 65 Average Angle (deg): 40

WALL PART

N/A



MAINTENANCE RESPONSIBILITY

Private Feature	Party: DD129 LOT1714	Agent: N/A
Private Feature	Party: DD129 LOT1715	Agent: N/A
Private Feature	Party: DD129 LOT1719	Agent: N/A

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	11-11-2002
Data Source:	Agreement CE 59/2002 (GE)
Slope Part Drainage:	N/A

Wall Part Drainage:	N/A
---------------------	-----

SLOPE PART

Slope Part (1)

Surface Protection (%):	Bare: 0	Vegetated: 100	Chunam: 0	Shotcrete: 0	Other Cover: 0
Material Description:	Material type: Soil	Geology: Decomposed granite			
Berm:	No. of Berms: N/A	Min. Berm Width (m): N/A			
Weepholes:	Size (mm): N/A	Spacing (m): N/A			



WALL PART

N/A

SERVICES

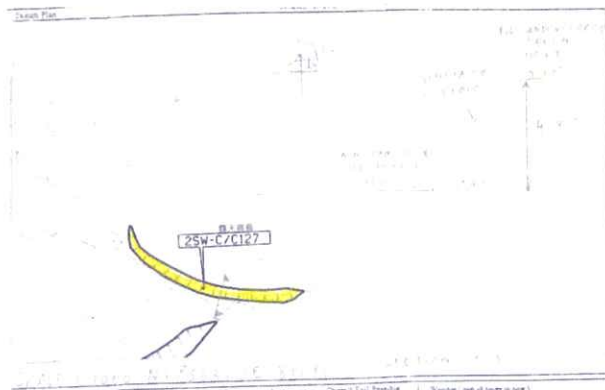
N/A

STAGE 1 STUDY REPORT

Inspected On: 11-11-2002

Weather: Mainly Fine

District: MW



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: Undeveloped green belt

Distance from Crest(m): 0

Consequence Category: 3

Engineering Judgement: P

Section No: 2-2

Type of Toe Facility: N/A

Distance from Toe(m): 0

Type of Crest Facility: N/A

Distance from Crest(m): 0

Consequence Category: 3

Engineering Judgement: P

Sign of Seepage:	Slope : No sign of seepage Wall : N/A
Criterion A satisfied:	N
Sign of Distress:	Slope : N/A Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A
Masonry wall/Masonry facing:	N
Note:	N/A
Consequence category (for critical section):	3
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

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

OTHER EXTERNAL ACTION

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

PHOTO

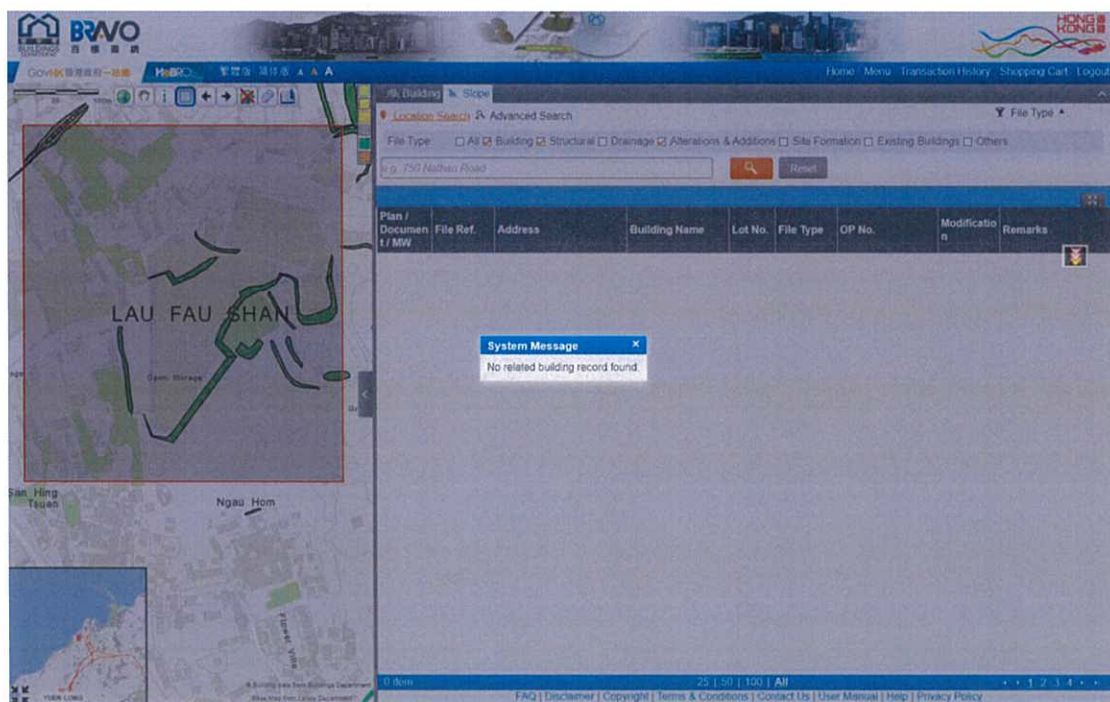




Appendix B

Existing BD Records

(No related building record found.)



Appendix C

Existing Ground Investigation Records

(GIU: 62062)



CONTRACT NO. GE/2014/07
GROUND INVESTIGATION - NEW TERRITORIES WEST
(TERM CONTRACT)

Works Order No. GE/2014/07.16B
Agreement No. CE 2/2011 (CE)
Hung Shui Kiu New Development Area
Planning and Engineering Study - Investigation (Batch 3)

FINAL FIELD WORK REPORT

Checked in accordance with
Contract No. GE/2014/07
requirements and accepted.

Signed _____ Date _____

Certified as Checked by

Raymond Chu
Geotechnical Engineer

Certified as Completed by

Alex Chu
Contractor's Representative

CONTRACTOR

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

May 2015



DRILLHOLE RECORD

CONTRACT NO. GE/2014/07

HOLE NO. **HSK-ABH 0201**

SHEET 1 of 1

PROJECT Ground Investigation - New Territories West (Term Contract), Agreement No. CE 2/2011 (CE), Hung Shui Kiu New Development Area, Planning and Engineering Study - Investigation (Batch 3)

METHOD		ROTARY		CO-ORDINATES		WORKS ORDER NO.								
MACHINE		SD04		E 816510.20 N 836333.15		DATE								
FLUSHING MEDIUM		DRY DRILLING		ORIENTATION		GROUND LEVEL								
				VERTICAL		+4.78 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
25.04.2015	PW													
1									1	0.00	+4.78	0.00		Very dark grey (2.5Y 3/1), slightly silty fine to coarse SAND with some angular to subangular fine to coarse gravel of rock fragments. (FILL)
									2	0.45	+4.28	0.50		Brown (10YR 5/3), angular to subangular, slightly clayey silty sandy fine to coarse GRAVEL of rock fragments. (FILL)
2									3	0.95	+3.78	1.00		Grey (7.5YR 5/1), slightly silty clayey fine to coarse SAND with some angular to subangular fine to medium gravel of rock fragments. (FILL)
									4	1.45	+3.28	1.50		Light yellowish brown (10YR 6/4), slightly clayey silty fine to coarse SAND with occasional angular to subangular fine gravel of quartz fragments. (FILL)
3									5	1.95				
									6	2.45				
4									7	2.95	+1.78	3.00		Soft, yellowish brown (10YR 5/4) mottled light grey, silty sandy CLAY. (FILL)
									8	3.00				
5									9	3.45				
									10	4.45	+0.28	4.50		Pale brown (10YR 6/3), slightly clayey silty fine to coarse SAND with much angular to subangular fine gravel of quartz fragments. (ALLUVIUM)
6									11	5.45	-0.72	5.50		Light yellowish brown (10YR 6/4), slightly silty fine to coarse SAND. (ALLUVIUM)
									12	6.00				
7										6.45	-1.72	6.50		End of hole at 6.50 m.

- SMALL DISTURBED SAMPLE
- LARGE DISTURBED SAMPLE
- U76 SAMPLE
- PISTON SAMPLE (76mm)
- MAZIER SAMPLE
- SPT LINER SAMPLE
- WATER SAMPLE
- U100 SAMPLE

- STANDARD PENETRATION TEST
- IN-SITU VANE SHEAR TEST
- PACKER TEST
- PERMEABILITY TEST
- PRESSUREMETER TEST
- BOREHOLE TELEVIEWER
- PIEZOMETER TIP
- STANDPIPE TIP

LOGGED S.L. Chiu
DATE 29.04.2015
CHECKED R. Chu
DATE 07.05.2015

REMARKS

- An inspection pit was excavated to 3.00m deep by hand tools.
- A standpipe with 50mm in diameter was installed at 6.00m.
- A groundwater sample was taken at 6.00m.

Appendix D

Extract of the Site Plan for PlanD Application

Project 項目名稱:

Proposed Temporary Logistics Centre with Ancillary Office & Parking of Vehicle for a Period of 3 Years at Lots 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719(Part), 2276S.A, 2276S.B (Part), 2276 S.A RP (Part), 2277S.A, 2277S.B (Part), 2278, 2279S.A, 2279S.B (Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S.A, 2314RP(Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325S.A, 2325S.B, 2325RP, 2326(Part), 2327(Part), 2328, 2329, 2344S.A(Part), 2344S.B (Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353(Part) in D.D.129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing No. 圖號:

Figure 1

Drawing Title 圖目:

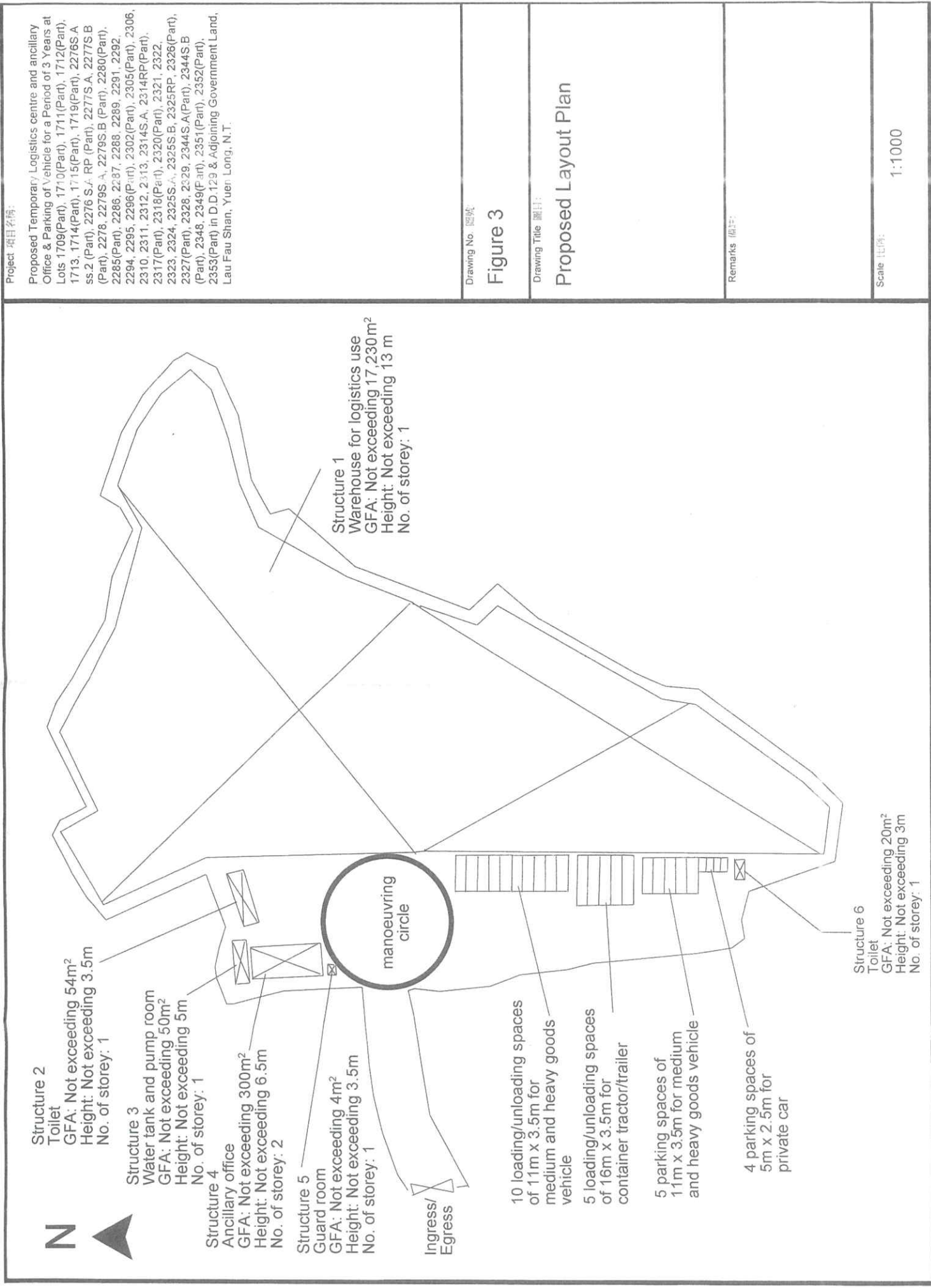
Site Plan

Remarks 備註:

Scale 比例:

1:1000





Project 項目名稱: Proposed Temporary Logistics centre and ancillary Office & Parking of Vehicle for a Period of 3 Years at Lots 1709(Part), 1710(Part), 1711(Part), 1712(Part), 1713, 1714(Part), 1715(Part), 1719(Part), 2276S A ss.2 (Part), 2276 S.A. RP (Part), 2277S A, 2277S B (Part), 2278, 2279S A, 2279S B (Part), 2280(Part), 2285(Part), 2286, 2287, 2288, 2289, 2291, 2292, 2294, 2295, 2296(Part), 2302(Part), 2305(Part), 2306, 2310, 2311, 2312, 2313, 2314S A, 2314RP(Part), 2317(Part), 2318(Part), 2320(Part), 2321, 2322, 2323, 2324, 2325S A, 2325S B, 2325RP, 2326(Part), 2327(Part), 2328, 2329, 2344S A(Part), 2344S B (Part), 2348, 2349(Part), 2351(Part), 2352(Part), 2353(Part) in D.D.129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.	Drawing No. 圖號: Figure 3	Drawing Title 圖目: Proposed Layout Plan	Remarks 備註:
			Scale 比例: 1:1000

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Tracy Wing Sum LAW/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2025年07月21日星期一 16:11
收件者: Wilfred Ka Hing CHU/PLAND
副本: Eric Chi Yeung CHIU/PLAND; Tracy Wing Sum LAW/PLAND
主旨: 轉寄: [FI] S.16 Planning Application No. A/YL-LFS/563 - Further Information
附件: FI1 for A_YL-LFS_563 (20250721).pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Monday, July 21, 2025 3:13 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Yuki Man Yin YIU/PLAND <ymyyiu@pland.gov.hk>
Subject: Fw: [FI] S.16 Planning Application No. A/YL-LFS/563 - Further Information

From: Christian Chim
Sent: Monday, July 21, 2025 3:11 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Tracy Wing Sum LAW/PLAND <twslaw@pland.gov.hk>

Subject: [FI] S.16 Planning Application No. A/YL-LFS/563 - Further Information

Dear Sir,

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

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

A:



R-RICHES
PLANNING LIMITED

盈卓
規劃
有限公司

Our Ref. : DD129 Lot 1709 & VL
Your Ref. : TPB/A/YL-LFS/563

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

By E-mail

21 July 2025

Dear Sir,

1st Further Information

**Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years
in "Residential (Group E)" Zone, Various Lots in D.D. 129 and Adjoining Government Land,
Lau Fau Shan, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-LFS/563)

We write to submit further information in response to comments from the District Planning Officer/Tuen Mun and Yuen Long West, Planning Department 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 Planning Limited

Christian CHIM
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Tracy LAW

email: lwslaw@pland.gov.hk)



Response-to-Comment

Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years
in "Residential (Group E)" Zone, Various Lots in D.D. 129 and Adjoining Government Land,
Lau Fau Shan, Yuen Long, New Territories

(Application No. A/YL-LFS/563)

(i) The applicant provides the following clarifications in response to comments from the District Planning Officer/Tuen Mun and Yuen Long West, Planning Department (DPO/TMYLW, PlanD):

- further to Section 2.4 of the Supplementary Statement, the gross floor area (GFA) has increased mainly in view of an additional floor in Structure B1 (Warehouse), as well as additional Structures B7 and B8 to meet the demand for local warehousing space and provide ancillary facilities for staff use. The applicant intends to regularise the abovementioned existing additional GFA under the current application.

(ii) As per the request of DPO/TMYLW, PlanD, the applicant provides the following table showing details of the structures:

Structure	Use(s)	Covered Area (m ²)	GFA (m ²)	Building Height (m)	No. of Storey	Condition
B1	Warehouse for logistics use & Rain shelter for loading/unloading activities	18,517	30,592	≤ 13.0	2	Existing (additional GFA to be regularised under the current application)
B2	Toilet	54	54	3.5	1	Existing
B3	Water tank & Pump room	50	50	5.0	1	
B4	Ancillary office	150	300	6.5	2	
B5	Guard room	4	4	3.5	1	
B6	Toilet	20	20	3.0	1	Existing (additional structures to be regularised under the current application)
B7	Site Office & Rain shelter	131	242	≤ 8.0	2	
B8	Washroom	67	67	3.5	1	

* For details of the layout, please refer to the Layout Plan in Plan 5 of the original submission.



Our Ref. : DD129 Lot 1709 & VL
Your Ref. : TPB/A/YL-LFS/563

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

By E-mail

13 October 2025

Dear Sir,

2nd Further Information

**Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years
in "Residential (Group E)" Zone, Various Lots in D.D. 129 and Adjoining Government Land,
Lau Fau Shan, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-LFS/563)

We write to submit further information with a revised Geotechnical Planning Review Report in response to departmental comments from the Geotechnical Engineering Office of the Civil Engineering and Development Department 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 Planning Limited

Christian CHIM
Town Planner

cc DPO/TMYLW, Pland

(Attn.: Mr. Wilfred CHU
(Attn.: Ms. Tracy LAW

email: wkhchu@pland.gov.hk)
email: lwslaw@pland.gov.hk)



**Geotechnical Planning Review Report (GPRR)
for
Temporary Logistics Centre with
Ancillary Office and Parking of Vehicles for
a Period of 3 Years at
Various Lots in D.D.129 & adjoining Government Land
Lau Fau Shan, Yuen Long, N.T.
(Application No. A/YL-LFS/563)**

Prepared by: Ting Hong So



**Ir. Ting Hong SO
CEng, MICE, MStructE, MHKIE,
RPE (Civil, Structural & Geotechnical)**



**Ir. IEONG Kwok Lun
(RGE73/95)**

**Ref. No. : LFS002
10 October 2025**

CONTENTS

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Synopsis	2
1) Introduction	3
2) Description of Site	3
3) Site Geology	6
4) Geotechnical Considerations	7
5) Conclusion	10
6) Reference	10

PHOTO

Plate 1 to 4 General View of the features

FIGURES

Figure 1 Site Location Plan
Figure 2 Site Layout Plan and Sections
Figure 3 Hong Kong Geological Map Sheet 2 (Part Plan of 1:20,000)

APPENDICE

Appendix A SIS Report and SIMAR for Registered Features in the Vicinity of the Site
Appendix B Existing BD Records
Appendix C Existing Ground Investigation Records
Appendix D Extract of the Site Plan for PlanD Application
Appendix E Letter from BD file ref BD EB-SS-010-015-F02184-P001

SYNOPSIS

Further to the previous application (application no. A/YL-LFS/426) and associated GPRR report, and its later approval for permission under Section 16 of the Town Planning Ordinance in 2022, this submission is to accompany the later application (application no. **A/YL-LFS/563**) for the further three year period for the permission.

Difference between this report and the previous report are changes at slope feature no. 2SW-C/C112 (of which an emergency slope repair works letter has been issued by BD under file ref: BD-EB-SS-010-015-F02184-P001) and slope feature no. 2SW-C/C113 (which there is an extension towards the toe of the feature). Other than that, there are no other changes in the content of this report from the previous report on 30 May 2022 (application no. A/YL-LFS/426).

Other than the report text, the new extent which affects slope feature no. 2SW-C/C113 is as shown in survey plans and sections in **Figure 2**. And emergency repair works concerning slope feature no. 2SW-C/C112 is as shown in **Appendix E**.

1) **INTRODUCTION**

It is proposed to further extend the Temporary Logistics Centre for a period of 3 years at various lots in D.D.129 and adjoining government land at Lau Fau Shan, Yuen Long, N.T. under section 16 of the Town Planning Ordinance (application no. **A/YL-LFS/563**).

This report would present a Geotechnical Planning Review Report (GPRR) of the site to support of the current planning application. No foundation, site formation, building works, or works which involve significant excavation works would be involved in this application.

2) **DESCRIPTION OF SITE**

The subject site is located at various lots in D.D.129 and adjoining government land at Lau Fau Shan, Yuen Long, N.T. (level +12mPD to +13mPD). An indication of site location and site layout are shown on **Figures 1 and 2**, respectively. A detail survey plan and sections are as attached in **Figure 2.3**. The site is about triangular on plan. The site is a 1-storey covered storage area since 2016.

After the approval of the 1st GPRR report in 2022, the site has been extended slightly towards its southeastern side. (as shown in **Figure 2.3**)

2.1 **Site History**

No building record can be retrieved from the Buildings Department. Based on the Arial photo records; the site has been used as a storage area since 1993.

2.2 **Existing Features in the Vicinity of the Site**

There are 5 registered features in the vicinity of the proposed development. The locations of the features are shown in **Figure 2**. SIS reports and SIMAR reports indicating the location of the feature and their maintenance responsibility are attached in **Appendix A** for easy reference. No record of slope instability can be found.

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

Feature No.	Sub-division No.	Maintenance Responsibility
2SW-C/F20	1	DD129 Lot2327
	2	DD129 Lot2326
	3	DD129 Lot2320
	4	DD129 Lot2318
	5	DD129 Lot2317
	6	Lands Department

2SW-C/C110	1	DD129 Lot2292
	2	DD129 Lot2277A
	3	DD129 Lot2278
	4	DD129 Lot2279A
	5	DD129 Lot2812DRP
2SW-C/C112	1	DD129 Lot1710
	2	DD129 Lot1711
	3	DD129 Lot1712
	4	DD129 Lot2812DRP
	5	DD129 Lot2279B
	6	DD129 Lot2280
	7	DD129 Lot2285
	8	DD129 Lot2296
2SW-C/C113	1	DD129 Lot2314A
	2	DD129 Lot2812DRP
	3	DD129 Lot2302
2SW-C/C127	1	DD129 Lot1714
	2	DD129 Lot1715
	3	DD129 Lot1719

The descriptions of the features are as follows:

Feature No. 2SW-C/F20 (Outside boundary of application site)

This west-facing feature is located about 25m from the western boundary of the site. It consists of a soil slope with a maximum retaining height of 2.5m. It is generally 100m long and has a face angle of about 40°.

Feature No. 2SW-C/C110 (Within boundary of application site)

This feature is located at the northern part of the site based on the SIS information sheet. Although the feature is apparent in a photograph within the SIS, it cannot be clearly visible during our site inspection. The area has been trimmed off with vegetation, and it has been covered with temporary buildings and cannot be located easily in this stage.

Feature No. 2SW-C/C112 (Outside boundary of application site)

This feature is located about 2.5m from the eastern boundary of the site. It consists of a soil slope with a maximum retaining height of 9m. It is generally 152m long and has a face angle of about 40° dipping to the east based on site measurement. Based on the information acquired from the GIU of GEO, the feature has been studied by CM Wong & Associates Ltd under the Stage 2 Report no. S2R069/2018 and has been accepted by GEO on 29 November 2019. The report only recommends maintenance works on the feature and

no slope strengthening works were required. **Sections E, F, G, H and J** in **Figure 2.3** illustrate cross sections of this feature.

On 25 August 2025, BD has issued a letter for the emergency slope repair works for Sub-division no. 5 of the feature at Lot No. 2279 s.B in D.D.129, requesting for removing debris, loose materials, minor trim back, and provide hard surface cover and weepholes (see **Appendix E**). Philip So & Associates Ltd has submitted Form BA4 and BA7 to carry out the emergency slope repair works accordingly and received by BD on 30 September 2025.

Feature No. 2SW-C/C113 (Outside boundary of application site)

This feature is located about 1.5 - 4m from the south-eastern boundary of the site. It consists of a soil slope with a maximum retaining height of 13m. It is generally 167m long and has a face angle of about 45° dipping towards the site based on site measurement.

Sections A-D in **Figure 2.3** illustrate cross sections of this feature.

Feature No. 2SW-C/C127 (Outside boundary of application site)

This feature is located adjacent to the northern boundary of the site. It consists of a north-facing soil slope with face angle between 35° to 40°. It is located 1.5m from the boundary at its western portion (with a retaining height of 1.3m) and is located at 3.6m from the boundary at its eastern portion (with a retaining height of 3.2m). It is generally 65m long and has a face angle of about 40°.

Other than the registered geotechnical features, there are 2 unregistered features found within the vicinity of the site.

Unregistered feature 1

This feature is located at about 4m from the north-western boundary of the site. It consists of a soil slope with a maximum retaining height of less than 3m. It is generally 100m long and has a maximum face angle of about 40° dipping towards the site.

Unregistered feature 2

This feature is located at about 2.5m from the north-eastern boundary of the site. It consists of a soil slope with a maximum retaining height of less than 3m. It is generally 30m long and has a face angle of about 40° dipping towards the site.

Natural Terrain Feature 3

This feature is located at about 20m from the south-eastern boundary of the site. It consists of a vegetated soil slope with a retaining height of about 15m. It is generally 140m long and has a face angle of about 25° dipping towards the site.

Other than the above registered features and the natural terrain features, there exists no other slopes or retaining walls, including the natural terrain features, which may affect or be affected by the proposed application.

3) **SITE GEOLOGY**

With reference to the 1:20,000 geological map published by the Geotechnical Control Office, Hong Kong Geological Survey Sheet 2, the site is located within the area of fine- to medium-grained granite (gfm). Therefore, the superficial deposits should be fine- to medium-grained granite. Extract of the Geological Map Sheet is as attached in **Figure 3**.

There was no buried stream course identified in the vicinity of the site.

3.1 **Previous Ground Investigation Records at GIU**

Search at the GIU of the GEO revealed that there are no ground investigation works carried out within the vicinity of the site. The closest ground investigation borehole (hole no. HSK-ABH 0201) (found in GIU Ref: 62062) is located at about 270m from the western boundary of the site. It reveals that the underlying geology consists of FILL composed of yellowish brown to dark grey, silty fine to coarse SAND, above ALLUVIUM composed of pale brown to light yellowish brown, clayey silty fine to coarse SAND.

Extract of the ground investigation report is as attached in **Appendix C**.

3.3 Soil and Rock

As suggested by the existing site information, the geology of the site is in general blanketed by a layer of Fill or Alluvium, overlying CDG. There is currently insufficient information to determine the profile of bedrock of Grade III or better rock across the site.

- Fill – composed of yellowish brown to dark grey, silty fine to coarse SAND.
- Alluvium – composed of pale brown to light yellowish brown, clayey silty fine to coarse SAND with gravels occasionally.
- CDG – forming the original ground is pink to dark brown, fine to medium silty fine to medium SAND.

3.4 Groundwater

There are no piezometer and standpipe monitoring records installed within the vicinity of the site. However, there is a measurement of groundwater level at 1.35m below ground level (+3.48mPD) at hole no. HSK-ABH 0201 located at about 270m from the western boundary of the site.

4) GEOTECHNICAL CONSIDERATIONS

The following section gives an assessment on the geotechnical aspects: -

4.1 Gradient across a site

The site is located on a level platform with little level difference to be used as a non-dangerous goods storage site at Yuen Long. Therefore, there are no place of which its gradient is greater than 15°.

4.2 Geotechnical Features

Feature No. 2SW-C/F20 (Outside boundary of application site)

The feature would not be modified by the extended period of tenancy. The feature is located 25m from the western boundary of the site and only has a maximum retaining height of 2.5m. Therefore, the proposed extended period would not have adverse effect on the stability of geotechnical feature due to their distance.

Feature No. 2SW-C/C110 (Inside boundary of application site)

Although the feature is apparent in a photograph within the SIS, it is not able to be clearly visible during our site inspection. The area has been trimmed off with vegetation and it has been covered with temporary buildings and cannot be located easily in this stage. However, the area within the vicinity of the feature has been inspected and there are no any apparent signs of distress or instability. Therefore, it is geotechnical feasible to grant the extension.

Feature No. 2SW-C/C112 (Outside boundary of application site)

The feature would not be modified by the extended period of tenancy. As mentioned in Section 2.2, the feature has been studied by CM Wong & Associates Ltd under the Stage 2 Report no. S2R069/2018 and has been accepted by GEO on 29 November 2019. The report recommends only maintenance items and no slope strengthening works were required. The storage site remains generally the same since 2018.

However, as mentioned in **Appendix E**, BD has issued an emergency slope repair works request on this feature (BD file ref: BD EB-SS-010-015-F02184-P001 dated 25 August 2025) regarding to the landslide scars at the northern extent of the feature. The emergency repair works as mentioned in this letter involves removal of landslide debris; removal of loose materials and minor trim back the failure surfaces; and provide hard surface cover with wire mesh and weepholes to the failure surface.

Philip So & Associates Ltd has submitted Form BA4 and BA7 to carry out the emergency slope repair works accordingly and the submission has been received by BD on 30 September 2025.

Apart from the emergency repair works, it is recommended to provide further study on the feature and carry out remedial works if found necessary.

Feature No. 2SW-C/C113 (Outside boundary of application site)

The feature would not be modified by the extended period of tenancy. No signs of distress can be found at the feature. As mentioned in **Section 2**, the main structure has been extended toward the toe of this feature, and it is recommended to provide further study and carry out slope strengthening works if found necessary.

Feature No. 2SE-C/C127 (Outside boundary of application site)

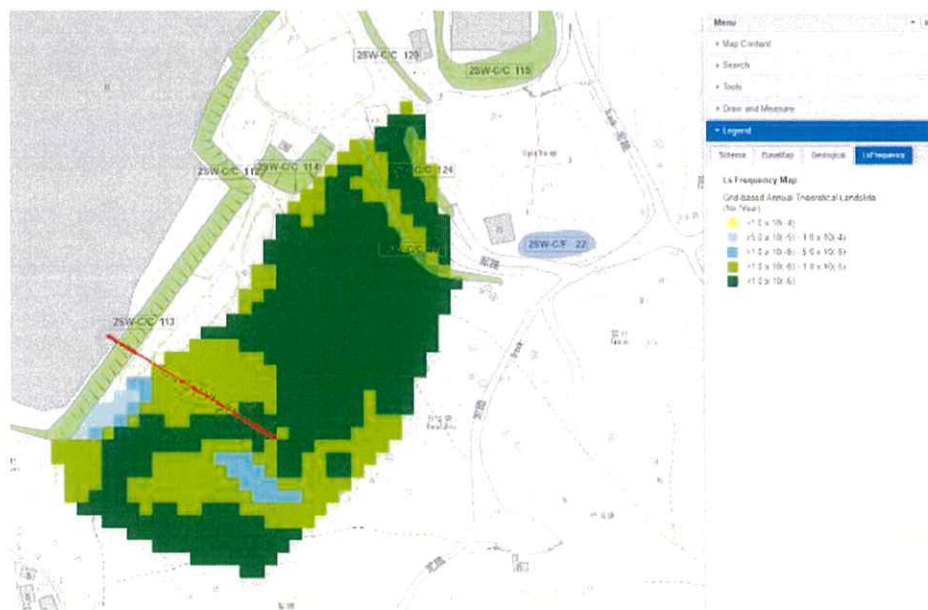
As mentioned in Section 2.2, considering the relation of the relatively less retained height of the feature and its distance from the boundary of application, the load spread onto the slope due to its usage would be minimal.

Unregistered Feature 1 and 2 (Outside boundary of application site)

The two features would not be modified by the extended period of tenancy. The site is located at the toe of the 2 features and therefore the proposed extended period would not have adverse effect on the stability of geotechnical feature. The slopes are located at about 2.5m from the boundary of the site and their retaining height are less than 3m. Due to their distance and the retaining height, no further studies or remedial actions would be required.

Natural Terrain Feature 3 (Outside boundary of application site)

The feature would not be modified by the extended period of tenancy. The site is located 20m from the toe of the feature and therefore the proposed extended period would not have adverse effect on the stability of geotechnical feature.



The feature has a face angle of 25° without any visible boulders on its surface. Based on the extract of landslide frequency map obtained from the GInfo System from the GIU library of GEO, its annual theoretical landslide is only between 5.0×10^{-5} to 1.0×10^{-4} , which is less likely than a 1 in 1000-year event. Consider the period of land use extension would be 3 years only, the risk of landslide would be minimal.

5) CONCLUSION

This report has discussed all the relevant issues regarding the geotechnical issues at various lots in D.D.129 and adjoining government land at Lau Fau Shan, Yuen Long, N.T. No foundation, site formation, building works or works of which involve significant excavation works under this extension application.

Feature No. 2SE-C/C112

BD has issued an emergency slope repair works request on this feature (as mentioned in **Section 4.2**). After completion of the emergency repair works, it is recommended to provide further study on the feature and carry out remedial works if found necessary.

Feature No. 2SE-C/C113

As the main structure has been extended towards this feature, it is recommended to provide further study on the feature and carry out slope strengthening works if found necessary.

Therefore, provided that such remedial and strengthening works of Feature nos. 2SE-C/C112 and 2SE-C/C113 has been completed, and with reference to the preceding discussions, it is considered that the application is considered geotechnically feasible.

6) REFERENCE

The following documents have been reviewed and referred to in the preparation of this report:

1. GEO (2019), *Slope Information System Report of Feature Nos. 2SW-C/F20, 2SW-C/C110, 2SW-C/C112, 2SW-C/C113, 2SW-C/C127*
2. Lands Department (2019), *SMRIS Report of Feature Nos. 2SW-C/F20, 2SW-C/C110, 2SW-C/C112, 2SW-C/C113, 2SW-C/C127*
3. Driltech (2015), *Works Order No. GE/2014/07.16B, Agreement No. CE2/2011 (CE), Hung Shui Kiu New Development Area Planning and Engineering Study – Investigation (Batch 3), Final Field Work Report (GIU Ref: 62062)*
4. CM Wong & Associates Ltd (2019), *Stage 2 Report No. S2R069/2018*

