

此文件在 2026年 2月 1日 收到。城市規劃委員會
只會在文件後才正式確認收到
申請。

This document is received on 11 FEB 2026
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

e-form No. S16-1
電子表格第 S16-1 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
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;及
- (iii) **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的臨時用途或發展的許可續期

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

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For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-KLH/663
	Date Received 收到日期	11 FEB 2026

- 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

Wealth Generation International Limited (新世代國際有限公司) (Company 公司)

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

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司) (Company 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)	Lot Nos. 86, 90, 91(Part), 92(Part), 103(Part), 147(Part), 148 S.A(Part), 148 S.B(Part), 149(Part), 150 S.A, 151 S.A(Part), 153(Part), 572 S.A(Part), 572 S.B(Part), 572 RP(Part) and 576(Part) in D.D. 16, Tai Po, 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 3873 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 636 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) sq.m 平方米 <input type="checkbox"/> About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>Approved Kau Lung Hang Outline Zoning Plan No. S/NE-KLH/11</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>“Agriculture” (“AGR”)</p>
<p>(f) Current use(s) 現時用途</p>	<p>Vacant</p> <p>(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)</p>
<p>(g) Additional Information (if applicable) 附加資料 (如適用)</p>	

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification**就土地擁有人的同意/通知土地擁有人的陳述**

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

- (b) The applicant 申請人 –

- has obtained consent(s) of "current land owner(s)"[#].

已取得 名「現行土地擁有人」[#]的同意。

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

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

- has notified "current land owner(s)"[#]

已通知 名「現行土地擁有人」[#]。

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

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

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

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

- sent request for consent to the "current land owner(s)"#& on _ (DD/MM/YYYY)
於 (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

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

- published notices in local newspapers& on 14/01/2026 (DD/MM/YYYY)
於 14/01/2026 (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 21/01/2026 (DD/MM/YYYY)
於 21/01/2026 (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

- Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of
Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道/挖土/填土/填塘工程
- Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途/發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

<p>(a) Total floor area involved 涉及的總樓面面積</p>	<p>sq.m 平方米</p>		
<p>(b) Proposed use(s)/development 擬議用途/發展</p>	<p>(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)</p>		
<p>(c) Number of storeys involved 涉及層數</p>		<p>Number of units involved 涉及單位數目</p>	
<p>(d) Proposed floor area 擬議樓面面積</p>	<p>Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/>About 約</p>		
	<p>Non-domestic part 非住用部分 sq.m 平方米 <input type="checkbox"/>About 約</p>		
	<p>Total 總計 sq.m 平方米 <input type="checkbox"/>About 約</p>		
<p>(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)</p>	<p>Floor(s) 樓層</p>	<p>Current use(s) 現時用途</p>	<p>Proposed use(s) 擬議用途</p>
<p>(f) Additional Information (if applicable) 附加資料 (如適用)</p>			

(ii) For Type (ii) application 供第(ii)類申請

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘</p> <p style="padding-left: 20px;">Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/>About 約</p> <p style="padding-left: 20px;">Depth of filling 填塘深度 m 米 <input type="checkbox"/>About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土</p> <p style="padding-left: 20px;">Area of filling 填土面積 1025 sq.m 平方米 <input checked="" type="checkbox"/>About 約</p> <p style="padding-left: 20px;">Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/>About 約</p> <p><input type="checkbox"/> Excavation of land 挖土</p> <p style="padding-left: 20px;">Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/>About 約</p> <p style="padding-left: 20px;">Depth of excavation 挖土深度 m 米 <input type="checkbox"/>About 約</p> <p style="font-size: small;">(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) (請用圖則顯示有關土地/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)</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	<p>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and associated Filling of Land for a period of 5 years</p>

(iii) For Type (iii) application 供第(iii)類申請

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" style="width:100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width:35%;">Name/type of installation 裝置名稱/種類</th> <th style="width:20%;">Number of provision 數量</th> <th style="width:45%;">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p style="font-size: small; margin-top: 10px;">(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and associated Filling of Land for a period of 5 years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	636..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.16.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	16.4..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	3.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	1..... storeys 層	
	<input type="checkbox"/> include 包括	storeys of basements 層地庫
	<input type="checkbox"/> exclude 不包括	storeys of basements 層地庫
Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	5..... m 米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積 sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	
average unit size 單位平均面積 sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	

Non-domestic part 非住用部分

GFA 總樓面面積

eating place 食肆 sq. m 平方米 About 約

hotel 酒店 sq. m 平方米 About 約

(please specify the number of rooms

請註明房間數目)

office 辦公室 sq. m 平方米 About 約

shop and services sq. m 平方米 About 約
商店及服務行業

Government, institution or community facilities (please specify the use(s) and concerned land
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／
總樓面面積)

.....

other(s) 其他

(please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／
總樓面面積)

Refer to Plan 3

Open space (please specify land area(s) 請註明地面面積)
休憩用地

private open space sq. m 平方米 Not less than 不
私人休憩用地 少於

public open space sq. m 平方米 Not less than 不
公眾休憩用地 少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	<u>Refer to Plan 3</u>

<p>(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途 Agriculture area</p>	
<p>(e) Additional Information (if applicable) 附加資料 (如適用)</p>	

7. Anticipated Completion Time of the Development Proposal
擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

April 2026.....

8. Vehicular Access Arrangement of the Development Proposal
擬議發展計劃的行车通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p><u>Tai Wo Service Rd W via a road</u></p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces <u>6</u> 私家車車位</p> <p>Motorcycle Parking Spaces _____ 電單車車位</p> <p>Light Goods Vehicle Parking Spaces <u>1</u> 輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces _____ 中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces _____ 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p><input type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces _____ 的士車位</p> <p>Coach Spaces _____ 旅遊巴車位</p> <p>Light Goods Vehicle Spaces _____ 輕型貨車車位</p> <p>Medium Goods Vehicle Spaces _____ 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces _____ 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p><input checked="" type="checkbox"/></p>

Additional Information (if applicable)

附加資料（如適用）

10. 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。

Refer to Planning Statement at Appendix I

11. 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 Signed with recognised e-signature
Signer: Tang Hui Ling
 Applicant 申請人 / Authorised Agent 獲授權代理人
Assistant Town Planner

Name 姓名 Position (if applicable) 職位 (如適用)

Professional Qualification(s) 專業資格 Member 會員 / Fellow of 資深會員

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /
 HKIS 香港測量師學會 / HKIE 香港工程師學會 /
 HKILA 香港園境師學會 / HKIUD 香港城市設計學會 /

RPP 註冊專業規劃師

Others 其他

On behalf of 代表

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)

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

- 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：
 - 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
 - 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。
- 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。
- 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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量@

Maximum number of sets of ashes that may be interred in the niches _____

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches _____

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數 _____

Total number of single niches _____

單人龕位總數

Number of single niches (sold and occupied) _____

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied) _____

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale) _____

單人龕位數目 (待售)

Total number of double niches _____

雙人龕位總數

Number of double niches (sold and fully occupied) _____

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied) _____

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied) _____

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale) _____

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type) _____

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied) _____

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied) _____

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied) _____

龕位數目 (已售但未佔用)

Number of niches (residual for sale) _____

龕位數目 (待售)

Proposed operating hours 擬議營運時間 _____

@ Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;

每個龕位內可安放的骨灰容器的最高數目；

- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and

在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及

- the total number of sets of ashes that may be interred in the columbarium.