Photo

Plate 1: Site view of Unregistered Feature 1



Plate 2: Site view of Unregistered Feature 1

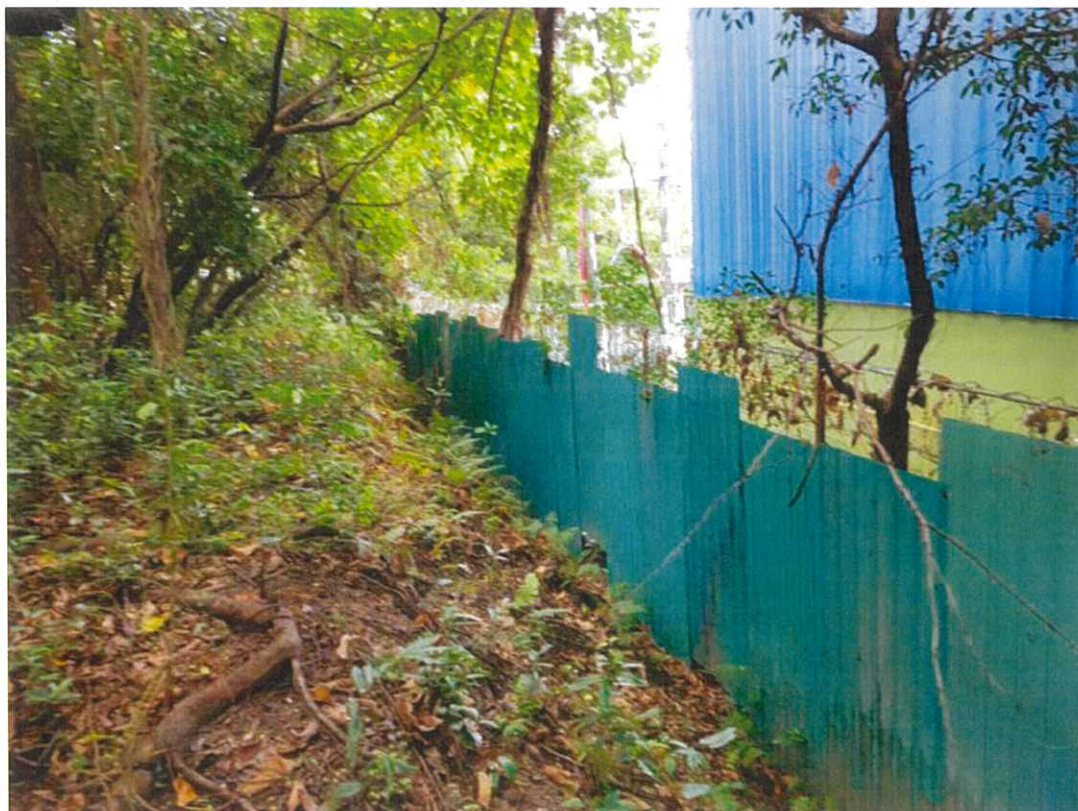


Plate 3: Site view of Unregistered Feature 2



Plate 4: Site view of Unregistered Feature 2



Figure 1

Site Location Plan

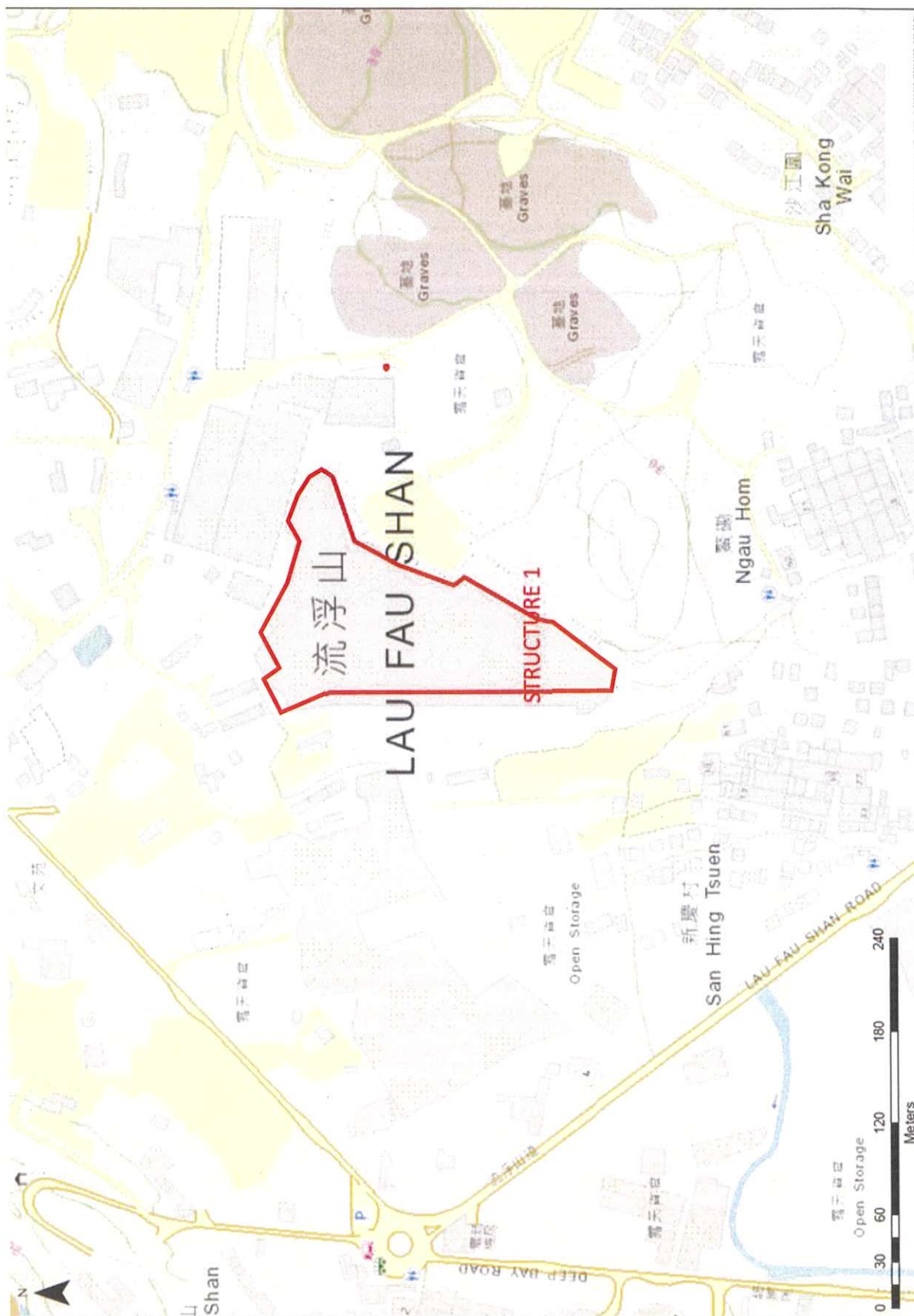


Figure 2

Site Layout Plan

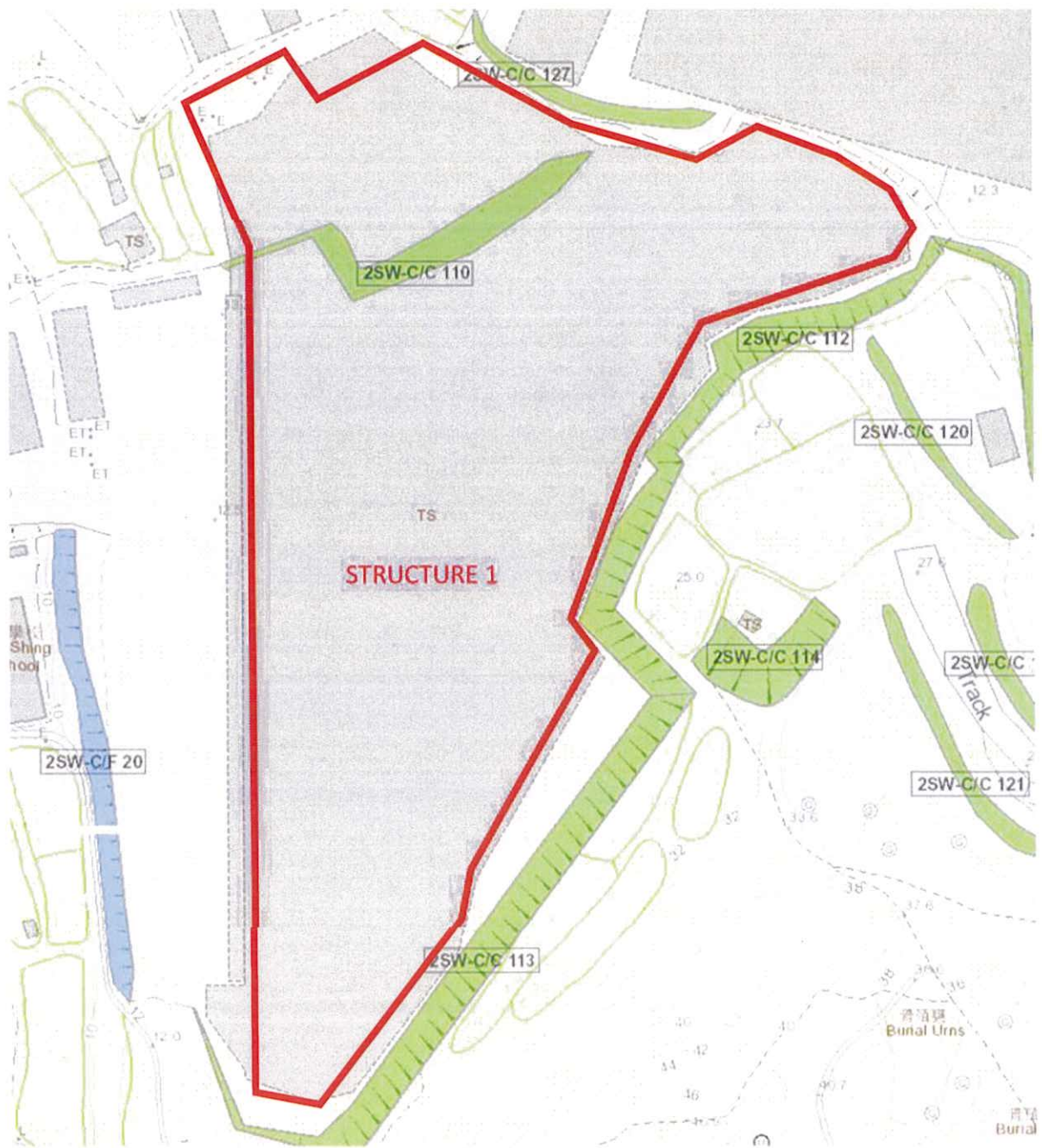


Figure 2.1 Layout and Feature location plan

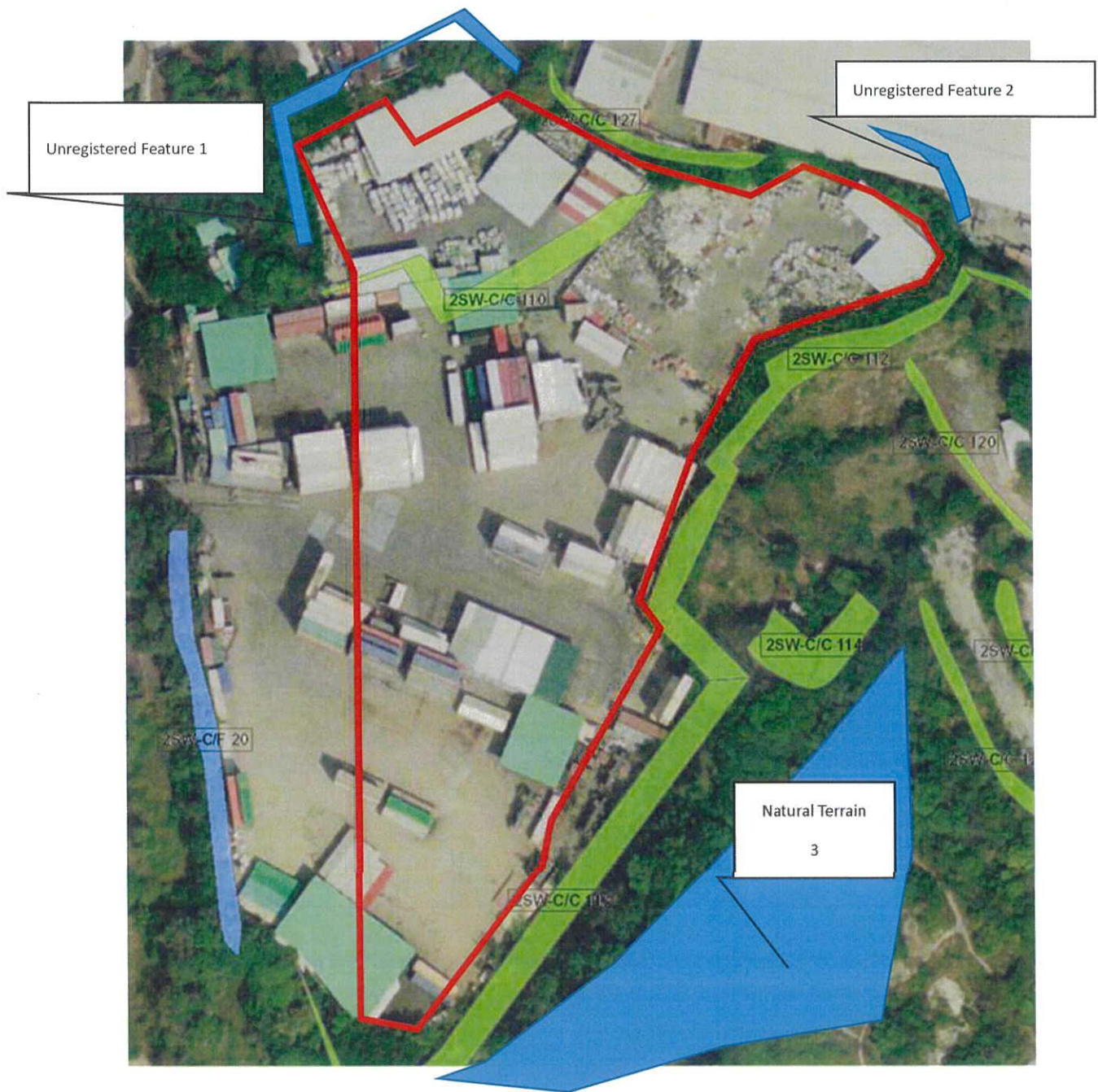
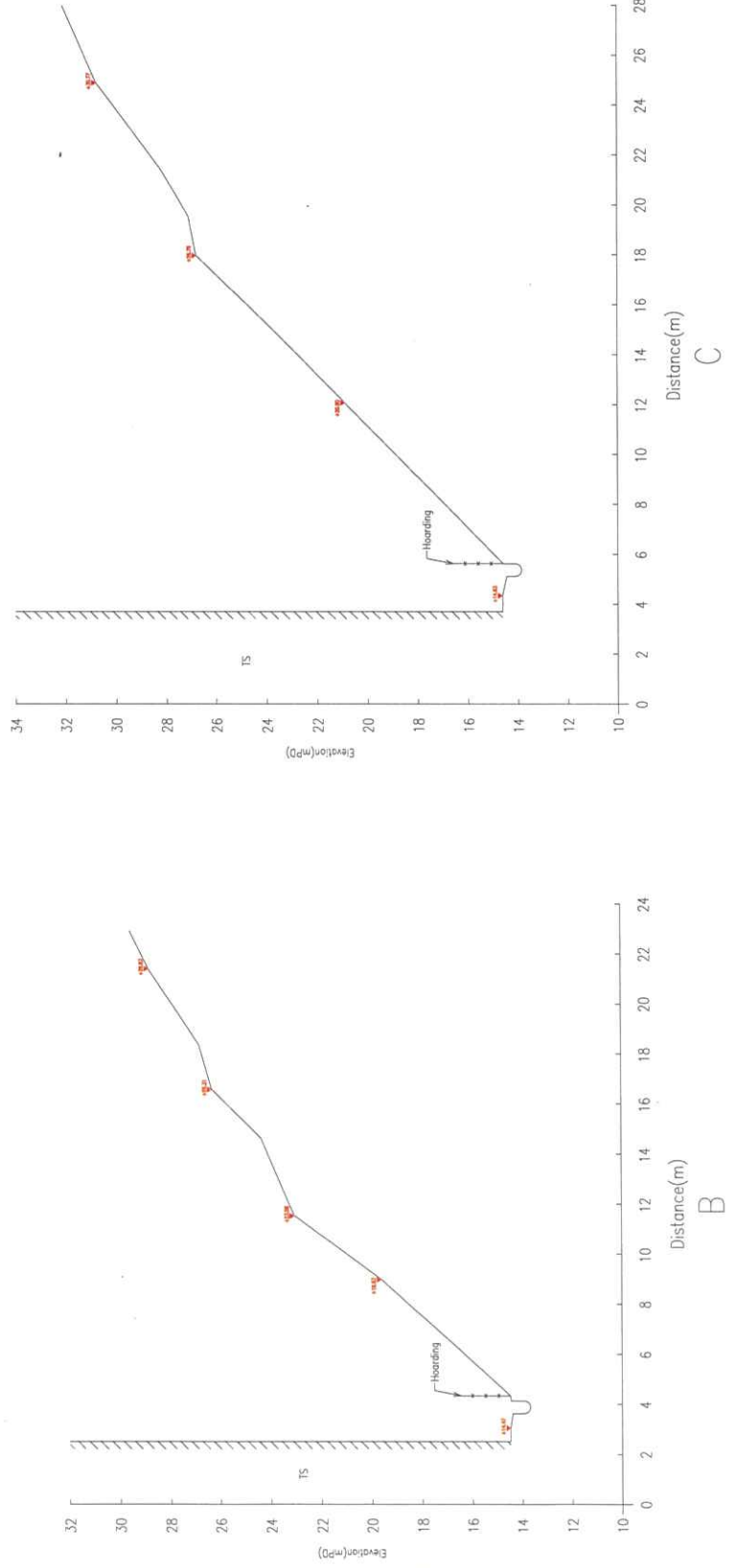
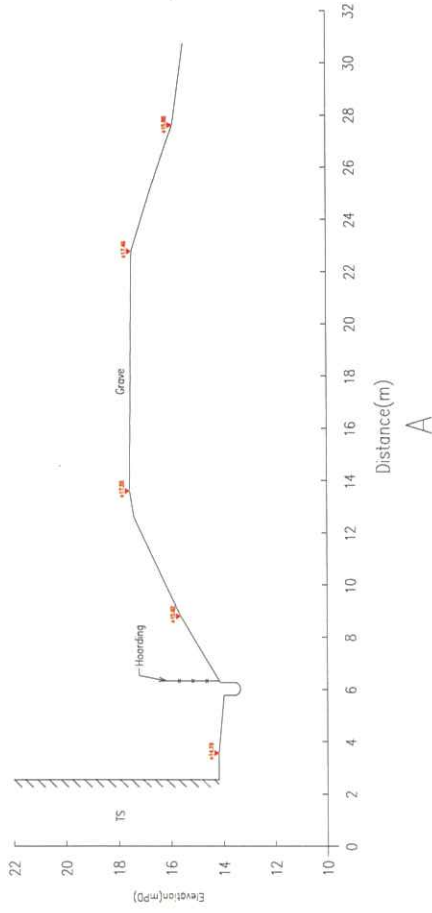


Figure 2.2 Aerial Photo showing the site and the features

Figure 2.3 Survey Plan

Notes :

1. All Levels are in Metres relative to Principal Datum (P.D.)
2. Dimensions are in Metres unless otherwise shown.



REV		DATE	DESCRIPTION
1	08/10/25		FIRST ISSUE
DRAWN BY		C. K. CHAN	SCALE: 1:100 (A1)
SURVEYED BY		W. K. CHOI	DATE: 2025-10-08
CONTRACT NO.			

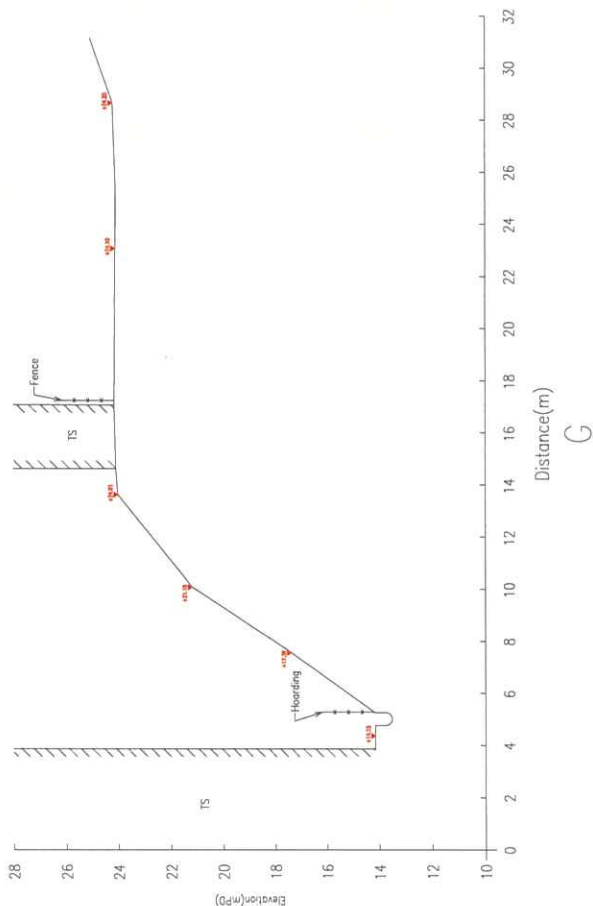
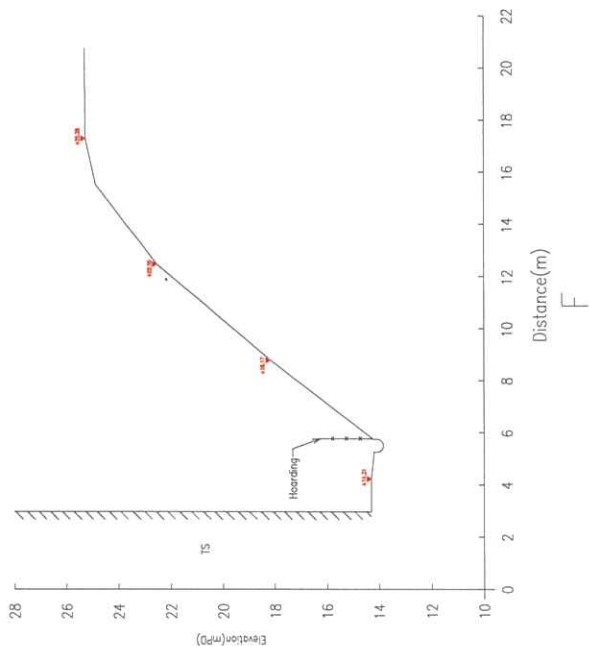
PROJECT
TEMPORARY LOGISTICS CENTRE WITH
ANCILLARY FACILITIES FOR TRUCKS AND VEHICLES
FOR PERIOD OF 3 YEARS

DRAWING TITLE
CROSS SECTIONS

CERTIFY BY:

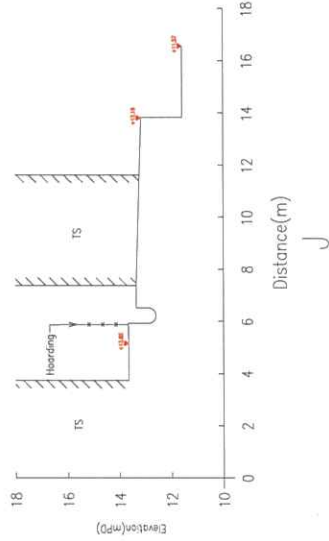
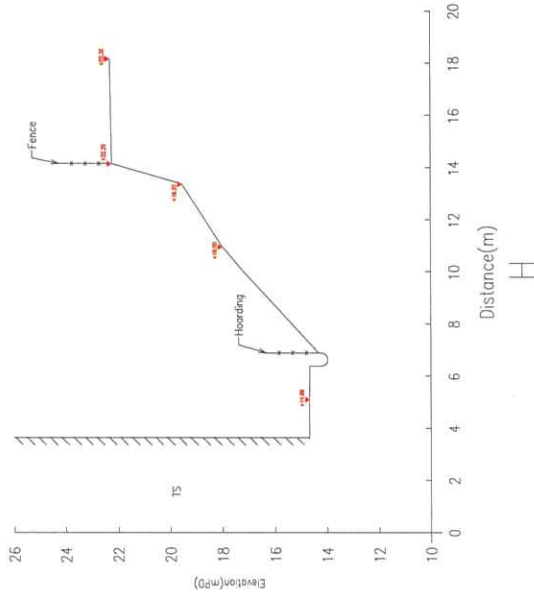
DRAWING NO. LFS/006 REV. 1

1. All Levels are in Metres relative to Principal Datum (P.D.)
2. Dimensions are in Metres unless otherwise shown

[illegible]

Notes :

1. All Levels are in Metres relative to Principal Datum (P.D.)
2. Dimensions are in Metres unless otherwise shown.



PROJECT :
TEMPORARY LOGISTICS CENTRE WITH
ANCILLARY OFFICE AND PARKING OF VEHICLES
FOR PERIOD OF 3 YEARS

DRAWING TITLE :
CROSS SECTIONS

CHECKED BY :

DRAWING NO. : LFS/008
REV. : 1

Century Engineering Service Co.
Tel : 31025523 Fax : 30138667
Email : ceshandlarys@gmail.com

Figure 3

Hong Kong Geological Map Sheet 2 (Part Plan of
1:20,000)

Appendix A

SIMAR and SIS for Registered Features in the Vicinity of the Site

Slope Maintenance Responsibility Report

(2SW-C/F20)


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

1	2SW-C/F20		Sub-Division		1
	Location	Partly within DD129 LOT 2327, LOT 2326, LOT 2320, LOT 2318, LOT 2317, LOT 2325 S.B and STT2877 and partly within adjoining unallocated Government land, Lau Fau Shan, Yuen Long			
	Responsible Lot/Party	DD129 LOT 2327	Maintenance Agent	Not Applicable	
	Remarks	Not Applicable			
2	2SW-C/F20		Sub-Division		2
	Location	Partly within DD129 LOT 2327, LOT 2326, LOT 2320, LOT 2318, LOT 2317, LOT 2325 S.B and STT2877 and partly within adjoining unallocated Government land, Lau Fau Shan, Yuen Long			
	Responsible Lot/Party	DD129 LOT 2326	Maintenance Agent	Not Applicable	
	Remarks	Not Applicable			
3	2SW-C/F20		Sub-Division		3
	Location	Partly within DD129 LOT 2327, LOT 2326, LOT 2320, LOT 2318, LOT 2317, LOT 2325 S.B and STT2877 and partly within adjoining unallocated Government land, Lau Fau Shan, Yuen Long			
	Responsible Lot/Party	DD129 LOT 2320	Maintenance Agent	Not Applicable	
	Remarks	Not Applicable			
4	2SW-C/F20		Sub-Division		4
	Location	Partly within DD129 LOT 2327, LOT 2326, LOT 2320, LOT 2318, LOT 2317, LOT 2325 S.B and STT2877 and partly within adjoining unallocated Government land, Lau Fau Shan, Yuen Long			
	Responsible Lot/Party	DD129 LOT 2318	Maintenance Agent	Not Applicable	
	Remarks	Not Applicable			
5	2SW-C/F20		Sub-Division		5
	Location	Partly within DD129 LOT 2327, LOT 2326, LOT 2320, LOT 2318, LOT 2317, LOT 2325 S.B and STT2877 and partly within adjoining unallocated Government land, Lau Fau Shan, Yuen Long			
	Responsible Lot/Party	DD129 LOT 2317	Maintenance Agent	Not Applicable	
	Remarks	Not Applicable			
6	2SW-C/F20		Sub-Division		6
	Location	Partly within DD129 LOT 2327, LOT 2326, LOT 2320, LOT 2318, LOT 2317, LOT 2325 S.B and STT2877 and partly within adjoining unallocated Government land, Lau Fau Shan, Yuen Long			
	Responsible Lot/Party	DD129 LOT 2325 S.B	Maintenance Agent	Not Applicable	
	Remarks	Not Applicable			

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Search Criteria: 2SW-C/F20

7	2SW-C/F20	Sub-Division	7
Location	Partly within DD129 LOT 2327, LOT 2326, LOT 2320, LOT 2318, LOT 2317, LOT 2325 S.B and STT2877 and partly within adjoining unallocated Government land, Lau Fau Shan, Yuen Long		
Responsible Lot/Party	Lands Department	Maintenance Agent	Lands Department
Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

- End of Report -

Notes:

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

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Search Criteria: 2SW-C/F20

Location Plan



Legend

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



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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

Printed on: 09/10/2025

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Search Criteria: 2SW-C/F20

BASIC INFORMATION

Location: 200m to the NW San Hing Tsuen, Lau Fau Shan
 Registration Date: 06-05-1998
 Ranking Score (NPRS): 0 (Notional)
 Date of Formation: post-1977
 Date of Construction/ Modification:
 Data Source: EI
 Approximate Coordinates: Easting : 816750 Northing : 836373

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Non-dangerous goods storage site
 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): 2.5 Length (m): 110 Average Angle (deg): 40

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1	Mixed Feature	Party: DD129 LOT 2327	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 27-06-2025
(2) Sub Div.: 2	Mixed Feature	Party: DD129 LOT 2326	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 27-06-2025
(3) Sub Div.: 3	Mixed Feature	Party: DD129 LOT 2320	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 27-06-2025
(4) Sub Div.: 4	Mixed Feature	Party: DD129 LOT 2318	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 27-06-2025
(5) Sub Div.: 5	Mixed Feature	Party: DD129 LOT 2317	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 27-06-2025
(6) Sub Div.: 6	Mixed Feature	Party: DD129 LOT 2325 S.B	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 27-06-2025
(7) Sub Div.: 7	Mixed Feature	Party: Lands D	Agent: Lands D	Land Cat.: 1,5b(vi)	Reason Code: 5,59,62	MR Endorsement Date: 27-06-2025

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 07-11-2001
 Data Source: EI
 Slope Part Drainage: N/A
 Wall Part Drainage: N/A



SLOPE PART

Slope Part (1)

Surface Protection (%): Bare: 0 Vegetated: 100 Chunam: 0 Shotcrete: 0 Other Cover: 0

Material Description: Material type: Soil Geology: 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

Tagmark: 15094_1_5 Part: 1 Checking Status: No checking records Checking Certificate No.: N/A

BACKGROUND INFORMATION

GIU Cell Ref.: N/A

Map Sheet Reference (1:1000): 2SW-22C

Aerial Photos: N/A

Nearest Rainguage Station (Station Number): ()

Data Collected On: 07-11-2001

Date of Construction, Subsequent Modification and Demolition: N/A

Related Reports/Files or Documents: N/A

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: 25/09/2025)

STAGE 1 STUDY REPORT

Inspected On:

Weather:

District: N/A

Section No: 1-1

Height(m):

Type of Toe Facility: Road/footpath with very low traffic density

Distance from Toe(m): 0

Type of Crest Facility: Non-dangerous goods storage site

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:

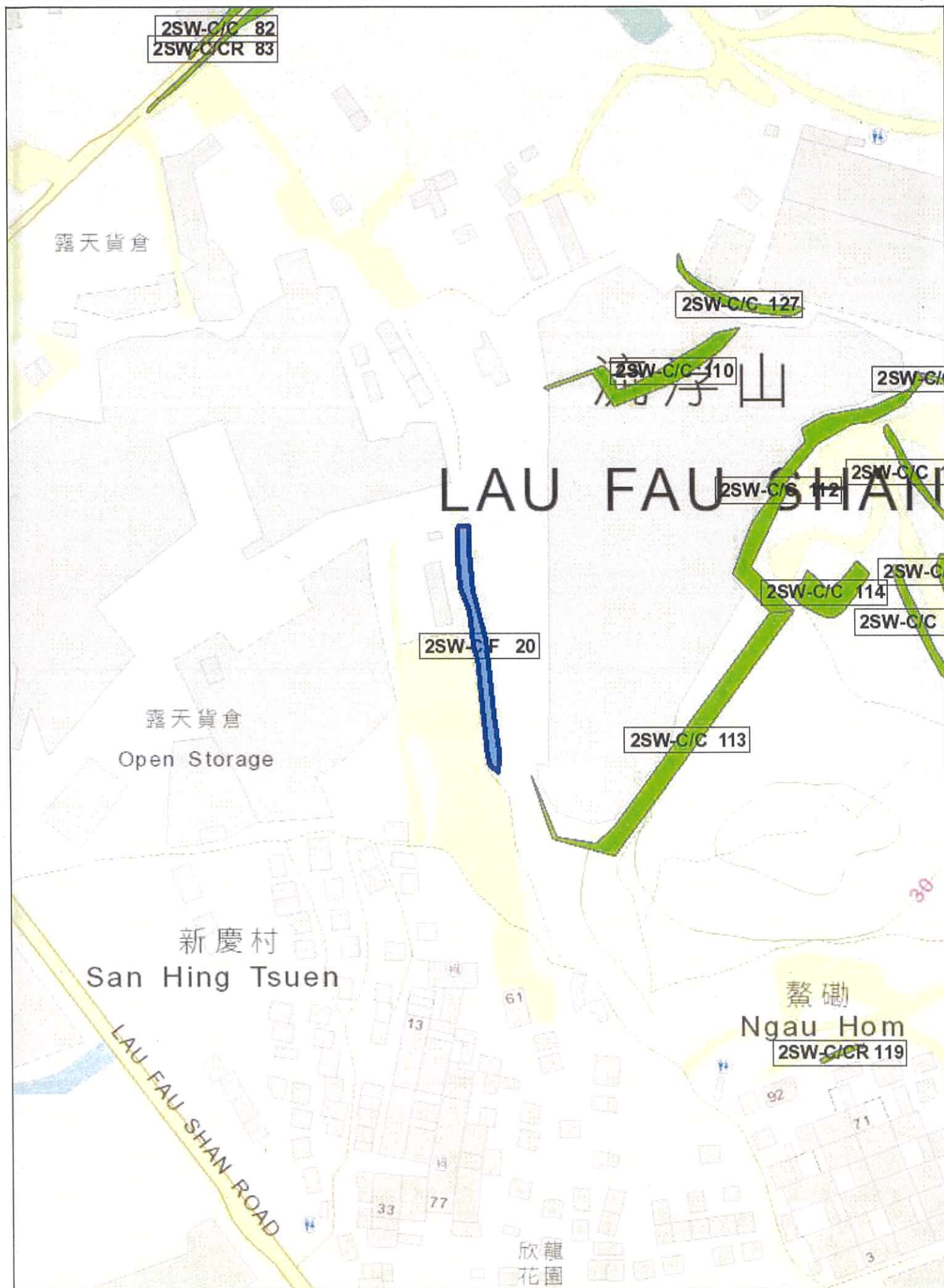
Action By: N/A

Non-routine Maintenance:

Action By: N/A

PHOTO





Slope Maintenance Responsibility Report

(2SW-C/C110)


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

1	2SW-C/C110	Sub-Division		1
	Location	WITHIN DD129 LOTS2292, 2277A, 2278, 2279A & 2812D		
	Responsible Lot/Party	DD129 Lot2292	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
2	2SW-C/C110	Sub-Division		2
	Location	WITHIN DD129 LOTS2292, 2277A, 2278, 2279A & 2812D		
	Responsible Lot/Party	DD129 Lot2277A	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
3	2SW-C/C110	Sub-Division		3
	Location	WITHIN DD129 LOTS2292, 2277A, 2278, 2279A & 2812D		
	Responsible Lot/Party	DD129 Lot2278	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
4	2SW-C/C110	Sub-Division		4
	Location	WITHIN DD129 LOTS2292, 2277A, 2278, 2279A & 2812D		
	Responsible Lot/Party	DD129 Lot2279A	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
5	2SW-C/C110	Sub-Division		5
	Location	WITHIN DD129 LOTS2292, 2277A, 2278, 2279A & 2812D		
	Responsible Lot/Party	DD129 Lot2812DRP	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		

- End of Report -

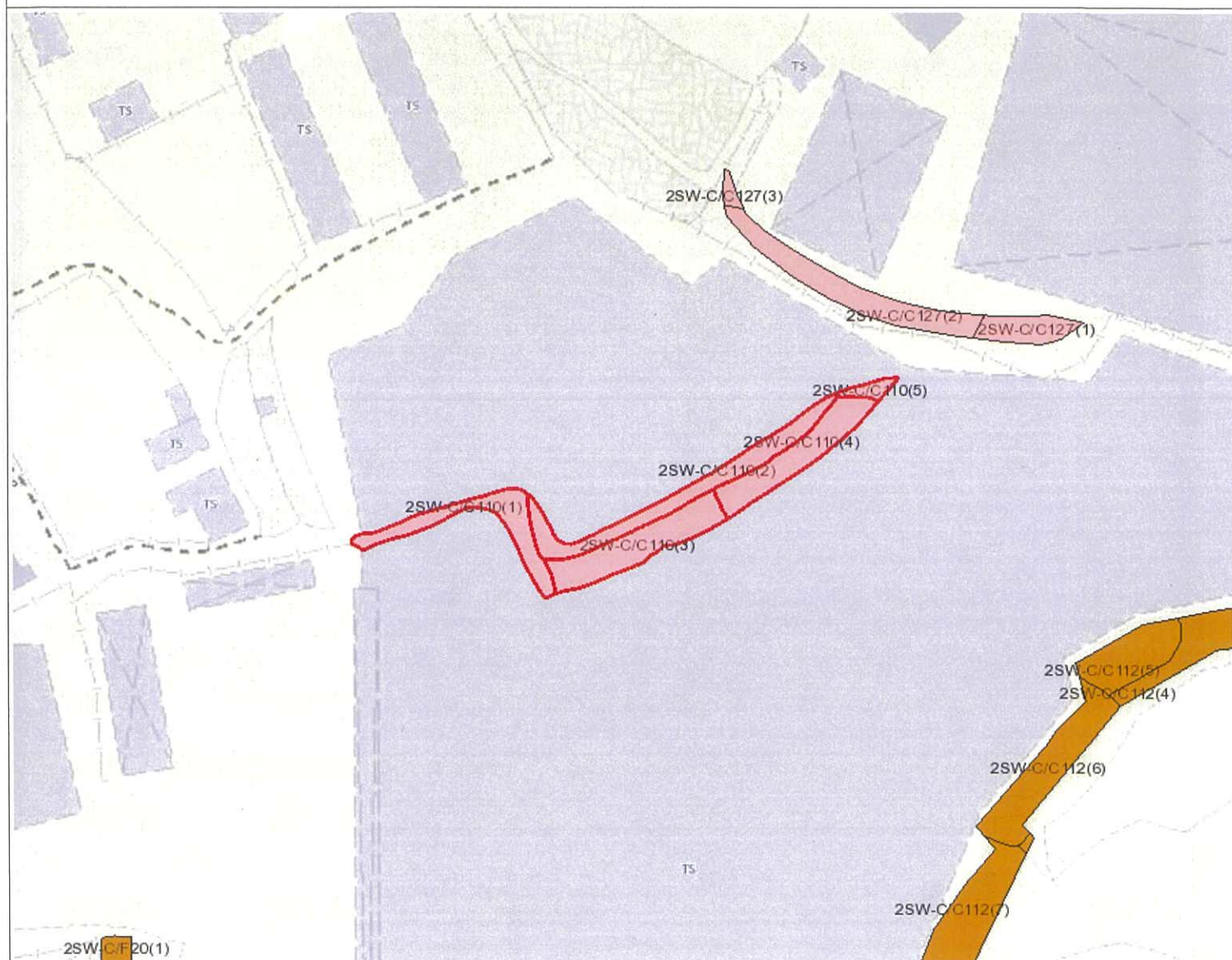
Notes:

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

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Search Criteria: 2SW-C/C110

Location Plan



Legend

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



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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

Printed on: 09/10/2025

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Search Criteria: 2SW-C/C110

BASIC INFORMATION

Location: PERIMETER OF OPEN STORAGE AREA(CONTAINER), NEAR LAU FAU SHAN, YUEN LONG
 Registration Date: 06-05-1998
 Ranking Score (NPRS): 0 (Notional)
 Date of Formation: post-1977
 Date of Construction/ Modification:
 Data Source: SIRST
 Approximate Coordinates: Easting : 816824 Northing : 836488

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Lightly-used open area/facilities
 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): 95 Average Angle (deg): 50

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1	Private Feature	Party: DD129 Lot2292	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 03-11-1998
(2) Sub Div.: 2	Private Feature	Party: DD129 Lot2277A	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 03-11-1998
(3) Sub Div.: 3	Private Feature	Party: DD129 Lot2278	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 03-11-1998
(4) Sub Div.: 4	Private Feature	Party: DD129 Lot2279A	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 03-11-1998
(5) Sub Div.: 5	Private Feature	Party: DD129 Lot2812DRP	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 03-11-1998

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 26-02-1998
 Data Source: SIRST
 Slope Part Drainage: N/A
 Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)

Surface Protection (%): Bare: 0 Vegetated: 100 Chunam: 0 Shotcrete: 0 Other Cover: 0

Material Description: Material type: Soil Geology: Decomposed granite

Berm: No. of Berms: N/A Min. Berm Width (m): N/A

Weepholes: Size (mm): N/A Spacing (m): N/A

WALL PART

N/A

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.: 2SW22C2

Map Sheet Reference (1:1000): 2SW-22C

Aerial Photos: A 24264 (1990), A 24265 (1990)

Nearest Rainwater Station (Station Number): Hong Shui House, Shui Pin Wai Estate(N12)

Data Collected On: 26-02-1998

Date of Construction, Subsequent Modification and Demolition: Modification: Constructed Before: 1990 After: 1988

Related Reports/Files or Documents: N/A

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: 25/09/2025)

STAGE 1 STUDY REPORT

Inspected On:

Weather:

District: MW

Section No: 1-1

Height(m):

Type of Toe Facility: Non-dangerous goods storage site

Distance from Toe(m): 0

Type of Crest Facility: Lightly-used open area/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



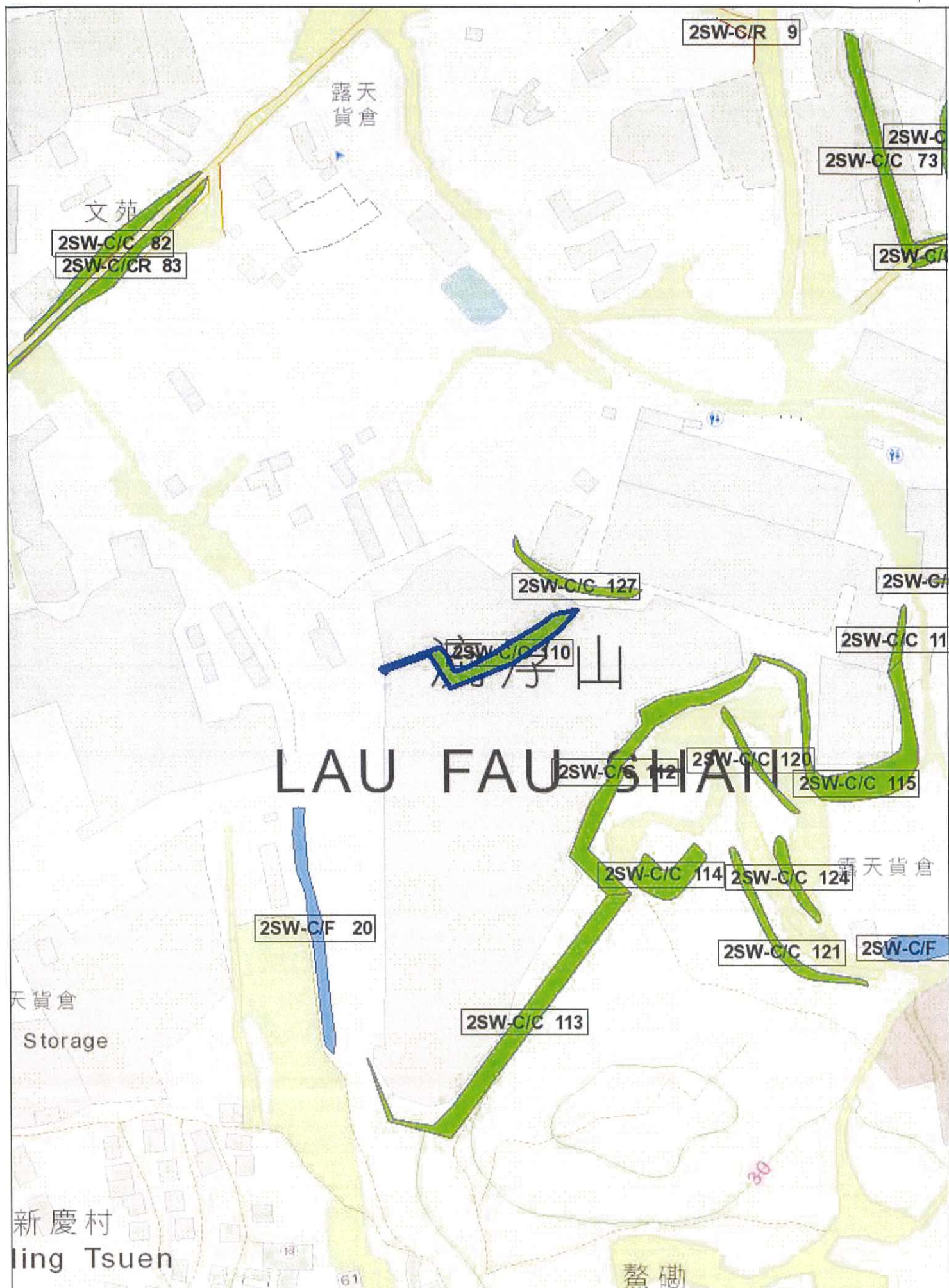
OTHER EXTERNAL ACTION

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

PHOTO



2SW - C/C 110 GENERAL VIEW F4



Slope Maintenance Responsibility Report

(2SW-C/C112)


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

1	2SW-C/C112		Sub-Division	1
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1712, LOT 2279 S.B, LOT 2280, LOT 2285, LOT 2296, LOT 2284 and partly within unallocated Government land, Lau Fau Shan, Yuen Long		
	Responsible Lot/Party	DD129 LOT 1710	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
2	2SW-C/C112		Sub-Division	2
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1712, LOT 2279 S.B, LOT 2280, LOT 2285, LOT 2296, LOT 2284 and partly within unallocated Government land, Lau Fau Shan, Yuen Long		
	Responsible Lot/Party	DD129 LOT 1711	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
3	2SW-C/C112		Sub-Division	3
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1712, LOT 2279 S.B, LOT 2280, LOT 2285, LOT 2296, LOT 2284 and partly within unallocated Government land, Lau Fau Shan, Yuen Long		
	Responsible Lot/Party	DD129 LOT 1712	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
4	2SW-C/C112		Sub-Division	4
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1712, LOT 2279 S.B, LOT 2280, LOT 2285, LOT 2296, LOT 2284 and partly within unallocated Government land, Lau Fau Shan, Yuen Long		
	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.		
5	2SW-C/C112		Sub-Division	5
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1712, LOT 2279 S.B, LOT 2280, LOT 2285, LOT 2296, LOT 2284 and partly within unallocated Government land, Lau Fau Shan, Yuen Long		
	Responsible Lot/Party	DD129 LOT 2279 S.B	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		

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Search Criteria: 2SW-C/C112

6	2SW-C/C112		Sub-Division	6
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1712, LOT 2279 S.B, LOT 2280, LOT 2285, LOT 2296, LOT 2284 and partly within unallocated Government land, Lau Fau Shan, Yuen Long		
	Responsible Lot/Party	DD129 LOT 2280	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
7	2SW-C/C112		Sub-Division	7
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1712, LOT 2279 S.B, LOT 2280, LOT 2285, LOT 2296, LOT 2284 and partly within unallocated Government land, Lau Fau Shan, Yuen Long		
	Responsible Lot/Party	DD129 LOT 2285	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
8	2SW-C/C112		Sub-Division	8
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1712, LOT 2279 S.B, LOT 2280, LOT 2285, LOT 2296, LOT 2284 and partly within unallocated Government land, Lau Fau Shan, Yuen Long		
	Responsible Lot/Party	DD129 LOT 2296	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
9	2SW-C/C112		Sub-Division	9
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1712, LOT 2279 S.B, LOT 2280, LOT 2285, LOT 2296, LOT 2284 and partly within unallocated Government land, Lau Fau Shan, Yuen Long		
	Responsible Lot/Party	DD129 LOT 2284	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		

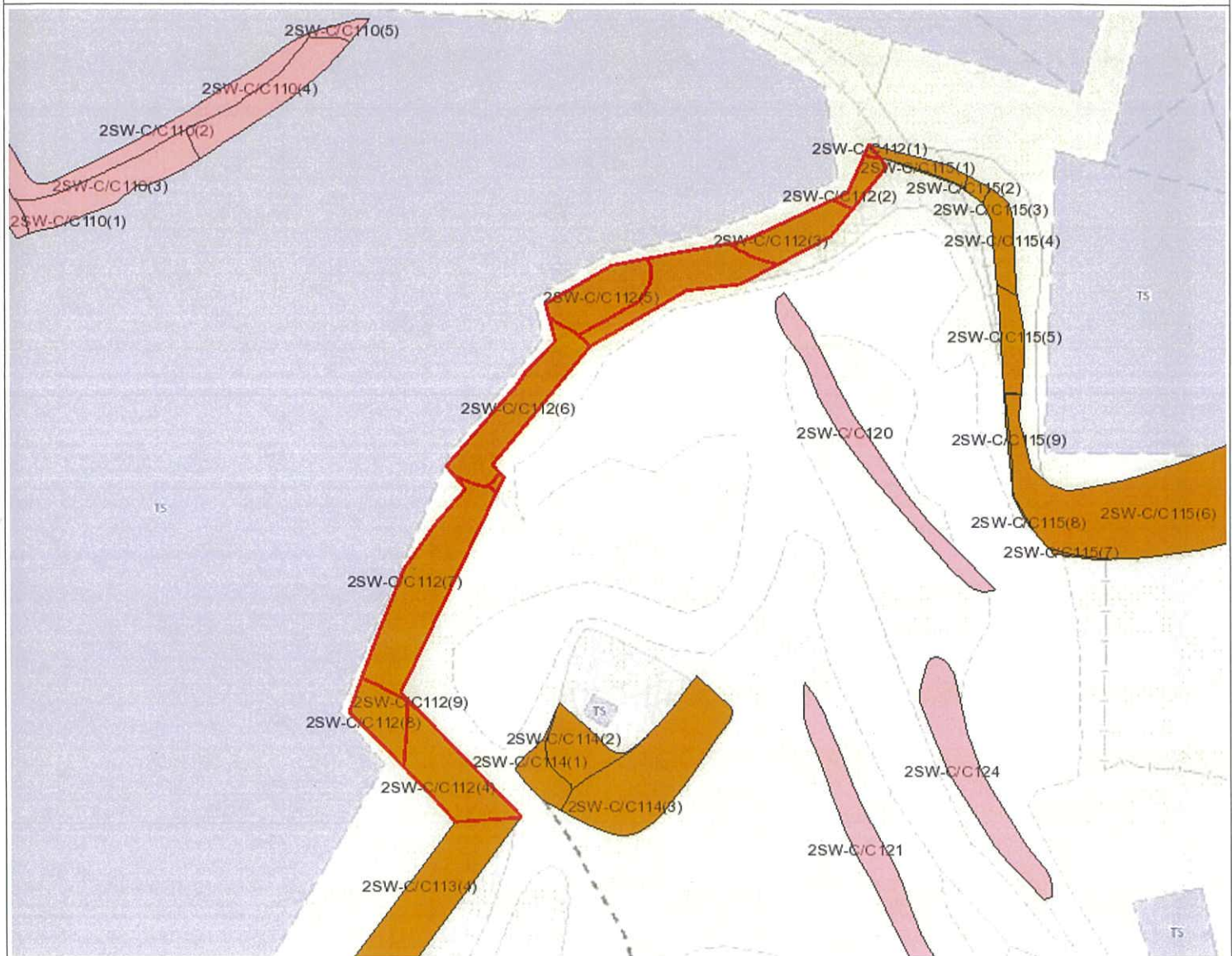
- End of Report -

Notes:

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

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Location Plan



Legend

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



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

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Search Criteria: 2SW-C/C112

BASIC INFORMATION

Location: PERIMETER OF OPEN STORAGE AREA(CONTAINER), NEAR SAN HING TSUEN, LAU FAU SHAN, YUEN LONG
Registration Date: 06-05-1998
Ranking Score (NPRS): 1102 (LPMit)
Date of Formation: post-1977
Date of Construction/ Modification:
Data Source: SIRST
Approximate Coordinates: Easting : 816882 Northing : 836453

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Undeveloped green belt
Distance of Facility from Crest (m): 0
Facility at Toe: Other thinly populated buildings
Distance of Facility from Toe (m): 1
Consequence-to-life Category: 1
Remarks: N/A

SLOPE PART

(1) Max. Height (m): 9 Length (m): 155 Average Angle (deg): 54

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1	Mixed Feature	Party: DD129 LOT 1710	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 29-08-2025
(2) Sub Div.: 2	Mixed Feature	Party: DD129 LOT 1711	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 29-08-2025
(3) Sub Div.: 3	Mixed Feature	Party: DD129 LOT 1712	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 29-08-2025
(4) Sub Div.: 4	Mixed Feature	Party: Lands D	Agent: Lands D	Land Cat.: 5b(vi)	Reason Code: 62	MR Endorsement Date: 29-08-2025
(5) Sub Div.: 5	Mixed Feature	Party: DD129 LOT 2279 S.B	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 29-08-2025
(6) Sub Div.: 6	Mixed Feature	Party: DD129 LOT 2280	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 29-08-2025
(7) Sub Div.: 7	Mixed Feature	Party: DD129 LOT 2285	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 29-08-2025
(8) Sub Div.: 8	Mixed Feature	Party: DD129 LOT 2296	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 29-08-2025
(9) Sub Div.: 9	Mixed Feature	Party: DD129 LOT 2284	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 29-08-2025

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 26-02-1998
Data Source: SIRST
Slope Part Drainage: N/A
Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)

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

WALL PART

N/A

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.:	2SW22C2
Map Sheet Reference (1:1000):	2SW-22C
Aerial Photos:	A 24264 (1990), A24265 (1990)
Nearest Rainguage Station (Station Number):	Hong Shui House, Shui Pin Wai Estate(N12)
Data Collected On:	26-02-1998
Date of Construction, Subsequent Modification and Demolition:	Modification: Constructed Before: 1990 After: 1988
Related Reports/Files or Documents:	N/A
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):	Date of Recommendation to BD: N/A File Reference: N/A Date Served by BD: 29/11/2019 Date of Recommendation to BD: N/A File Reference: N/A Date Served by BD: 29/11/2019
LPMIS:	Agreement No.: CE50/2017 Report No.: S2R069/2018



ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 25/09/2025)

STAGE 1 STUDY REPORT

Inspected On:

Weather:

District: MW

Section No: 1-1

Height(m):

Type of Toe Facility: Other thinly populated buildings

Distance from Toe(m): 1

Type of Crest Facility: Undeveloped green belt

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.:	2SW-C/C 112
Location:	PERIMETER OF OPEN STORAGE AREA(CONTAINER), NEAR SAN HING TSUEN, LAU FAU SHAN, YUEN LONG
District Council:	Yuen Long
Maintenance Responsibility (At the Time of Selection):	Private
Responsible Party for Maintenance of Government Portion:	N/A
Private Lot No.:	DD129 Lot1710,DD129 Lot1711,DD129 Lot1712,DD129 Lot2279B,DD129 Lot2280,DD129 Lot2285,DD129 Lot2296,DD129 Lot2812DRP

LPM/LPMit Study

Agreement No.:	CE50/2017
Study Type:	Stage 2 Study
Consultant:	C M Wong & Associates Ltd.
GEO Managing Section / Engineer:	SS / SS2
Study Status:	Study completed
Design Approach:	N/A
Option Assessment Accepted:	N
Study Report No.:	S2R069/2018
Programme / Actual Commencement:	07-09-2018
Programme / Actual Completion:	29-11-2019
Report Recommendation (For Stage 2 Study):	Advisory Letter, No action required
District Check Status:	N/A
Checking Certificate No.:	N/A
GEO Engineer's Remarks:	Advisory Letters for sub-division 6 & 7 issued on 29/11/2019.

LPM/LPMit Works

Works Contract No.:	N/A
GEO Managing Section / Engineer:	N/A / N/A
Contractor:	N/A
Progress Status:	N/A



SLOPE INFORMATION SYSTEM

GEOTECHNICAL ENGINEERING OFFICE
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

Feature No. 2SW-C/C 112

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

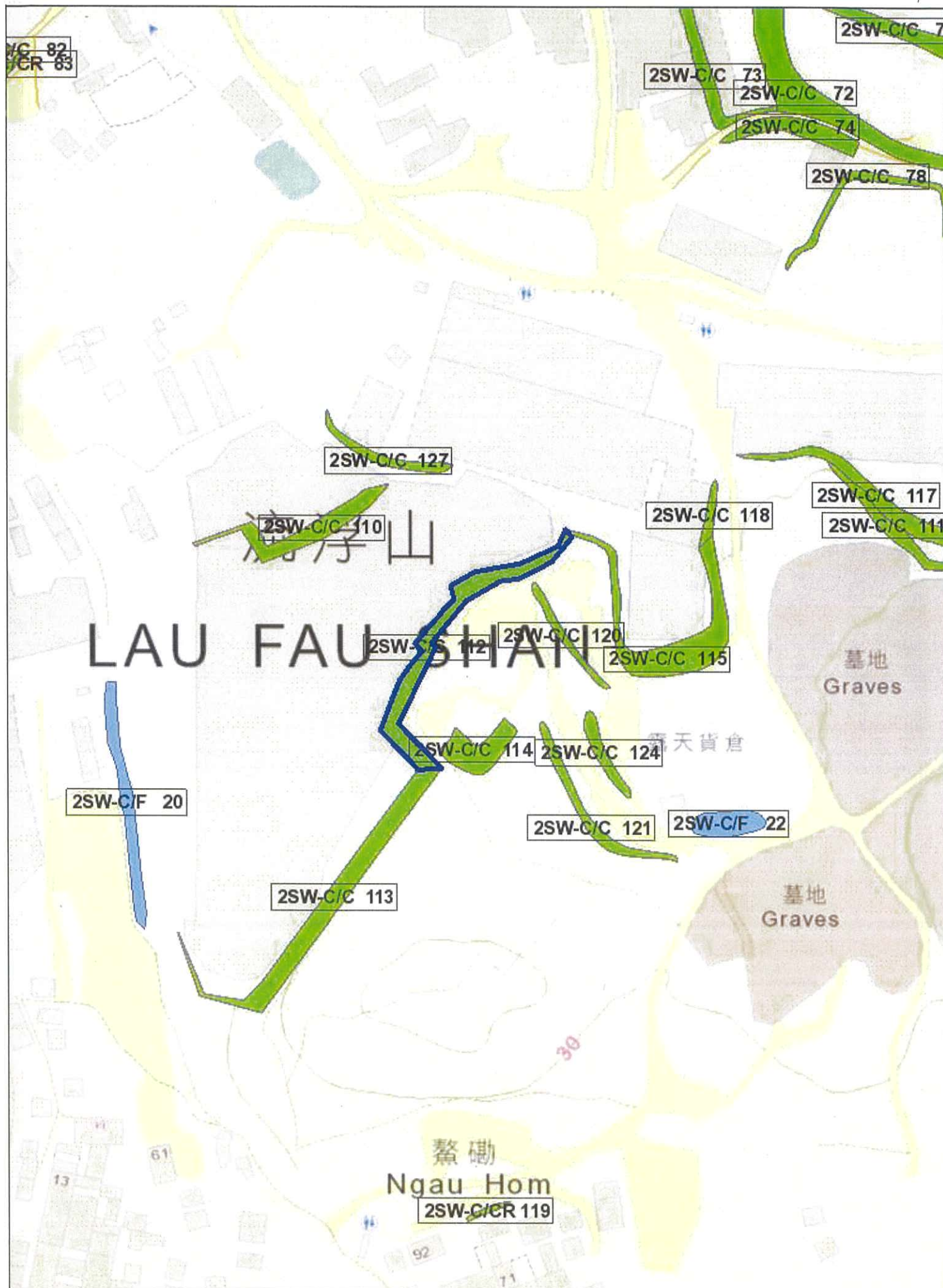
Other Hard Surface of Slope Surfacing: N/A



PHOTO



2SW-C/C 112 GENERAL VIEW F3



Slope Maintenance Responsibility Report

(2SW-C/C113)


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

1	2SW-C/C113		Sub-Division	1
	Location	Partly within DD129 LOT 2314 S.A, LOT 2314 RP, LOT 2302 and adjoining unallocated Government land		
	Responsible Lot/Party	DD129 LOT 2314 S.A	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
2	2SW-C/C113		Sub-Division	2
	Location	Partly within DD129 LOT 2314 S.A, LOT 2314 RP, LOT 2302 and adjoining unallocated Government land		
	Responsible Lot/Party	DD129 LOT 2314 RP	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
3	2SW-C/C113		Sub-Division	3
	Location	Partly within DD129 LOT 2314 S.A, LOT 2314 RP, LOT 2302 and adjoining unallocated Government land		
	Responsible Lot/Party	DD129 LOT 2302	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
4	2SW-C/C113		Sub-Division	4
	Location	Partly within DD129 LOT 2314 S.A, LOT 2314 RP, LOT 2302 and adjoining unallocated Government land		
	Responsible Lot/Party	Lands Department	Maintenance Agent	Lands Department
	Remarks	1. Slope information being reviewed. 2. For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

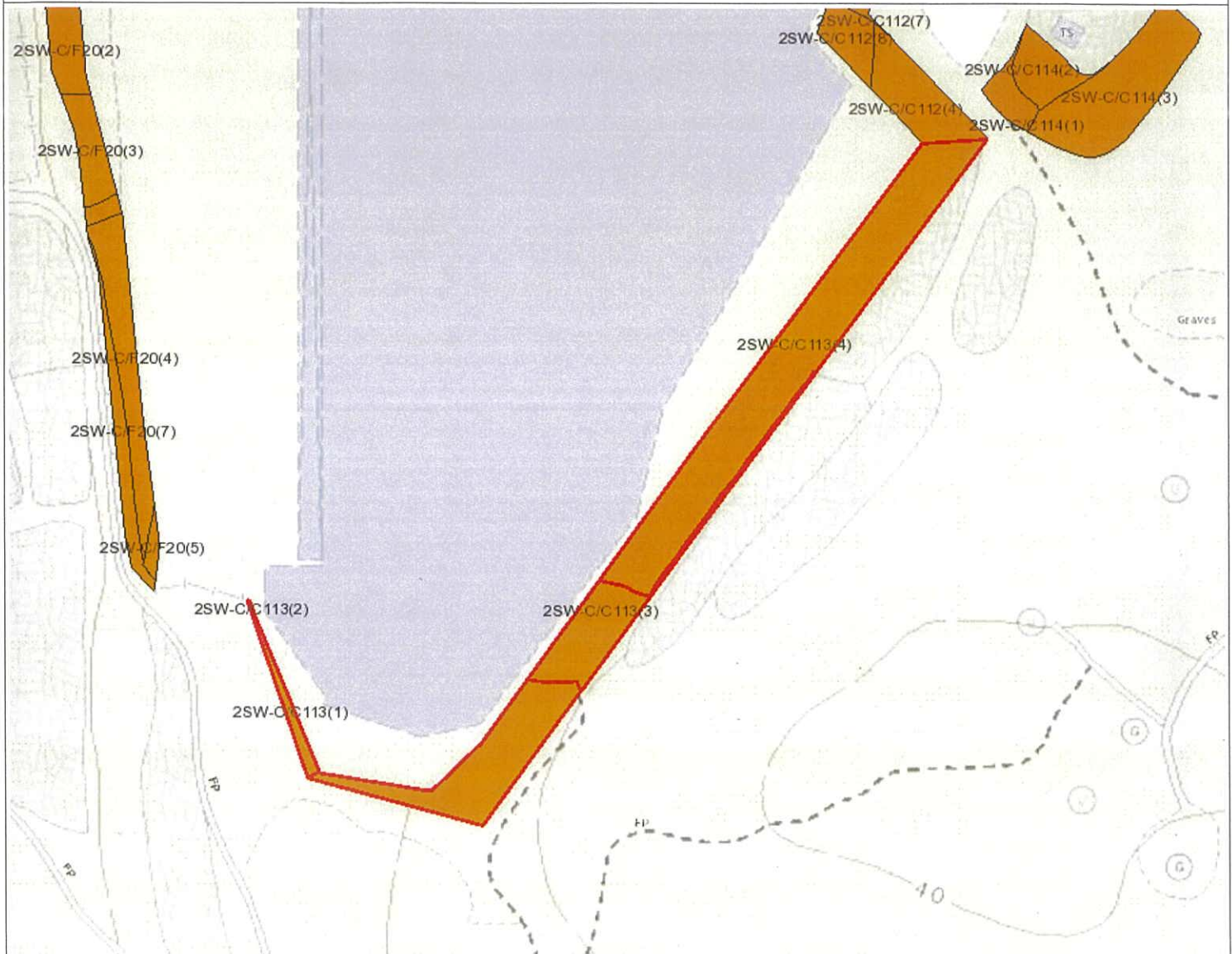
- End of Report -

Notes:

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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: 2SW-C/C113

BASIC INFORMATION

Location: PERIMETER OF OPEN STORAGE AREA(CONTAINER), NEAR SAN HING TSUEN, LAU FAU SHAN, YUEN LONG
 Registration Date: 06-05-1998
 Ranking Score (NPRS): 0 (Notional)
 Date of Formation: post-1977
 Date of Construction/ Modification:
 Data Source: SIRST
 Approximate Coordinates: Easting : 816831 Northing : 836329

CONSEQUENCE-TO-LIFE CATEGORY

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

SLOPE PART

(1) Max. Height (m): 10 Length (m): 175 Average Angle (deg): 54

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1	Mixed Feature	Party: DD129 LOT 2314 S.A	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 02-09-2022
(2) Sub Div.: 2	Mixed Feature	Party: DD129 LOT 2314 RP	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 02-09-2022
(3) Sub Div.: 3	Mixed Feature	Party: DD129 LOT 2302	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 02-09-2022
(4) Sub Div.: 4	Mixed Feature	Party: Lands D	Agent: Lands D	Land Cat.: 5b(vi)	Reason Code: 62	MR Endorsement Date: 02-09-2022

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 26-02-1998
 Data Source: SIRST
 Slope Part Drainage: N/A
 Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)

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

WALL PART

N/A

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.: 2SW22C5
Map Sheet Reference (1:1000): 2SW-22C
Aerial Photos: A 24264 (1990), A 24265 (1990)
Nearest Rain gauge Station (Station Number): Hong Shui House, Shui Pin Wai Estate(N12)
Data Collected On: 26-02-1998
Date of Construction, Subsequent Modification and Demolition: Modification: Constructed Before: 1990 After: 1990
Related Reports/Files or Documents: N/A
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: 25/09/2025)

STAGE 1 STUDY REPORT

Inspected On:

Weather:

District: MW

Section No: 1-1

Height(m):

Type of Toe Facility: Non-dangerous goods storage site

Distance from Toe(m): 1

Type of Crest Facility: Undeveloped green belt

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



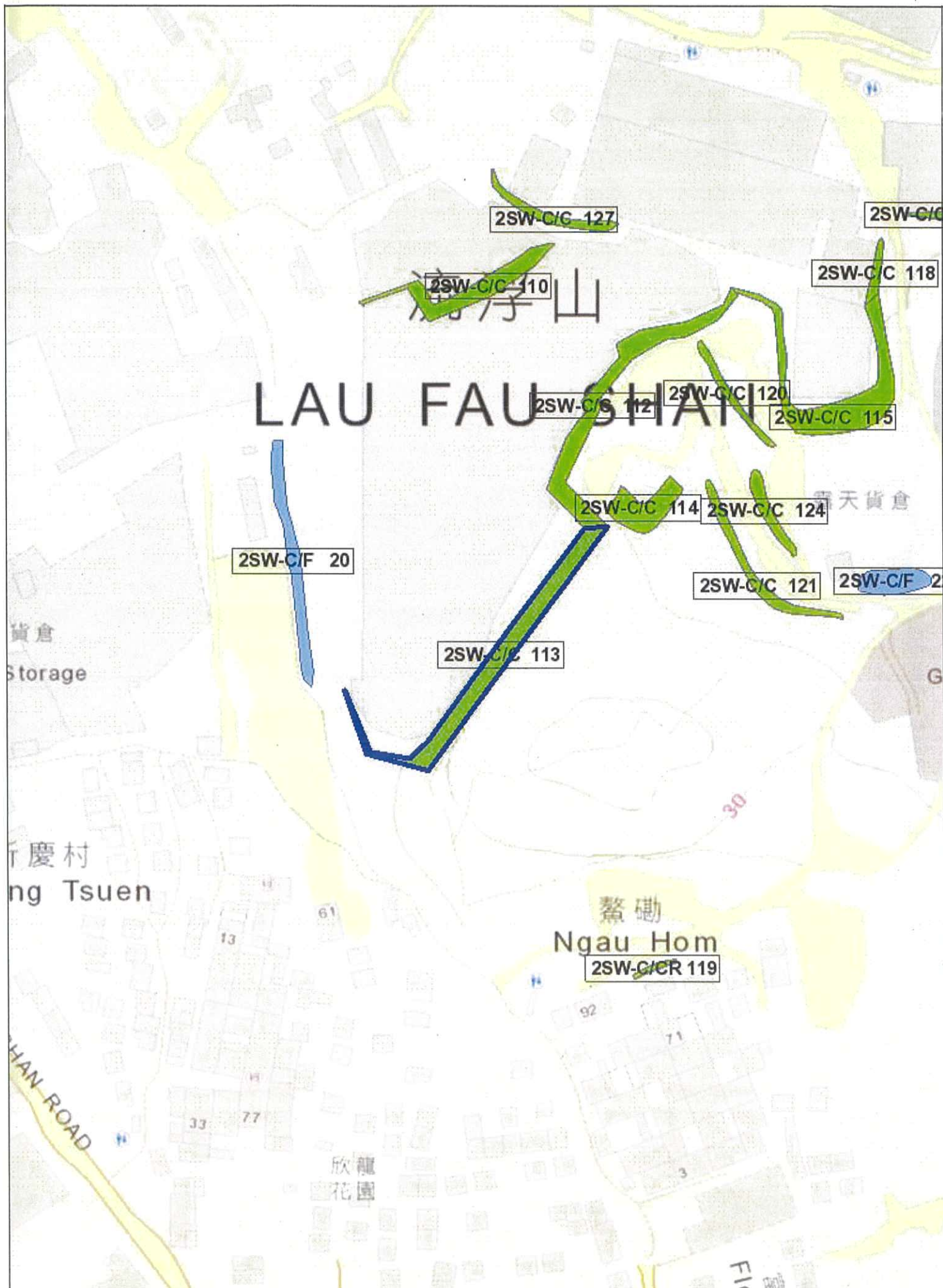
OTHER EXTERNAL ACTION

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



PHOTO





Slope Maintenance Responsibility Report

(2SW-C/C127)



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	2SW-C/C127		Sub-Division	1
	Location	WITHIN DD129 LOTS 1714, 1715 AND 1719		
	Responsible Lot/Party	DD129 LOT 1714	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
2	2SW-C/C127		Sub-Division	2
	Location	WITHIN DD129 LOTS 1714, 1715 AND 1719		
	Responsible Lot/Party	DD129 LOT 1715	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
3	2SW-C/C127		Sub-Division	3
	Location	WITHIN DD129 LOTS 1714, 1715 AND 1719		
	Responsible Lot/Party	DD129 LOT 1719	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		

- End of Report -

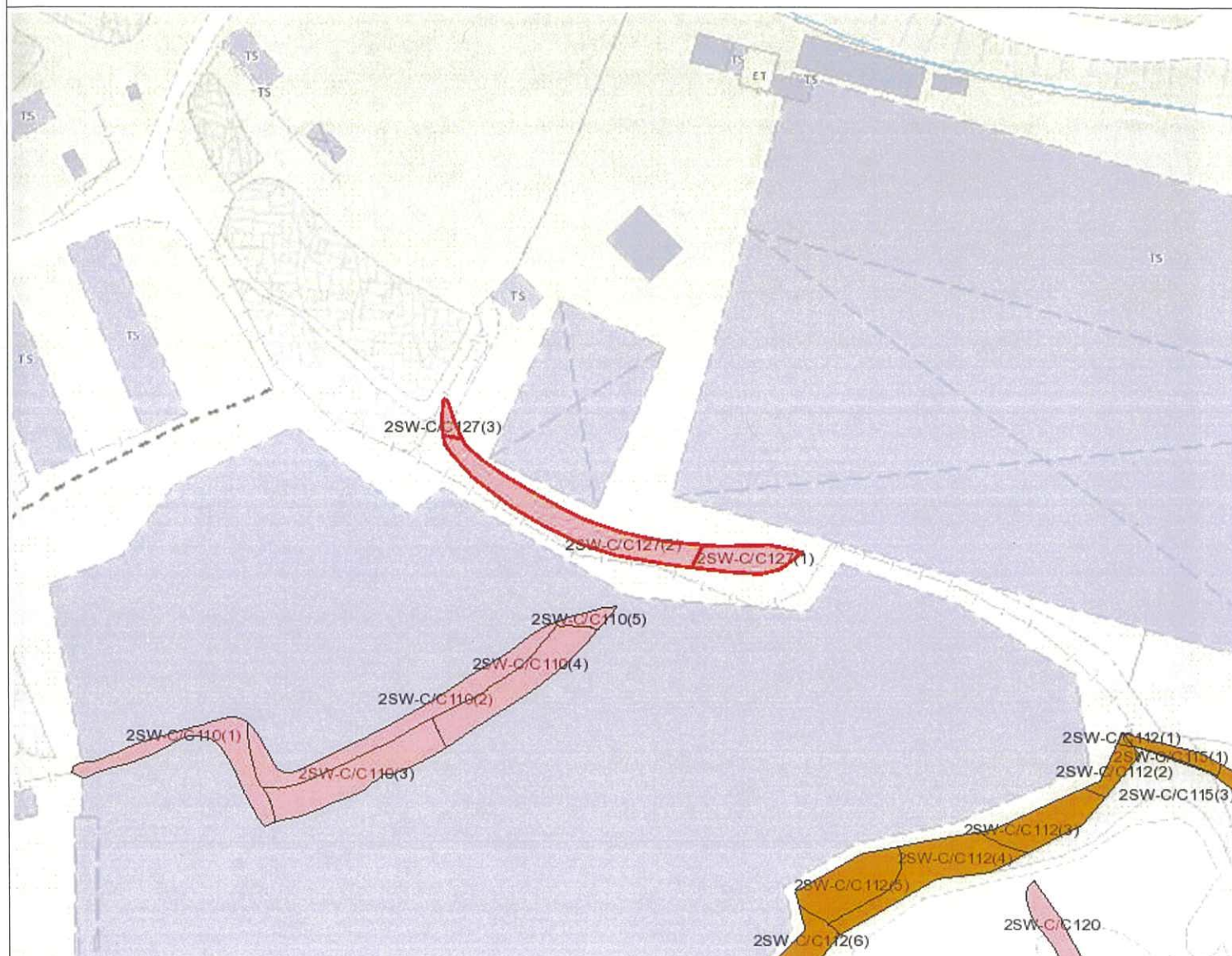
Notes:

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Search Criteria: 2SW-C/C127

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: 2SW-C/C127



BASIC INFORMATION

Location: NGAU HOM, LAU FAU SHAN
Registration Date: 17-03-2003
Ranking Score (NPRS): 0 (Notional)
Date of Formation: post-1977
Date of Construction/ Modification:
Data Source: Agreement CE 59/2002 (GE)
Approximate Coordinates: Easting : 816856 Northing : 836521

CONSEQUENCE-TO-LIFE CATEGORY

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

SLOPE PART

(1) Max. Height (m): 4.8 Length (m): 65 Average Angle (deg): 40

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1	Private Feature	Party: DD129 LOT1714	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 28-06-2004
(2) Sub Div.: 2	Private Feature	Party: DD129 LOT1715	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 28-06-2004
(3) Sub Div.: 3	Private Feature	Party: DD129 LOT1719	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 28-06-2004

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 11-11-2002
Data Source: Agreement CE 59/2002 (GE)
Slope Part Drainage: N/A
Wall Part Drainage: N/A

SLOPE PART



Slope Part (1)

Surface Protection (%): Bare: 0 Vegetated: 100 Chunam: 0 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil Geology: Decomposed granite
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

WALL PART

N/A

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

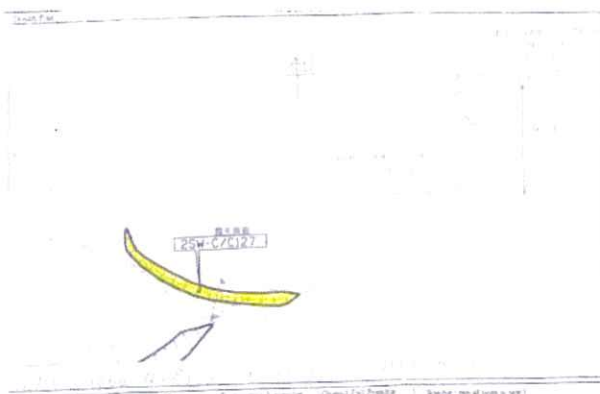
GIU Cell Ref.: 2SW22C5
Map Sheet Reference (1:1000): 2SW-22C
Aerial Photos: A36518-9 (1993),
Nearest Rain gauge Station (Station Number): Hong Shui House, Shui Pin Wai Estate(N12)
Data Collected On: 11-11-2002
Date of Construction, Subsequent Modification and Demolition: Modification: Modified Before: 1998 After: 1993
Related Reports/Files or Documents: N/A
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: 25/09/2025)

STAGE 1 STUDY REPORT

Inspected On: 11-11-2002
 Weather: Mainly Fine
 District: MW



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: Undeveloped green belt
 Distance from Crest(m): 0
 Consequence Category: 3
 Engineering Judgement: P
 Section No: 2-2
 Type of Toe Facility: N/A
 Distance from Toe(m): 0
 Type of Crest Facility: N/A
 Distance from Crest(m): 0
 Consequence Category: 3
 Engineering Judgement: P
 Sign of Seepage: Slope : No sign of seepage
 Wall : N/A
 Criterion A satisfied: N
 Sign of Distress: Slope : N/A
 Wall : N/A
 Criterion D satisfied: N
 Non-routine maintenance required: N
 Note: N/A
 Masonry wall/Masonry facing: N
 Note: N/A
 Consequence category (for critical section): 3
 Observations: N/A



Emergency Action Required: N
Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

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

OTHER EXTERNAL ACTION

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

PHOTO

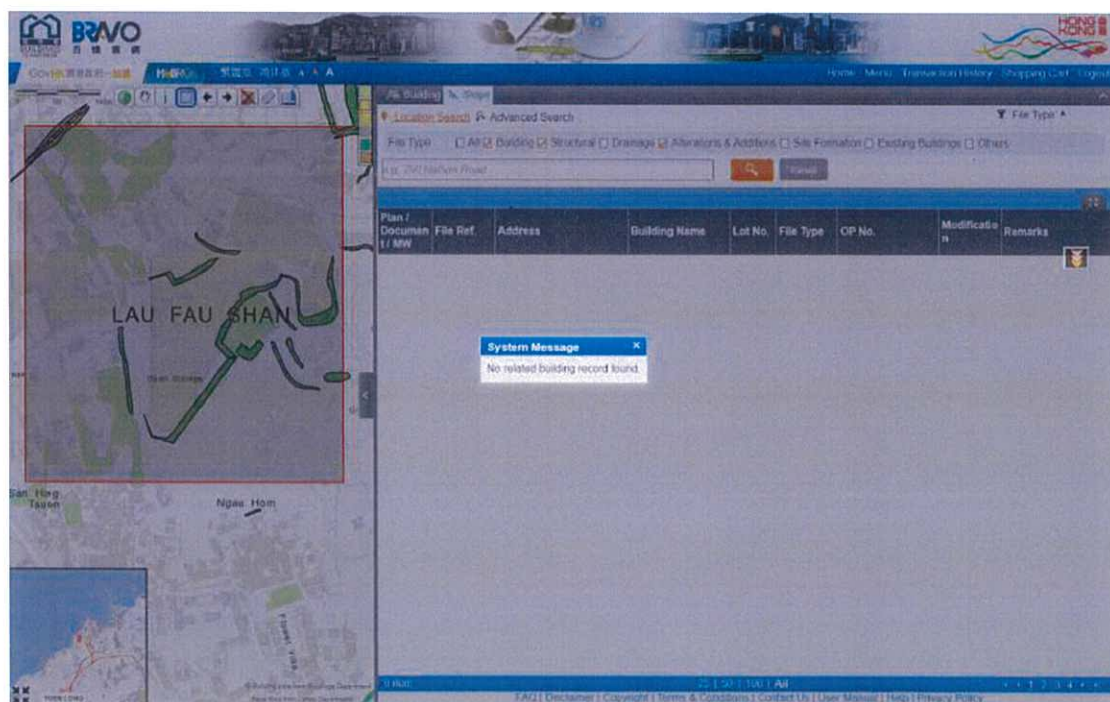




Appendix B

Existing BD Records

(No related building record found.)



Appendix C

Existing Ground Investigation Records

(GIU: 62062)



CONTRACT NO. GE/2014/07
GROUND INVESTIGATION - NEW TERRITORIES WEST
(TERM CONTRACT)

Works Order No. GE/2014/07.16B
Agreement No. CE 2/2011 (CE)
Hung Shui Kiu New Development Area
Planning and Engineering Study - Investigation (Batch 3)

FINAL FIELD WORK REPORT

Checked in accordance with
Contract No. GE/2014/07
requirements and accepted.

Signed _____ Date _____

Certified as Checked by

Raymond Chu
Geotechnical Engineer

Certified as Completed by

Alex Chu
Contractor's Representative

CONTRACTOR

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

May 2015



DRILLHOLE RECORD

CONTRACT NO. GE/2014/07

HOLE NO. **HSK-ABH 0201**

SHEET **1** of **1**

PROJECT Ground Investigation - New Territories West (Term Contract), Agreement No. CE 2/2011 (CE), Hung Shui Kiu New Development Area, Planning and Engineering Study - Investigation (Batch 3)

METHOD		ROTARY		CO-ORDINATES		WORKS ORDER NO.								
MACHINE		SD04		E 816510.20 N 836333.15		DATE								
FLUSHING MEDIUM		DRY DRILLING		ORIENTATION		VERTICAL								
GROUND LEVEL		+4.78 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
25.04.2015	PW													
1									1	0.00	+4.78	0.00		Very dark grey (2.5Y 3/1), slightly silty fine to coarse SAND with some angular to subangular fine to coarse gravel of rock fragments. (FILL)
									2	0.45	+4.28	0.50		Brown (10YR 5/3), angular to subangular, slightly clayey silty sandy fine to coarse GRAVEL of rock fragments. (FILL)
									3	0.95	+3.78	1.00		Grey (7.5YR 5/1), slightly silty clayey fine to coarse SAND with some angular to subangular fine to medium gravel of rock fragments. (FILL)
									4	1.45	+3.28	1.50		Light yellowish brown (10YR 6/4), slightly clayey silty fine to coarse SAND with occasional angular to subangular fine gravel of quartz fragments. (FILL)
									5	1.95				
									6	2.45				
									7	2.95	+1.78	3.00		Soft, yellowish brown (10YR 5/4) mottled light grey, silty sandy CLAY. (FILL)
									8	3.00				
									9	3.45				
									10	4.45	+0.28	4.50		Pale brown (10YR 6/3), slightly clayey silty fine to coarse SAND with much angular to subangular fine gravel of quartz fragments. (ALLUVIUM)
									11	5.45	-0.72	5.50		Light yellowish brown (10YR 6/4), slightly silty fine to coarse SAND. (ALLUVIUM)
									12	6.00				
									13	6.45	-1.72	6.50		End of hole at 6.50 m.

2.50 at 1800

1.35 at 0800

1.35 at 1300

100

100

B=23

B=18

SMALL DISTURBED SAMPLE

LARGE DISTURBED SAMPLE

UTS SAMPLE

PISTON SAMPLE (76mm)

MAZIER SAMPLE

SPT LINER SAMPLE

WATER SAMPLE

U100 SAMPLE

STANDARD PENETRATION TEST

IN-SITU VANE SHEAR TEST

PACKER TEST

PERMEABILITY TEST

PRESSUREMETER TEST

BOREHOLE TELEVIEWER

PIEZOMETER TIP

STANDPIPE TIP

LOGGED

DATE

CHECKED

DATE

S.L. Chiu

29.04.2015

R. Chu

07.05.2015

REMARKS

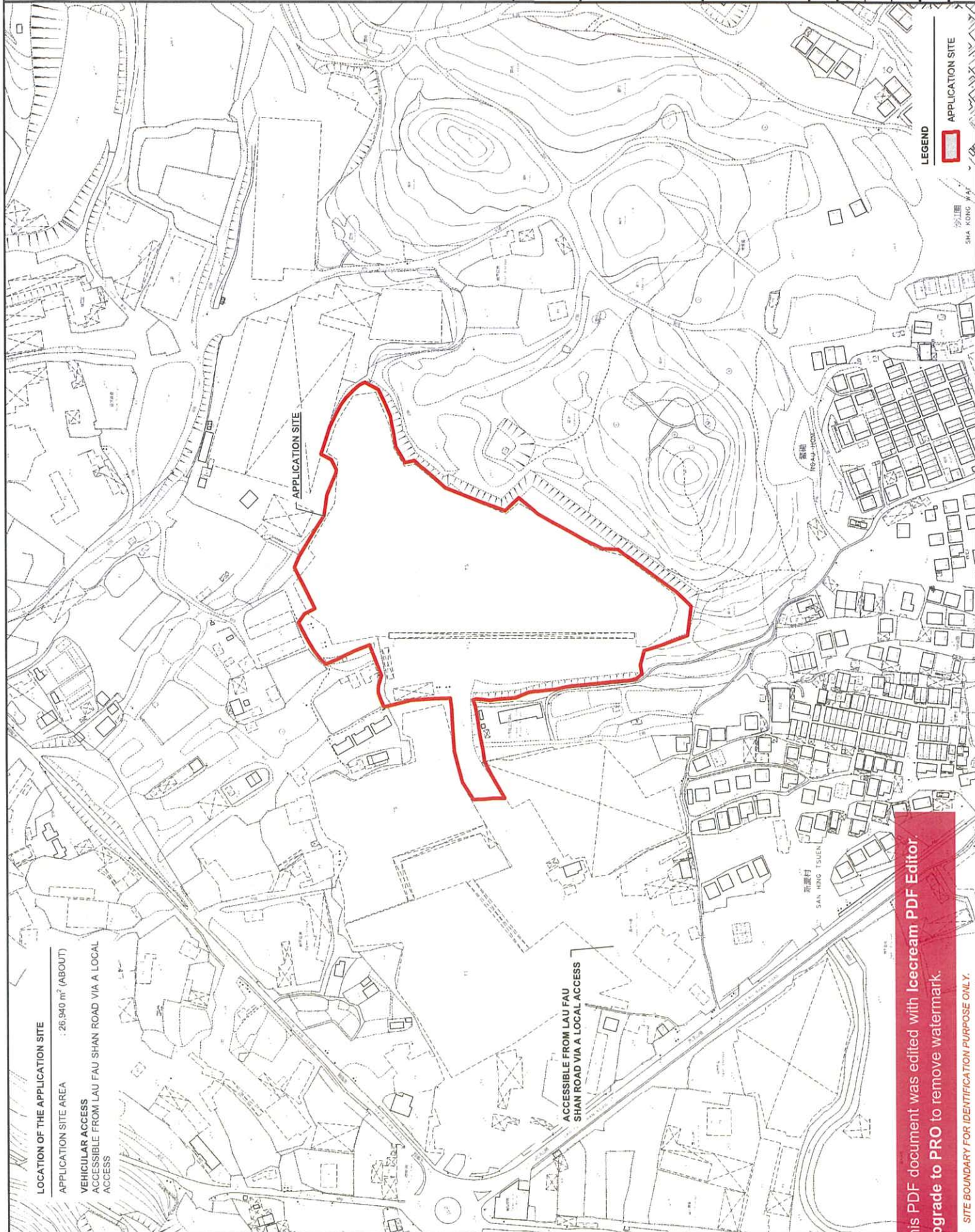
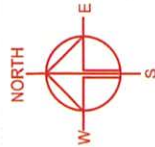
1. An inspection pit was excavated to 3.00m deep by hand tools.