在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will also 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	Lot Nos. 86, 90, 91(Part), 92(Part), 103(Part), 147(Part), 148 S.A(Part), 148 S.B(Part), 149(Part), 150 S.A, 151 S.A(Part), 153(Part), 572 S.A(Part), 572 S.B(Part), 572 RP(Part) and 576(Part) in D.D. 16, Tai Po, New Territories			
Site area 地盤面積	3873 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)			
Plan 圖則	Approved Kau Lung Hang Outline Zoning Plan No. S/NE-KLH/11			
Zoning 地帶	"Agriculture" ("AGR")			
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and associated Filling of Land for a period of 5 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	
	Non-domestic 非住用	<input checked="" type="checkbox"/> About 約 636 <input type="checkbox"/> Not more than 不多於	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 0.16	
(ii) No. of blocks 幢數	Domestic 住用			
	Non-domestic 非住用		3	
	Composite 綜合用途			
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)	
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用		5	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
				<input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
			<input checked="" type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	

		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台
(iv) Site coverage 上蓋面積		16.4 %	<input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米	<input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米	<input type="checkbox"/> Not less than 不少於
(vii) 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		7
	Private Car Parking Spaces 私家車車位		6
	Motorcycle Parking Spaces 電單車車位		
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		1
	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)		
	_____		_____
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		_____
	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)		_____
	_____		_____

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件	Chinese	English
	中文	英文
<u>Plans and Drawings 圖則及繪圖</u>		
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)		
<u>Location Plan</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Lot Index Plan</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Swept Path Analysis</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Plan showing Proposed Filling of Land</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Plan Showing Viewpoint of Site Photo</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Reports 報告書</u>		
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 checked="" 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 checked="" type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)		
<u>Executive Summary</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Geotechnical Planning Review Report</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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。

Executive Summary

1. The application site (the Site) is on Lot Nos. 86, 90, 91(Part), 92(Part), 103(Part), 147(Part), 148 S.A(Part), 148 S.B(Part), 149(Part), 150 S.A, 151 S.A(Part), 153(Part), 572 S.A(Part), 572 S.B(Part), 572 RP(Part) and 576(Part) in D.D. 16, Tai Po, New Territories.
2. The site area is about 3,873 m². No Government Land is involved.
3. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11.
4. The applied use is ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and associated Filling of Land’ for a period of 5 years. The applied use is a Column 2 use within the “AGR” zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 3 single-storey temporary structures are proposed on site for multi-function rooms and meter room uses. The gross floor area is about 636 m².
6. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界大埔丈量約份第 16 約地段第 86 號、第 90 號、第 91 號（部分）、第 92 號（部分）、第 103 號（部分）、第 147 號（部分）、第 148 號 A 分段（部分）、第 148 號 B 分段（部分）、第 149 號（部分）、第 150 號 A 分段、第 151 號 A 分段（部分）、第 153 號（部分）、第 572 號 A 分段（部分）、第 572 號 B 分段（部分）、第 572 號餘段（部分）及第 576 號（部分）。
2. 申請地點的面積為大約 3,873 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《九龍坑分區計劃大綱核准圖編號 S/NE-KLH/11》上劃為「農業」地帶。
4. 申請用途為「擬議臨時康體文娛場所(休閒農場)連附屬設施及相關填土工程」(為期 5 年)。該用途在大綱圖上的「農業」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點擬議提供 3 個單層臨時構築物作多功能活動室及電錶房用途，總樓面面積為大約 636 平方米。
6. 營運時間為每日上午 9 時至下午 6 時（包括星期日及公眾假期）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Wealth Generation International Limited (“the Applicant”) in support of the planning application for ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and associated filling of land for a period of 5 years’ (“the Proposed Development”) at Lot Nos. 86, 90, 91(Part), 92(Part), 103(Part), 147(Part), 148 S.A(Part), 148 S.B(Part), 149(Part), 150 S.A, 151 S.A(Part), 153(Part), 572 S.A(Part), 572 S.B(Part), 572 RP(Part) and 576(Part) in D.D. 16, Tai Po, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 86, 90, 91(Part), 92(Part), 103(Part), 147(Part), 148 S.A(Part), 148 S.B(Part), 149(Part), 150 S.A, 151 S.A(Part), 153(Part), 572 S.A(Part), 572 S.B(Part), 572 RP(Part) and 576(Part) in D.D. 16, Tai Po, New Territories. The Site is accessible from Tai Wo Service Road West via a local track leading to the ingress to its east.
3. The site area is about 3,873 m². No Government Land is involved.
4. The gate on the Government Land has been removed. Please refer to the site photos and the Plan Showing Viewpoint of Site Photos (**Plan 6**) for details.

Planning Context

5. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kau Lung Hang Outline Zoning Plan (the “OZP”) No. S/NE-KLH/11.
6. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
7. The applied use is a Column 2 use within the “AGR” zone on the OZP which may be permitted with or without conditions by the Board. Any filling of land within the “AGR” zone shall not be undertaken without the permission from the Board.
8. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

9. The following table summarises the details of the structures on site (**Plan 3**):

No.	Uses	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Multi-function room (Office and storage)	225	225	5	1
2	Multi-function room (Office and storage)	225	225	5	1
3	Meter room	186	186	4	1
Total		<u>636</u>	<u>636</u>		
		Plot Ratio	Site Coverage		
		0.16	16.4%		

10. The Proposed Development targets at people who are interested in experiencing agricultural practice. Visitors could engage in agricultural activities throughout the week. They are required to make prior appointment before visiting the Site. Visitors are usually families, and other institutions. A maximum of 12 visitors per day during weekends and public holiday are expected.
11. Crops such as seasonal vegetables, herbs, and perennials will be grown in the hobby farm. The visitors may take the produce home.
12. The hard-paving of about 13% (i.e. 491 m²) of the Site has existed before the amendment to the Notes for the “AGR” zone to include control on filling of land in the draft Kau Lung Hang OZP No. S/NE-KLH/9. About 26% (i.e. 1,025 m²) of the Site will be paved with concrete of about 0.2 m in depth for the provision of solid ground for vehicle maneuvering and erection of temporary structure. The remaining area will be used as agriculture area (**Plan 5**).
13. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays). About 2 to 3 nos. of staff will station at the Site to maintain the agricultural works.
14. 6 nos. of parking space for private cars with Electric Vehicle (EV) charging facilities and 1 no. of parking space for light goods vehicle (LGV) are proposed within the Site. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected. Parking spaces will be reserved for customers who have given prior notification.

No Adverse Impacts to the Surroundings

Visual and Landscape

15. The Proposed Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with plant nursery, agricultural land and residential structures/dwellings. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.
16. A Tree Preservation Proposal (**Appendix IV**) has been conducted to outline the approach and findings of the tree survey and describes the type, number and condition of all existing trees found within the Site.

Traffic

17. The trip attraction and generation rates are expected as follows:

	Weekday		Weekend	
	Attractions	Generations	Attractions	Generations
09:00 – 10:00	0	0	0	0
10:00 – 11:00	2	0	2	0
11:00 – 12:00	0	1	0	1
12:00 – 13:00	0	0	1	1
13:00 – 14:00	1	1	0	0
14:00 – 15:00	1	1	1	1
15:00 – 16:00	1	1	2	0
16:00 – 17:00	0	1	0	3
17:00 – 18:00	0	0	0	0
Total Trips	<u>5</u>	<u>5</u>	<u>6</u>	<u>6</u>

18. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
19. The Site is accessible from Tai Wo Service Road West via a local track. 6 nos. of parking space for private cars with EV charging facilities and 1 no. of parking space for LGV are proposed within the Site. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected. Parking spaces will be reserved for customers who have given prior notification.

Environment

20. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department (EPD) in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

21. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated.

Water Gathering Ground (WGG)

22. A Risk Assessment Report (**Appendix II**) has been conducted to evaluate and eliminate the potential risks to the environmental quality of the WGG.