2. A standpipe with 50mm in diameter was installed at 6.00m.

3. A groundwater sample was taken at 6.00m.

Appendix D

Extract of the Site Plan for PlanD Application



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 26,940 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM LAU FAU SHAN ROAD VIA A LOCAL
ACCESS

ACCESSIBLE FROM LAU FAU
SHAN ROAD VIA A LOCAL ACCESS

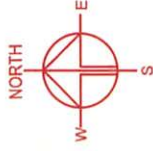
LEGEND

APPLICATION SITE

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SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



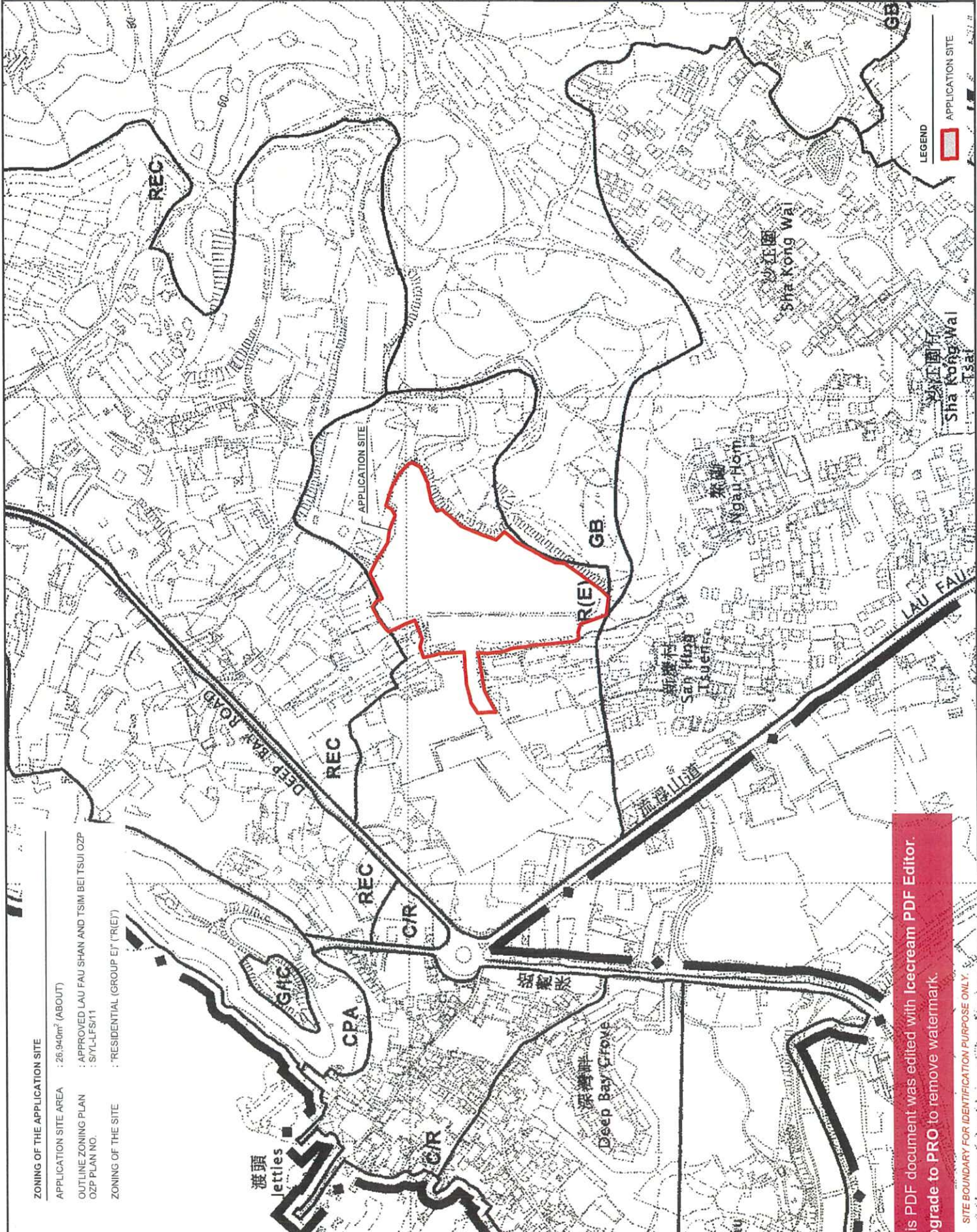
PROJECT
LOGISTICS
CENTRE WITH
ANCILLARY
OFFICE AND
PARKING OF
VEHICLES FOR A PERIOD OF 3
YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 129 AND
ADJOINING GOVERNMENT
LAND, LAU FAU SHAN, YUEN
LONG, NEW TERRITORIES

SCALE
1:5000 @ A4

DRAWN BY
MN
DATE
11.3.2025
CHECKED BY
DATE
APPROVED BY
DATE

DWG. TITLE
ZONING OF THE SITE
DWG. NO.
PLAN 2
REV.
001



ZONING OF THE APPLICATION SITE

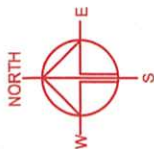
APPLICATION SITE AREA : 25,940m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED LAU FAU SHAN AND TSMI BEI TSUI OZP
OZP PLAN NO. : SYL-LFS/11

ZONING OF THE SITE : 'RESIDENTIAL (GROUP E)' ('R(E)')

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PLANNING CONSULTANT



PROJECT
LOGISTICS
CENTRE WITH
ANCILLARY
OFFICE AND
PARKING OF
VEHICLES FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 129 AND
ADJOINING GOVERNMENT
LAND, LAU FAU SHAN, YUEN
LONG, NEW TERRITORIES

SCALE
1:1500 @ A4

DRAWN BY	DATE
MN	11.3.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG TITLE	LAND STATUS OF THE SITE
DWG NO	PLAN 3
VER	001

APPLICATION SITE

LEGEND

APPLICATION SITE

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 26,940 m² (ABOUT)
AREA OF PRIVATE LAND : 22,764 m² (ABOUT)
AREA OF GOVERNMENT LAND : 4,176 m² (ABOUT)

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SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

TOWN PLANNING BOARD GUIDELINES NO. 13G
FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP
USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA
: 2,6940 m² (ABOUT)

CATEGORY OF THE SITE
: CATEGORY 2 AREA



PLANNING CONSULTANT



PROJECT
TEMPORARY LOGISTICS
CENTRE WITH
OFFICE AND PARKING OF
VEHICLES FOR A PERIOD OF 3
YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 129 AND
ADJOINING GOVERNMENT
LAND, LAU FAU SHAN, YUEN
LONG, NEW TERRITORIES

SCALE
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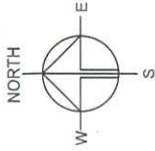
DWG TITLE
TPB PG-No. 13G

FORM NO.	VER.
PLAN 4	001

LEGEND
APPLICATION SITE

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SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT

PROJECT

LOGISTICS CENTRE WITH ANCILLARY OFFICE AND PARKING OF VEHICLES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 129 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

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DRAWN BY

MN

DATE

15.5.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG. NO.

PLAN 5

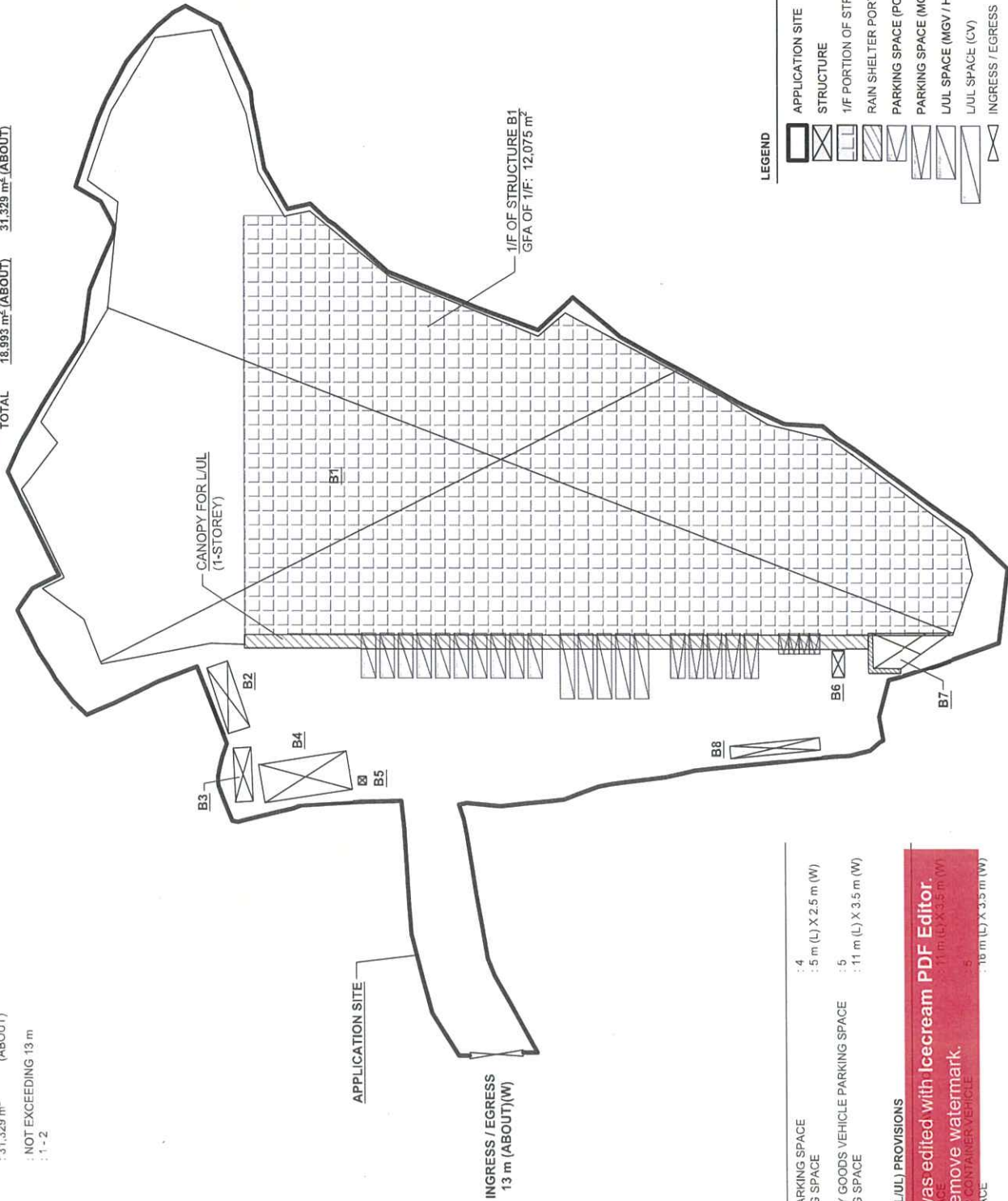
VER.

001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 26,940 m ²	(ABOUT)
COVERED AREA	: 18,993 m ²	(ABOUT)
UNCOVERED AREA	: 7,947 m ²	(ABOUT)
PLOT RATIO	: 1.2	(ABOUT)
SITE COVERAGE	: 71 %	(ABOUT)
NO. OF STRUCTURE	: 8	NOT APPLICABLE
DOMESTIC GFA	: 31,329 m ²	(ABOUT)
NON-DOMESTIC GFA	: 31,329 m ²	(ABOUT)
TOTAL GFA	: 31,329 m ²	(ABOUT)
BUILDING HEIGHT	: NOT EXCEEDING 13 m	
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE FOR LOGISTICS USE AND RAIN SHELTER FOR LUL ACTIVITIES	18,517 m ² (ABOUT)	30,592 m ² (ABOUT)	NOT EXCEEDING 13 m (ABOUT)(2-STOREY)
B2	TOILET	54 m ² (ABOUT)	54 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	WATER TANK AND PUMP ROOM	50 m ² (ABOUT)	50 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
B4	ANCILLARY OFFICE	150 m ² (ABOUT)	300 m ² (ABOUT)	6.5 m (ABOUT)(2-STOREY)
B5	GUARD ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B6	TOILET	20 m ² (ABOUT)	20 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	SITE OFFICE AND RAIN SHELTER	131 m ² (ABOUT)	242 m ² (ABOUT)	NOT EXCEEDING 8 m (ABOUT)(2-STOREY)
B8	WASHROOM	67 m ² (ABOUT)	67 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		18,993 m ² (ABOUT)	31,329 m ² (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4	: 5 m (L) X 2.5 m (W)
DIMENSION OF PARKING SPACE	: 5	: 11 m (L) X 3.5 m (W)
NO. OF MEDIUM / HEAVY GOODS VEHICLE PARKING SPACE	: 5	: 11 m (L) X 3.5 m (W)
DIMENSION OF PARKING SPACE	: 5	: 11 m (L) X 3.5 m (W)

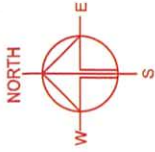
LOADING/UNLOADING (LUL) PROVISIONS

NO. OF LUL SPACE	: 5	: 18 m (L) X 3.5 m (W)
NO. OF LUL SPACE FOR CONTAINER VEHICLE	: 5	: 18 m (L) X 3.5 m (W)
DIMENSION OF LUL SPACE	: 5	: 18 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	1/2 PORTION OF STRUCTURE B1
	RAIN SHELTER PORTION OF STRUCTURE B1
	PARKING SPACE (PC)
	PARKING SPACE (MGV / HGV)
	LUL SPACE (MGV / HGV)
	LUL SPACE (CV)
	INGRESS / EGRESS

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PLANNING CONSULTANT



PROJECT
LOGISTICS
CENTRE WITH
ANCILLARY
OFFICE AND PARKING OF
VEHICLES FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 129 AND
ADJOINING GOVERNMENT
LAND, LAU FAU SHAN, YUEN
LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

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15.5.2025

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Appendix E

Letter from BD File Ref:

BD EB-SS-010-015-F02184-P001

25 August 2025

Honest Board Development Limited (合權發展有限公司)
120 San Hing Tsuen, Lau Fau Shan Road,
Ping Shan Heung, Yuen Long,
NT Hong Kong

Dear Sir/Madam,

**Emergency Slope Repair Works for
Landslide at Feature No. 2SW-C/C112 (Sub-Division No. 5)
at Lot No. 2279 s.B in D.D. 129
Lau Fau Shan, Yuen Long, New Territories**

Site inspection by staffs of Geotechnical Engineering Office and this Department on 13 August 2025 revealed landslide scars at the captioned feature. A location plan and inspection photos are attached for your easy reference.

2. As portion of Landslide Scar no.2 shown on the location plan rest on your private lot, you are requested to carry out the following emergency slope repair works within your lot immediately:-

- (i) Remove the landslide debris;
- (ii) Remove loose materials on the failure scars and minor trim back the failure surfaces; and
- (iii) Provide hard surface cover with wire mesh and weepholes to the failure surfaces.


3. The Government Contractor was also instructed on 13 August 2025 to cordon off area in danger behind the failed portions of the captioned feature and cover the failure scars with secured tarpaulin sheet as an emergency, on your behalf under section 27A(4) of the Buildings Ordinance. Pursuant to the same section stated above, the cost of the works in question plus supervision charges shall be recoverable from you as owner(s) under Section 32A, 32B and 33 of the Buildings Ordinance and I shall shortly forward to you a demand note for this purpose.

4. You are requested to appoint an authorized person and a registered geotechnical engineer to undertake the works. If the works involve structural elements, a registered structural engineer shall be appointed. The appointee(s) could be the same person provided that he/she possesses the required qualifications.

P.2/.....

5. To safeguard your interest, you shall carry out site survey to verify your private lot boundary and the landslide scar to determine the portion of the area under your purview that need to repair.
6. This Department has also issued a similar letter to the owners of Lot No. _____ and Lot No. _____. It would be of mutual benefit for you to liaise with the above owners to co-ordinate the works.
7. You are required to notify on commencement and completion of the recommended emergency slope repair works to this Department. If we have not received your notification on commencement of the works before 1 September 2025, the Building Authority may instruct the Government Contractor to carry out the necessary emergency works under section 27A(4) of the Buildings Ordinance on your behalf and subsequently recover the cost of the emergency works plus supervision charges from you.
8. To notify on commencement and completion of the works or if you need further information, please contact our Structural Engineer/Slope Safety 7, Mr. LO Ming-kay at 3842 3916 or Survey Officer/Slope Safety 7, Mr. CHAN Kin-wai at 3842 3979.

Yours faithfully,



(TANG Wan-fung)

Senior Structural Engineer/Slope Safety (MW)
for Building Authority

Encl.

c.c. CGE/MW, GEO, CEDD

PHOTOGRAPHS

File Ref.: Incident No. 2025/08/3982

Location : Feature No. 2SW-C/C112, Perimeter of Open Storage Area near San Hing Tsuen, Lau Fau Shan, Yuen Long



Photo 1 (Landslide Scar 1)



Photo 2 (Landslide Scar 1)

Geotechnical Engineering Office**District Division**

PHOTOGRAPHS

File Ref.: Incident No. 2025/08/3982

Location : Feature No. 2SW-C/C112, Perimeter of Open Storage Area near San Hing Tsuen, Lau Fau Shan, Yuen Long



Photo 3 (Landslide Scar 2)



Photo 4 (Landslide Scar 2)

Geotechnical Engineering Office**District Division**

PHOTOGRAPHS

File Ref.: Incident No. 2025/08/3982

Location : Feature No. 2SW-C/C112, Perimeter of Open Storage Area near San Hing Tsuen, Lau Fau Shan, Yuen Long



Photo 5 (Landslide Scar 3)



Photo 6 (Landslide Scar 3)

Geotechnical Engineering Office**District Division**



PHILIP SO & ASSOCIATES LTD.

CONSULTING CIVIL AND GEOTECHNICAL ENGINEERS

Flat C, 8/F., On Ho Industrial Building, No. 17-19 Shing Wan Road, Tai Wai, Shatin, N.T.

Tel

Fax: |

E-mail:

Our Ref.: PSA0548/25/25064/OM

BD Ref.: BD EB-SS-010-015-F02184-P001

Date.: 30th September 2025

Buildings Department

North Tower

West Kowloon Government Offices

11 Hoi Ting Road

Yau Ma Tei, Kowloon

Dear Sir,

**Re.: Proposed Emergency Slope Repair Works for
Landslide at Feature No. 2SW-C/C112 (Sub-Division No. 5) at
Lau Fau Shan, Yuen Long, N.T.
- Lot No. 2279 s.B in D.D.129**

On behalf of the I.O. of the captioned premises, this is to submit herewith Form BA4 and Form BA7 for the emergency slope repair works.

Should you have any queries, please contact the undersigned at

Thank you for your kind attention.

Yours faithfully,


So Chi Wai
Registered Geotechnical Engineer

PS/cc
Encl.



ISO 9001:2015 Registered Firm
Certificate No.: Q0384



PHILIP SO & ASSOCIATES LTD.

CONSULTING CIVIL AND GEOTECHNICAL ENGINEERS

Flat C, 8/F., On Ho Industrial Building, No. 17-19 Shing Wan Road, Tai Wai, Shatin, N.T.

Tel:

Fax:

E-mail:

Our Ref.: PSA0548/25/25064/OM

BD Ref.: BD EB-SS-010-015-F02184-P001

Date.: 30th September 2025

Buildings Department

North Tower

West Kowloon Government Offices

11 Hoi Ting Road

Yau Ma Tei, Kowloon

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Should you have any queries, please contact the undersigned at

Thank you for your kind attention.

Yours faithfully,



So Chi Wai
Registered Geotechnical Engineer

PS/cc
Encl.



ISO 9001:2014 Registered Firm
Certificate No.: Q0384



認可人士及/或註冊結構工程師及/或註冊岩土工程師委任通知書

Notice of Appointment of Authorized Person and/or Registered Structural Engineer and/or Registered Geotechnical Engineer

《建築物條例》(第 123 章) 第 4 條

Buildings Ordinance (Chapter 123) Section 4

建築物(管理)規例 第 23 條

Building (Administration) Regulation 23



- 請以正楷填寫，並在適當方格內加上『✓』號，填寫前，請細閱《注意事項》。
- Read the "Matters to Note", complete in BLOCK LETTERS and tick the appropriate boxes.

致建築事務監督 To the Building Authority

日期: 30 09 20 25
Date: 日 dd 月 mm 年 yyyy

甲部 委任通知書 Part A Notice of Appointment

由擬進行工程的人士填寫
To be completed by the person intending to carry out the works

1 擬進行的工程的資料 Details of the Proposed Works

本人/我們擬進行下述工程。
I/We intend to carry out the works as detailed below.

電郵地址 E-mail Address 作認收電郵之用 (電子呈交適用)
For acknowledgement email (e-submission)

工程類別 Type of Works

☒ 建築工程 Building works ☐ 街道工程 Street works

(a) 擬進行的工程簡介 Brief Description of the Proposed Works

EMERGENCY SLOPE REPAIR WORKS

(b) 地盤地址 Address of Site

LANDSLIDE AT FEATURE NO. 2SW-C/C112 (SUB-DIVISION NO. 5) AT LAU FAU SHAN, YUEN LONG, N.T.

(c) 地段編號及其他地段任何部分的詳細資料 Lot Number with Details of Any Section of the Lot

LOT NO. 2279 S.B IN D.D.129

(d) 業主/擁有人姓名 Name of the Owner 姓氏先行 Surname first

HONEST BOARD DEVELOPMENT LIMITED

業主/擁有人的地址 Address of the Owner

(e) 獲業主/擁有人正式授權的代理人姓名(如有)

Name of Duly Authorized Agent of the Owner (if any)

獲業主/擁有人正式授權的代理人地址(如有)

Address of Duly Authorized Agent of the Owner (if any)

如有多位業主/擁有人或正式授權的代理人，請另加紙張填寫，並在每頁加蓋及註明日期，隨本表格一併呈交，請註明附加頁數。
For more than one owner or duly authorized agent of the owner, please attach additional sheet(s) which must be signed and dated and submit together with this form. Please state no. of sheet to be attached.

附加頁 Additional 張 Pages



2 獲委任人士的資料

Details of the Appointed Persons

根據《建築物(管理)規例》第23條的規定，本人/我們給予下述通知：

In accordance with the provisions of regulation 23 of the Building (Administration) Regulations, I/we give you notice that:

(a) 認可人士 Authorized Person

本人/我們已委聘下述人士為認可人士，負責統籌上述工程。

I/we have appointed the following person as authorized person to be the co-ordinator in respect of the said works;

中文姓名* Name in Chinese*

① 姓氏先行 Surname first

通訊地址* Correspondence Address*

黃謙榮

英文姓名* Name in English*

① 姓氏先行 Surname first

WONG HIM SUN

聯絡電話 Contact Tel. No.

傳真號碼 Fax No.

(b) 註冊結構工程師 Registered Structural Engineer

本人/我們已委聘下述人士為上述工程的結構構件部分的註冊結構工程師。

I/we have appointed the following person as registered structural engineer for the structural elements of the said works.

中文姓名* Name in Chinese*

① 姓氏先行 Surname first

通訊地址* Correspondence Address*

蘇志偉

英文姓名* Name in English*

① 姓氏先行 Surname first

SO CHI WAI

聯絡電話 Contact Tel. No.

傳真號碼 Fax No.

(c) 註冊岩土工程師(如適用) Registered Geotechnical Engineer (if any)

本人/我們已委聘下述人士為上述工程的岩土部分的註冊岩土工程師。

I/we have appointed the following person as registered geotechnical engineer for the geotechnical elements of the said works.

中文姓名* Name in Chinese*

① 姓氏先行 Surname first

通訊地址* Correspondence Address*

蘇志偉

英文姓名* Name in English*

① 姓氏先行 Surname first

SO CHI WAI

聯絡電話 Contact Tel. No.

傳真號碼 Fax No.

3 擬進行工程的人士的資料

Details of the Person Intending to Carry Out the Works

中文名稱 Name in Chinese

① 姓氏先行 Surname first

通訊地址 Correspondence Address

合權發展有限公司

英文名稱 Name in English

① 姓氏先行 Surname first

HONEST BOARD DEVELOPMENT

聯絡電話 Contact Tel. No.

傳真號碼 Fax No.

身份證明 Identification

☐ 香港身份證號碼:

HKID No.:

☒ 商業登記號碼:

Business Registration No.:

12927179-000-06-25-4

① 如有多人，請填寫於附加頁。
For multiple persons, please fill in the additional sheet.

附加頁
Additional

張
Pages

簽署 Signature

蘇志偉



任何失實核證或聲明可引致法律行動。*

Any false certification or declaration may be subject to legal action.*

* 根據註冊記錄

* In accordance with the registration record



乙部 委任確認書
Part B Confirmation of Appointment

由獲委任人士填寫
To be completed by the appointed person

認可人士 Authorized Person

中文姓名* Name in Chinese* (i) 姓氏先行 Surname first

黃謙榮

英文姓名* Name in English* (i) 姓氏先行 Surname first

WONG HIM SUN

註冊證明書編號* Certificate of Registration Number*

AP(E) 6 1 / 9 9

註冊屆滿日期* Date of Expiry of Registration*

0 7 0 7 2 0 3 0
日 dd 月 mm 年 yyyy

本人確定已獲委任為認可人士，負責統籌上述工程，並承諾會履行《建築物條例》第4(3)條的職責。

I confirm that I have been appointed as the authorized person to be the co-ordinator in respect of the above works and undertake to perform duties under the Buildings Ordinance Section 4(3).

認可人士簽署* Signature of Authorized Person*

任何失實核證或聲明可引致法律行動。##

Any false certification or declaration may be subject to legal action.##

註冊結構工程師 Registered Structural Engineer

中文姓名* Name in Chinese* (i) 姓氏先行 Surname first

蘇志偉

英文姓名* Name in English* (i) 姓氏先行 Surname first

SO CHI WAI

註冊證明書編號* Certificate of Registration Number*

RSE 8 9 / 0 0

註冊屆滿日期* Date of Expiry of Registration*

1 5 0 2 2 0 3 0
日 dd 月 mm 年 yyyy

本人確定已獲委任為上述工程的結構構件部分的註冊結構工程師，並承諾會履行《建築物條例》第4(3)條的職責。

I confirm that I have been appointed as the registered structural engineer for the structural elements of the above works and undertake to perform duties under the Buildings Ordinance Section 4(3).

註冊結構工程師簽署* Signature of Registered Structural Engineer*

任何失實核證或聲明可引致法律行動。##

Any false certification or declaration may be subject to legal action.##

註冊岩土工程師(如適用) Registered Geotechnical Engineer (if any)

中文姓名* Name in Chinese* (i) 姓氏先行 Surname first

蘇志偉

英文姓名* Name in English* (i) 姓氏先行 Surname first

SO CHI WAI

註冊證明書編號* Certificate of Registration Number*

RGE 8 9 / 0 0

註冊屆滿日期* Date of Expiry of Registration*

2 9 1 2 2 0 2 5
日 dd 月 mm 年 yyyy

本人確定已獲委任為上述工程的岩土部分的註冊岩土工程師，並承諾會履行《建築物條例》第4(3)條的職責。

I confirm that I have been appointed as the registered geotechnical engineer for the geotechnical elements of the above works and undertake to perform duties under the Buildings Ordinance Section 4(3).

註冊岩土工程師簽署* Signature of Registered Geotechnical Engineer*

任何失實核證或聲明可引致法律行動。##

Any false certification or declaration may be subject to legal action.##

* 根據註冊記錄

* In accordance with the registration record



繳款後，請沿虛線剪下並將有效的商業/分行登記證展示在營業地點。

Please cut along the dotted line after making payment and display the valid business/branch registration certificate at business address.

正 本 ORIGINAL		表格 2 FORM 2 《商業登記條例》(第 310 章) BUSINESS REGISTRATION ORDINANCE (Chapter 310) 《商業登記規例》 BUSINESS REGISTRATION REGULATIONS 商業 XXXXXX 登記證 Business XXXXXX Registration Certificate		[第 5 條] [regulation 5]
業務 / 法團所用名稱 Name of Business/ Corporation		合權發展有限公司 HONEST BOARD DEVELOPMENT LIMITED		
業務 / 分行名稱 Business/ Branch Name		*****		
地 址 Address				
業務性質 Nature of Business		DEVELOPMENT		
法律地位 Status		BODY CORPORATE		
生效日期 Date of Commencement	屆滿日期 Date of Expiry	登記證號碼 Certificate No.	登記費及徵費 Fee and Levy	
06/06/2025	05/06/2026	12927179-000-06-25-4	\$2,200	
			(登記費 FEE = \$2,200)	
			(徵費 LEVY = \$ 0)	
請注意下列《商業登記條例》的規定：		Please note the following requirements of the Business Registration Ordinance:		
1. 第 6(6)條規定任何業務獲發商業登記證或分行登記證，並不表示該業務或經營該業務的人或受僱於該業務的僱員已遵從有關的任何法律規定。		1. Section 6(6) provides that the issue of a business registration certificate or a branch registration certificate shall not be deemed to imply that the requirements of any law in relation to such business or to the persons carrying on the same or employed therein have been complied with.		
2. 第 12 條規定各業務須將其有效的商業登記證或有效的分行登記證於每一營業地點展示。		2. Section 12 provides that valid business registration certificate or valid branch registration certificate shall be displayed at every address where business is carried on.		
繳款時請將此商業 XXXXXX 登記證及繳款通知書完整交出。在付款後，本繳款通知書方成為有效的商業/ XXXXXX 登記證。(請參閱背頁繳款辦法所載內容。)				
Please produce this certificate <u>and</u> demand note intact at time of payment. This demand note will only become a valid business/ XXXXXX registration certificate upon payment. (Please see payment instructions overleaf.)				
機印所示登記費及徵費收訖。 RECEIVED FEE AND LEVY HERE STATED IN PRINTED FIGURES.				
20201 11/06/25 26VLG 000224 CHQ		\$2,200.00 5		



因意外或緊急情況而須進行緊急工程通知

Notice of Urgent Works Required as a Result of Accident or Emergency

《建築物條例》(第 123 章) 第 19 條

Buildings Ordinance (Chapter 123) Section 19

建築物(管理)規例 第 28 條

Building (Administration) Regulation 28



- 請以正楷填寫，並在適當方格內加上『√』號。填寫前，請細閱《注意事項》。
- Read the "Matters to Note", complete in BLOCK LETTERS and tick the appropriate boxes.

致建築事務監督 To the Building Authority

甲部 聘用通知書 Part A Notice of Engagement

由給予須進行緊急工程通知的人士填寫
To be completed by the person giving notice of the urgent works required

1 須進行緊急工程的通知 Notice of Urgent Works Required

電郵地址
E-mail Address

作認收電郵之用 (電子呈交適用)
For acknowledgement email (e-submission)

本人/我們現按照《建築物條例》第 19 條的條文給予通知，於下述日期及地點出現/發生之下述意外/緊急情況。本人/我們已授權進行因下述意外/緊急情況而導致需要進行的下述工程。

In accordance with the provisions of section 19 of the Buildings Ordinance, I / We hereby give notice that the following accident/emergency occurred/arosed at the following site and date. I/We have authorized the following works which are necessitated by the accident/emergency.

地盤地址 Address of Site

意外/緊急情況的描述內容 Description of Accident/Emergency

- ☐ 發生 / ☐ 出現
Occured / Arose
- ☐ 意外 / ☒ 緊急情況
Accident / Emergency

描述內容 Description

EMERGENCY SLOPE REPAIR WORKS

意外/緊急情況的發生/出現日期 Date of Accident/Emergency Occured/Arosed

13082025
日 dd 月 mm 年 yyyy

需要進行的工程內容 Details of the Necessitated Works

- REMOVE THE LANDSLIDE DEBRIS
- REMOVE LOOSE MATERIALS ON THE FAILURE SCARS AND MINOR TRIM BACK THE FAILURE SURFACES
- PROVIDE HARD SURFACE COVER WITH WIRE MESH AND WEEDHOLES TO THE FAILURE SURFACE



2 聘用通知書 Notice of Engagement

本人/我們已聘用下述人士進行上述工程。
I/We have engaged the following persons to carry out the above works.

☒ 認可人士 Authorized Person

中文姓名* Name in Chinese* (i) 姓氏先行 Surname first

黃謙榮

英文姓名* Name in English* (i) 姓氏先行 Surname first

WONG HIM SUN

註冊證明書編號* Certificate of Registration Number*

AP(E) 6 1 , 9 9

☐ 註冊結構工程師 Registered Structural Engineer

中文姓名* Name in Chinese* (i) 姓氏先行 Surname first

英文姓名* Name in English* (i) 姓氏先行 Surname first

註冊證明書編號* Certificate of Registration Number*

RSE ,

☒ 註冊岩土工程師 Registered Geotechnical Engineer

中文姓名* Name in Chinese* (i) 姓氏先行 Surname first

蘇志偉

英文姓名* Name in English* (i) 姓氏先行 Surname first

SO CHI WAI

註冊證明書編號* Certificate of Registration Number*

RGE 8 9 , 0 0

☒ 註冊承建商 Registered Contractor

中文名稱* Name in Chinese* (i) 姓氏先行 Surname first

富天發展有限公司

英文名稱* Name in English* (i) 姓氏先行 Surname first

FULL TEEN DEVELOPMENT LIMITED

註冊證明書編號* Certificate of Registration Number*

SC(SF) 7 , 2023

3 給予須進行緊急工程通知的人士的資料 Details of the Person Giving Notice of the Urgent Works Required

中文名稱 Name in Chinese (i) 姓氏先行 Surname first

合權發展有限公司

英文名稱 Name in English (i) 姓氏先行 Surname first

HONEST BOARD DEVELOPMENT

身份 Capacity

☒ 上述建築物/土地的擁有人
the owner of the above Building/Land

☐ 根據下述地段號碼的政府租契條款有義務保養上述土地的人：
the person who under the terms of the government lease for the following Lot No. under an obligation to maintain the above land:

☐ 正由他人代為進行街道工程的人
the person for whom the street works are carried out

予須進行緊急工程通知的人士簽署
Signature by the person giving notice of the urgent works required




任何失實核證或聲明可引致法律行動。##
Any false certification or declaration may be subject to legal action.##

日期 Date

30 09 2025
日 dd 月 mm 年 yyyy



乙部 聘用確認書
Part B Confirmation of Engagement

由獲聘用人士填寫
To be completed by the engaged persons

認可人士 Authorized Person

中文姓名* Name in Chinese*

① 姓氏先行 Surname first

黃謙榮

英文姓名* Name in English*

① 姓氏先行 Surname first

WONG HIM SUN

通訊地址 Correspondence Address

聯絡電話 Contact Tel. No.

傳真號碼 Fax No.

註冊證書編號* Certificate of Registration Number*

AP(E) 6 1 / 9 9

註冊屆滿日期* Date of Expiry of Registration*

0 7 0 7 2 0 3 0
日 dd 月 mm 年 yyyy

本人為認可人士，現按照《建築物（管理）規例》第 28 條的條文，證明已受聘負責監督上述工程，並承諾會履行《建築物條例》第19(4)條的職責。
In accordance with the provisions of regulation 28 of the Building (Administration) Regulations, I, authorized person, hereby certify that I have been engaged to supervise the above works and undertake to perform duties under the Buildings Ordinance Section 19(4).

認可人士簽署* Signature of Authorized Person*

任何失實核證或聲明可引致法律行動。##
Any false certification or declaration
may be subject to legal action.##

日期 Date

3 0 0 9 2 0 2 5
日 dd 月 mm 年 yyyy

註冊結構工程師 Registered Structural Engineer

中文姓名* Name in Chinese*

① 姓氏先行 Surname first

英文姓名* Name in English*

① 姓氏先行 Surname first

通訊地址 Correspondence Address

聯絡電話 Contact Tel. No.

傳真號碼 Fax No.

註冊證書編號* Certificate of Registration Number*

RSE /

註冊屆滿日期* Date of Expiry of Registration*

日 dd 月 mm 年 yyyy

本人為註冊結構工程師，現按照《建築物（管理）規例》第 28 條的條文，證明已受聘負責監督上述工程。
In accordance with the provisions of regulation 28 of the Building (Administration) Regulations, I, registered structural engineer, hereby certify that I have been engaged to supervise the above works.

註冊結構工程師簽署* Signature of Registered Structural Engineer*

任何失實核證或聲明可引致法律行動。##
Any false certification or declaration
may be subject to legal action.##

日期 Date

日 dd 月 mm 年 yyyy



* 根據註冊記錄

* In accordance with the registration record

註冊岩土工程師 Registered Geotechnical Engineer

中文姓名* Name in Chinese*

(i) 姓氏先行 Surname first

蘇志偉

英文姓名* Name in English*

(i) 姓氏先行 Surname first

SO CHI WAI

通訊地址 Correspondence Address

聯絡電話 Contact Tel. No.

傳真號碼 Fax No.

本人為註冊岩土工程師，現按照《建築物（管理）規例》第 28 條的條文，證明已受聘負責監督上述工程。

In accordance with the provisions of regulation 28 of the Building (Administration) Regulations, I, registered geotechnical engineer, hereby certify that I have been engaged to supervise the above works.

註冊岩土工程師簽署* Signature of Registered Geotechnical Engineer*



任何失實核證或聲明可引致法律行動。##

Any false certification or declaration may be subject to legal action.##

日期 Date

30 09 20 25
日 dd 月 mm 年 yyyy

註冊承建商 Registered Contractor

中文名稱* Name in Chinese*

(i) 姓氏先行 Surname first

富天發展有限公司

英文名稱* Name in English*

(i) 姓氏先行 Surname first

FULL TEEN DEVELOPMENT LIMITED

通訊地址 Correspondence Address

聯絡電話 Contact Tel. No.

傳真號碼 Fax No.

本人為註冊承建商，現按照《建築物（管理）規例》第 28 條的條文，證明已受聘進行上述工程。

In accordance with the provisions of regulation 28 of the Building (Administration) Regulations, I/we, registered contractor, hereby certify that I / We have been engaged to carry out the above works.

訂明註冊承建商簽署（獲授權簽署人）*

Signature of Registered Contractor (Authorized Signatory)*



任何失實核證或聲明可引致法律行動。##

Any false certification or declaration may be subject to legal action.##

日期 Date

30 09 20 25
日 dd 月 mm 年 yyyy

獲授權簽署人姓名(中文)* Name of Authorized Signatory (Chinese)*

吳霖霖

獲授權簽署人姓名(英文)* Name of Authorized Signatory (English)*

NG LAM LAM

註冊證明書編號* Certificate of Registration Number*

S C (S F) 7 2 0 2 3

註冊屆滿日期* Date of Expiry of Registration*

0 5 0 6 2 0 2 7
日 dd 月 mm 年 yyyy



* 根據註冊記錄

* In accordance with the registration record



Our Ref. : DD129 Lot 1709 & VL
Your Ref. : TPB/A/YL-LFS/563

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

By E-mail

11 December 2025

Dear Sir,

3rd Further Information

**Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years
in "Residential (Group E)" Zone, Various Lots in D.D. 129 and Adjoining Government Land,
Lau Fau Shan, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-LFS/563)

We write to submit further information with a response-to-comment table and a revised Geotechnical Planning Review Report in response to departmental comments on the captioned application.

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Christian CHIM
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Christina LEE

email: cknlee@pland.gov.hk)

Further Information

Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years
in "Residential (Group E)" Zone, Various Lots in D.D. 129 and Adjoining Government Land,
Lau Fau Shan, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-LFS/563)

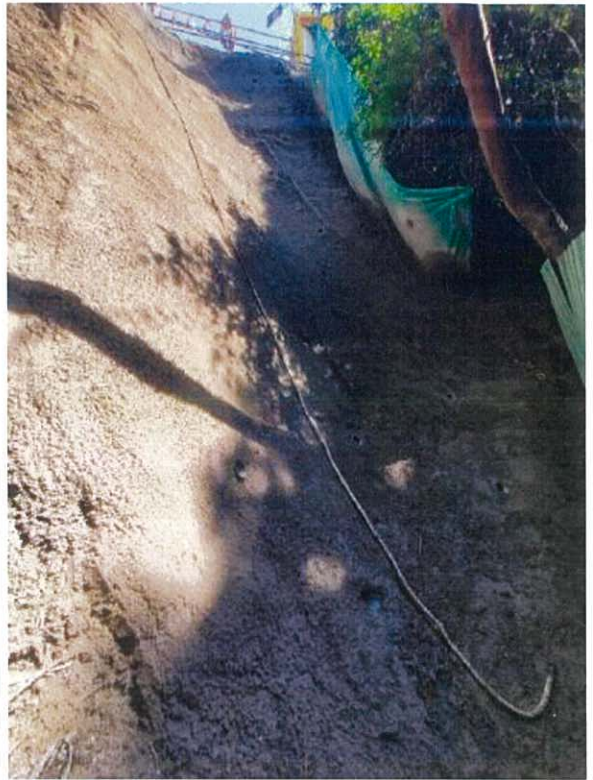
Response-to-Comment

(i) An R-to-C table:

Departmental Comments	Applicant's Responses
1. Comments of the Geotechnical Engineering Office, Civil Engineering and Development Department (GEO, CEDD)	
<p>(a) For existing feature nos. 2SW-C/C110 and 2SW127, please ask the applicant to provide sufficient cross-sections cutting across the proposed sites and the whole features to demonstrate that the features would not affect or be affected by the proposed development.</p>	<p><u>Slope feature No. 2SW-C/C110</u></p> <p>This feature cannot be found during the latest site inspection. Photographs at the location of this slope feature are as follows:</p> 

		 <p><u>Slope feature No. 2SW127</u></p> <p>Land survey on the existing site was done on 06.10.2025 and Section J has been cut on the feature (please refer to Cross-section J of the Survey Plans provided in the Geotechnical Planning Review Report (GPRR)). As can be seen in the section, the feature is located 8 m from the application site (the Site) and with a retained height of 1.6 m. Due to their distance and the retaining height, no further studies/remedial actions would be required.</p>
(b)	According to our records, the maintenance responsibility of sub-division no.4 of feature no. 2SW-C/C112 has been updated to government (Lands Department). Please ask the applicant to update the table in Section 2.2 of the GPRR accordingly.	The maintenance responsibility of existing features listed in Section 2.2 of the revised GPRR has been updated accordingly.
(c)	It is noted from Section 5 of the GPRR that feature nos. 2SW-C/C112 and 2SWC/C113 are recommended for further study and slope strengthening works (presumably slope upgrading works) by the applicant if found necessary. Please ask the applicant to clarify in the GRPP whether the slope upgrading works could be carried out with the consent given by relevant owners of the	<p><u>Slope feature no. 2SW-C/C112</u></p> <p>Emergency slope repair works have been generally completed while waiting for test results of materials for submission of completion of works. The feature is currently undergoing further study, if deemed necessary, design and submission of slope strengthening works would be carried out, and consent would be sought.</p>

features, as these features are being maintained by other parties and located partly on other private lots and partly on government land.”



Slope feature no. 2SW-C/C113

The feature is currently undergoing further study, if deemed necessary, design and submission of slope strengthening works would be carried out, and consent would be sought.

For details, please refer to Page 10 of the revised GPRR.

Departmental Comments		Applicant's Responses
2. Comments of the Slope Maintenance Section, Lands Department (SMS, LandsD)		
(a)	Please ask the applicant to update the maintenance responsibility of existing features listed in Section 2.2 of the GPRR. The information regarding number of subdivisions and maintenance responsibility in the table are wrong.	The maintenance responsibility of existing features listed in Section 2.2 of the GPRR has been updated accordingly.
(b)	It is noted that feature Nos. 2SW-C/F20(7), 2SW-C/C113(4), 2SW-C/C112(4) are within or in close vicinity of the site. From the slope maintenance point of view, for the ease of slope maintenance, it is recommended to request the applicant to take up the maintenance responsibility (MR) of the aforementioned features overlooking the application site.	Noted. The applicant would carry out design and maintenance work of the concerned features overlooking the Site if deemed necessary.

**Geotechnical Planning Review Report (GPRR)
for
Temporary Logistics Centre with
Ancillary Office and Parking of Vehicles for
a Period of 3 Years at
Various Lots in D.D.129 & adjoining Government Land
Lau Fau Shan, Yuen Long, N.T.
(Application No. A/YL-LFS/563)**

Prepared by: Ting Hong So



Ir. Ting Hong SO
CEng, MICE, MStructE, MHKIE,
RPE (Civil, Structural & Geotechnical)



Ir. IEONG Kwok Lun
(RGE73/95)

**Ref. No. : LFS002
10 October 2025**

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2) Description of Site	3
3) Site Geology	6
4) Geotechnical Considerations	7
5) Conclusion	10
6) Reference	10

PHOTO

Plate 1 to 4 General View of the features

FIGURES

Figure 1 Site Location Plan
Figure 2 Site Layout Plan and Sections
Figure 3 Hong Kong Geological Map Sheet 2 (Part Plan of 1:20,000)

APPENDICE

Appendix A SIS Report and SIMAR for Registered Features in the Vicinity of the Site
Appendix B Existing BD Records
Appendix C Existing Ground Investigation Records
Appendix D Extract of the Site Plan for PlanD Application
Appendix E Letter from BD file ref BD EB-SS-010-015-F02184-P001

SYNOPSIS

Further to the previous application (application no. A/YL-LFS/426) and associated GPRR report, and its later approval for permission under Section 16 of the Town Planning Ordinance in 2022, this submission is to accompany the later application (application no. **A/YL-LFS/563**) for the further three year period for the permission.

Difference between this report and the previous report are changes at slope feature no. 2SW-C/C112 (of which an emergency slope repair works letter has been issued by BD under file ref: BD-EB-SS-010-015-F02184-P001) and slope feature no. 2SW-C/C113 (which there is an extension towards the toe of the feature). Other than that, there are no other changes in the content of this report from the previous report on 30 May 2022 (application no. A/YL-LFS/426).

Other than the report text, the new extent which affects slope feature no. 2SW-C/C113 is as shown in survey plans and sections in **Figure 2**. And emergency repair works concerning slope feature no. 2SW-C/C112 is as shown in **Appendix E**.

1) **INTRODUCTION**

It is proposed to further extend the Temporary Logistics Centre for a period of 3 years at various lots in D.D.129 and adjoining government land at Lau Fau Shan, Yuen Long, N.T. under section 16 of the Town Planning Ordinance (application no. **A/YL-LFS/563**).

This report would present a Geotechnical Planning Review Report (GPRR) of the site to support of the current planning application. No foundation, site formation, building works, or works which involve significant excavation works would be involved in this application.

2) **DESCRIPTION OF SITE**

The subject site is located at various lots in D.D.129 and adjoining government land at Lau Fau Shan, Yuen Long, N.T. (level +12mPD to +13mPD). An indication of site location and site layout are shown on **Figures 1 and 2**, respectively. A detail survey plan and sections are as attached in **Figure 2.3**. The site is about triangular on plan. The site is a 1-storey covered storage area since 2016.

After the approval of the 1st GPRR report in 2022, the site has been extended slightly towards its southeastern side. (as shown in **Figure 2.3**)

2.1 **Site History**

No building record can be retrieved from the Buildings Department. Based on the Arial photo records; the site has been used as a storage area since 1993.

2.2 **Existing Features in the Vicinity of the Site**

There are 5 registered features in the vicinity of the proposed development. The locations of the features are shown in **Figure 2**. SIS reports and SIMAR reports indicating the location of the feature and their maintenance responsibility are attached in **Appendix A** for easy reference. No record of slope instability can be found.

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

Feature No.	Sub-division No.	Maintenance Responsibility
2SW-C/F20	1	DD129 Lot2327
	2	DD129 Lot2326
	3	DD129 Lot2320
	4	DD129 Lot2318
	5	DD129 Lot2317
	6	Lands Department

2SW-C/C110	1	DD129 Lot2292
	2	DD129 Lot2277A
	3	DD129 Lot2278
	4	DD129 Lot2279A
	5	DD129 Lot2812DRP
2SW-C/C112	1	DD129 Lot1710
	2	DD129 Lot1711
	3	DD129 Lot1712
	4	Lands Department
	5	DD129 Lot2279B
	6	DD129 Lot2280
	7	DD129 Lot2285
	8	DD129 Lot2296
2SW-C/C113	1	DD129 Lot2314A
	2	DD129 Lot2812DRP
	3	DD129 Lot2302
2SW-C/C127	1	DD129 Lot1714
	2	DD129 Lot1715
	3	DD129 Lot1719

The descriptions of the features are as follows:

Feature No. 2SW-C/F20 (Outside boundary of application site)

This west-facing feature is located about 25m from the western boundary of the site. It consists of a soil slope with a maximum retaining height of 2.5m. It is generally 100m long and has a face angle of about 40°.

Feature No. 2SW-C/C110 (Within boundary of application site)

This feature is located at the northern part of the site based on the SIS information sheet. Although the feature is apparent in a photograph within the SIS, it cannot be clearly visible during our site inspection. The area has been trimmed off with vegetation, and it has been covered with temporary buildings and cannot be located easily in this stage.

Feature No. 2SW-C/C112 (Outside boundary of application site)

This feature is located about 2.5m from the eastern boundary of the site. It consists of a soil slope with a maximum retaining height of 9m. It is generally 152m long and has a face angle of about 40° dipping to the east based on site measurement. Based on the information acquired from the GIU of GEO, the feature has been studied by CM Wong & Associates Ltd under the Stage 2 Report no. S2R069/2018 and has been accepted by GEO on 29 November 2019. The report only recommends maintenance works on the feature and no slope strengthening works were required. **Sections E, F, G, H and J** in

no slope strengthening works were required. **Sections E, F, G, H and J** in **Figure 2.3** illustrate cross sections of this feature.

On 25 August 2025, BD has issued a letter for the emergency slope repair works for Sub-division no. 5 of the feature at Lot No. 2279 s.B in D.D.129, requesting for removing debris, loose materials, minor trim back, and provide hard surface cover and weepholes (see **Appendix E**). Philip So & Associates Ltd has submitted Form BA4 and BA7 to carry out the emergency slope repair works accordingly and received by BD on 30 September 2025.

Feature No. 2SW-C/C113 (Outside boundary of application site)

This feature is located about 1.5 - 4m from the south-eastern boundary of the site. It consists of a soil slope with a maximum retaining height of 13m. It is generally 167m long and has a face angle of about 45° dipping towards the site based on site measurement.

Sections A-D in **Figure 2.3** illustrate cross sections of this feature.

Feature No. 2SW-C/C127 (Outside boundary of application site)

This feature is located adjacent to the northern boundary of the site. It consists of a north-facing soil slope with face angle between 35° to 40°. It is located 1.5m from the boundary at its western portion (with a retaining height of 1.3m) and is located at 3.6m from the boundary at its eastern portion (with a retaining height of 3.2m). It is generally 65m long and has a face angle of about 40°.

Other than the registered geotechnical features, there are 2 unregistered features found within the vicinity of the site.

Unregistered feature 1

This feature is located at about 4m from the north-western boundary of the site. It consists of a soil slope with a maximum retaining height of less than 3m. It is generally 100m long and has a maximum face angle of about 40° dipping towards the site.

Unregistered feature 2

This feature is located at about 2.5m from the north-eastern boundary of the site. It consists of a soil slope with a maximum retaining height of less than 3m. It is generally 30m long and has a face angle of about 40° dipping towards the site.

Natural Terrain Feature 3

This feature is located at about 20m from the south-eastern boundary of the site. It consists of a vegetated soil slope with a retaining height of about 15m. It is generally 140m long and has a face angle of about 25° dipping towards the site.

Other than the above registered features and the natural terrain features, there exists no other slopes or retaining walls, including the natural terrain features, which may affect or be affected by the proposed application.

3) **SITE GEOLOGY**

With reference to the 1:20,000 geological map published by the Geotechnical Control Office, Hong Kong Geological Survey Sheet 2, the site is located within the area of fine- to medium-grained granite (gfm). Therefore, the superficial deposits should be fine- to medium-grained granite. Extract of the Geological Map Sheet is as attached in **Figure 3**.

There was no buried stream course identified in the vicinity of the site.

3.1 **Previous Ground Investigation Records at GIU**

Search at the GIU of the GEO revealed that there are no ground investigation works carried out within the vicinity of the site. The closest ground investigation borehole (hole no. HSK-ABH 0201) (found in GIU Ref: 62062) is located at about 270m from the western boundary of the site. It reveals that the underlying geology consists of FILL composed of yellowish brown to dark grey, silty fine to coarse SAND, above ALLUVIUM composed of pale brown to light yellowish brown, clayey silty fine to coarse SAND.

Extract of the ground investigation report is as attached in **Appendix C**.

3.3 Soil and Rock

As suggested by the existing site information, the geology of the site is in general blanketed by a layer of Fill or Alluvium, overlying CDG. There is currently insufficient information to determine the profile of bedrock of Grade III or better rock across the site.

- Fill – composed of yellowish brown to dark grey, silty fine to coarse SAND.
- Alluvium – composed of pale brown to light yellowish brown, clayey silty fine to coarse SAND with gravels occasionally.
- CDG – forming the original ground is pink to dark brown, fine to medium silty fine to medium SAND.

3.4 Groundwater

There are no piezometer and standpipe monitoring records installed within the vicinity of the site. However, there is a measurement of groundwater level at 1.35m below ground level (+3.48mPD) at hole no. HSK-ABH 0201 located at about 270m from the western boundary of the site.

4) GEOTECHNICAL CONSIDERATIONS

The following section gives an assessment on the geotechnical aspects: -

4.1 Gradient across a site

The site is located on a level platform with little level difference to be used as a non-dangerous goods storage site at Yuen Long. Therefore, there are no place of which its gradient is greater than 15°.

4.2 Geotechnical Features

Feature No. 2SW-C/F20 (Outside boundary of application site)

The feature would not be modified by the extended period of tenancy. The feature is located 25m from the western boundary of the site and only has a maximum retaining height of 2.5m. Therefore, the proposed extended period would not have adverse effect on the stability of geotechnical feature due to their distance.

Feature No. 2SW-C/C110 (Inside boundary of application site)

Although the feature is apparent in a photograph within the SIS, it is not able to be clearly visible during our site inspection. The area has been trimmed off with vegetation and it has been covered with temporary buildings and cannot be located easily in this stage. However, the area within the vicinity of the feature has been inspected and there are no any apparent signs of distress or instability. Therefore, it is geotechnical feasible to grant the extension.

Feature No. 2SW-C/C112 (Outside boundary of application site)

The feature would not be modified by the extended period of tenancy. As mentioned in Section 2.2, the feature has been studied by CM Wong & Associates Ltd under the Stage 2 Report no. S2R069/2018 and has been accepted by GEO on 29 November 2019. The report recommends only maintenance items and no slope strengthening works were required. The storage site remains generally the same since 2018.

However, as mentioned in **Appendix E**, BD has issued an emergency slope repair works request on this feature (BD file ref: BD EB-SS-010-015-F02184-P001 dated 25 August 2025) regarding to the landslide scars at the northern extent of the feature. The emergency repair works as mentioned in this letter involves removal of landslide debris; removal of loose materials and minor trim back the failure surfaces; and provide hard surface cover with wire mesh and weepholes to the failure surface.

Philip So & Associates Ltd has submitted Form BA4 and BA7 to carry out the emergency slope repair works accordingly and the submission has been received by BD on 30 September 2025.

Apart from the emergency repair works, it is recommended to provide further study on the feature and carry out remedial works if found necessary.

Feature No. 2SW-C/C113 (Outside boundary of application site)

The feature would not be modified by the extended period of tenancy. No signs of distress can be found at the feature. As mentioned in **Section 2**, the main structure has been extended toward the toe of this feature, and it is recommended to provide further study and carry out slope strengthening works if found necessary.

Feature No. 2SE-C/C127 (Outside boundary of application site)

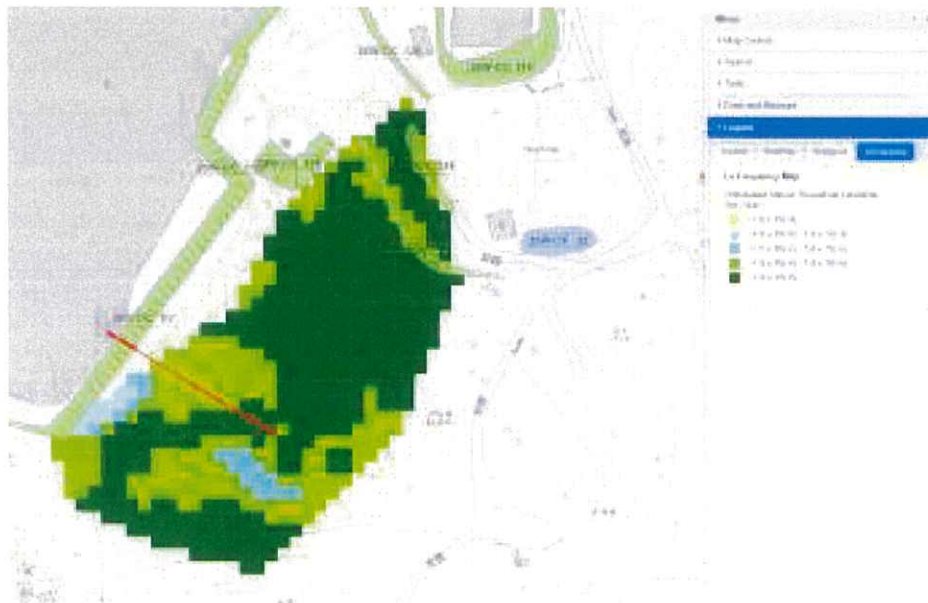
As mentioned in Section 2.2, considering the relation of the relatively less retained height of the feature and its distance from the boundary of application, the load spread onto the slope due to its usage would be minimal.

Unregistered Feature 1 and 2 (Outside boundary of application site)

The two features would not be modified by the extended period of tenancy. The site is located at the toe of the 2 features and therefore the proposed extended period would not have adverse effect on the stability of geotechnical feature. The slopes are located at about 2.5m from the boundary of the site and their retaining height are less than 3m. Due to their distance and the retaining height, no further studies or remedial actions would be required.

Natural Terrain Feature 3 (Outside boundary of application site)

The feature would not be modified by the extended period of tenancy. The site is located 20m from the toe of the feature and therefore the proposed extended period would not have adverse effect on the stability of geotechnical feature.



The feature has a face angle of 25° without any visible boulders on its surface. Based on the extract of landslide frequency map obtained from the GInfo System from the GIU library of GEO, its annual theoretical landslide is only between 5.0×10^{-5} to 1.0×10^{-4} , which is less likely than a 1 in 1000-year event. Consider the period of land use extension would be 3 years only, the risk of landslide would be minimal.

5) CONCLUSION

This report has discussed all the relevant issues regarding the geotechnical issues at various lots in D.D.129 and adjoining government land at Lau Fau Shan, Yuen Long, N.T. No foundation, site formation, building works or works of which involve significant excavation works under this extension application.

Feature No. 2SE-C/C112

BD has issued an emergency slope repair works request on this feature (as mentioned in **Section 4.2**). After completion of the emergency repair works, it is recommended to provide further study on the feature. If deemed necessary, design and submission of slope strengthening works would be carried out and consent to carry out the works would be sought.

Feature No. 2SE-C/C113

As the main structure has been extended towards this feature, it is recommended to provide further study on the feature. If deemed necessary, design and submission of slope strengthening works would be carried out and consent to carry out the works would be sought.

Therefore, provided that such remedial and strengthening works of Feature nos. 2SE-C/C112 and 2SE-C/C113 has been completed, and with reference to the preceding discussions, it is considered that the application is considered geotechnically feasible.

6) REFERENCE

The following documents have been reviewed and referred to in the preparation of this report:

1. GEO (2019), *Slope Information System Report of Feature Nos. 2SW-C/F20, 2SW-C/C110, 2SW-C/C112, 2SW-C/C113, 2SW-C/C127*
2. Lands Department (2019), *SMRIS Report of Feature Nos. 2SW-C/F20, 2SW-C/C110, 2SW-C/C112, 2SW-C/C113, 2SW-C/C127*
3. Driltech (2015), *Works Order No. GE/2014/07.16B, Agreement No. CE2/2011 (CE), Hung Shui Kiu New Development Area Planning and Engineering Study – Investigation (Batch 3), Final Field Work Report (GIU Ref: 62062)*
4. CM Wong & Associates Ltd (2019), *Stage 2 Report No. S2R069/2018*

Photo

Plate 1: Site view of Unregistered Feature 1



Plate 2: Site view of Unregistered Feature 1



Plate 3: Site view of Unregistered Feature 2



Plate 4: Site view of Unregistered Feature 2



Figure 1

Site Location Plan

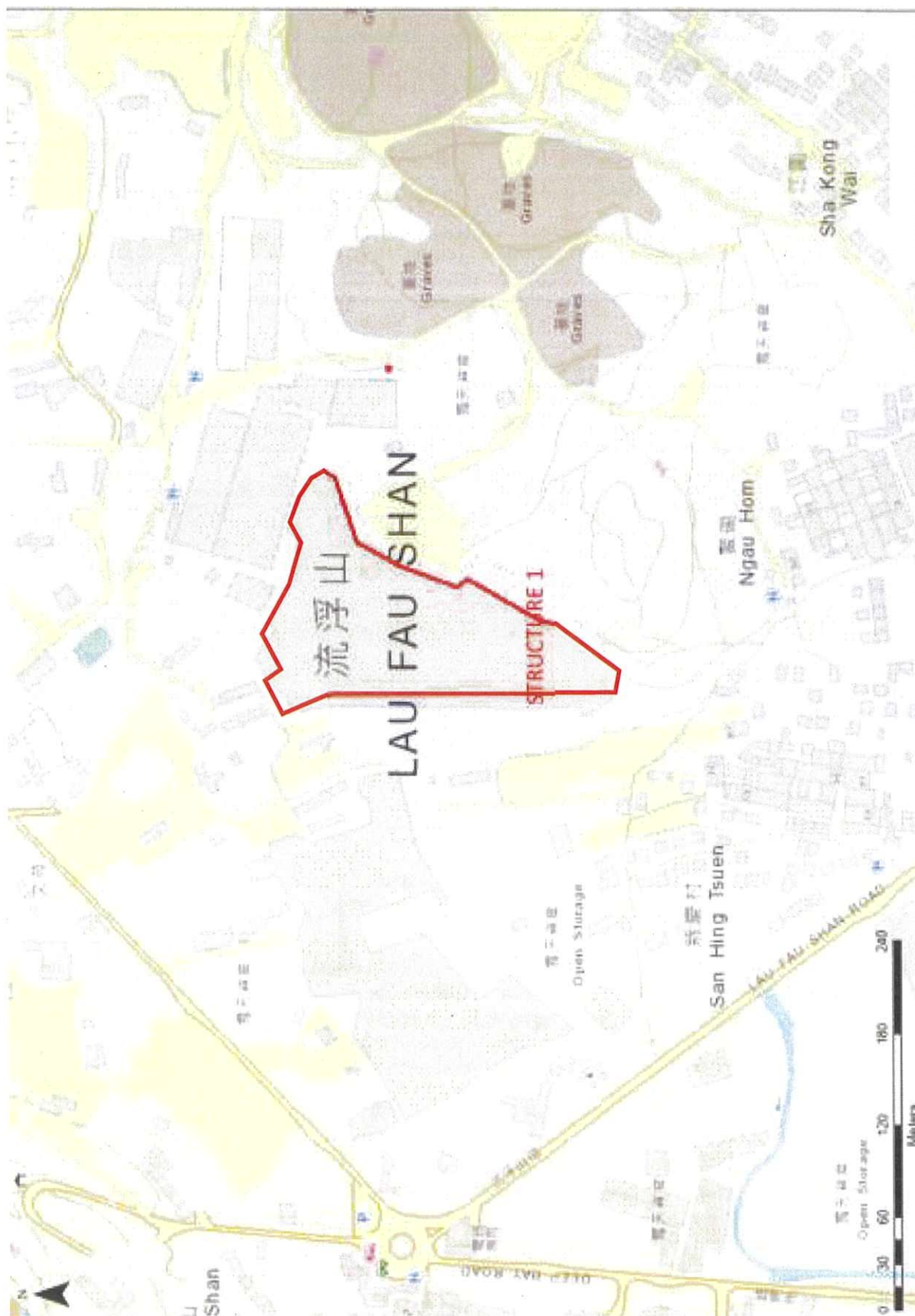


Figure 2

Site Layout Plan

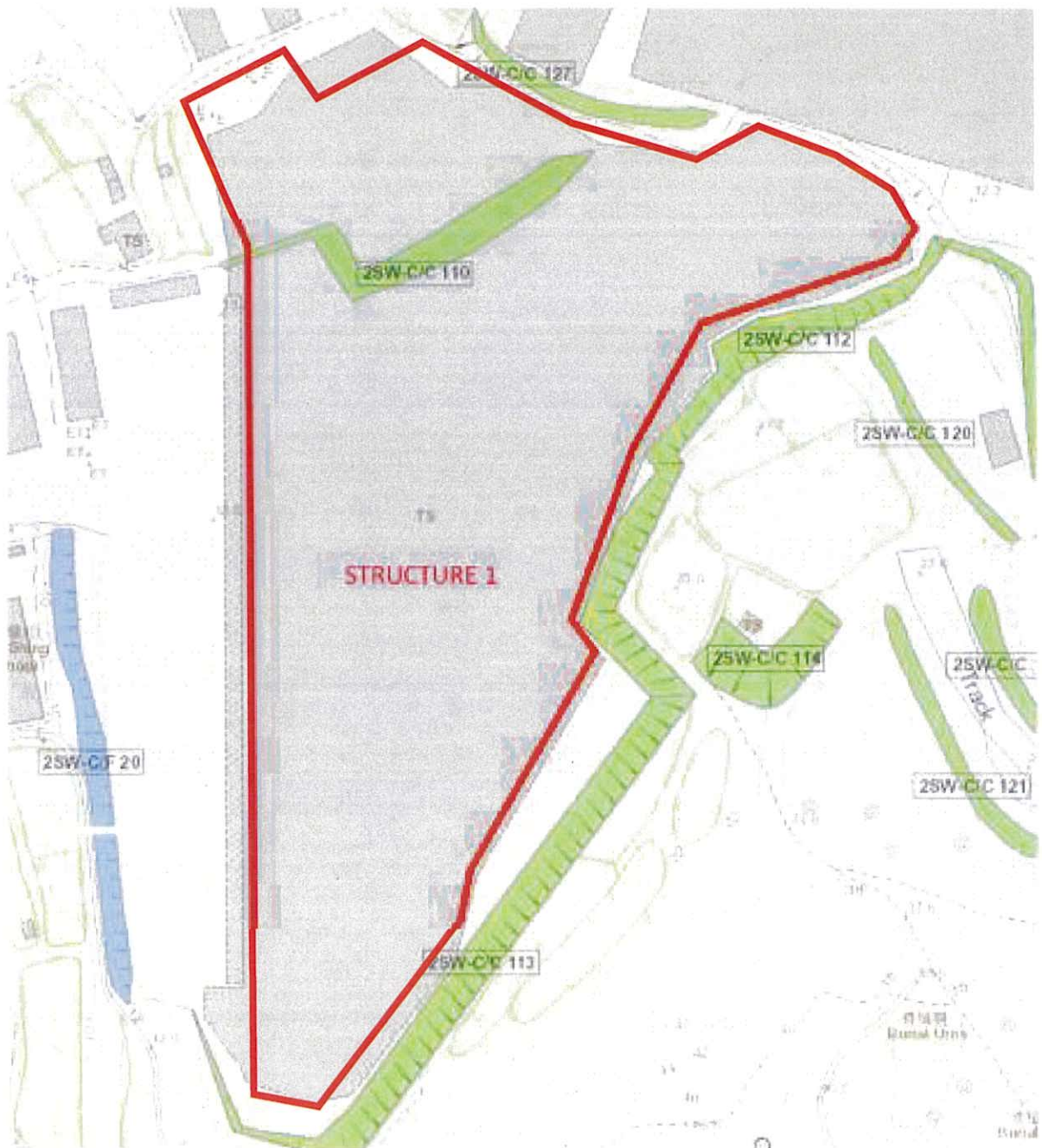


Figure 2.1 Layout and Feature location plan

Figure 2.3 Survey Plan

- Notes :
1. Co-ordinates are relative to Hong Kong Metric Grid (1980)
 2. All Levels are in Metres relative to Principal Datum (P.D.)
 3. Dimensions are in Metres unless otherwise shown
 4. Lot Boundaries are for Identification only.

Legend:

-
- The diagram illustrates a typical building floor plan with various features and their corresponding symbols. The symbols are as follows:
- NOISE BARRIAGE**: Represented by a dashed line.
 - EXISTING FENCING**: Represented by a solid line with cross-ticks.
 - BUILDING WALL**: Represented by a thick solid line.
 - RETAINING WALL**: Represented by a thick solid line with cross-ticks.
 - FAULT LINE**: Represented by a dashed line with cross-ticks.
 - FOUL SINKER MANHOLE**: Represented by a circle with a cross.
 - TELEPHONE CHAMBER**: Represented by a rectangle with the letters "TC".
 - MANHOLE (UNIDENTIFIED)**: Represented by a circle with a dot.
 - SIGN POST**: Represented by a circle with a cross.
 - ROAD SIGN BOARD / NOTICE BOARD**: Represented by a rectangle with the letters "RSB".
 - LAMP POST**: Represented by a circle with a cross.
 - TELEPHONE POST**: Represented by a circle with a cross.
 - ELECTRIC POLE**: Represented by a circle with a cross.
 - TREE**: Represented by a circle with a cross.
 - CATCHPIPE**: Represented by a circle with a cross.
 - TEMPORARY STRUCTURE**: Represented by a rectangle with the letters "TS".
 - GATE**: Represented by a rectangle with the letters "G".
 - STEPS**: Represented by a rectangle with the letters "S".
 - LEVEL**: Represented by a triangle with the letters "L".
 - ELECTRIC TRANSFORMER**: Represented by a circle with a cross.
 - ELECTRICAL PIT**: Represented by a circle with a cross.
 - LOT BOUNDARY (For identification only)**: Represented by a dashed line.
 - SECTION MARK**: Represented by a circle with a cross.
 - LOT BOUNDARY (For identification only)**: Represented by a dashed line.

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PROJECT : TEMPORARY LOGISTICS CENTRE WITH
ANCILLARY OFFICE AND PARKING OF VEHICLES
FOR PERIOD OF 3 YEARS

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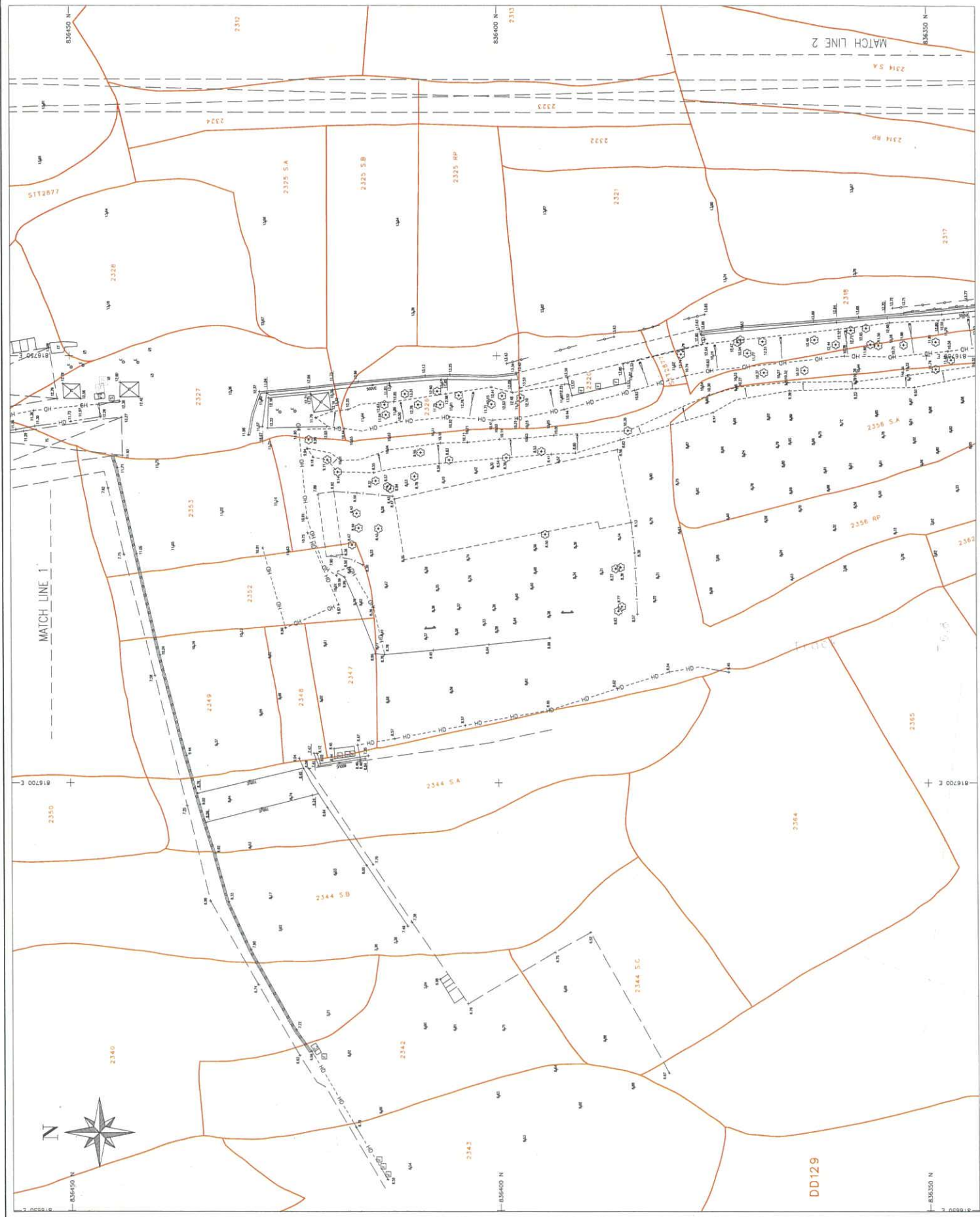
INITIAL RECORD SURVEY PLAN

1

DRAWING NO.	REV.
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1

Century Engineering Service Co.
Tel : 81925522 Fax : 30138667
Email : ceslandsurvey@gmail.com



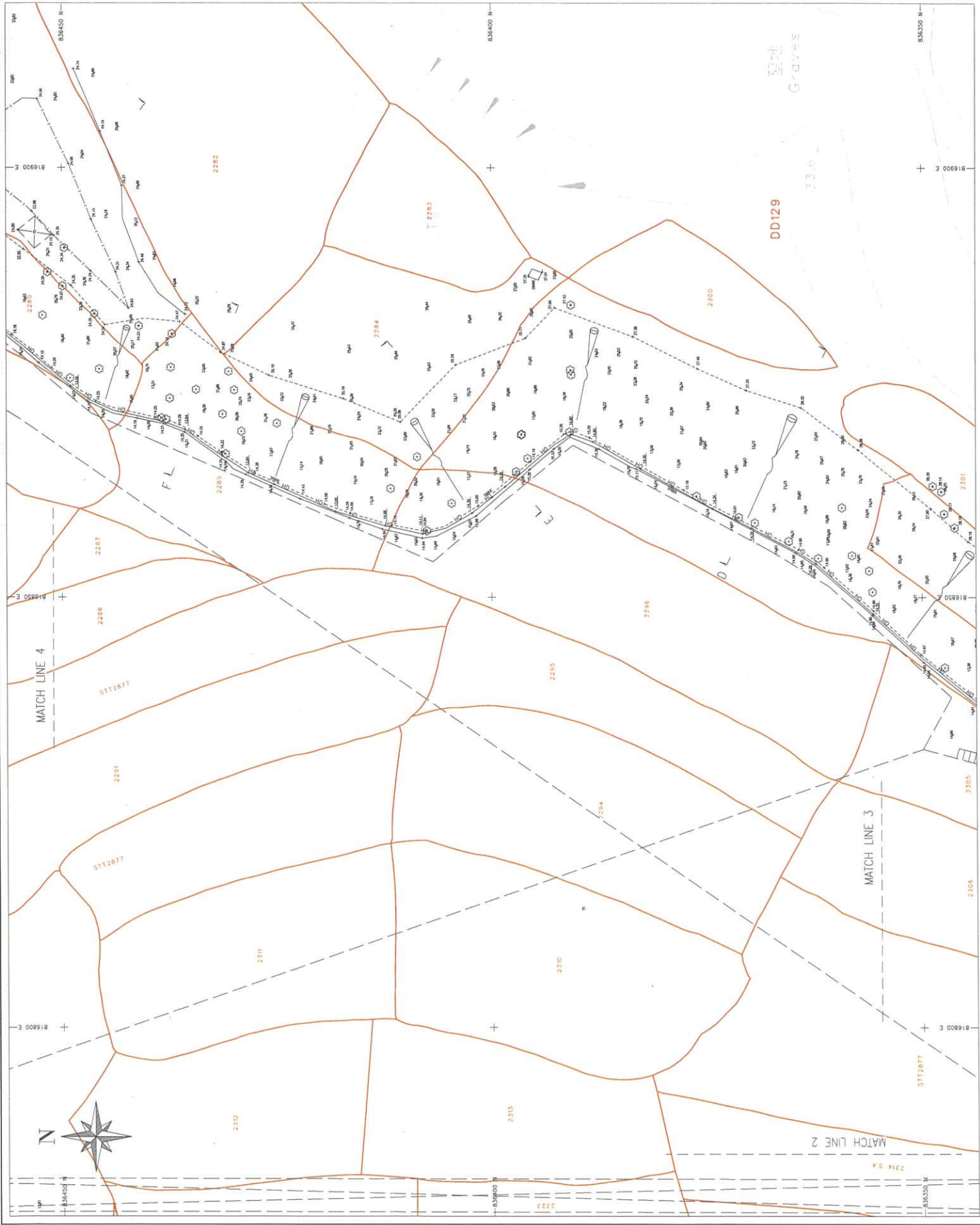
Notes :

1. Co-ordinates are relative to Hong Kong Metric Grid (1980)
2. All levels are in Metres relative to Principal Datum (PD)
3. Dimensions are in Metres unless otherwise shown
4. Lot Boundaries are for identification only.

Legend:

- HO --- HO
- EXISTING FENCING ---
- BUILDING LINE ---
- RETAINING WALL ---
- PAVING ---
- POLE SIGN MANHOLE
- POLE SIGN MANHOLE
- MANHOLE (UNIDENTIFIED)
- ROAD SIGN BOARD / NOTICE BOARD
- ROAD SIGN BOARD / NOTICE BOARD
- LAMP POST
- TELEPHONE POST
- ELECTRIC POLE
- TREE
- CATCHMENT
- TEMPORARY STRUCTURE
- GATE
- STEPS
- INVERT LEVEL
- ELECTRIC TRANSFORMER
- ELECTRIC PIT
- ELECTRIC PIT
- LOT BOUNDARY (for identification only)
- LOT BOUNDARY (for identification only)
- SECTION MARK

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REV	DATE	DESCRIPTION
1	18/10/25	FIRST ISSUE
2		
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DRAWN BY: C. K. CHAN

SCALE: 1:200 (A3)

SUPPORTED BY: W. K. CHOI

DATE: 2025-10-08

CONTRACT NO:

PROJECT:

TEMPORARY LOGISTICS CENTRE WITH

ANCILLARY OFFICE AND PARKING OF VEHICLES

FOR PERIOD OF 3 YEARS

DRAWING TITLE:

INITIAL RECORD SURVEY PLAN

CHECKED BY:

DATE:

REVISION:

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REVISION:

DRAWING NO: LFS/004

REV: 1

Century Engineering Service Co.

Tel: 81925222 Fax: 30138687

Email: centurysurvey@gmail.com

- Notes :
1. Co-ordinates are relative to Hong Kong Metric Grid (1980)
 2. All Levels are in Metres relative to Principal Datum (P.D.)
 3. Dimensions are in Metres unless otherwise shown
 4. Lot Boundaries are for Identification only.