Geotechnical

23. A Geotechnical Planning Review Report (**Appendix III**) has been conducted in support of this planning application.

Drainage

24. The Applicant will submit a drainage proposal, with the provision of periphery u-channels and catchpits to mitigate the potential adverse drainage impacts generated by the proposed development after planning approval has been granted from the Board. The Applicant will proceed to implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

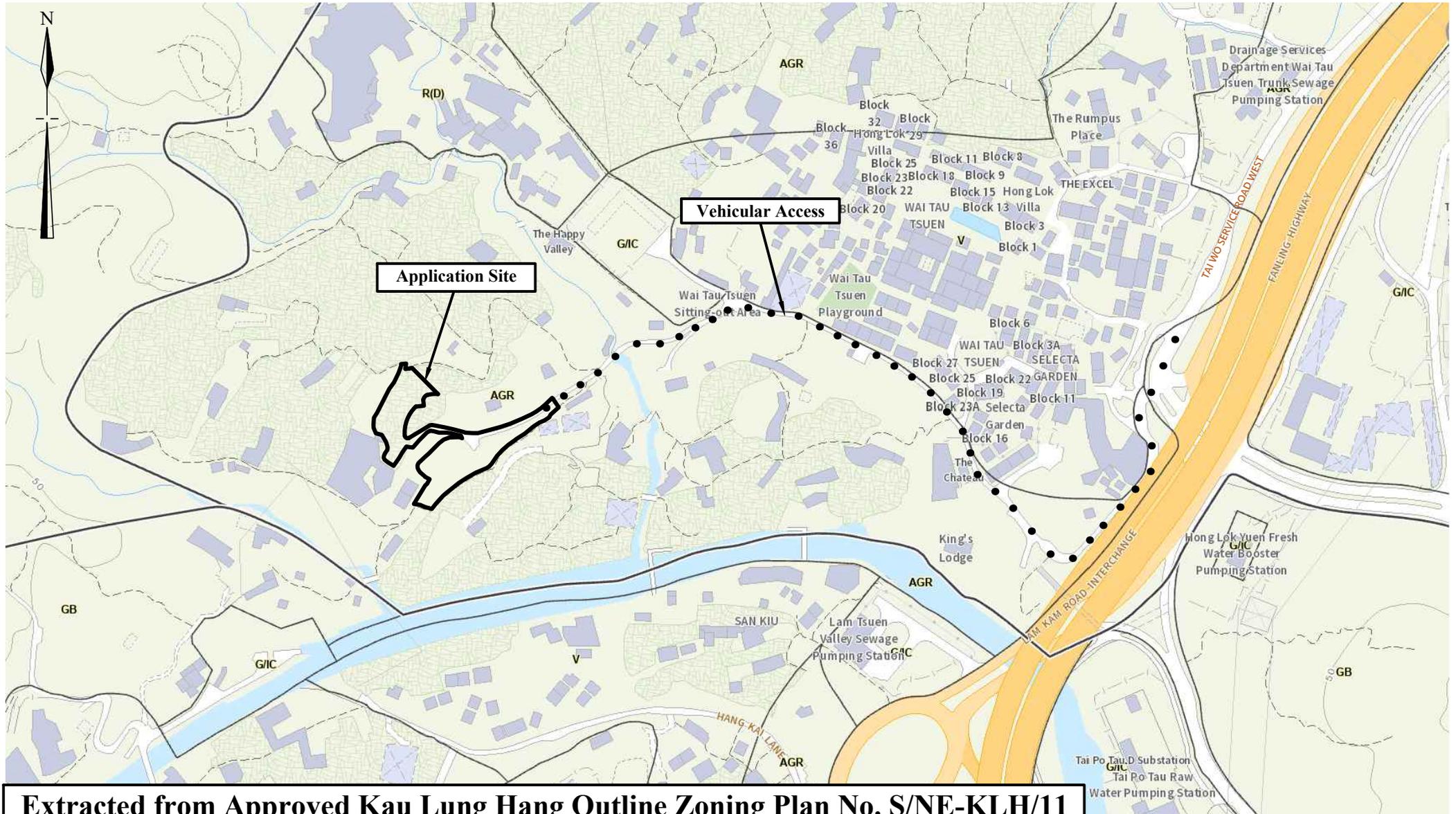
Fire Safety

25. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Planning Gain

26. The Proposed Development promotes agricultural activities and green lifestyle to the public, improves environmental quality in the vicinity and benefits the local community.

- End -



Extracted from Approved Kau Lung Hang Outline Zoning Plan No. S/NE-KLH/11

N.T.S

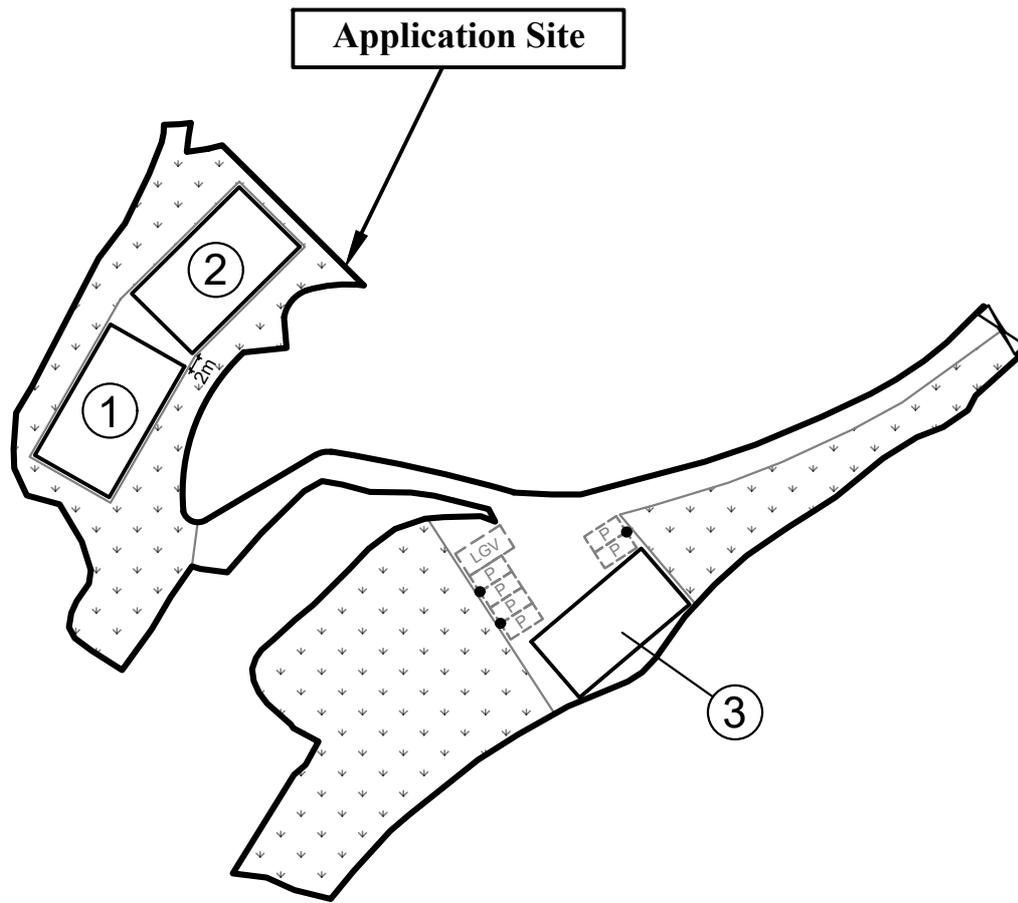
January 2026

Location Plan

Lots 86, 90, 91(part), 92(part), 103(part), 147(part),
 148 S.A(part), 148 S.B(part), 149(part), 150 S.A,
 151 S.A(part), 153(part), 572 S.A(part), 572 S.B(part),
 572 RP(part) and 576(part) in D.D. 16
 Tai Po, N.T.

**Goldrich Planners &
 Surveyors Ltd.**

**Plan 1
 (P 25001)**



Legend

 Vehicular Ingress / Egress

 Parking space for private cars
(5m (L) x 2.5m (W))

 Parking space for light goods vehicle
(7m (L) x 3.5m (W))

 Electric Vehicle Charging Pole

 Farming Area(about) : 2,357m² (61%)

 Paved Area(about) : 1,516m² (39%)

Total Site Area(about) : 3,873m² (100%)

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Multi-function room (Office and storage)	225 m ²	225 m ²	1	5m
2	Multi-function room (Office and storage)	225 m ²	225 m ²	1	5m
3	Meter room	186 m ²	186 m ²	1	4m
Total		<u>636 m²</u>	<u>636 m²</u>		

1:1000

Layout Plan

**Goldrich Planners &
Surveyors Ltd.**

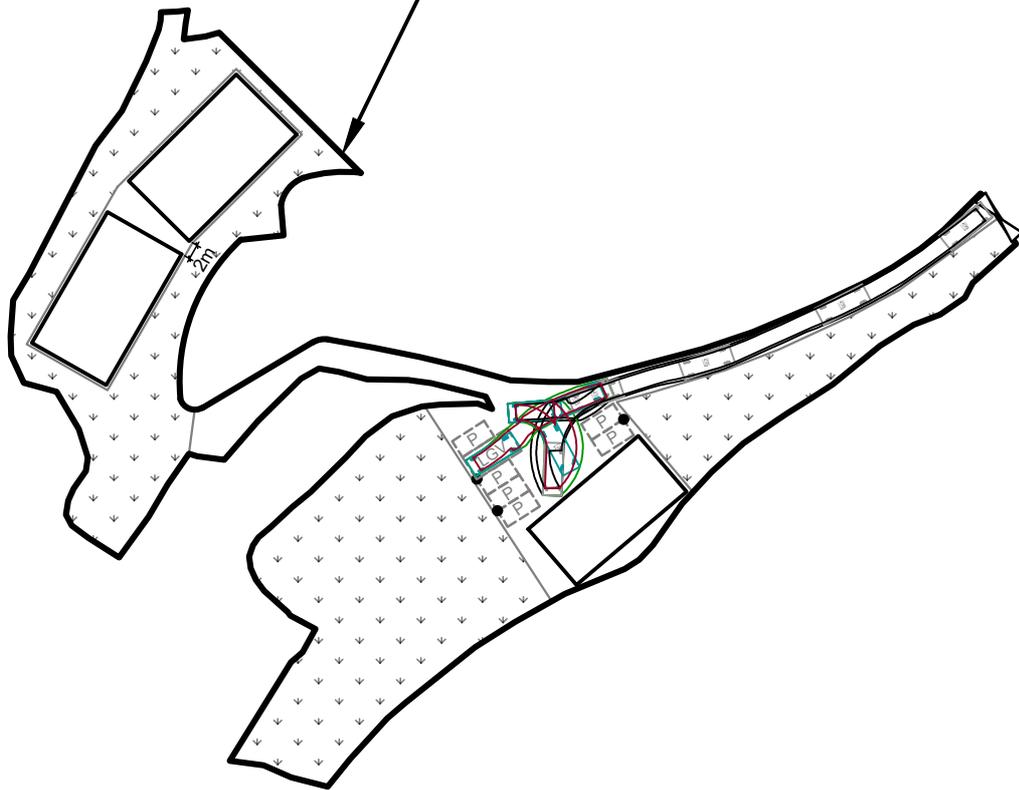
January 2026

Lots 86, 90, 91(part), 92(part), 103(part), 147(part), 148 S.A(part),
148 S.B(part), 149(part), 150 S.A, 151 S.A(part), 153(part),
572 S.A(part), 572 S.B(part), 572 RP(part) and 576(part) in D.D. 16
Tai Po, N.T.

**Plan 3
(P 25001)**



Application Site



Legend



Vehicular Ingress / Egress



Parking space for private cars
(5m (L) x 2.5m (W))



Parking space for light goods vehicle
(7m (L) x 3.5m (W))



Electric Vehicle Charging Pole



Light goods vehicle
(7m (L) x 2.5m (W))

1:1000

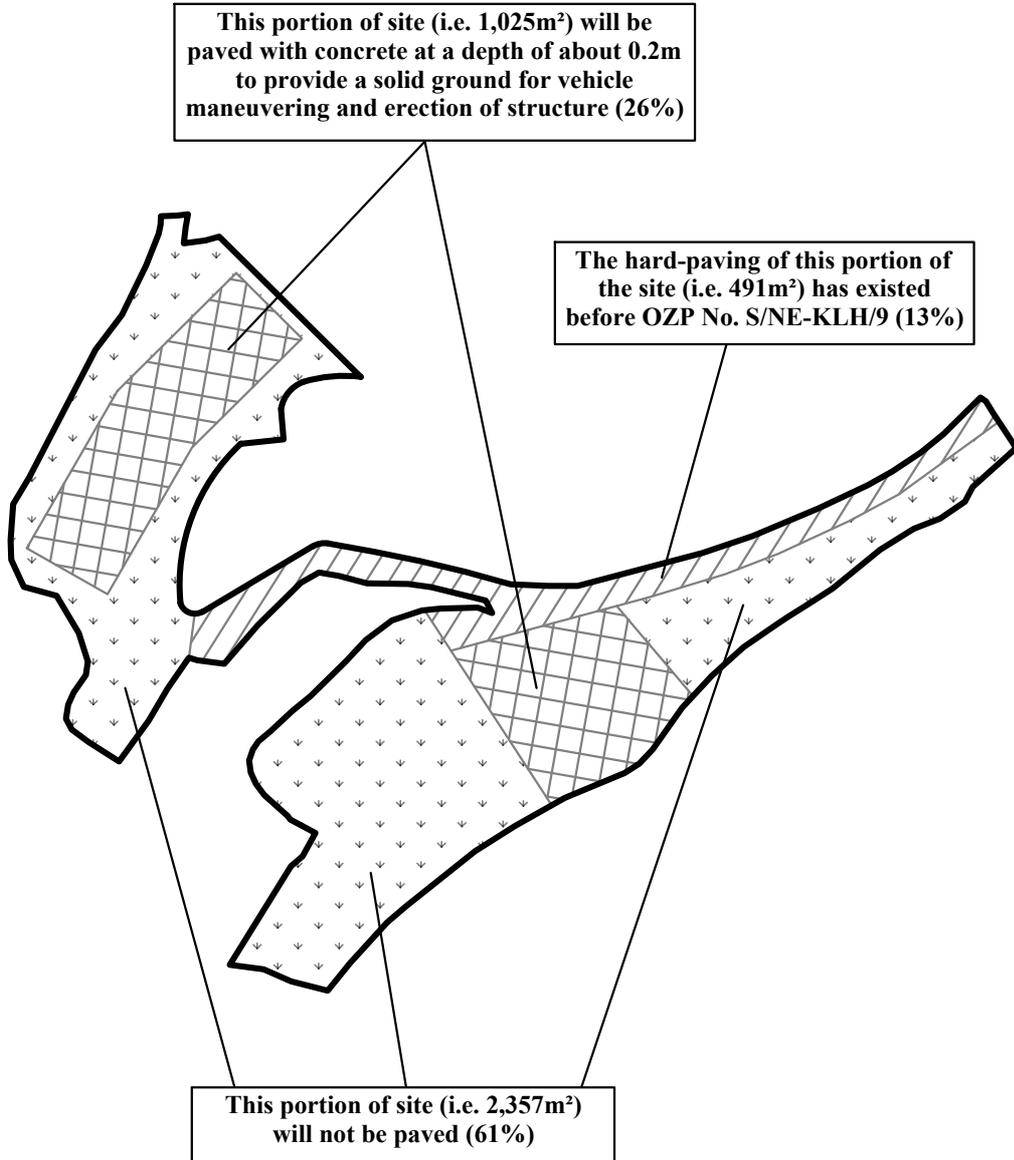
Swept Path Analysis

Goldrich Planners &
Surveyors Ltd.