Legend:

- HO----- HOUSING
- EXISTING FENCING
- BUILDING LINE
- RETAINING WALL
- RAILING
- POOL, SCUM, MANHOLE
- TEMPORARY CONDUIT
- MANHOLE (UNIDENTIFIED)
- SSD POST
- ROAD SIGN BOARD / NOTICE BOARD
- LAMP POST
- TELEPHONE POST
- ELECTRIC POLE
- TREE
- CATCHMENT
- TEMPORARY STRUCTURE
- GATE
- STEPS
- WATER LEVEL
- ELECTRIC TRANSFORMER
- WATER TOWER
- ELECTRIC PIT
- LOT BOUNDARY (for identification only)
- SECTION MARK

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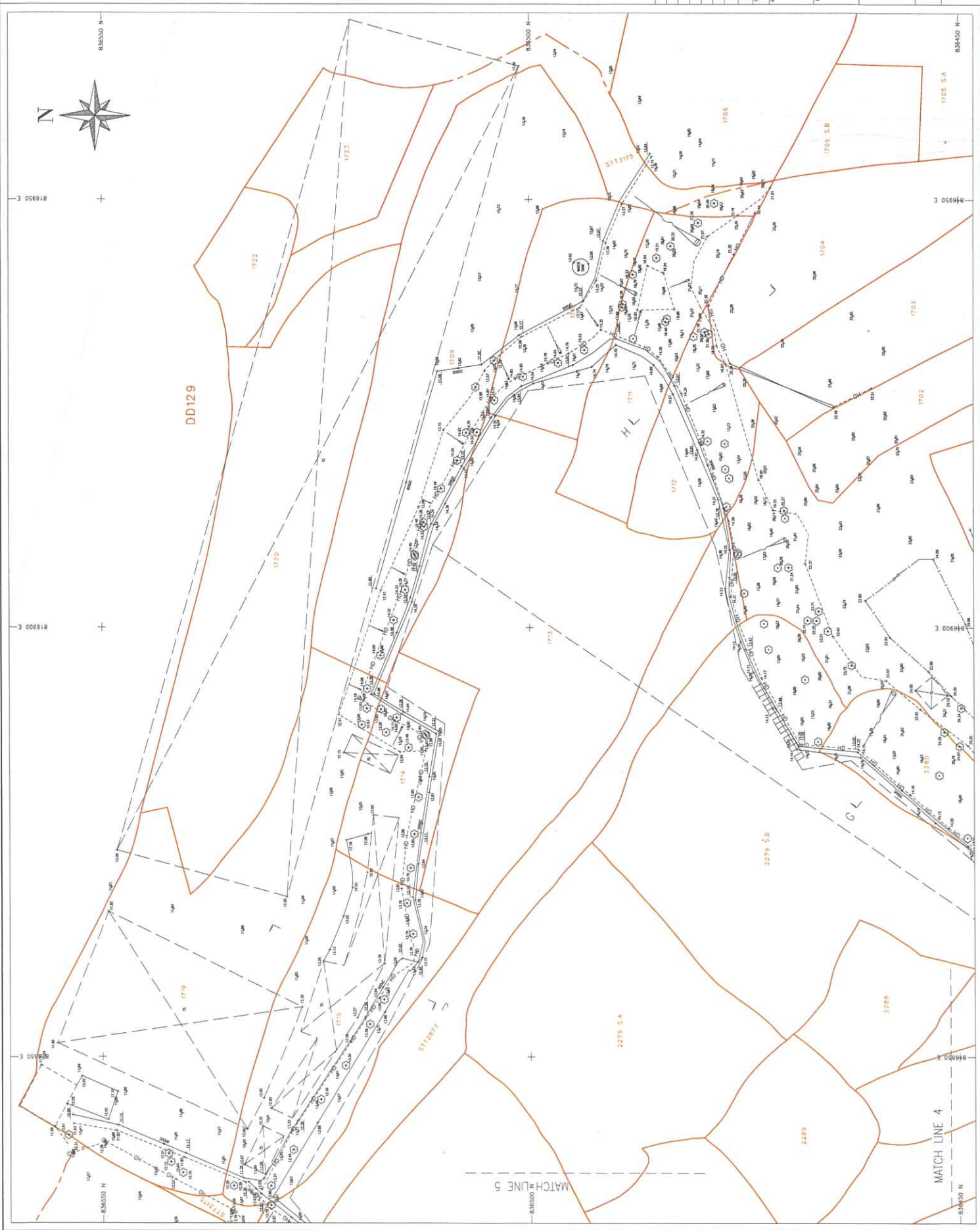
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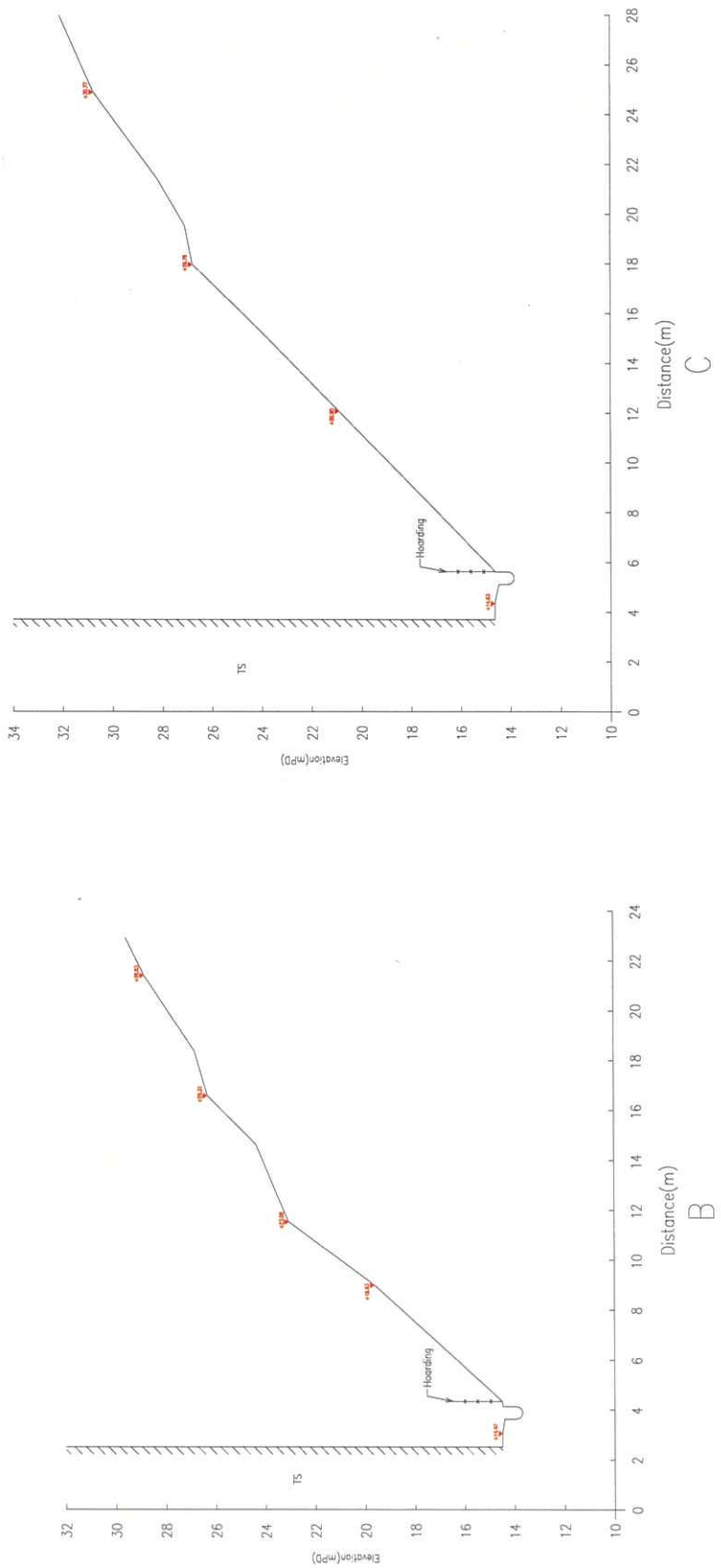
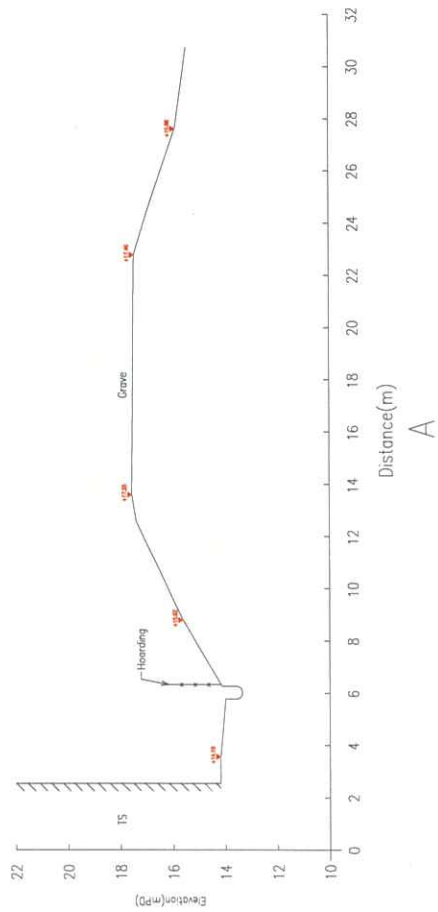
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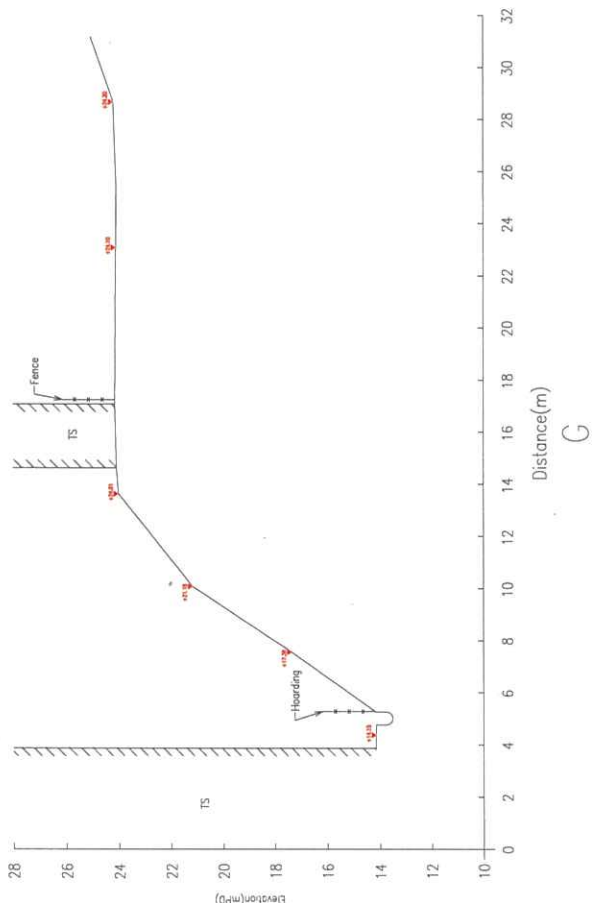
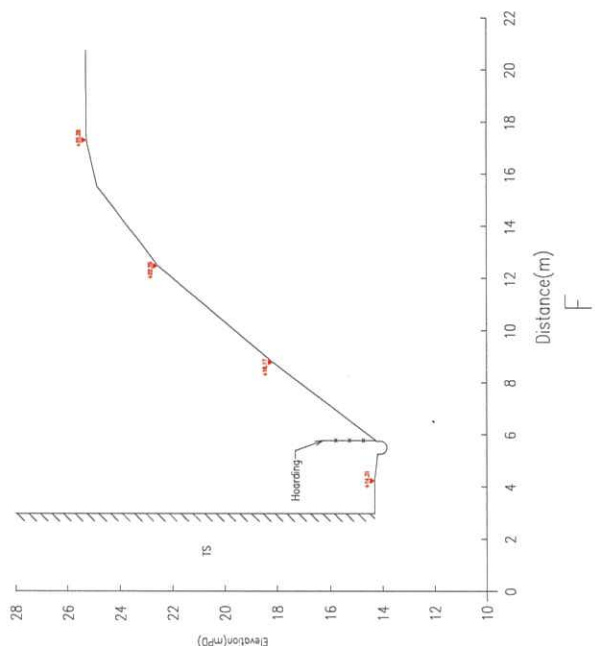
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4	100/10/25	CONTRACT NO.		PROJECT	
5	100/10/25	PROJECT		TEMPORARY LOGISTICS CENTRE WITH ANCILLARY OFFICE AND PARKING OF VEHICLES FOR PERIOD OF 3 YEARS	
6	100/10/25	TEMPORARY LOGISTICS CENTRE WITH ANCILLARY OFFICE AND PARKING OF VEHICLES FOR PERIOD OF 3 YEARS		DRAWING TITLE	
7	100/10/25	DRAWING TITLE		INITIAL RECORD SURVEY PLAN	
8	100/10/25	INITIAL RECORD SURVEY PLAN		CERTIFY BY	
9	100/10/25	CERTIFY BY		DRAWING NO.	LFS/005
10	100/10/25	DRAWING NO.	LFS/005	REV.	1
11	100/10/25	REV.	1	Century Engineering Service Co.	
12	100/10/25	Century Engineering Service Co.		Tel: 31921552 Fax: 31116647	
13	100/10/25	Tel: 31921552 Fax: 31116647		Email: centurysurvey@gmail.com	
14	100/10/25	Email: centurysurvey@gmail.com			

- Notes :
1. All Levels are in Metres relative to Principal Datum (P.D.)
 2. Dimensions are in Metres unless otherwise shown



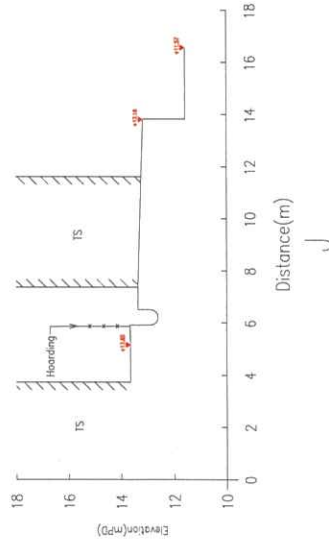
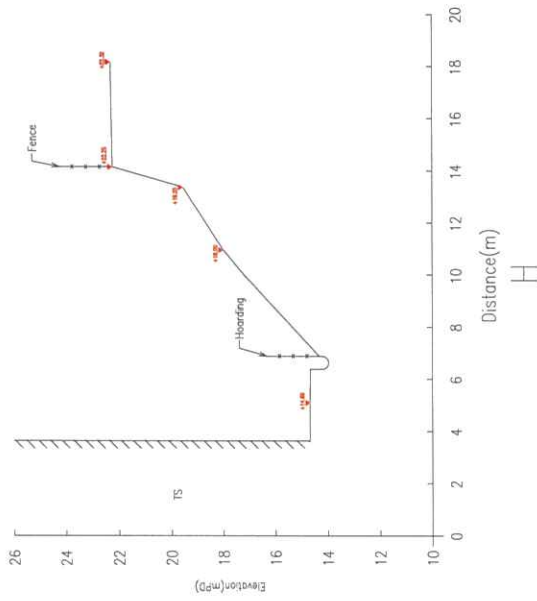
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DATE	18/10/25
DRAWN BY	C. K. CHAN
CHECKED BY	W. K. CHOI
DATE	2025-10-06
PROJECT	TEMPORARY LOGISTICS CENTRE WITH ANCILLARY OFFICE AND PARKING OF VEHICLES FOR PERIOD OF 3 YEARS
CROSS SECTIONS	
CURVE	
DRAWING NO	LFS/006
REV	1
Century Engineering Service Co.	
TEL: 81923322 FAX: 30138657	
EMAIL: centuryservice@gmail.com	

1. All Levels are in Metres relative to Principal Datum (P.D.)
2. Dimensions are in Metres unless otherwise shown

[illegible]

Notes :

1. All Levels are in Metres relative to Principal Datum (P.D.)
2. Dimensions are in Metres unless otherwise shown



REV.	DATE	DESCRIPTION
1	06/10/22	FIRST ISSUE
DESIGN BY:	C. K. CHAN	SCALE: 1 : 100 (H)
SURVEYED BY:	W. K. CHOI	DATE: 2025-10-06
CONTRACT NO.		

PROJECT :
TEMPORARY LOGISTICS CENTRE WITH
ANCILLARY OFFICES AND PARKING VEHICLES
FOR PERIOD OF 3 YEARS

DRAWING TITLE :

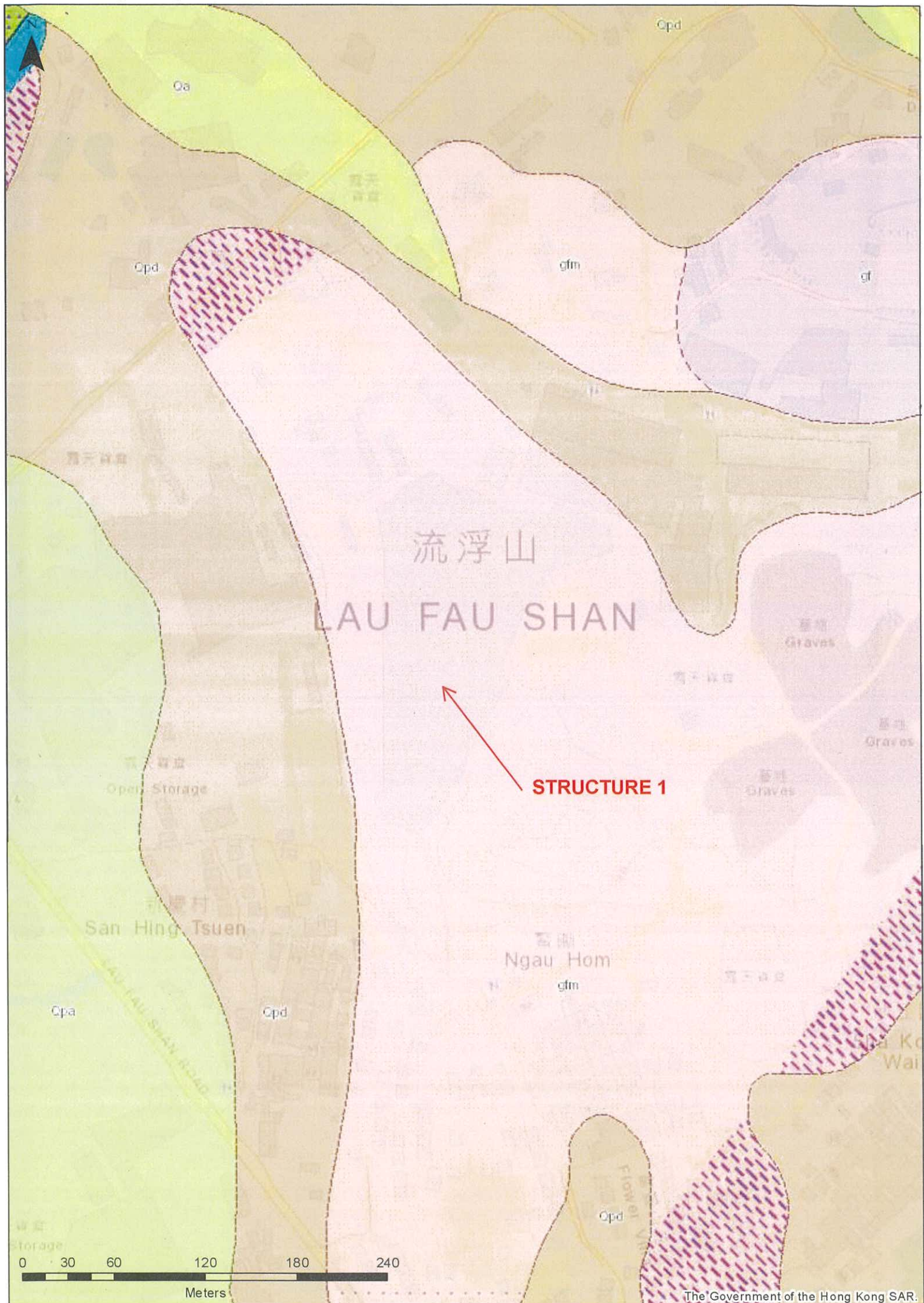
CROSS SECTIONS

CHECK BY :

DRAWING NO.	LFS/008	REV.	1
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Figure 3

Hong Kong Geological Map Sheet 2 (Part Plan of
1:20,000)



Appendix A

SIMAR and SIS for Registered Features in the Vicinity of the Site

Slope Maintenance Responsibility Report

(2SW-C/F20)


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

1	2SW-C/F20		Sub-Division	1
	Location	Partly within DD129 LOT 2327, LOT 2326, LOT 2320, LOT 2318, LOT 2317, LOT 2325 S.B and STT2877 and partly within adjoining unallocated Government land, Lau Fau Shan, Yuen Long		
	Responsible Lot/Party	DD129 LOT 2327	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
2	2SW-C/F20		Sub-Division	2
	Location	Partly within DD129 LOT 2327, LOT 2326, LOT 2320, LOT 2318, LOT 2317, LOT 2325 S.B and STT2877 and partly within adjoining unallocated Government land, Lau Fau Shan, Yuen Long		
	Responsible Lot/Party	DD129 LOT 2326	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
3	2SW-C/F20		Sub-Division	3
	Location	Partly within DD129 LOT 2327, LOT 2326, LOT 2320, LOT 2318, LOT 2317, LOT 2325 S.B and STT2877 and partly within adjoining unallocated Government land, Lau Fau Shan, Yuen Long		
	Responsible Lot/Party	DD129 LOT 2320	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
4	2SW-C/F20		Sub-Division	4
	Location	Partly within DD129 LOT 2327, LOT 2326, LOT 2320, LOT 2318, LOT 2317, LOT 2325 S.B and STT2877 and partly within adjoining unallocated Government land, Lau Fau Shan, Yuen Long		
	Responsible Lot/Party	DD129 LOT 2318	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
5	2SW-C/F20		Sub-Division	5
	Location	Partly within DD129 LOT 2327, LOT 2326, LOT 2320, LOT 2318, LOT 2317, LOT 2325 S.B and STT2877 and partly within adjoining unallocated Government land, Lau Fau Shan, Yuen Long		
	Responsible Lot/Party	DD129 LOT 2317	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
6	2SW-C/F20		Sub-Division	6
	Location	Partly within DD129 LOT 2327, LOT 2326, LOT 2320, LOT 2318, LOT 2317, LOT 2325 S.B and STT2877 and partly within adjoining unallocated Government land, Lau Fau Shan, Yuen Long		
	Responsible Lot/Party	DD129 LOT 2325 S.B	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		

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Search Criteria: 2SW-C/F20

7	2SW-C/F20	Sub-Division		7
	Location	Partly within DD129 LOT 2327, LOT 2326, LOT 2320, LOT 2318, LOT 2317, LOT 2325 S.B and STT2877 and partly within adjoining unallocated Government land, Lau Fau Shan, Yuen Long		
	Responsible Lot/Party	Lands Department	Maintenance Agent	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

- End of Report -

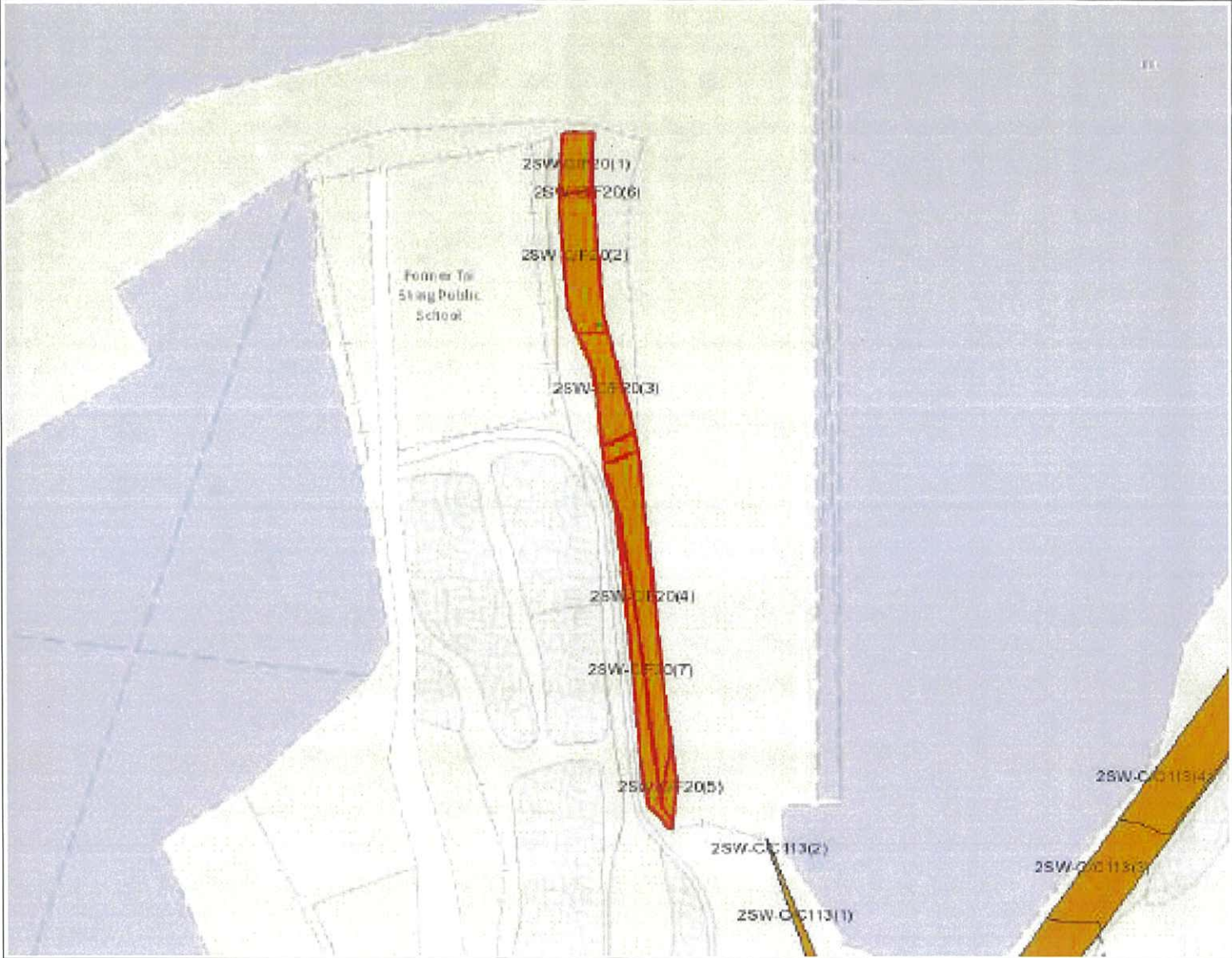
Notes:

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

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Search Criteria: 2SW-C/F20

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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Printed on: 09/10/2025

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BASIC INFORMATION

Location: 200m to the NW San Hing Tsuen, Lau Fau Shan
 Registration Date: 06-05-1998
 Ranking Score (NPRS): 0 (Notional)
 Date of Formation: post-1977
 Date of Construction/ Modification:
 Data Source: EI
 Approximate Coordinates: Easting : 816750 Northing : 836373

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Non-dangerous goods storage site
 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): 2.5 Length (m): 110 Average Angle (deg): 40

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1	Mixed Feature	Party: DD129 LOT 2327	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 27-06-2025
(2) Sub Div.: 2	Mixed Feature	Party: DD129 LOT 2326	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 27-06-2025
(3) Sub Div.: 3	Mixed Feature	Party: DD129 LOT 2320	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 27-06-2025
(4) Sub Div.: 4	Mixed Feature	Party: DD129 LOT 2318	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 27-06-2025
(5) Sub Div.: 5	Mixed Feature	Party: DD129 LOT 2317	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 27-06-2025
(6) Sub Div.: 6	Mixed Feature	Party: DD129 LOT 2325 S.B	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 27-06-2025
(7) Sub Div.: 7	Mixed Feature	Party: Lands D	Agent: Lands D	Land Cat.: 1,5b(vi)	Reason Code: 5,59,62	MR Endorsement Date: 27-06-2025

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 07-11-2001
 Data Source: EI
 Slope Part Drainage: N/A
 Wall Part Drainage: N/A



SLOPE PART

Slope Part (1)

Surface Protection (%): Bare: 0 Vegetated: 100 Chunam: 0 Shotcrete: 0 Other Cover: 0

Material Description: Material type: Soil Geology: 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

Tagmark: 15094_1_5 Part: 1 Checking Status: No checking records Checking Certificate No.: N/A

BACKGROUND INFORMATION

GIU Cell Ref.: N/A

Map Sheet Reference (1:1000): 2SW-22C

Aerial Photos: N/A

Nearest Rainguage Station (Station Number): ()

Data Collected On: 07-11-2001

Date of Construction, Subsequent Modification and Demolition: N/A

Related Reports/Files or Documents: N/A

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: 25/09/2025)

STAGE 1 STUDY REPORT

Inspected On:

Weather:

District: N/A

Section No: 1-1

Height(m):

Type of Toe Facility: Road/footpath with very low traffic density

Distance from Toe(m): 0

Type of Crest Facility: Non-dangerous goods storage site

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

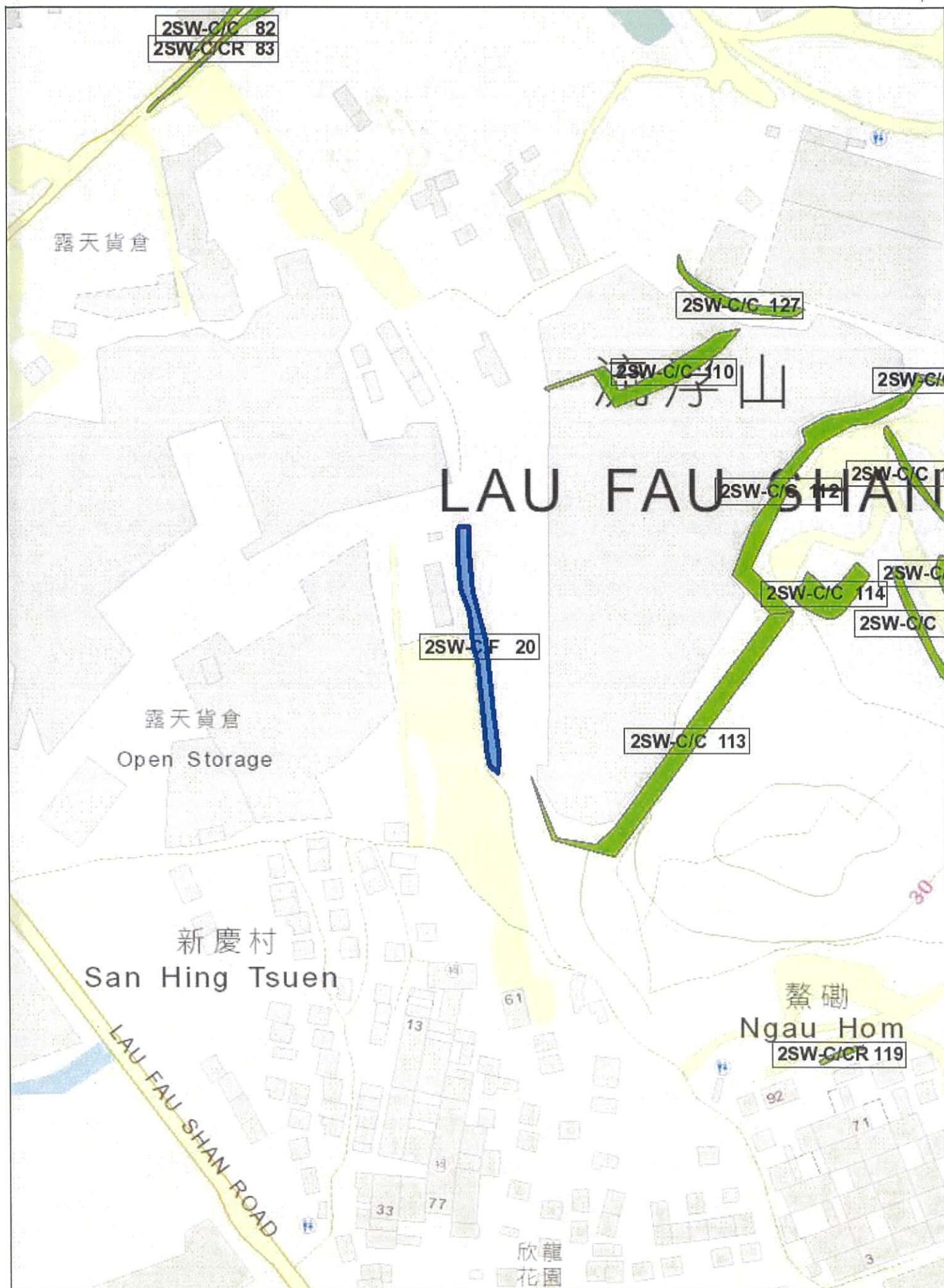
Non-routine Maintenance:

Action By: N/A



PHOTO





Slope Maintenance Responsibility Report

(2SW-C/C110)


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

1	2SW-C/C110		Sub-Division	1
	Location	WITHIN DD129 LOTS2292, 2277A, 2278, 2279A & 2812D		
	Responsible Lot/Party	DD129 Lot2292	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
2	2SW-C/C110		Sub-Division	2
	Location	WITHIN DD129 LOTS2292, 2277A, 2278, 2279A & 2812D		
	Responsible Lot/Party	DD129 Lot2277A	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
3	2SW-C/C110		Sub-Division	3
	Location	WITHIN DD129 LOTS2292, 2277A, 2278, 2279A & 2812D		
	Responsible Lot/Party	DD129 Lot2278	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
4	2SW-C/C110		Sub-Division	4
	Location	WITHIN DD129 LOTS2292, 2277A, 2278, 2279A & 2812D		
	Responsible Lot/Party	DD129 Lot2279A	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
5	2SW-C/C110		Sub-Division	5
	Location	WITHIN DD129 LOTS2292, 2277A, 2278, 2279A & 2812D		
	Responsible Lot/Party	DD129 Lot2812DRP	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		

- End of Report -

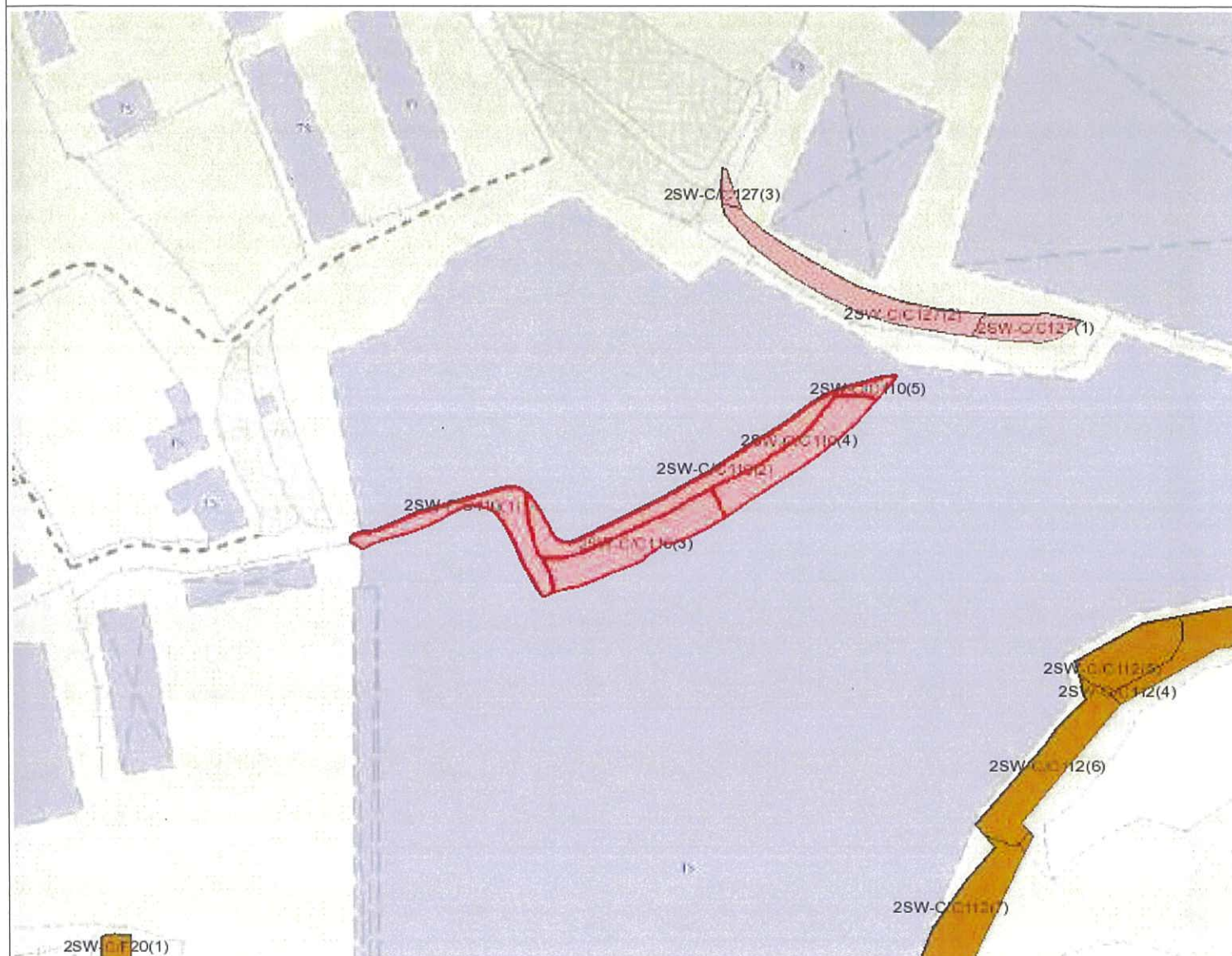
Notes:

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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: 2SW-C/C110

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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Printed on: 09/10/2025

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Search Criteria: 2SW-C/C110

BASIC INFORMATION

Location: PERIMETER OF OPEN STORAGE AREA(CONTAINER), NEAR LAU FAU SHAN, YUEN LONG
 Registration Date: 06-05-1998
 Ranking Score (NPRS): 0 (Notional)
 Date of Formation: post-1977
 Date of Construction/ Modification:
 Data Source: SIRST
 Approximate Coordinates: Easting : 816824 Northing : 836488

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Lightly-used open area/facilities
 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): 95 Average Angle (deg): 50

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1	Private Feature	Party: DD129 Lot2292	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 03-11-1998
(2) Sub Div.: 2	Private Feature	Party: DD129 Lot2277A	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 03-11-1998
(3) Sub Div.: 3	Private Feature	Party: DD129 Lot2278	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 03-11-1998
(4) Sub Div.: 4	Private Feature	Party: DD129 Lot2279A	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 03-11-1998
(5) Sub Div.: 5	Private Feature	Party: DD129 Lot2812DRP	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 03-11-1998

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 26-02-1998
 Data Source: SIRST
 Slope Part Drainage: N/A
 Wall Part Drainage: N/A

SLOPE PART



Slope Part (1)

Surface Protection (%): Bare: 0 Vegetated: 100 Chunam: 0 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil Geology: Decomposed granite
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

WALL PART

N/A

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.: 2SW22C2
Map Sheet Reference (1:1000): 2SW-22C
Aerial Photos: A 24264 (1990), A 24265 (1990)
Nearest Rainguage Station (Station Number): Hong Shui House, Shui Pin Wai Estate(N12)
Data Collected On: 26-02-1998
Date of Construction, Subsequent Modification and Demolition: Modification: Constructed Before: 1990 After: 1988
Related Reports/Files or Documents: N/A
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: 25/09/2025)

STAGE 1 STUDY REPORT

Inspected On:

Weather:

District: MW

Section No: 1-1

Height(m):

Type of Toe Facility: Non-dangerous goods storage site

Distance from Toe(m): 0

Type of Crest Facility: Lightly-used open area/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:

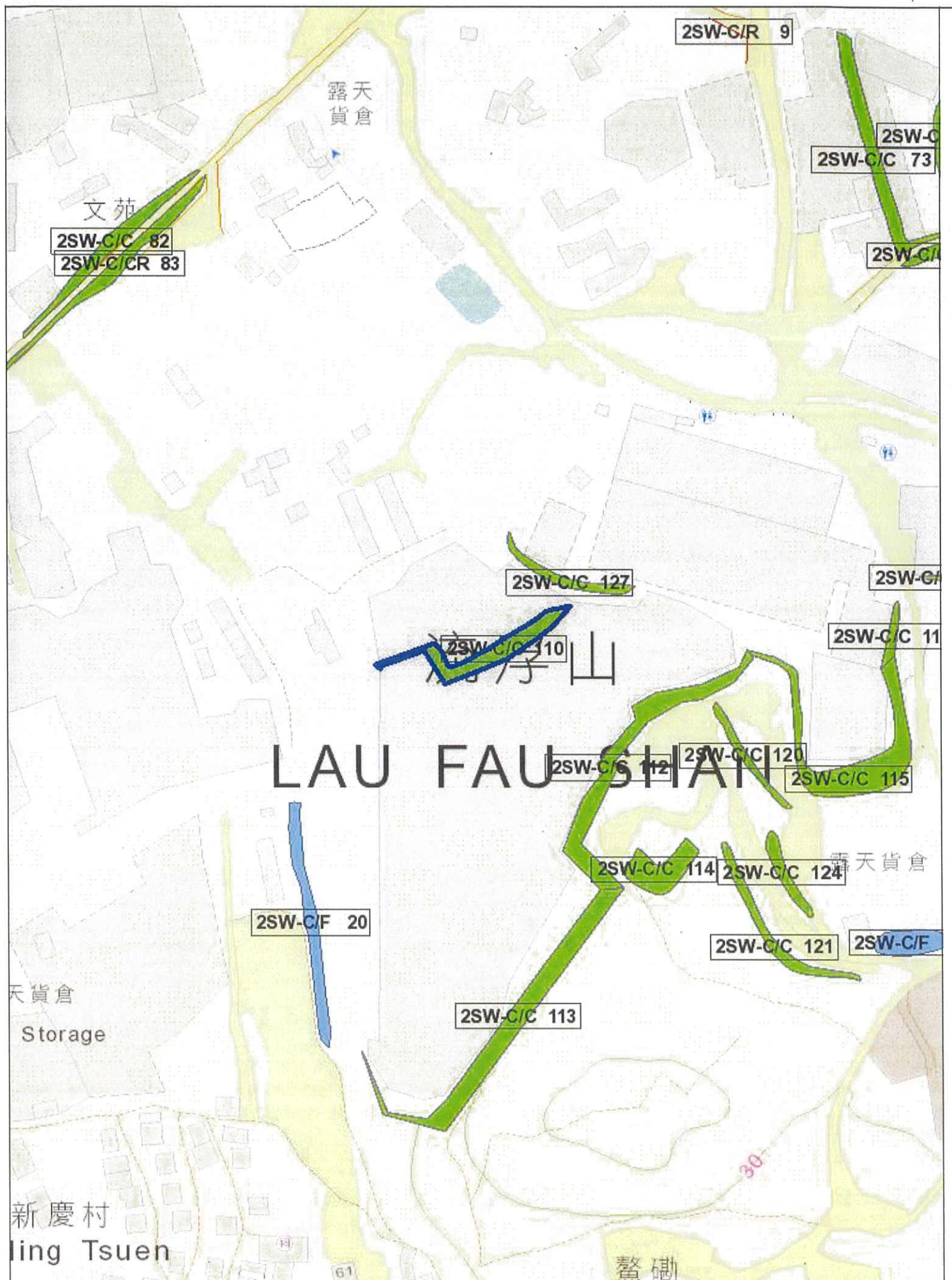
Action By: N/A



PHOTO



JSN = 410110 GENERAL VIEW F4



Slope Maintenance Responsibility Report

(2SW-C/C112)


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

1	2SW-C/C112		Sub-Division		1
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1712, LOT 2279 S.B, LOT 2280, LOT 2285, LOT 2296, LOT 2284 and partly within unallocated Government land, Lau Fau Shan, Yuen Long			
	Responsible Lot/Party	DD129 LOT 1710	Maintenance Agent	Not Applicable	
	Remarks	Not Applicable			
2	2SW-C/C112		Sub-Division		2
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1712, LOT 2279 S.B, LOT 2280, LOT 2285, LOT 2296, LOT 2284 and partly within unallocated Government land, Lau Fau Shan, Yuen Long			
	Responsible Lot/Party	DD129 LOT 1711	Maintenance Agent	Not Applicable	
	Remarks	Not Applicable			
3	2SW-C/C112		Sub-Division		3
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1712, LOT 2279 S.B, LOT 2280, LOT 2285, LOT 2296, LOT 2284 and partly within unallocated Government land, Lau Fau Shan, Yuen Long			
	Responsible Lot/Party	DD129 LOT 1712	Maintenance Agent	Not Applicable	
	Remarks	Not Applicable			
4	2SW-C/C112		Sub-Division		4
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1712, LOT 2279 S.B, LOT 2280, LOT 2285, LOT 2296, LOT 2284 and partly within unallocated Government land, Lau Fau Shan, Yuen Long			
	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.			
5	2SW-C/C112		Sub-Division		5
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1712, LOT 2279 S.B, LOT 2280, LOT 2285, LOT 2296, LOT 2284 and partly within unallocated Government land, Lau Fau Shan, Yuen Long			
	Responsible Lot/Party	DD129 LOT 2279 S.B	Maintenance Agent	Not Applicable	
	Remarks	Not Applicable			

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Search Criteria: 2SW-C/C112

6	2SW-C/C112		Sub-Division	6
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1712, LOT 2279 S.B, LOT 2280, LOT 2285, LOT 2296, LOT 2284 and partly within unallocated Government land, Lau Fau Shan, Yuen Long		
	Responsible Lot/Party	DD129 LOT 2280	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
7	2SW-C/C112		Sub-Division	7
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1712, LOT 2279 S.B, LOT 2280, LOT 2285, LOT 2296, LOT 2284 and partly within unallocated Government land, Lau Fau Shan, Yuen Long		
	Responsible Lot/Party	DD129 LOT 2285	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
8	2SW-C/C112		Sub-Division	8
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1712, LOT 2279 S.B, LOT 2280, LOT 2285, LOT 2296, LOT 2284 and partly within unallocated Government land, Lau Fau Shan, Yuen Long		
	Responsible Lot/Party	DD129 LOT 2296	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
9	2SW-C/C112		Sub-Division	9
	Location	Partly within DD129 LOT 1710, LOT 1711, LOT 1712, LOT 2279 S.B, LOT 2280, LOT 2285, LOT 2296, LOT 2284 and partly within unallocated Government land, Lau Fau Shan, Yuen Long		
	Responsible Lot/Party	DD129 LOT 2284	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		