January 2026

Lots 86, 90, 91(part), 92(part), 103(part), 147(part), 148 S.A(part),
148 S.B(part), 149(part), 150 S.A, 151 S.A(part), 153(part),
572 S.A(part), 572 S.B(part), 572 RP(part) and 576(part) in D.D. 16
Tai Po, N.T.

Plan 4
(P 25001)

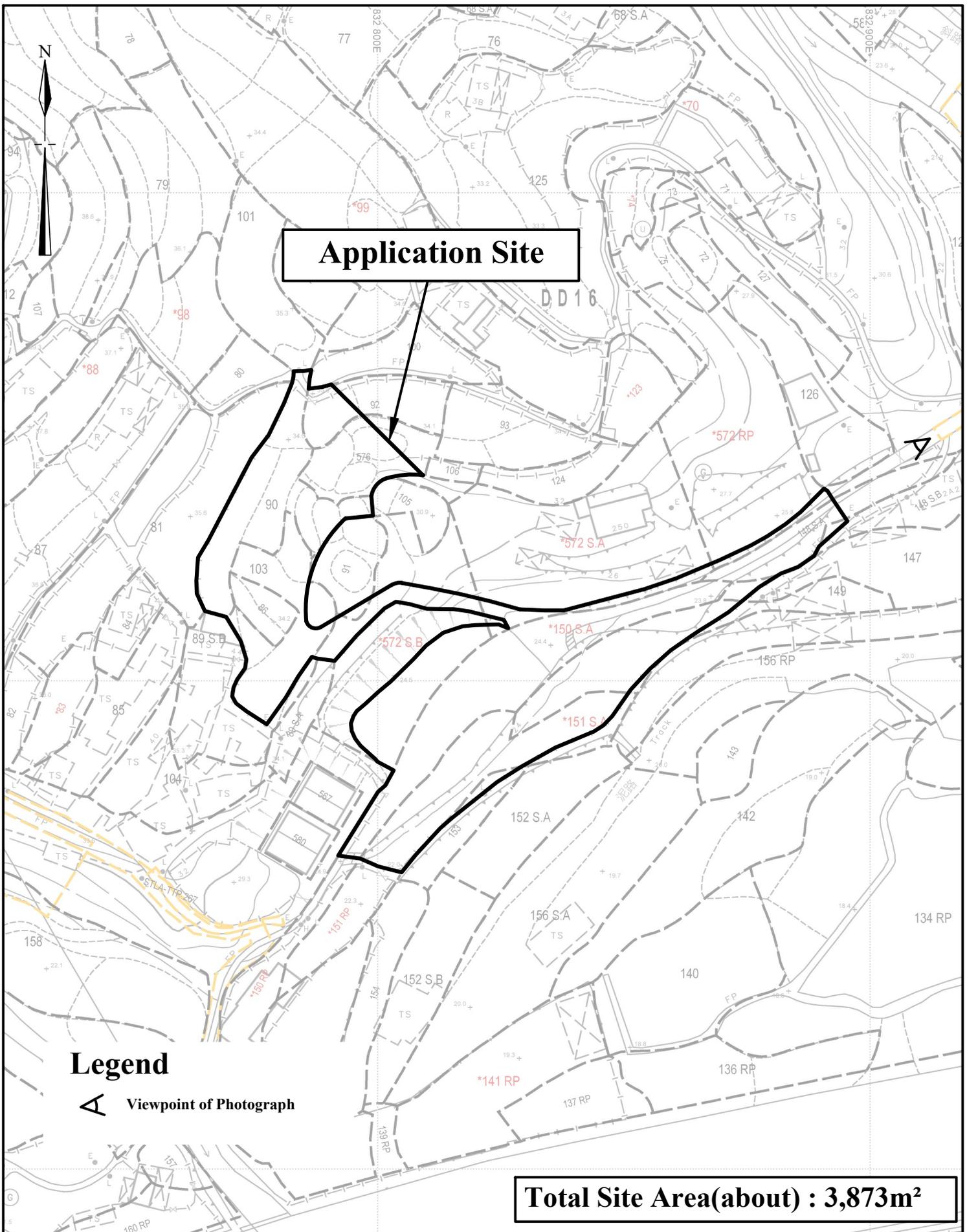


	Existing paved Area:	491m² (13%)
	Proposed paved Area:	1,025m² (26%)
	Farming Area:	2,357m² (61%)
Total Site Area:		3,873m² (100%)

1:1000
January 2026

Plan Showing Proposed Filling of Land
<p>Lots 86, 90, 91(part), 92(part), 103(part), 147(part), 148 S.A(part), 148 S.B(part), 149(part), 150 S.A, 151 S.A(part), 153(part), 572 S.A(part), 572 S.B(part), 572 RP(part) and 576(part) in D.D. 16 Tai Po, N.T.</p>

Goldrich Planners & Surveyors Ltd.
Plan 5 (P 25001)



Application Site

Legend

 Viewpoint of Photograph

Total Site Area(about) : 3,873m²

1:1000

January 2026

Plan Showing Viewpoint of Site Photo

Lots 86, 90, 91(part), 92(part), 103(part), 147(part), 148 S.A(part), 148 S.B(part), 149(part), 150 S.A, 151 S.A(part), 153(part), 572 S.A(part), 572 S.B(part), 572 RP(part) and 576(part) in D.D. 16 Tai Po, N.T.

Goldrich Planners & Surveyors Ltd.

**Plan 6
(P 25001)**

Site photo before the gate is removed



Site photo after the gate is removed



The gate on the Government land has been removed.

Risk Assessment Report on Water Gathering Ground

1. The applied use is ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and associated Filling of Land’ for a period of 5 years. The Site is on Lot Nos. 86, 90, 91(Part), 92(Part), 103(Part), 147(Part), 148 S.A(Part), 148 S.B(Part), 149(Part), 150 S.A, 151 S.A(Part), 153(Part), 572 S.A(Part), 572 S.B(Part), 572 RP(Part) and 576(Part) in D.D. 16, Tai Po, New Territories, which falls within an area zoned “Agriculture” (“AGR”) on the Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11.
2. The site area is about 3,873 m². The Site is currently vacant and fenced off. It falls within the upper indirect Water Gathering Ground (WGG). This report aims to evaluate and eliminate the potential risks to the environmental quality of the WGG. Mitigation measures would be implemented to reduce potential impacts to the WGG.
3. Factors that may affect the WGG:
 - a. discharge of effluent or foul water;
 - b. improper disposal of solid waste & sludge;
 - c. the use and storage of pesticides, herbicides, toxicants, chemical solvent, larvicidal oil, rodenticide, tar and petroleum oil;
 - d. the use and storage of chemicals including fertilizers and detergents;
 - e. existence of oil leakage & spillage;
 - f. close distance between structures & uses of the development and water courses;
 - g. improper storage of fertilizers and wastes;
 - h. lack of fencing to trap wind-blown litters within the site;
 - i. contamination of soil;
 - j. oil tanker parking inside vehicle parking spaces;
 - k. kerbs & drains surrounding vehicle park / drainage traps at each drainage outlet;
 - l. on-site vehicle inspection, maintenance, repairing & washing activities; and
 - m. earth and other construction materials stockpiled or stored on site.
4. Findings and mitigation measures

All potential hazards are anticipated to remain at low risk or to be reduced after the implementation of mitigation measures. This report shows that the Site is less likely to cause contamination to the water courses in the WGG.

Factors	Hazard	Likelihood	Consequence	Risk Level	Mitigation Measure	Likelihood	Consequence	Residual Risk Level
a	Discharge of effluent or foul water	M	M	M	<p>No toilet facilities will be provided within the Site. No activity will produce foul water or effluent on the Site. Visitors will use the public toilet located at Wai Tau Tsuen, which is within 4 minutes walking distance from the Site.</p> <p>No effluent or foul water will be discharged into adjoining land, storm water drain, channel, stream or river course.</p> <p>Bar screen will be installed at u-channel to catch the wind-blown litters.</p> <p>Notice will be posted on the Site to forbid any usage and storage of pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil.</p> <p>Oil and grease decontamination kit will be placed at the Site to absorb any potential oil and grease that might be found on site.</p> <p>These measures would help prevent foul water or effluent discharging to the WGG.</p>	L	L	L
b	Improper disposal of solid waste and sludge	L	L	L	<p>Any waste (expected to be small in amount) will be put into covered rubbish bins which will be placed on site. It will be regularly collected and transferred to the nearest refuse collection point.</p> <p>All solid waste and sludge arising from the erection of the proposed development will be collected in waste skips and disposed of properly outside WGG.</p> <p>No rubbish will be disposed to the U-channel.</p>	L	L	L

Factors	Hazard	Likelihood	Consequence	Risk Level	Mitigation Measure	Likelihood	Consequence	Residual Risk Level
c	Use and storage of pesticides, herbicides, toxicants, chemical solvent, larvicidal oil, rodenticide, tar and petroleum oil	L	M	L	<p>No usage or storage of pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil will be allowed at the Site.</p> <p>Notice will be posted on the Site to forbid the usage and storage of pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil.</p>	L	L	L
d	Use and storage of chemicals, detergents and fertilizers	L	M	L	<p>No chemicals, detergents and fertilizers are allowed to be used/stored at the Site.</p> <p>Notice will be posted on the Site to prohibit the usage and storage of chemicals, detergents and fertilizers.</p>	L	L	L
e	Oil leakage & spillage	L	M	L	<p>Electric vehicles do not produce any contaminants or petroleum waste such as oil leakage or spillage comparing with traditional cars. Nevertheless, grease traps will be installed.</p> <p>The operation and maintenance of the proposed development on parking spaces for private cars with Electric Vehicle charging facilities will not cause contamination to the WGG.</p> <p>Oil and grease decontamination kit such as absorbent pads will be placed at the Site to absorb any potential oil and grease that might be found.</p>	L	L	L
f	Close distance between structures & uses of the development and water courses	L	L	L	The structures (i.e. office, storage rooms & meter room), farm and vehicle park cum the electric vehicle charging station as well as their associated activities under the development are located further away from the water course as far as possible.	L	L	L

Factors	Hazard	Likelihood	Consequence	Risk Level	Mitigation Measure	Likelihood	Consequence	Residual Risk Level
					<p>All agricultural structures including but not limited to compost sheds and structures for storage of wastes are water-tight and are properly maintained.</p> <p>A notice will be posted on the Site for alerting not to pollute the WGG.</p>			
g	Improper storage of fertilizers and wastes	L	M	L	No fertilizers are allowed to be used at the Site. Please refer to the supplementary information at Annex I for details.	L	L	L
h	Lack of fencing to trap wind-blown litters within the site	L	L	L	An existing boundary fencing has been erected on all sides of the Site to trap all wind-blown litters such as paper, plastic bags, bottles and boxes.	L	L	L
i	Contamination of soil	L	M	L	Any soil contaminated with fuel leakage will be removed off site immediately and the voids arising from removal of contaminated soil will be replaced by suitable material to the satisfaction of the Water Authority.	L	L	L
j	Oil tanker inside the site	L	M	L	<p>No oil tanker will be allowed to be parked inside the Site to avoid potential oil leakage or spillage.</p> <p>A notice will be posted at the entrance of the Site to prohibit oil tanker to enter the Site.</p>	L	L	L
k	Kerbs & drains / Drainage traps	M	M	M	Kerbs and drains are provided. Drainage traps such as grease traps and petrol interceptors are installed at each of the drainage outlets and are under proper maintenance. All such drainage traps have sufficient capacity to ensure the proper interception and collection of potential fuel and lubricants.	L	L	L

Factors	Hazard	Likelihood	Consequence	Risk Level	Mitigation Measure	Likelihood	Consequence	Residual Risk Level
					Oil and grease decontamination kit such as absorbent pads will be placed at the Site to absorb any potential oil and grease that might be found.			
l	On-site vehicle inspection, maintenance, repairing & washing activities	M	M	M	No vehicle inspection, maintenance, repairing and washing activities will be allowed within the Site. Notice will be posted on the Site to prohibit vehicle inspection, maintenance, repairing and washing activities.	L	L	L
m	Earth and other construction materials stockpiled or stored on site	M	M	M	No earth and other construction materials which may cause contamination to the WGG will be stockpiled or stored on site. All excavated or filled surfaces will be protected from erosion and siltation. Earthwork final surfaces will be well compacted and the surface protection work will be carried out immediately after the final surfaces are formed to prevent erosion. All construction spoils will be contained and protected in waste skips and effluent containing spoils will be disposed of after desiltation.	L	L	L

Remarks: L = Low ; M = Medium ; H = High

Supplementary Information for Risk Assessment Report

- The proposed hobby farm promotes natural farming principles to ensure minimal environmental impact.
- Natural farming is an ecological method that mimics natural ecosystems, emphasizing no tillage, no external fertilizers (organic or inorganic), no pesticides, and no weeding. It relies on biodiversity, soil microbes, and natural cycles to maintain fertility.
- No fertilizers are used on site because healthy soil self-regulates through microbial activity and plant roots. Straw mulch protects the soil, suppresses weeds, and recycles nutrients naturally. This avoids nutrient overload and runoff, unlike conventional methods where added fertilizers can leach into water bodies.
- The applicant is aware that the application site is located in close proximity to the Lam Tsuen River. The main farming activities are to preserve the existing trees such as *Artocarpus heterophyllus*, *Clausena lansium*, *Dimocarpus longan* etc. in the lower portion of the Site. Only water will be applied when necessary. No fertilizer will be used. No-tillage preserves soil structure, allowing roots, worms, and microbes to maintain stability. Tree treatment such as pruning by the experts will be carried out annually to maintain the shape and health of the existing trees.
- For the upper portion of the Site, planting area will be physically isolated from the ground. Raised beds will be used to contain soil and water. No farm water, soil, or materials will be allowed to flow into the water gathering grounds (WGG), ensuring complete separation.
- Crops include resilient, locally adapted varieties such as seasonal vegetables, herbs, and perennials that thrive without input, ensuring low-risk operations near sensitive areas, will be grown in raised beds with waterproof plastic liners placed inside to prevent water and soil leakage. Water will be stored in the bottom of the raised beds. There are taps equipped on each raised bed for draining water (please see the pictures below for illustration). The water will then be collected and transported out of the Site, such as the public toilet at Wai Tau Tsuen, which is within 4 minutes walking distance from the Site. No fertilizer will be used for growing these crops.



- Regular monitoring will ensure soil remains compacted, preventing loose soil from being washed away.
- On rainy days, the raised beds will be covered with waterproof covers to prevent water and soil leakage from the raised beds (see pictures below). As such, no pollution or contamination of the WGG is expected.



Raised beds will be placed inside the waterproof cover.