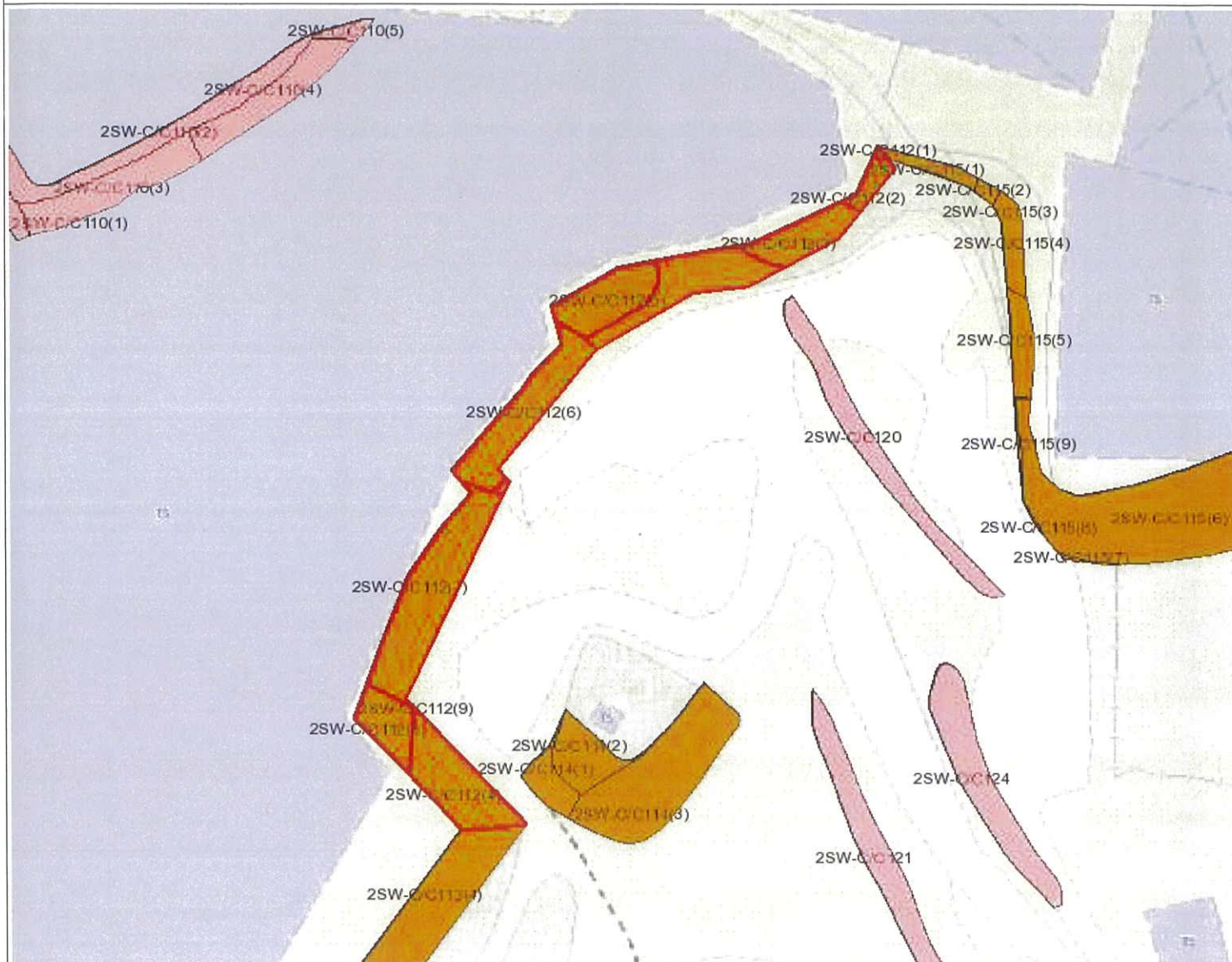
- End of Report -

Notes:

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Location Plan



Legend

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



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Search Criteria: 2SW-C/C112

BASIC INFORMATION

Location: PERIMETER OF OPEN STORAGE AREA(CONTAINER), NEAR SAN HING TSUEN, LAU FAU SHAN, YUEN LONG
 Registration Date: 06-05-1998
 Ranking Score (NPRS): 1102 (LPMit)
 Date of Formation: post-1977
 Date of Construction/ Modification:
 Data Source: SIRST
 Approximate Coordinates: Easting : 816882 Northing : 836453

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Undeveloped green belt
 Distance of Facility from Crest (m): 0
 Facility at Toe: Other thinly populated buildings
 Distance of Facility from Toe (m): 1
 Consequence-to-life Category: 1
 Remarks: N/A

SLOPE PART

(1) Max. Height (m): 9 Length (m): 155 Average Angle (deg): 54

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1	Mixed Feature	Party: DD129 LOT 1710	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 29-08-2025
(2) Sub Div.: 2	Mixed Feature	Party: DD129 LOT 1711	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 29-08-2025
(3) Sub Div.: 3	Mixed Feature	Party: DD129 LOT 1712	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 29-08-2025
(4) Sub Div.: 4	Mixed Feature	Party: Lands D	Agent: Lands D	Land Cat.: 5b(vi)	Reason Code: 62	MR Endorsement Date: 29-08-2025
(5) Sub Div.: 5	Mixed Feature	Party: DD129 LOT 2279 S.B	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 29-08-2025
(6) Sub Div.: 6	Mixed Feature	Party: DD129 LOT 2280	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 29-08-2025
(7) Sub Div.: 7	Mixed Feature	Party: DD129 LOT 2285	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 29-08-2025
(8) Sub Div.: 8	Mixed Feature	Party: DD129 LOT 2296	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 29-08-2025
(9) Sub Div.: 9	Mixed Feature	Party: DD129 LOT 2284	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 29-08-2025

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 26-02-1998
 Data Source: SIRST
 Slope Part Drainage: N/A
 Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)

Surface Protection (%): Bare: 70 Vegetated: 30 Chunam: 0 Shotcrete: 0 Other Cover: 0

Material Description: Material type: Soil Geology: Decomposed granite

Berm: No. of Berms: N/A Min. Berm Width (m): N/A

Weepholes: Size (mm): N/A Spacing (m): N/A

WALL PART

N/A

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.: 2SW22C2

Map Sheet Reference (1:1000): 2SW-22C

Aerial Photos: A 24264 (1990), A24265 (1990)

Nearest Rainuage Station (Station Number): Hong Shui House, Shui Pin Wai Estate(N12)

Data Collected On: 26-02-1998

Date of Construction, Subsequent Modification and Demolition: Modification: Constructed Before: 1990 After: 1988

Related Reports/Files or Documents: N/A

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):
 Date of Recommendation to BD: N/A File Reference: N/A
 Date Served by BD: 29/11/2019
 Date of Recommendation to BD: N/A File Reference: N/A
 Date Served by BD: 29/11/2019

LPMIS: Agreement No.: CE50/2017 Report No.: S2R069/2018



ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 25/09/2025)

STAGE 1 STUDY REPORT

Inspected On:

Weather:

District: MW

Section No: 1-1

Height(m):

Type of Toe Facility: Other thinly populated buildings

Distance from Toe(m): 1

Type of Crest Facility: Undeveloped green belt

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.:	2SW-C/C 112
Location:	PERIMETER OF OPEN STORAGE AREA(CONTAINER), NEAR SAN HING TSUEN, LAU FAU SHAN, YUEN LONG
District Council:	Yuen Long
Maintenance Responsibility (At the Time of Selection):	Private
Responsible Party for Maintenance of Government Portion:	N/A
Private Lot No.:	DD129 Lot1710,DD129 Lot1711,DD129 Lot1712,DD129 Lot2279B,DD129 Lot2280,DD129 Lot2285,DD129 Lot2296,DD129 Lot2812DRP

LPM/LPMit Study

Agreement No.:	CE50/2017
Study Type:	Stage 2 Study
Consultant:	C M Wong & Associates Ltd.
GEO Managing Section / Engineer:	SS / SS2
Study Status:	Study completed
Design Approach:	N/A
Option Assessment Accepted:	N
Study Report No.:	S2R069/2018
Programme / Actual Commencement:	07-09-2018
Programme / Actual Completion:	29-11-2019
Report Recommendation (For Stage 2 Study):	Advisory Letter, No action required
District Check Status:	N/A
Checking Certificate No.:	N/A
GEO Engineer's Remarks:	Advisory Letters for sub-division 6 & 7 issued on 29/11/2019.

LPM/LPMit Works

Works Contract No.:	N/A
GEO Managing Section / Engineer:	N/A / N/A
Contractor:	N/A
Progress Status:	N/A



SLOPE INFORMATION SYSTEM

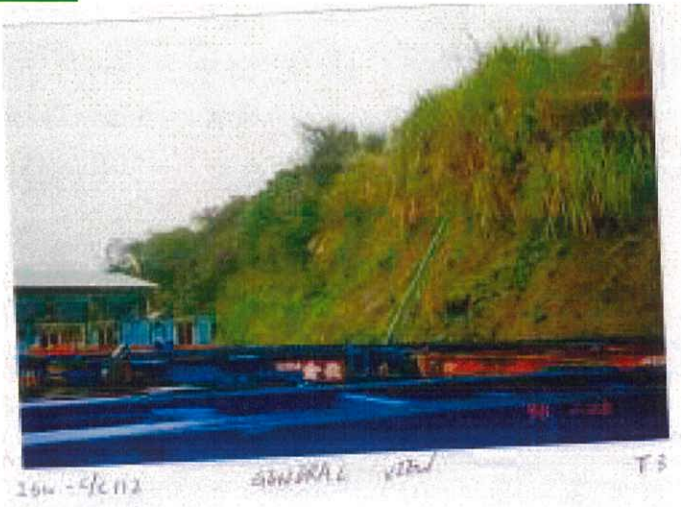
GEOTECHNICAL ENGINEERING OFFICE
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

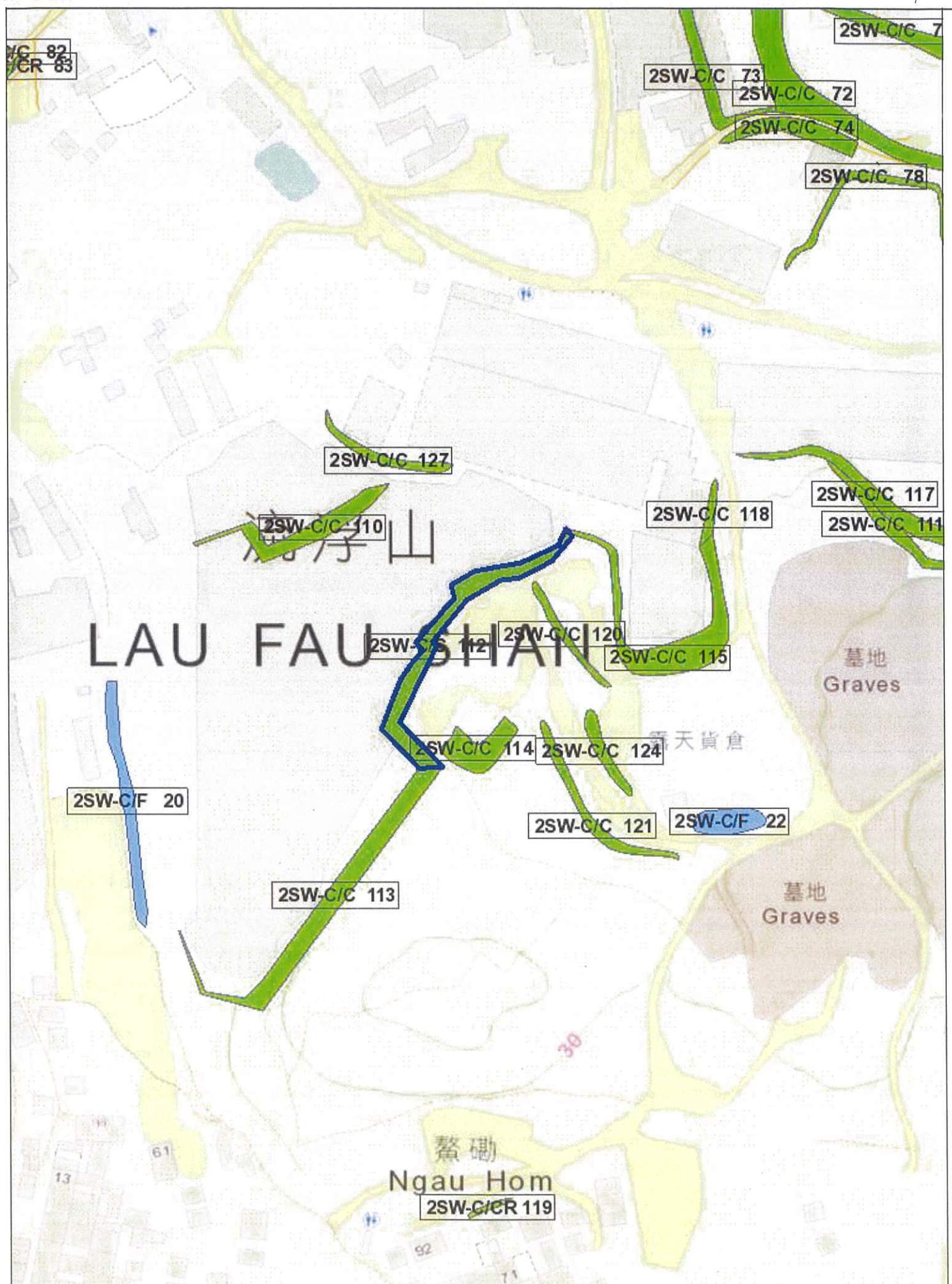
Feature No. 2SW-C/C 112

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





Slope Maintenance Responsibility Report

(2SW-C/C113)


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

1	2SW-C/C113		Sub-Division		1
	Location	Partly within DD129 LOT 2314 S.A, LOT 2314 RP, LOT 2302 and adjoining unallocated Government land			
	Responsible Lot/Party	DD129 LOT 2314 S.A	Maintenance Agent	Not Applicable	
	Remarks	Slope information being reviewed.			
2	2SW-C/C113		Sub-Division		2
	Location	Partly within DD129 LOT 2314 S.A, LOT 2314 RP, LOT 2302 and adjoining unallocated Government land			
	Responsible Lot/Party	DD129 LOT 2314 RP	Maintenance Agent	Not Applicable	
	Remarks	Slope information being reviewed.			
3	2SW-C/C113		Sub-Division		3
	Location	Partly within DD129 LOT 2314 S.A, LOT 2314 RP, LOT 2302 and adjoining unallocated Government land			
	Responsible Lot/Party	DD129 LOT 2302	Maintenance Agent	Not Applicable	
	Remarks	Slope information being reviewed.			
4	2SW-C/C113		Sub-Division		4
	Location	Partly within DD129 LOT 2314 S.A, LOT 2314 RP, LOT 2302 and adjoining unallocated Government land			
	Responsible Lot/Party	Lands Department	Maintenance Agent	Lands Department	
	Remarks	1. Slope information being reviewed. 2. For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.			

- End of Report -

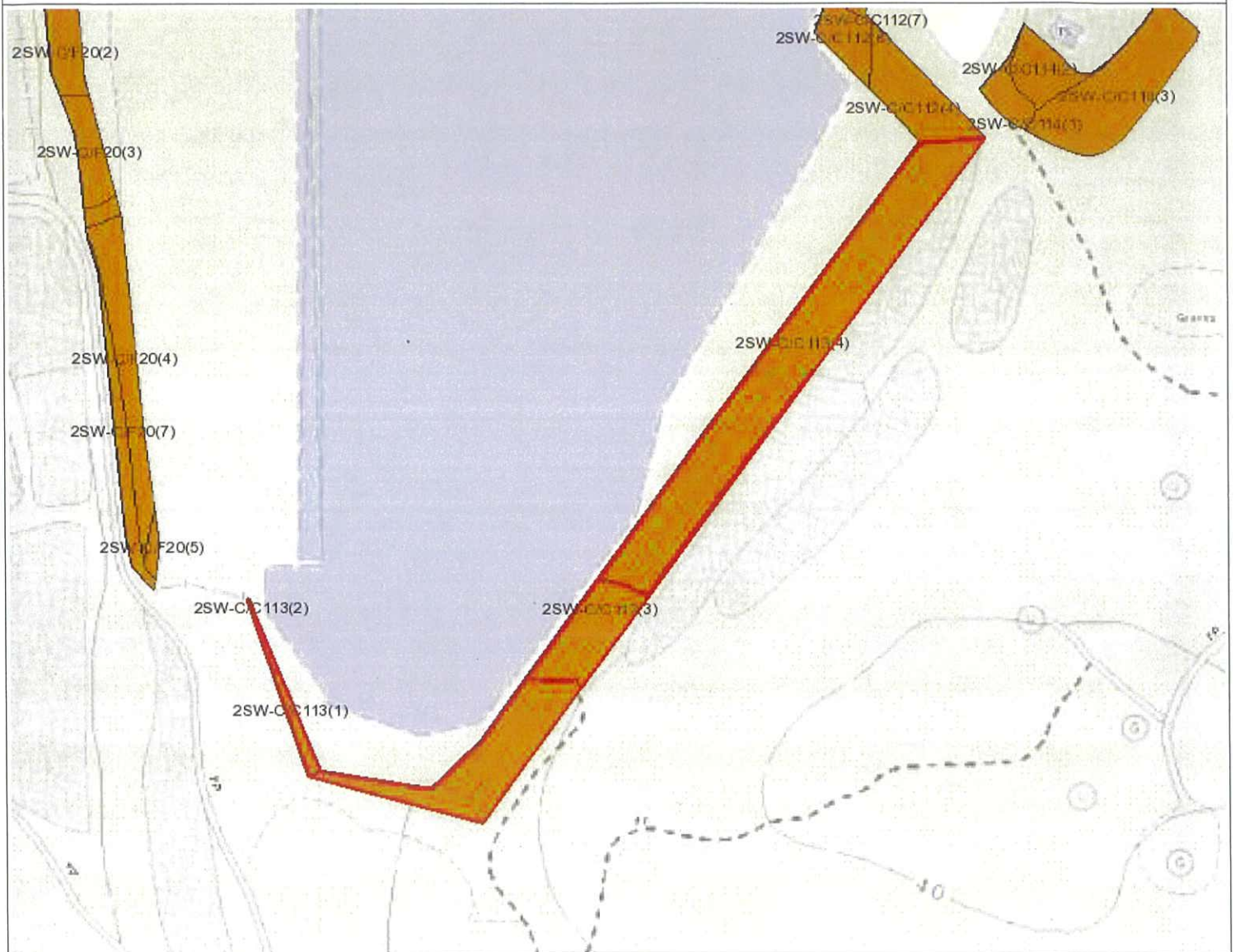
Notes:

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

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Search Criteria: 2SW-C/C113

Location Plan



Legend

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



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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

Printed on: 09/10/2025

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Search Criteria: 2SW-C/C113

BASIC INFORMATION

Location: PERIMETER OF OPEN STORAGE AREA(CONTAINER), NEAR SAN HING TSUEN, LAU FAU SHAN, YUEN LONG
 Registration Date: 06-05-1998
 Ranking Score (NPRS): 0 (Notional)
 Date of Formation: post-1977
 Date of Construction/ Modification:
 Data Source: SIRST
 Approximate Coordinates: Easting : 816831 Northing : 836329

CONSEQUENCE-TO-LIFE CATEGORY

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

SLOPE PART

(1) Max. Height (m): 10 Length (m): 175 Average Angle (deg): 54

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1	Mixed Feature	Party: DD129 LOT 2314 S.A	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 02-09-2022
(2) Sub Div.: 2	Mixed Feature	Party: DD129 LOT 2314 RP	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 02-09-2022
(3) Sub Div.: 3	Mixed Feature	Party: DD129 LOT 2302	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 02-09-2022
(4) Sub Div.: 4	Mixed Feature	Party: Lands D	Agent: Lands D	Land Cat.: 5b(vi)	Reason Code: 62	MR Endorsement Date: 02-09-2022

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 26-02-1998
 Data Source: SIRST
 Slope Part Drainage: N/A
 Wall Part Drainage: N/A

SLOPE PART



Slope Part (1)

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

WALL PART

N/A

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.: 2SW22C5
Map Sheet Reference (1:1000): 2SW-22C
Aerial Photos: A 24264 (1990), A 24265 (1990)
Nearest Rainguage Station (Station Number): Hong Shui House, Shui Pin Wai Estate(N12)
Data Collected On: 26-02-1998
Date of Construction, Subsequent Modification and Demolition: Modification: Constructed Before: 1990 After: 1990
Related Reports/Files or Documents: N/A
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: 25/09/2025)

STAGE 1 STUDY REPORT

Inspected On:

Weather:

District: MW

Section No: 1-1

Height(m):

Type of Toe Facility: Non-dangerous goods storage site

Distance from Toe(m): 1

Type of Crest Facility: Undeveloped green belt

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

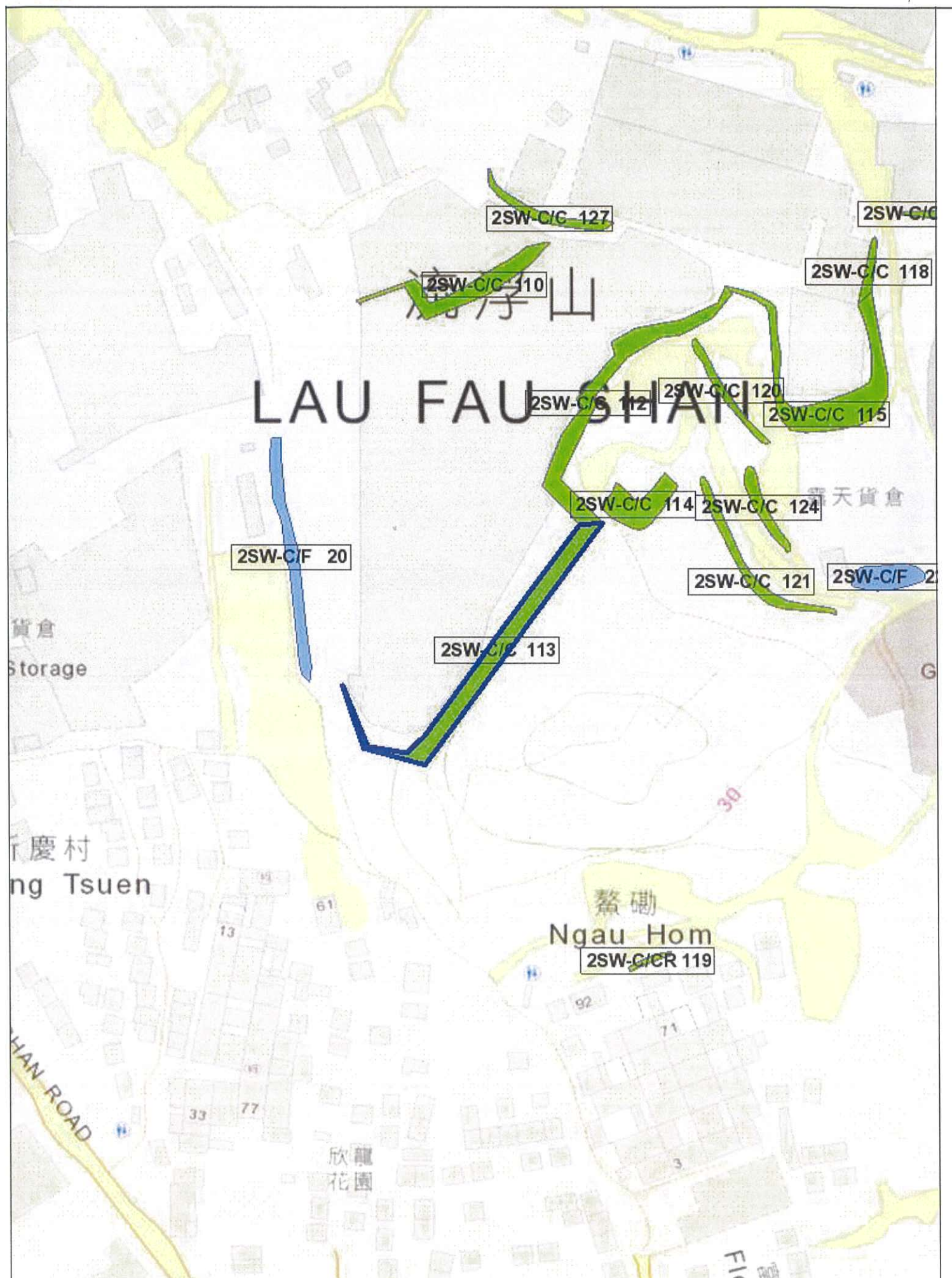
Non-routine Maintenance:

Action By: N/A



PHOTO





Slope Maintenance Responsibility Report

(2SW-C/C127)

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

1	2SW-C/C127		Sub-Division	1
	Location	WITHIN DD129 LOTS1714, 1715 AND 1719		
	Responsible Lot/Party	DD129 LOT1714	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
2	2SW-C/C127		Sub-Division	2
	Location	WITHIN DD129 LOTS1714, 1715 AND 1719		
	Responsible Lot/Party	DD129 LOT1715	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
3	2SW-C/C127		Sub-Division	3
	Location	WITHIN DD129 LOTS1714, 1715 AND 1719		
	Responsible Lot/Party	DD129 LOT1719	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		

- End of Report -

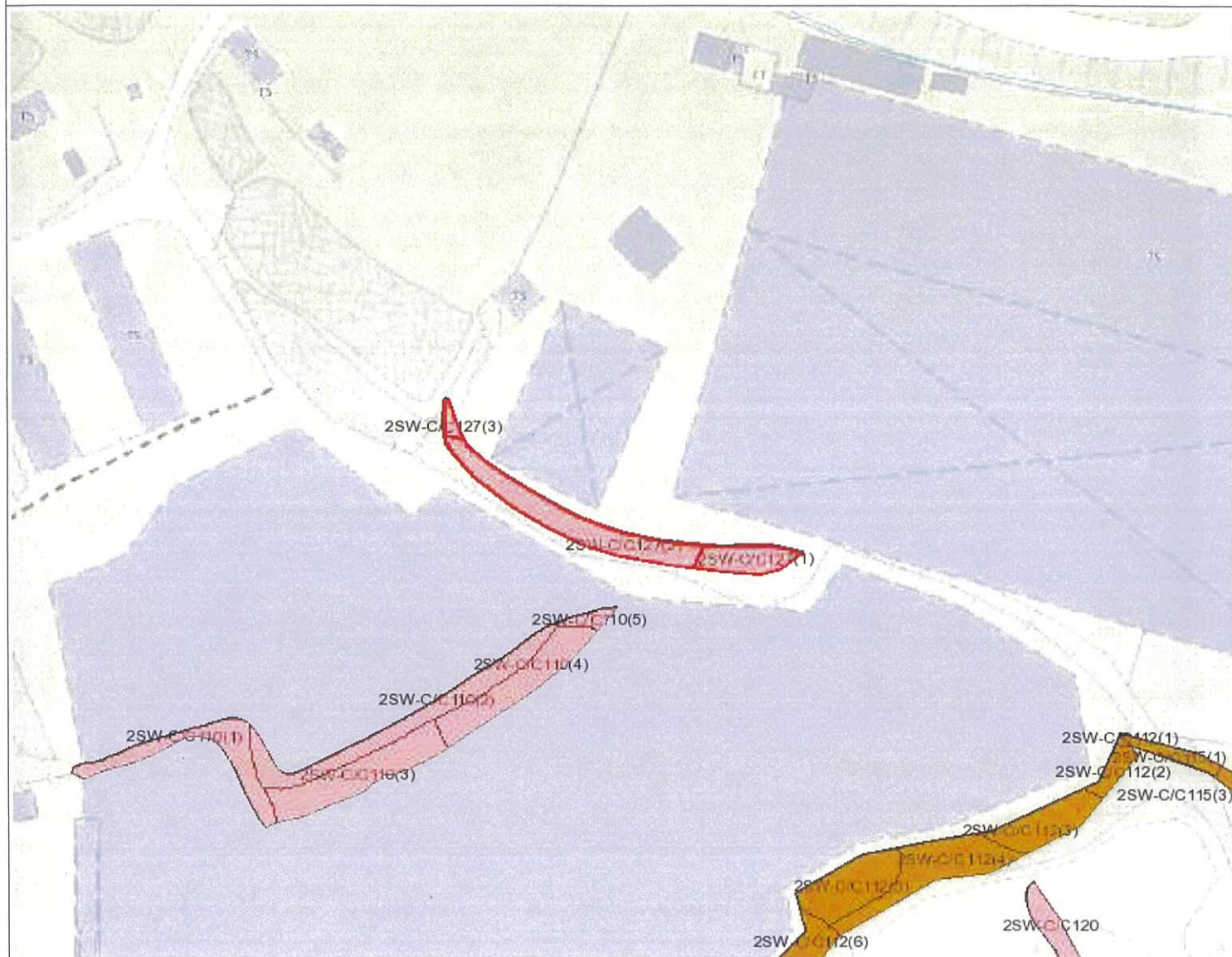
Notes:

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

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Search Criteria: 2SW-C/C127

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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Printed on: 09/10/2025

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Search Criteria: 2SW-C/C127



BASIC INFORMATION

Location: NGAU HOM, LAU FAU SHAN
Registration Date: 17-03-2003
Ranking Score (NPRS): 0 (Notional)
Date of Formation: post-1977
Date of Construction/ Modification:
Data Source: Agreement CE 59/2002 (GE)
Approximate Coordinates: Easting : 816856 Northing : 836521

CONSEQUENCE-TO-LIFE CATEGORY

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

SLOPE PART

(1) Max. Height (m): 4.8 Length (m): 65 Average Angle (deg): 40

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1	Private Feature	Party: DD129 LOT1714	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 28-06-2004
(2) Sub Div.: 2	Private Feature	Party: DD129 LOT1715	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 28-06-2004
(3) Sub Div.: 3	Private Feature	Party: DD129 LOT1719	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 28-06-2004

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 11-11-2002
Data Source: Agreement CE 59/2002 (GE)
Slope Part Drainage: N/A
Wall Part Drainage: N/A

SLOPE PART



Slope Part (1)

Surface Protection (%): Bare: 0 Vegetated: 100 Chunam: 0 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil Geology: Decomposed granite
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

WALL PART

N/A

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

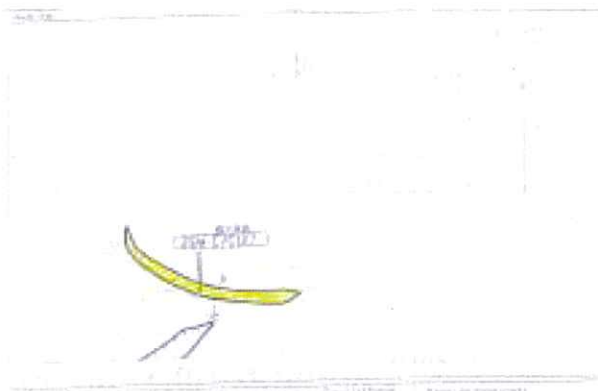
GIU Cell Ref.: 2SW22C5
Map Sheet Reference (1:1000): 2SW-22C
Aerial Photos: A36518-9 (1993),
Nearest Rainguage Station (Station Number): Hong Shui House, Shui Pin Wai Estate(N12)
Data Collected On: 11-11-2002
Date of Construction, Subsequent Modification and Demolition: Modification: Modified Before: 1998 After: 1993
Related Reports/Files or Documents: N/A
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: 25/09/2025)

STAGE 1 STUDY REPORT

Inspected On: 11-11-2002
 Weather: Mainly Fine
 District: MW



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: Undeveloped green belt
 Distance from Crest(m): 0
 Consequence Category: 3
 Engineering Judgement: P
 Section No: 2-2
 Type of Toe Facility: N/A
 Distance from Toe(m): 0
 Type of Crest Facility: N/A
 Distance from Crest(m): 0
 Consequence Category: 3
 Engineering Judgement: P
 Sign of Seepage: Slope : No sign of seepage
 Wall : N/A
 Criterion A satisfied: N
 Sign of Distress: Slope : N/A
 Wall : N/A
 Criterion D satisfied: N
 Non-routine maintenance required: N
 Note: N/A
 Masonry wall/Masonry facing: N
 Note: N/A
 Consequence category (for critical section): 3
 Observations: N/A



Emergency Action Required: N
Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

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

OTHER EXTERNAL ACTION

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

PHOTO

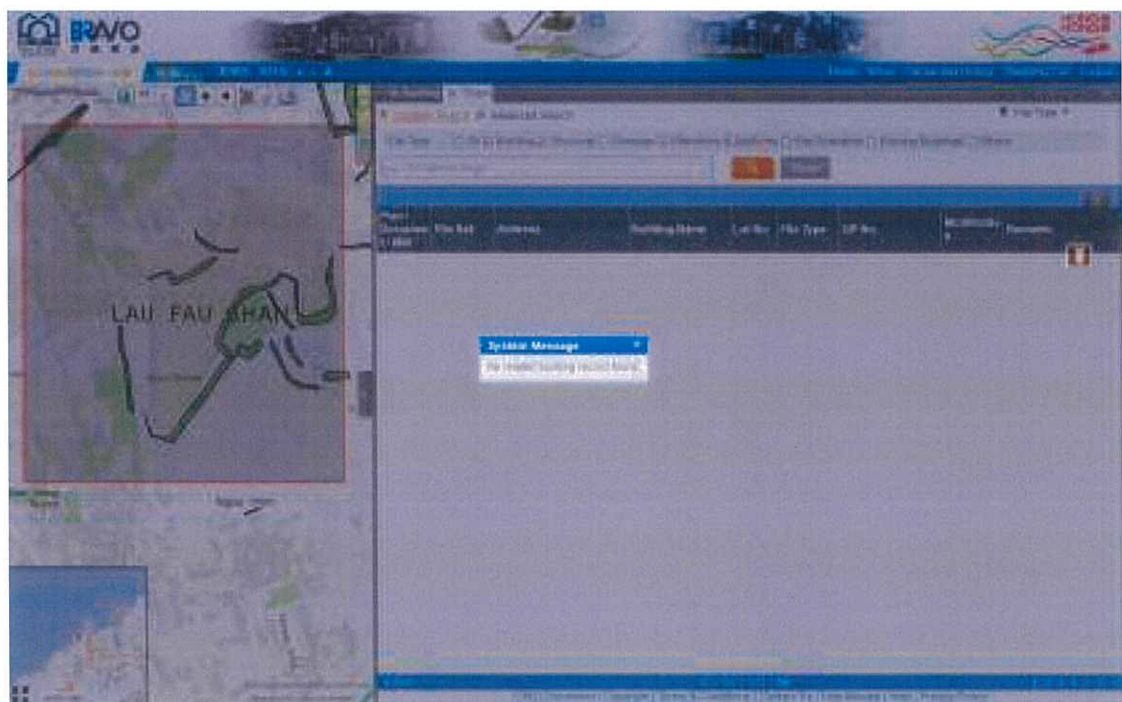




Appendix B

Existing BD Records

(No related building record found.)



Appendix C

Existing Ground Investigation Records

(GIU: 62062)



CONTRACT NO. GE/2014/07
GROUND INVESTIGATION – NEW TERRITORIES WEST
(TERM CONTRACT)

Works Order No. GE/2014/07.16B
Agreement No. CE 2/2011 (CE)
Hung Shui Kiu New Development Area
Planning and Engineering Study - Investigation (Batch 3)

FINAL FIELD WORK REPORT

Checked in accordance with
Contract No. GE/2014/07
requirements and accepted.

Signed _____ Date _____

Certified as Checked by

Raymond Chu
Geotechnical Engineer

Certified as Completed by

Alex Chu
Contractor's Representative

CONTRACTOR

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

May 2015

DRILTECH**DRILLHOLE RECORD**

CONTRACT NO. GE/2014/07

HOLE NO. **HSK-ABH 0201**

SHEET 1 of 1

PROJECT Ground Investigation - New Territories West (Term Contract), Agreement No. CE 2/2011 (CE), Hung Shui Kiu New Development Area, Planning and Engineering Study - Investigation (Batch 3)

METHOD		ROTARY		CO-ORDINATES		WORKS ORDER NO.								
MACHINE		SD04		E 816510.20 N 836333.15		GE/2014/07.16B								
FLUSHING MEDIUM		DRY DRILLING		ORIENTATION		VERTICAL								
GROUND LEVEL		+4.78 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
20/04/2015	9W								1	0.00	+4.78	0.00		Very dark gray (2.5Y 3/1), slightly silty fine to coarse SAND with some angular to subangular fine to coarse gravel of rock fragments. (FILL)
									2	0.45	+4.28	0.50		Brown (10YR 5/3), angular to subangular, slightly clayey silty sandy fine to coarse GRAVEL of rock fragments. (FILL)
									3	0.90	+3.78	1.00		Grey (7.5YR 5/1), slightly silty clayey fine to coarse SAND with some angular to subangular fine to medium gravel of rock fragments. (FILL)
									4	1.35	+3.28	1.50		Light yellowish brown (10YR 6/4), slightly clayey silty fine to coarse SAND with occasional angular to subangular fine gravel of quartz fragments. (FILL)
									5	1.80	+2.78	2.00		
									6	2.25	+2.28	2.50		
									7	2.70	+1.78	3.00		
									8	3.15	+1.28	3.50		Soft, yellowish brown (10YR 5/4) mottled light grey, silty sandy CLAY. (FILL)
									9	3.60	+0.78	4.00		
									10	4.05	+0.28	4.50		Pale brown (10YR 6/3), slightly clayey silty fine to coarse SAND with much angular to subangular fine gravel of quartz fragments. (ALLUVIUM)
									11	4.50	-0.22	5.00		Light yellowish brown (10YR 6/4), slightly silty fine to coarse SAND. (ALLUVIUM)
									12	4.95	-0.72	5.50		
														End of hole at 5.50 m

☐ SMALL DISTURBED SAMPLE
☐ LARGE DISTURBED SAMPLE
☐ LIT SAMPLE
☐ PISTON SAMPLE (100%)
☐ WATER SAMPLE
☐ SPT SAMPLE
☐ WATER SAMPLE
☐ SPT SAMPLE

☐ STANDARD PENETRATION TEST
☐ BOREHOLE BREAKER TEST
☐ PNEUMATIC TEST
☐ PNEUMATICITY TEST
☐ PRESSUREMETER TEST
☐ BOREHOLE TELEVISION
☐ RECORDING TOP
☐ STATIONING TO

LOGGED S.L. Chiu

DATE 29.04.2015

CHECKED R. Chu

DATE 07.05.2015

REMARKS

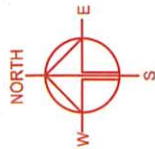
1. An inspection pit was excavated to 3.00m deep by hand tools.