- END -

**Geotechnical Planning Review Report
for
Proposed Temporary Place of Recreation, Sports or
Culture (Hobby Farm) with
Ancillary Facilities and Associated Filling of Land
for a Period of 5 Years
at Lots 86, 90, 91(Part), 92(Part), 103(Part),
147(Part), 148 S.A(Part), 148 S.B(Part),
149(Part), 150 S.A, 151 S.A(Part), 153(Part), 572
S.A(Part) and 572 S.B (Part), 572 RP (Part) and
576(Part) in D.D.16,
Lam Tsuen, Tai Po, New Territories**

January 2026

Philip So & Associates Consulting Civil & Geotechnical Engineers Ltd.

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FIGURES

- Figure 1 Location Plan of the Proposed Site
- Figure 2 Aerial View of the Proposed Development Site
- Figure 3 Registered and Unregistered Man-made Features
- Figure 4 Geological Map
- Figure 5 Past Instability Records
- Figure 6 Location Plan of Previous GI

APPENDIX

- Appendix A Photographs
- Appendix B SIMAR Records
- Appendix C SIS Records Retrieved from CEDD
- Appendix D Extraction of Previous GI Records
- Appendix E Layout Plans of the Proposed Development

1. INTRODUCTION

Philip So & Associates Ltd. was appointed to carry out Geotechnical Planning Review Report (GPRR) for the application for proposed temporary place of recreation, sports or culture (hobby farm) with ancillary facilities and associated filling of land for a period of 5 years at Lots 86, 90, 91(Part), 92(Part), 103(Part), 147(Part), 148 S.A(Part), 148 S.B(Part), 149(Part), 150 S.A, 151 S.A(Part), 153(Part), 572 S.A(Part), 572 S.B(Part), 572 RP(Part) and 576(Part) in D.D.16 at Lam Tsuen, Tai Po, New Territories.

This GPRR is made based on desk study and review of available documentary information and proposed development plan. The geology and site conditions are described. Potential geotechnical constraints are identified in the assessment.

2. THE SITE AND NEARBY MAN-MADE SLOPE FEATURES

The site is at a relatively flat ground at Lam Tsuen, Tai Po. Site photos taken in June 2025 are presented in Appendix A (see Photos A to T). General view of the Site and the proposed structure is shown on Photo A, B, C, D and E. The location plan and the aerial view of the Site is presented in Figures 1 and 2, respectively.

According to the available SIMAR reports retrieved from Lands Department and SIS records obtained from Geotechnical Engineering Office (GEO), there are 5 nos. of registered geotechnical features lies within or in the vicinity of the site (see Figure 3). The features and the responsible lot/party are tabulated below:

Feature No.	Sub-division No.	Responsible Lot/Party
7NW-A/C93 (Photo F)	1	DD16 Lot572
7NW-A/C92 (Photo G)	1	Lands Department
7NW-A/CR95 (Photo H)	1	DD16 LOT124
	2	DD16 LOT572
7NW-A/C96 (Photo I)	1	DD16 Lot572
7NW-A/R14 (Photo J)	1	DD16 Lot572

A copy of the SIMAR reports and slope records are enclosed in Appendix B and C, respectively. The location of the above captioned features is also presented in Figure 3.

3. DESK STUDY

Desk study has been carried out to search and review the existing building records, previous ground investigation data and geotechnical study reports kept by the Geotechnical Information Unit (GIU) of Geotechnical Engineering Office (GEO) and the Buildings Department (BD).

3.1 Geological Maps

The geology of the Site is shown on the Hong Kong Geological Survey (HKGS) Map Sheet 7 (Sha Tin), 2nd edition, 1:20,000-scale HGM20 series. The local geology of the Site is presented in Figure 4 and described below.

3.1.1 Solid Geology

The 1:20,000 scale geological maps indicated the Site is underlain by lapilli lithic-bearing coarse ash crystal Tuff (Jts_cat) of the Shing Mun Formation under the Tsuen Wan Volcanic Group in Middle Jurassic.

3.1.2 Superficial Geology

Pleistocene Alluvium (Qca) and Colluvium (Qcd) of Chek Lap Kok Formation have been recorded within and in the vicinity of Site.

3.1.3 Structural Geology

Two faults have been recorded within and in the vicinity of the Site. A NE-SW trending fault has been recorded across the Site and another NW-SE trending fault has been recorded 55m to the northeast of the Site.

3.2 Enhanced Natural Terrain Landslide Inventory

In 1995, the GEO compiled the Natural Terrain Landslide Inventory (NTLI) from an interpretation of high-altitude (8,000ft and above) aerial photographs dated from 1945 to 1994 (King, 1999). In 2007, the GEO produced an Enhanced Natural Terrain Landslide Inventory (ENTLI) using low-altitude (8,000ft and below) aerial photographs to update the NTLI.

In accordance with GEO Report No. 138 (GEO, 2016), landslides are classed as either “Relict” or “Recent”, depending on their appearance in aerial photographs. “Relict” landslides are defined as those where the main scarp is well-defined but vegetation has re-established on the scar on the earliest set of available aerial photographs. “Recent” landslides are defined as having occurred within the timespan of the aerial photograph coverage. These are typically identified as having a light tone on the aerial photographs and are bare of vegetation.

No ENTLI has been recorded within and in the vicinity of the Site.

3.3 Historical Landslide Catchment (HLC) Inventory

Historical Landslide Catchments (HLCs) have been defined by GEO based on the results of the ENTLI. Thus, no HLC has been recorded within and in the vicinity of the Site.

3.4 Reported Landslide Incidents

No landslide incident record has been recorded within the Site. However, one minor landslide incident has been reported at about 64m to the west of the Site. It involved a minor washout of about 3.0m³ from the upper portion of the registered man-made cut-slope.

GCO/GEO Incident No.	Report Date	Location of Failure	Approx. Failure Volume (m ³)	Possible Cause of Failure
2008/07/0704 (about 64m to the west of the Site)	2008/07/10	7NW-A/C97	3.0	Washout

The location of the landslide incident is presented in Figure 5.

3.5 Relevant Previous Ground Investigation Works

No previous ground investigation has been taken place within the Site. The previous ground investigation report adjacent to the Site has been retrieved and summarized below:

GIU Report No.	GI Station Nos:	Report Title	GI Stations related to Feature No.
35224	DH/08/01, SS/08/01, CH/08/1, TP/08/1, TP/08/2	House No.16, Ngau Kwu Leng New Village, Ngau Kwa Leng, Tai Po, N.T. Feature No. 7NW-A/C92	7NW-A/C92

The details of previous ground investigation logs are presented in Appendix D and the locations of the previous GI is shown in Figure 6.

3.6 DH Orders

DH Order relevant to the man-made features in the vicinity of the Site are summarized below:

Feature No.	Case Ref.	Issue Date	DH Order No.
7NW-A/CR95	ME0924	06/01/2023	DH0001/NT/23/C
	ME0924	03/01/2025	DH0001/NT/25/C
	ME0924	12/04/2018	DH0019/NT/18/C
	ME0925	06/01/2023	DH0002/NT/23/C
	ME0925	03/01/2025	DH0002/NT/25/C
	ME0925	12/04/2018	DH0020/NT/18/C

3.7 Stage 2 Studies

The Stage 2 Studies carried out for the features in the vicinity of the Site are summarized below:

Stage 2 Report No.	Feature No.	Prepared in	Result
S2R059/2016	7NW-A/CR95	September 2016	DH Order

3.8 Stage 3 Studies

The Stage 3 Studies carried out for the features in the vicinity of the Site are summarized below:

Stage 3 Report No.	Feature No.	Slope Upgrading Works	Checking Certificate No	Maintenance Manual
S3R094/2002	7NW-A/C92	Skin wall and soil nails	GEO/LPM012/2003	MM 018/2003

4. IMPACTS OF PROPOSED WORKS ON EXISTING SLOPES/RETAINING WALLS & NATURAL HILLSIDE

4.1 Feature No. 7NW-A/C93

The registered man-made cut slope Feature no. 7NW-A/C93 is located at the south-western end of the Site adjacent to the Site boundary. According to the SIS record, the feature is about 40m long and 4.6m high with slope gradient ranging at about 61° to the horizontal and covered with masonry facing.