2. A standpipe with 50mm in diameter was installed at 5.00m.

3. A groundwater sample was taken at 6.00m.

Appendix D

Extract of the Site Plan for PlanD Application

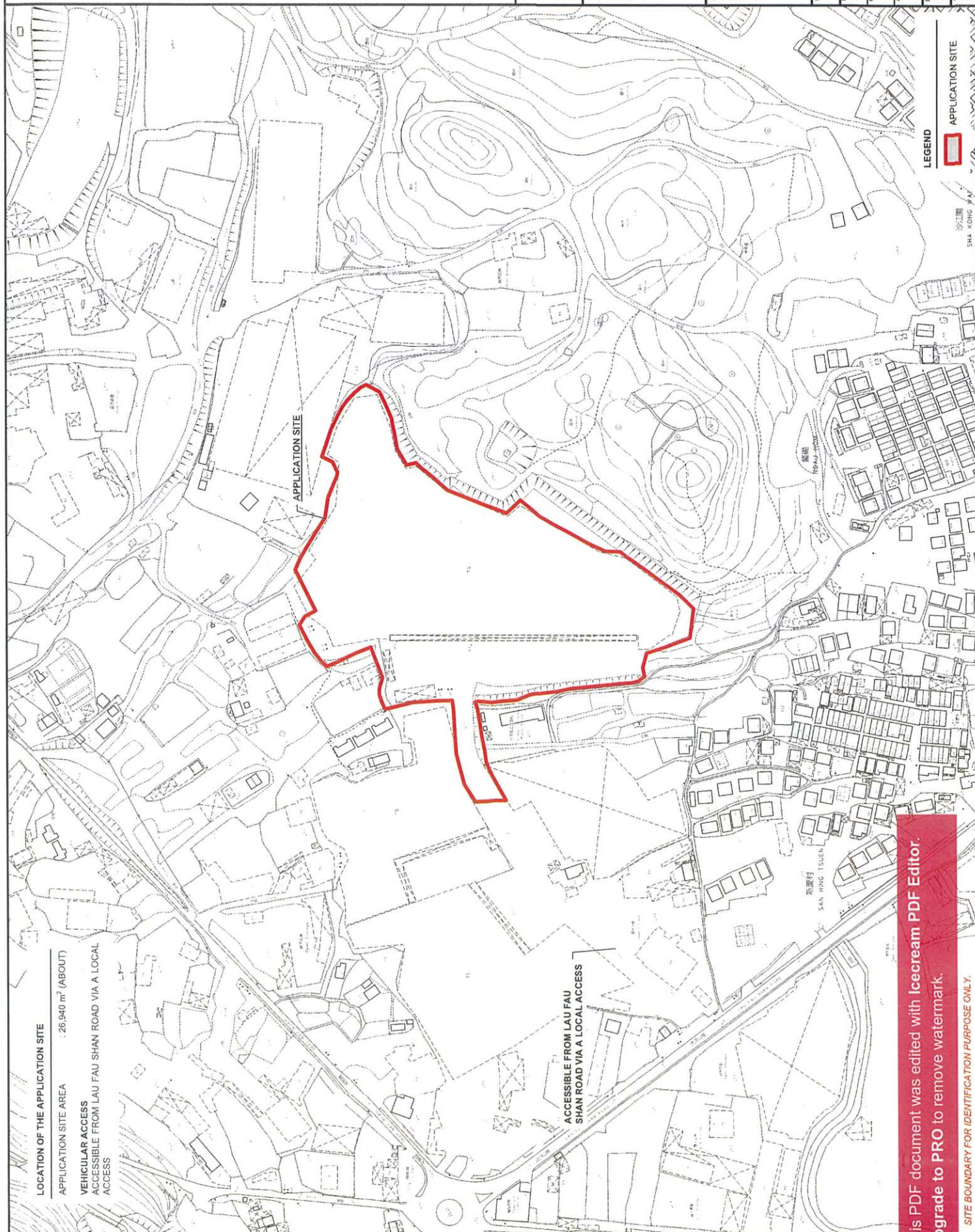


PROJECT
LOGISTICS
CENTRE WITH
ANCILLARY
OFFICE AND
PARKING OF
VEHICLES FOR A PERIOD OF 3
YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 129 AND
ADJOINING GOVERNMENT
LAND, LAU FAU SHAN, YUEN
LONG, NEW TERRITORIES

SCALE	1: 3000 @ A4
DRAWN BY	MN
CHECKED BY	
DATE	11.3.2025
DATE	
DATE	

DWG. TITLE	LOCATION PLAN
DWG. NO.	PLAN 1
REV.	001



LEGEND
APPLICATION SITE

LOCATION OF THE APPLICATION SITE
APPLICATION SITE AREA : 26,940 m² (ABOUT)
VEHICULAR ACCESS
ACCESSIBLE FROM LAU FAU SHAN ROAD VIA A LOCAL
ACCESS

ACCESSIBLE FROM LAU FAU
SHAN ROAD VIA A LOCAL ACCESS

新慶村
SAN HING TSEEN



PROJECT
TEMPORARY LOGISTICS CENTRE WITH ANCILLARY OFFICE AND PARKING OF VEHICLES FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 129 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE
1:5000 @ A4

DATE
11.3.2025

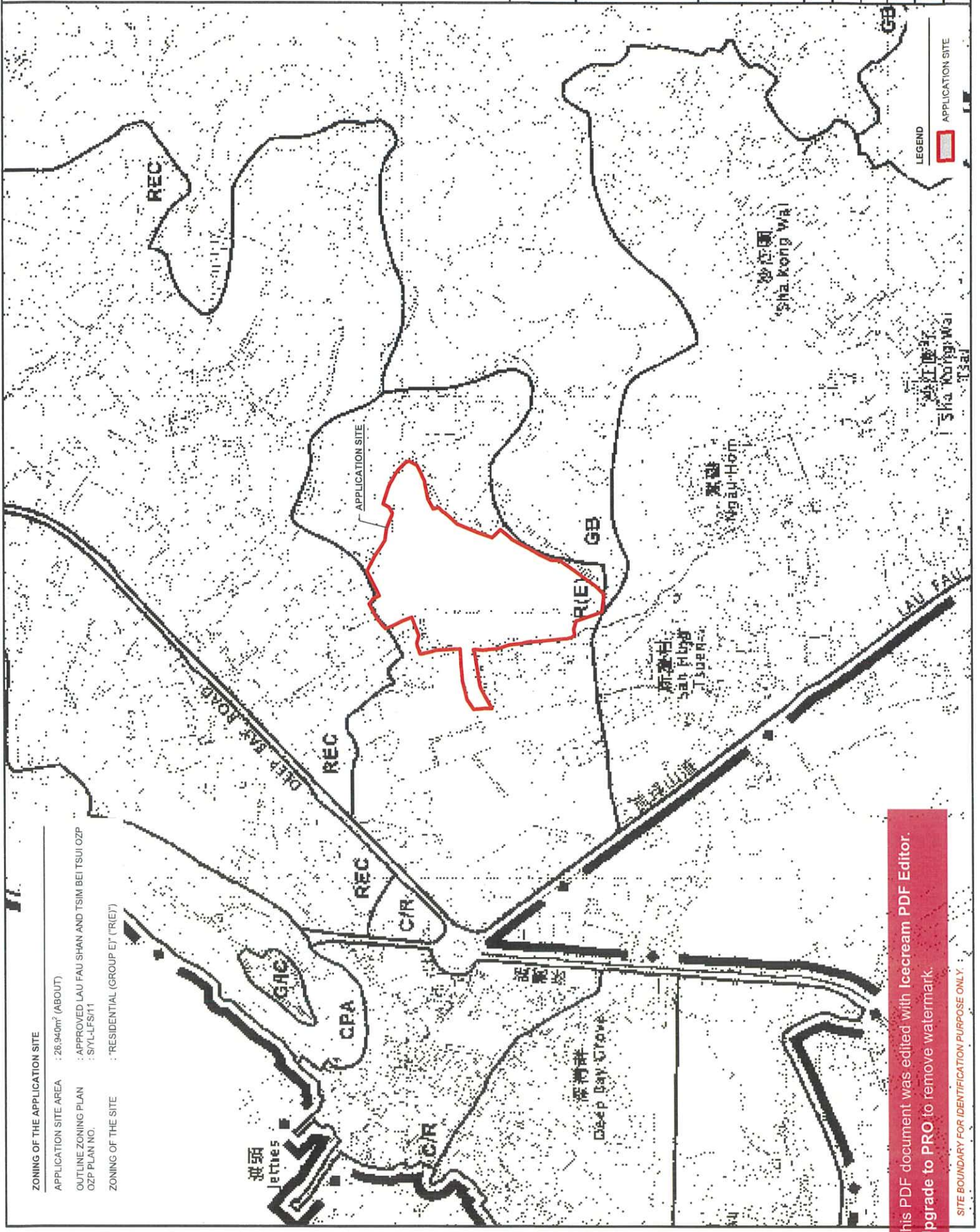
CHECKED BY
DATE

APPROVED BY
DATE

DWG TITLE
ZONING OF THE SITE

DWG NO.
PLAN 2

VER.
001



ZONING OF THE APPLICATION SITE
APPLICATION SITE AREA : 26,940m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED LAU FAU SHAN AND TSIM BEI TSUI OZP
OZP PLAN NO. : SYL-LFS/11
ZONING OF THE SITE : "RESIDENTIAL (GROUP E)" ("R(E)")

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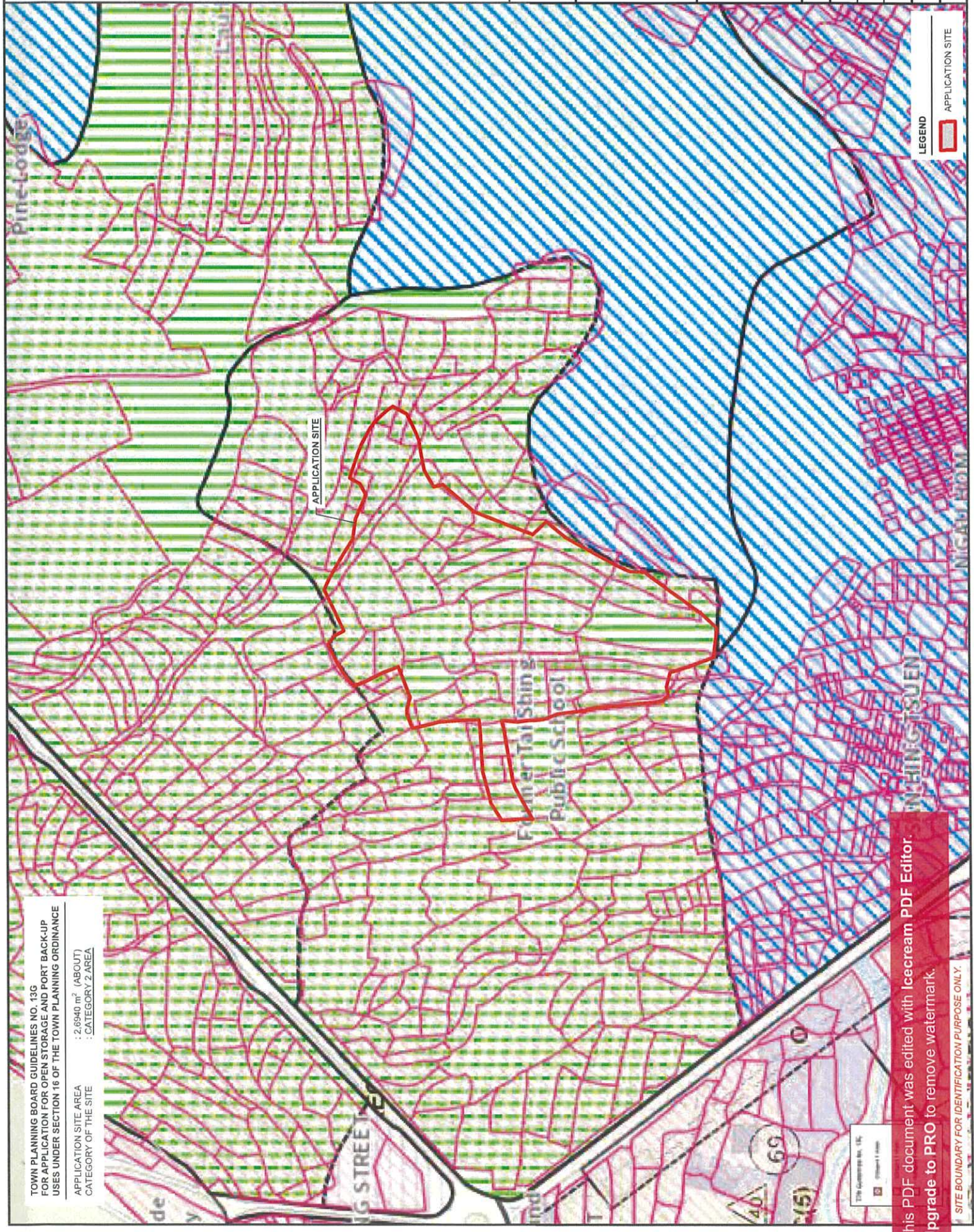
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

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TOWN PLANNING BOARD GUIDELINES NO. 13G
FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP
USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 2,6940 m² (ABOUT)
CATEGORY OF THE SITE : CATEGORY 2 AREA



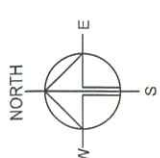
PLANNING CONSULTANT		PROJECT		SITE LOCATION		SCALE		DRAWN BY		DATE		CHECKED BY		DATE		APPROVED BY		DATE		DRAWING NO.		PLAN 4		SHEET	
P-RICHES PLANNING LIMITED		TEMPORARY LOGISTICS CENTRE WITH ANCILLARY OFFICE AND PARKING OF VEHICLES FOR A PERIOD OF 3 YEARS		VARIOUS LOTS IN D.D. 129 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES		1: 2000 @ A4		MN		11.3.2025										TPB PG-No. 13G				001	

LEGEND

APPLICATION SITE

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SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

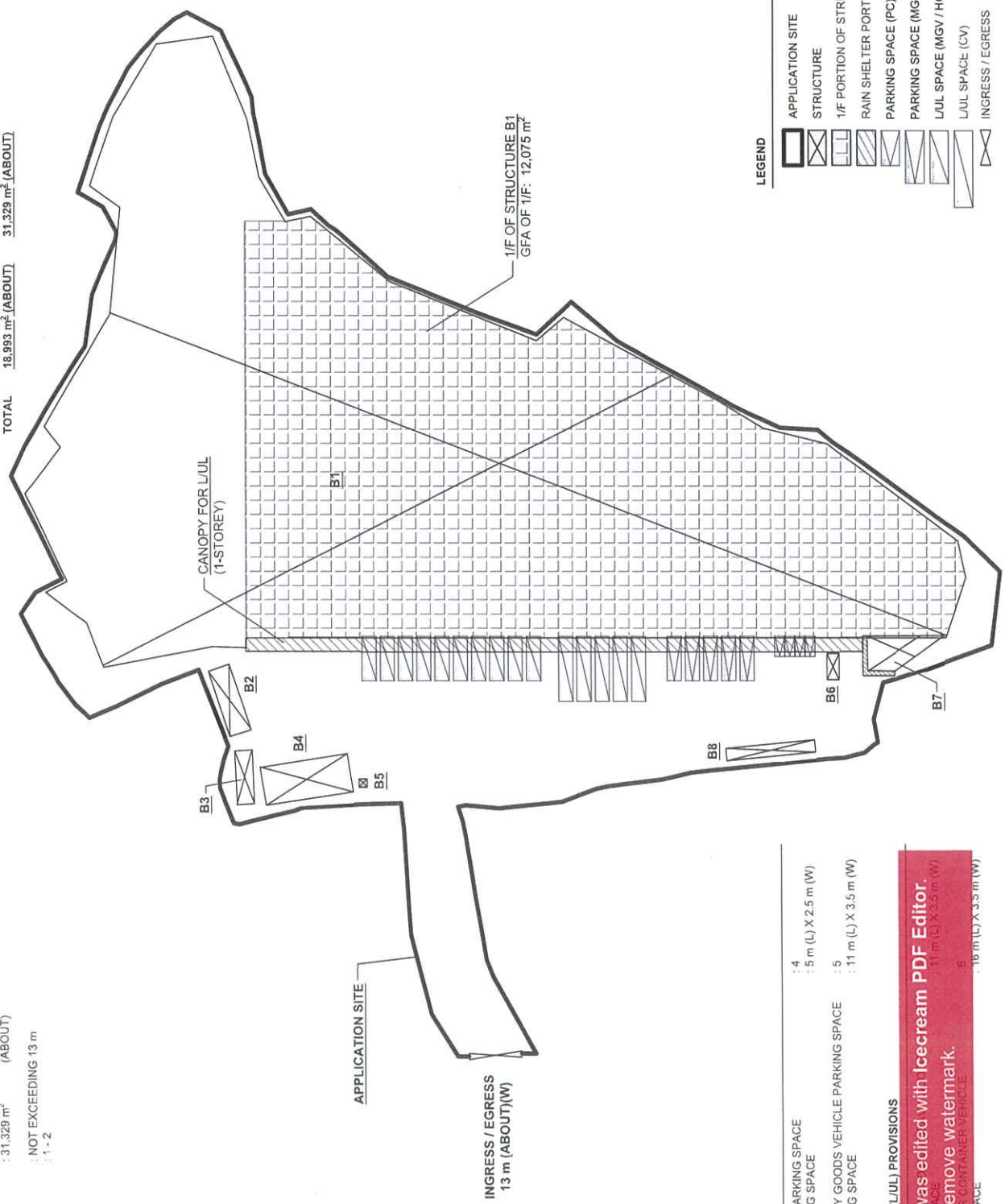


PROJECT
LOGISTICS
CENTRE WITH
OFFICE AND
PARKING OF
VEHICLES FOR A PERIOD OF 3
YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 129 AND
ADJOINING
GOVERNMENT
LAND, LAU FAU SHAN, YUEN
LONG, NEW TERRITORIES

SCALE	1 : 1500 @ A4
DRAWN BY	MN
CHECKED BY	
DATE	15.5.2025
APPROVED BY	
DATE	
DWG. TITLE	LAYOUT PLAN
DWG. NO.	PLAN 5
VER.	001

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE FOR LOGISTICS USE AND RAIN SHELTER FOR LUL ACTIVITIES	18,517 m ² (ABOUT)	30,592 m ² (ABOUT)	NOT EXCEEDING 13 m (ABOUT)(2-STOREY)
B2	TOILET	54 m ² (ABOUT)	54 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	WATER TANK AND PUMP ROOM	50 m ² (ABOUT)	50 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
B4	ANCILLARY OFFICE	150 m ² (ABOUT)	300 m ² (ABOUT)	6.5 m (ABOUT)(2-STOREY)
B5	GUARD ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B6	TOILET	20 m ² (ABOUT)	20 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	SITE OFFICE AND RAIN SHELTER	131 m ² (ABOUT)	242 m ² (ABOUT)	NOT EXCEEDING 8 m (ABOUT)(2-STOREY)
B8	WASHROOM	67 m ² (ABOUT)	67 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		18,993 m ² (ABOUT)	31,329 m ² (ABOUT)	



LEGEND

[Symbol]	APPLICATION SITE
[Symbol]	STRUCTURE
[Symbol]	1/F PORTION OF STRUCTURE B1
[Symbol]	RAIN SHELTER PORTION OF STRUCTURE B1
[Symbol]	PARKING SPACE (PC)
[Symbol]	PARKING SPACE (MGV / HGV)
[Symbol]	LUL SPACE (MGV / HGV)
[Symbol]	LUL SPACE (CV)
[Symbol]	INGRESS / EGRESS

PARKING PROVISIONS

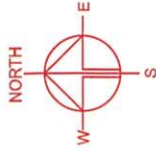
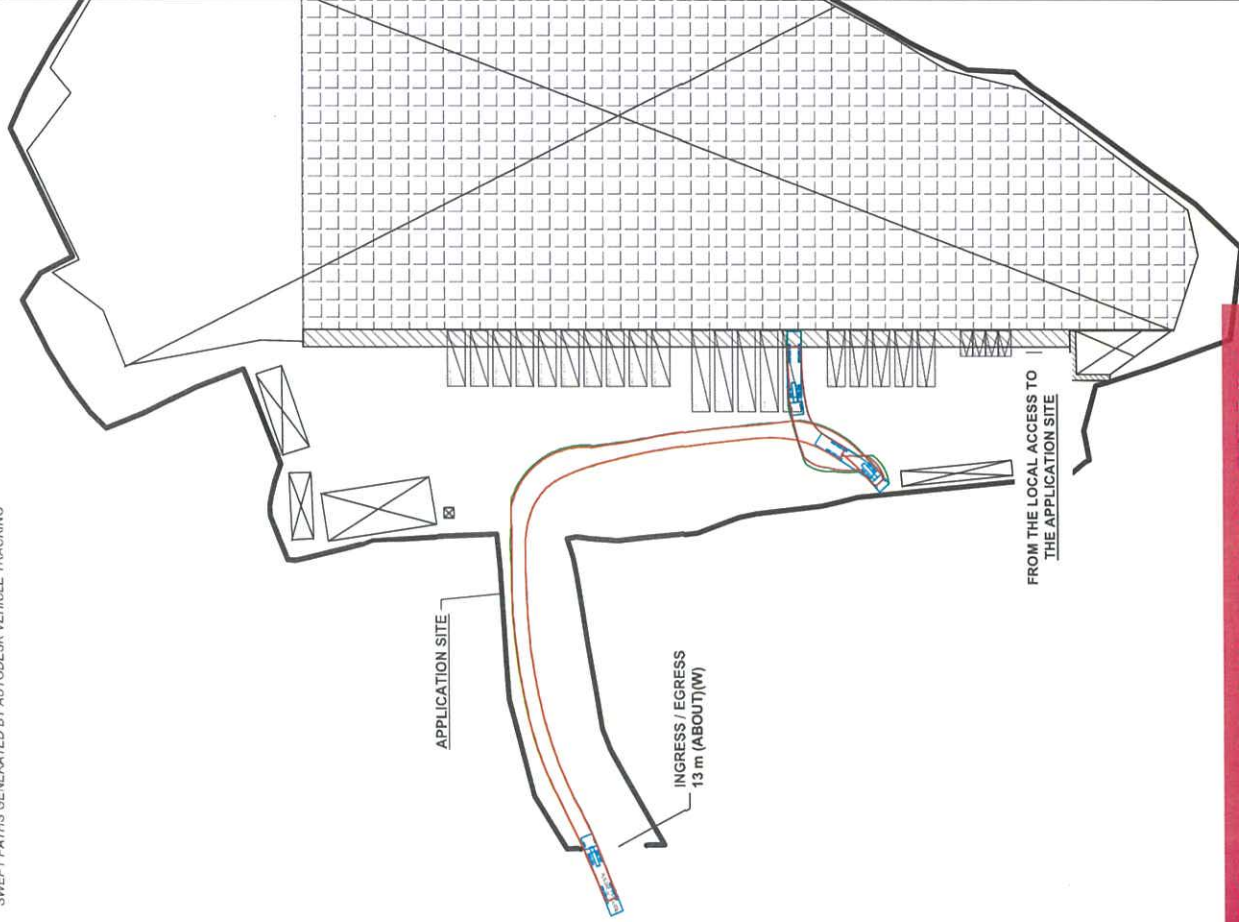
NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF MEDIUM / HEAVY GOODS VEHICLE PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 11 m (L) X 3.5 m (W)
LOADING/UNLOADING (LUL) PROVISIONS	
NO. OF LUL SPACE	: 5
DIMENSION OF LUL SPACE	: 18 m (L) X 3.5 m (W)

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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



PLANNING CONSULTANT



PROJECT
LOGISTICS
CENTRE WITH ANCILLARY
OFFICE AND PARKING OF
VEHICLES FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 129 AND
ADJOINING GOVERNMENT
LAND, LAU FAU SHAN, YUEN
LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY

MIN

DATE

15.5.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

SYNO. NO.

PLAN 6

VER

001

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SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

Appendix E

Letter from BD File Ref:

BD EB-SS-010-015-F02184-P001

25 August 2025

Honest Board Development Limited (合權發展有限公司)
120 San Hing Tsuen, Lau Fau Shan Road,
Ping Shan Heung, Yuen Long,
NT Hong Kong

Dear Sir/Madam,

**Emergency Slope Repair Works for
Landslide at Feature No. 2SW-C/C112 (Sub-Division No. 5)
at Lot No. 2279 s.B in D.D. 129
Lau Fau Shan, Yuen Long, New Territories**

Site inspection by staffs of Geotechnical Engineering Office and this Department on 13 August 2025 revealed landslide scars at the captioned feature. A location plan and inspection photos are attached for your easy reference.

2. As portion of Landslide Scar no.2 shown on the location plan rest on your private lot, you are requested to carry out the following emergency slope repair works within your lot immediately:-

- (i) Remove the landslide debris;
- (ii) Remove loose materials on the failure scars and minor trim back the failure surfaces; and
- (iii) Provide hard surface cover with wire mesh and weepholes to the failure surfaces.

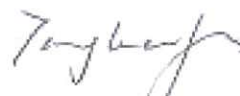
3. The Government Contractor was also instructed on 13 August 2025 to cordon off area in danger behind the failed portions of the captioned feature and cover the failure scars with secured tarpaulin sheet as an emergency, on your behalf under section 27A(4) of the Buildings Ordinance. Pursuant to the same section stated above, the cost of the works in question plus supervision charges shall be recoverable from you as owner(s) under Section 32A, 32B and 33 of the Buildings Ordinance and I shall shortly forward to you a demand note for this purpose.

4. You are requested to appoint an authorized person and a registered geotechnical engineer to undertake the works. If the works involve structural elements, a registered structural engineer shall be appointed. The appointee(s) could be the same person provided that he/she possesses the required qualifications.

P.2/.....

5. To safeguard your interest, you shall carry out site survey to verify your private lot boundary and the landslide scar to determine the portion of the area under your purview that need to repair.
6. This Department has also issued a similar letter to the owners of Lot No. _____ in _____ and Lot No. _____ in _____. It would be of mutual benefit for you to liaise with the above owners to co-ordinate the works.
7. You are required to notify on commencement and completion of the recommended emergency slope repair works to this Department. If we have not received your notification on commencement of the works before **1 September 2025**, the Building Authority may instruct the Government Contractor to carry out the necessary emergency works under section 27A(4) of the Buildings Ordinance on your behalf and subsequently recover the cost of the emergency works plus supervision charges from you.
8. To notify on commencement and completion of the works or if you need further information, please contact our Structural Engineer/Slope Safety 7, Mr. LO Ming-kay at 3842 3916 or Survey Officer/Slope Safety 7, Mr. CHAN Kin-wai at 3842 3979.

Yours faithfully,



(TANG Wan-fung)
Senior Structural Engineer/Slope Safety (MW)
for Building Authority

Encl.

c.c. CGE/MW, GEO, CEDD

PHOTOGRAPHS

File Ref.: Incident No. 2025/08/3982

Location : Feature No. 2SW-C/C112, Perimeter of Open Storage Area near San Hing Tsuen, Lau Fau Shan, Yuen Long



Photo 1 (Landslide Scar 1)



Photo 2 (Landslide Scar 1)

Geotechnical Engineering Office**District Division**

PHOTOGRAPHS

File Ref.: Incident No. 2025/08/3982

Location : Feature No. 2SW-C/C112, Perimeter of Open Storage Area near San Hing Tsuen, Lau Fau Shan, Yuen Long



Photo 3 (Landslide Scar 2)



Photo 4 (Landslide Scar 2)

Geotechnical Engineering Office**District Division**

PHOTOGRAPHS

File Ref.: Incident No. 2025/08/3982

Location : Feature No. 2SW-C/C112, Perimeter of Open Storage Area near San Hing Tsuen, Lau Fau Shan, Yuen Long



Photo 5 (Landslide Scar 3)



Photo 6 (Landslide Scar 3)

Geotechnical Engineering Office**District Division**



PHILIP SO & ASSOCIATES LTD.

CONSULTING CIVIL AND GEOTECHNICAL ENGINEERS

Flat C, 8/F., On Ho Industrial Building, No. 17-19 Shing Wan Road, Tai Wai, Shatin, N.T.
Tel: (852) 2739 9333 Fax: (852) 2732 2663 E-mail: mail@psa.hk

Our Ref.: PSA0548/25/25064/OM
BD Ref.: BD EB-SS-010-015-F02184-P001
Date.: 30th September 2025

Buildings Department

North Tower
West Kowloon Government Offices
11 Hoi Ting Road
Yau Ma Tei, Kowloon

Dear Sir,

**Re.: Proposed Emergency Slope Repair Works for
Landslide at Feature No. 2SW-C/C112 (Sub-Division No. 5) at
Lau Fau Shan, Yuen Long, N.T.
- Lot No. 2279 s.B in D.D.129**

On behalf of the I.O. of the captioned premises, this is to submit herewith Form BA4 and Form BA7 for the emergency slope repair works.

Should you have any queries, please contact the undersigned at 2739 9333.

Thank you for your kind attention.

Yours faithfully,


So Chi Wai
Registered Geotechnical Engineer

PS/cc
Encl.





PHILIP SO & ASSOCIATES LTD.
CONSULTING CIVIL AND GEOTECHNICAL ENGINEERS
Flat C, 8/F., On Ho Industrial Building, No. 17-19 Shing Wan Road, Tai Wai, Shatin, N.T.
Tel: (852) 2739 9333 Fax: (852) 2732 2663 E-mail: mail@psa.hk

Our Ref.: PSA0548/25/25064/OM
BD Ref.: BD EB-SS-010-015-F02184-P001
Date.: 30th September 2025

Buildings Department

North Tower
West Kowloon Government Offices
11 Hoi Ting Road
Yau Ma Tei, Kowloon

Dear Sir,

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Should you have any queries, please contact the undersigned at 2739 9333.

Thank you for your kind attention.

Yours faithfully,


So Chi Wai
Registered Geotechnical Engineer

PS/cc
Encl



HKAS 101-101 Registered Firm
Certificate No. 12094



認可人士及/或註冊結構工程師及/或註冊岩土工程師委任通知書

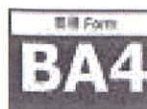
Notice of Appointment of Authorized Person and/or Registered Structural Engineer and/or Registered Geotechnical Engineer

《建築物條例》(第 123 章) 第 4 條

Buildings Ordinance (Chapter 123) Section 4

建築物(管理)規例 第 23 條

Building (Administration) Regulation 23



- 請以正楷填寫，並在適當方格內加上「✓」號。填寫前，請細閱《注意事項》。
- Read the "Matters to Note", complete in BLOCK LETTERS and tick the appropriate boxes.

致建築事務監督 To the Building Authority

日期: 30 09 20 25
Date: 日 dd 月 mm 年 yyyy

甲部 委任通知書 Part A Notice of Appointment

由擬進行工程的人士填寫
To be completed by the person intending to carry out the works

1 擬進行的工程的資料 Details of the Proposed Works

本人/我們擬進行下述工程 -
I/We intend to carry out the works as detailed below.

工程類別 Type of Works

☒ 建築工程 Building works ☐ 街道工程 Street works

(a) 擬進行的工程簡介 Brief Description of the Proposed Works

EMERGENCY SLOPE REPAIR WORKS

(b) 地盤地址 Address of Site

LANDSLIDE AT FEATURE NO. 2SW-C/C112 (SUB-DIVISION NO. 5) AT LAU FAU SHAN, YUEN LONG, N.T.

(c) 地段編號及其他地段任何部分的詳細資料 Lot Number with Details of Any Section of the Lot

LOT NO. 2279 S.B IN D.D.129

(d) 業主/擁有人姓名 Name of the Owner ① 姓氏先行 Surname first

HONEST BOARD DEVELOPMENT LIMITED

業主/擁有人的地址 Address of the Owner

(e) 獲業主/擁有人正式授權的代理人姓名(如有)
Name of Duty Authorized Agent of the Owner (if any)

獲業主/擁有人正式授權的代理人地址(如有)
Address of Duty Authorized Agent of the Owner (if any)

① 如有多位業主/擁有人或正式授權的代理人，請另加紙張填寫，註在表頁加蓋及註明日期，隨本表格一併提交。請註明附加頁數。
For more than one owner or duly authorized agent of the owner, please attach additional sheet(s) which must be signed and dated and submit together with this form. Please state no. of sheet to be attached.

附加頁 Additional 張 Pages



2 獲委任人士的資料 Details of the Appointed Persons

根據《建築物(管理)規例》第23條的規定，本人/我們給予下述通知：
In accordance with the provisions of regulation 23 of the Building (Administration) Regulations, I/we give you notice that:

(a) 認可人士 Authorized Person

本人/我們已委聘下述人士為認可人士，負責統籌上述工程。

I/we have appointed the following person as authorized person to be the co-ordinator in respect of the said works;

中文姓名* Name in Chinese* ① 姓氏先行 Surname first

黃謙榮

英文姓名* Name in English* ① 姓氏先行 Surname first

WONG HIM SUN

通訊地址* Correspondence Address*

聯絡電話 Contact Tel. No.

傳真號碼 Fax No.

--

(b) 註冊結構工程師 Registered Structural Engineer

本人/我們已委聘下述人士為上述工程的結構構件部分的註冊結構工程師。

I/we have appointed the following person as registered structural engineer for the structural elements of the said works.

中文姓名* Name in Chinese* ① 姓氏先行 Surname first

蘇志偉

英文姓名* Name in English* ① 姓氏先行 Surname first

SO CHI WAI

通訊地址* Correspondence Address*

聯絡電話 Contact Tel. No.

傳真號碼 Fax No.

--

(c) 註冊岩土工程師(如適用) Registered Geotechnical Engineer (If any)

本人/我們已委聘下述人士為上述工程的岩土部分的註冊岩土工程師。

I/we have appointed the following person as registered geotechnical engineer for the geotechnical elements of the said works.

中文姓名* Name in Chinese* ① 姓氏先行 Surname first

蘇志偉

英文姓名* Name in English* ① 姓氏先行 Surname first

SO CHI WAI

通訊地址* Correspondence Address*

聯絡電話 Contact Tel. No.

傳真號碼 Fax No.

--

3 擬進行工程的人士的資料

Details of the Person Intending to Carry Out the Works

中文名稱 Name in Chinese ① 姓氏先行 Surname first

合權發展有限公司

英文名稱 Name in English ① 姓氏先行 Surname first

HONEST BOARD DEVELOPMENT

通訊地址 Correspondence Address

聯絡電話 Contact Tel. No.

傳真號碼 Fax No.

--

身份證明 Identification

☐ 香港身份證號碼:
HKID No.:

--	--	--	--	--	--	--	--	--	--

☒ 商業登記號碼:

Business Registration No.:

1	2	9	2	7	1	7	9	-	0	0	0	-	0	6	-	2	5	-	4
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

① 如有多人，請填寫於附加頁。
For multiple persons, please fill in the additional sheet.

附加頁
Additional

☐ 張
Pages

簽署 Signature

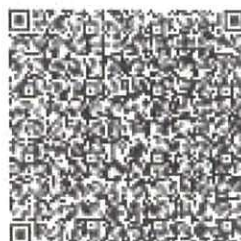
黃興隆



任何失實核證或聲明可引致法律行動。 **
Any false certification or declaration may be subject to legal action **

* 根據註冊記錄

* In accordance with the registration record



乙部 委任確認書
Part B Confirmation of Appointment

由獲委任人士填寫
To be completed by the appointed person

認可人士 Authorized Person

中文姓名* Name in Chinese*

① 姓氏先行 Surname first

黃謙桑

英文姓名* Name in English*

① 姓氏先行 Surname first

WONG HIM SUN

本人確定已獲委任為認可人士，負責統籌上述工程，並承諾會履行《建築物條例》第4(3)條的職責。

I confirm that I have been appointed as the authorized person to be the co-ordinator in respect of the above works and undertake to perform duties under the Buildings Ordinance Section 4(3).

認可人士簽署* Signature of Authorized Person*



註冊證明書編號* Certificate of Registration Number*

AP(E) 6 1 / 9 9

註冊屆滿日期* Date of Expiry of Registration*

0 7 0 7 2 0 3 0

日 dd 月 mm 年 yyyy

任何失實陳述或聲明可引致法律行動。*

Any false certification or declaration may be subject to legal action.*

註冊結構工程師 Registered Structural Engineer

中文姓名* Name in Chinese*

① 姓氏先行 Surname first

蘇志偉

英文姓名* Name in English*

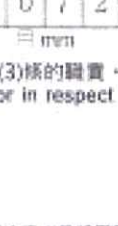
① 姓氏先行 Surname first

SO CHI WAI

本人確定已獲委任為上述工程的結構構件部分的註冊結構工程師，並承諾會履行《建築物條例》第4(3)條的職責。

I confirm that I have been appointed as the registered structural engineer for the structural elements of the above works and undertake to perform duties under the Buildings Ordinance Section 4(3).

註冊結構工程師簽署* Signature of Registered Structural Engineer*



註冊證明書編號* Certificate of Registration Number*

RSE 8 9 / 0 0

註冊屆滿日期* Date of Expiry of Registration*

1 5 0 2 2 0 3 0

日 dd 月 mm 年 yyyy

任何失實陳述或聲明可引致法律行動。*

Any false certification or declaration may be subject to legal action.*

註冊岩土工程師(如適用) Registered Geotechnical Engineer (if any)

中文姓名* Name in Chinese*

① 姓氏先行 Surname first

蘇志偉

英文姓名* Name in English*


① 姓氏先行 Surname first

SO CHI WAI

本人確定已獲委任為上述工程的岩土部分的註冊岩土工程師，並承諾會履行《建築物條例》第4(3)條的職責。

I confirm that I have been appointed as the registered geotechnical engineer for the geotechnical elements of the above works and undertake to perform duties under the Buildings Ordinance Section 4(3).

註冊岩土工程師簽署* Signature of Registered Geotechnical Engineer*



任何失實陳述或聲明可引致法律行動。*

Any false certification or declaration may be subject to legal action.*

* 根據註冊記錄

* In accordance with the registration record

註冊證明書編號* Certificate of Registration Number*

RGE 8 9 / 0 0

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Relevant extract of the Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13G)

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) port back-up sites and those types of open storage uses generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

Previous s.16 Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
1	A/YL-LFS/35	Temporary Open Storage of Container and Ancillary Visitor Parking/ Trailer Parking/ Trailer parking/ Equipment Storage/ Office for a Period of 12 Months	CDA	27.11.1998
2	A/YL-LFS/47	Temporary Open Storage of Containers and Ancillary Visitor Parking, Trailer Parking, Equipment Storage, Office for a period of 12 Months	CDA	14.1.2000
3	A/YL-LFS/61	Temporary Open Storage of Containers, Construction Materials & Machinery with Ancillary Visitor & Trailer Parking, Equipment Storage and Office for a Period of 3 Years	R(E), GB & V	22.12.2000 (Revoked on 22.6.2001)
4	A/YL-LFS/126	Temporary Open Storage of Containers and Construction Materials with Ancillary Visitor/Trailer Parking and Office for a Period of 3 Years	R(E)	18.2.2005 (Revoked on 18.8.2005)
5	A/YL-LFS/138	Temporary Open Storage of Containers and Construction Materials with Ancillary Visitor/Trailer Parking and Office for a Period of 3 Years (Minor Amendment to the Approved Scheme of A/YL-LFS/126)	R(E)	29.7.2005
6	A/YL-LFS/171	Renewal of Planning Approval for Temporary Open Storage of Containers and Construction Materials with Ancillary Visitor/Trailer Parking and Office under Application A/YL-LFS/138 for a Period of 3 Years	R(E)	22.2.2008 (1 Year up to 18.2.2009)
7	A/YL-LFS/188	Renewal of Planning Approval for Temporary Open Storage of Containers and Construction Materials with Ancillary Visitor/Trailer Parking and Office under Application No. A/YL-LFS/171 for a Period of 1 Year	R(E)	23.1.2009 (Revoked on 2.10.2009)
8	A/YL-LFS/197	Temporary Open Storage of Containers with Ancillary Office and Ancillary Container Repair Workshop for a Period of 3 Years	R(E)	18.12.2009 (1 Year)
9	A/YL-LFS/213	Temporary Open Storage of Containers with Ancillary Container Repair Workshop for a Period of 3 Years	R(E)	23.12.2010 (1 Year) (12.8.2011 by TPB for 3 Years)

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
10	A/YL-LFS/267	Proposed Temporary Logistics Centre with Ancillary Office and Parking of Vehicle for a Period of 3 Years	R(E)	14.11.2014 (Revoked on 13.4.2017)
11	A/YL-LFS/297	Temporary Logistics Centre with Ancillary Office and Parking of Vehicle for a Period of 3 Years	R(E)	26.5.2017 (Revoked on 26.10.2019)
12	A/YL-LFS/353	Temporary Logistics Centre with Ancillary Office and Parking of Vehicle for a Period of 3 Years	R(E)	12.6.2020 (Revoked on 12.9.2022)
13	A/YL-LFS/426	Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years	R(E)	15.7.2022

Rejected Application

<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reason</u>
A/YL-LFS/108	Temporary Open Storage of Containers, Construction Materials and Machinery with Ancillary Visitor Parking, Trailer Parking, Equipment Storage and Office for a Period of 3 Years	R(E)	14.11.2003 by TPB	1

Rejection Reason

1. Insufficient information to demonstrate no adverse environmental and drainage impacts.

**Similar s.16 Applications
within the same “Residential (Group E)” Zone
on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan
in the past five years**

Approved Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration</u>
1	A/YL-LFS/397	Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years	R(E)	23.7.2021
2	A/YL-LFS/519	Proposed Temporary Logistic Centre for a Period of 3 Years	R(E)	7.6.2024

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration</u>
3	A/YL-LFS/521	Renewal of Planning Approval for Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years	R(E)	5.7.2024
4	A/YL-LFS/549	Proposed Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years	R(E)	28.3.2025

Government Bureau/Departments' General Comments

1. Traffic

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

- (a) He has no adverse comment to the planning application from traffic engineering perspective.
- (b) The applicant should note his advisory comments at **Appendix V**.

2. Drainage

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

- (a) Based on the planning statement enclosed in the application, only the gross floor area (GFA) would be increased. Also, apparently the applicant would maintain the same drainage facilities as those implemented under previous planning application No. A/YL-LFS/426.
- (b) Should the Board consider that the application is acceptable from planning point of view, he would suggest that a condition should be stipulated in the approval letter requiring the applicant to maintain the drainage facilities implemented under the Application No. A/YL-LFS/426 to his satisfaction.

3. Fire Safety

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

- (a) He has no objection to the proposal subject to fire service installations being provided to his satisfaction.
- (b) The applicant should note his advisory comments at **Appendix V**.

4. Geotechnical

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

- (a) It is noted from the revised Geotechnical Planning Review Report (GPRR) that for Features No. 2SE-C/C112 and 2SE-C/C113, further studies shall be carried out by the applicant in the future. If deemed necessary, design and submission of slope upgrading works shall be carried out and consent to carry out the works shall be sought. As such, his Office has no geotechnical comments on this application.
 - (b) The applicant should note his advisory comments at **Appendix V**.

(ii) Comments of the Slope Management Section, Lands Department (SMS, LandsD):

It is noted that feature Nos. 2SW-C/F20(7), 2SW-C/C113(4), 2SW-C/C112(4) (**Plan A-2**) are within or in close vicinity of the Site. From the slope maintenance point of view, for the ease of slope maintenance, it is recommended to request the applicant to take up the maintenance responsibility (MR) of the aforementioned features overlooking the Site.

5. Building Matters

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

- (a) As there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the applied use under planning application.
- (b) It is noted that 8 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 BA should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (c) The applicant should note his advisory comments at **Appendix V**.

6. Project Interface

Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- (a) The Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) "Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas – Investigation", which is the Investigation Study and jointly commissioned by Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change.
- (b) If the planning permission is granted, notwithstanding its validity period, the applicant should note his advisory comments at **Appendix V**.

7. Archaeological and Built Heritage

Comments of the Antiquities and Monuments Office, Development Bureau:

- (a) He has no objection in principle to the application from the archaeological and built heritage conservation perspectives.
- (b) The applicant should note his advisory comments at **Appendix V**.

8. District Officer's Comments

Comments of the District Officer/Yuen Long, Home Affairs Department (DO(YL), HAD):

His office has not received any feedback from locals.

9. Other Department's Comments

The following Government departments have no comment on the application:

- (a) Chief Engineer/Land Works, CEDD (CE/LW, CEDD); and
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for STW(s) and STT(s) to permit the structure(s) erected or to be erected within the subject lots and the occupation of the Government Land. The STW & STT holder(s) will need to apply to his office for modification of the existing STW(s) and/or STT(s) conditions where appropriate. The application(s) for STW(s) and STT(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STW(s) and STT(s), if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the applicant is reminded of the requirements of making necessary site formation submission(s), including but not limited to any necessary stability assessments on existing/proposed geotechnical features within or in the vicinity of the Site, to the Buildings Department for approval as required by the provision of Buildings Ordinance if found applicable;
- (e) to note the comments of the Commissioner for Transport (C for T) that sufficient maneuvering spaces shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/management departments of the local track for using it as the vehicular access to the Site;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Lau Fau Shan Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Lau Fau Shan Road;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to:
 - (i) follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites";
 - (ii) follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs). 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 ProPECC PN 1/23

“Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person;

- (iii) provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (iv) meet the statutory requirements under relevant environmental legislation;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, Fire Service Installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (iii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iv) the applicant is reminded that if the proposed structures are required to comply with the Building Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the Study area of Lau Fau Shan Development and may be resumed at any time during the planning approval period for potential development project and the applicant is advised not to carry out any substantial works therein;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) 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 Building (Planning) Regulations (B(P)R) respectively;
 - (ii) 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;
 - (iii) if the existing structures are erected on leased land without the approval of the Buildings Authority, they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the captioned application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the Buildings Department 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;

- (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vi) detailed checking under the BO will be carried out at building plan submission stage; and
- (k) to note the comments of the Antiquities and Monuments Office (AMO), Development Bureau that the applicant is reminded that pursuant to the Antiquities and Monuments Ordinance (Cap.53), the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the ordinance are discovered in the course of works.