The general layouts of the proposed development are shown in the Plan 2 & Plan 3 in Appendix E. As shown in Plan 3 (P25001), the proposed hobby farm is mainly consisted of farming areas, 2 multi-function rooms, 1 meter room and several parking spaces. Construction of the proposed development is mainly based on the existing site condition with minor paving ground and re-cultivated lands. NO modification of any existing geotechnical features, such as cut slopes and retaining walls will be carried out. NO site formation works will be required for the construction of the proposed development.

Nevertheless, further assessment of whether the existing stability of the Feature No. 7NW-A/C93 may affect or being affected by the proposed development shall be carried out. Further detailed of the slope stability assessment will be covered in the next stage of the project, i.e. the geotechnical assessment report.

4.2 Existing Features at Site

10 unregistered small walls and cut slopes exist at the proposed Site location and in the vicinity of the Site (Photo K to Photo T). The details of these unregistered features are summarized below and the approximate locations of these features are shown in Figure 3.

Unregistered Feature No.	Type	Length (m)	Height (m)	Slope Gradient (°)	Remark from Site Observations
A (Photo K)	Rubble wall	27	1.55	85	No sign of distress

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years at Lots 86, 90, 91(Part), 92(Part), 103(Part), 147(Part), 148 S.A(Part), 148 S.B(Part), 149(Part), 150 S.A, 151 S.A(Part), 153(Part), 572 S.A(Part) and 572 RP (Part), 572 S.B(Part) and 576(Part) in D.D.16, Lam Tsuen, Tai Po, New Territories
 Geotechnical Planning Review Report

Revision 1

B (Photo L)	Rubble wall	21	0.65	90	Cracks and losing mortar
C (Photo M)	Rubble wall	26	1.10	90	No sign of distress
D (Photo N)	Soil cut slope	20	2.80	75	Bared surface
E (Photo O)	Rubble wall	29	2.10	80	Minor collapse of rubble wall
F (Photo P)	Masonry wall	35	2.20	85	No sign of distress
G (Photo Q)	Rubble and masonry wall	76	1.15	90	No sign of distress
H (Photo R)	Rubble wall	31	1.40	85	No sign of distress
I (Photo S)	Masonry wall	47	2.20	80	No sign of distress
J (Photo T)	Rubble wall	22	1.95	90	Cracks and losing mortar

These unregistered features A to J will be retained and these features may affect or being affected due to the proposed development. Given the overall individual height of the these features are less than 3.0m, the impact to the proposed development will be small, however, further detailed of the slope stability assessment with respect to these features shall be covered in the next stage of the project, i.e. the geotechnical assessment report.

5. CONCLUSION

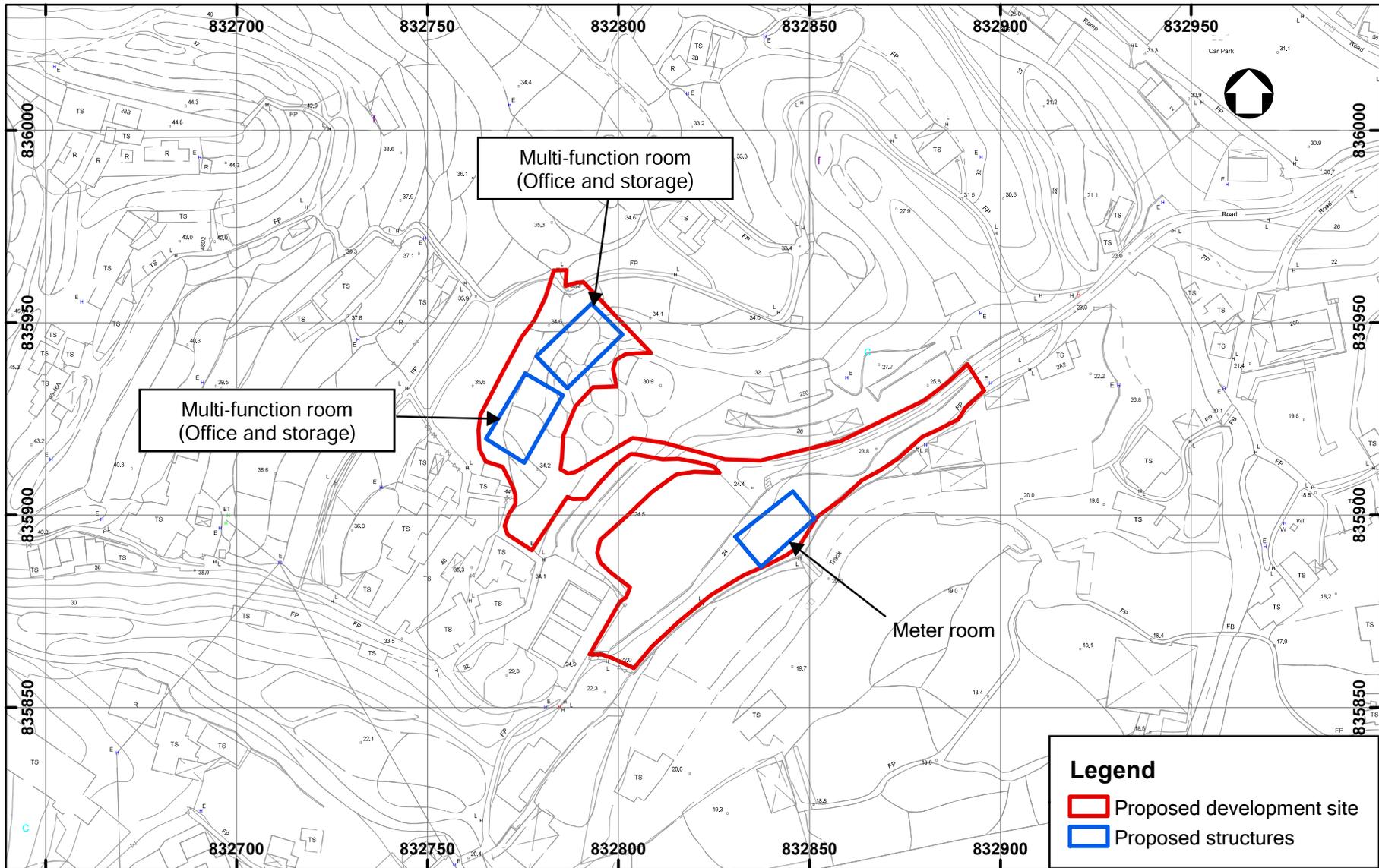
Based on the above discussion, it can be concluded that the proposed development is considered to be feasible from geotechnical point of view. The construction is unlikely posting particular problems to the surrounding area under careful planning, proper execution and vigilant supervision.

It is essential to search and review the background information of existing building, geotechnical features and underground services within and in the vicinity of the site. Site investigation is proposed to reveal/confirm the subsoils and the ground regime within and in the vicinity of the site as well as to determine the engineering properties of subsoils and rock as well as the groundwater level. The ground investigation field works should be preceded under supervision of suitably qualified engineers and technically competent persons conforming the requirements specified in the "Code of Practice for Site Supervision 2009" published by the BD.

For safety and cost effective, the foundation design and excavation planning as well as the design of geotechnical structure should be based on geological horizons inferred from the ground investigation results, groundwater table interpreted from the piezometer/standpipe monitoring records and geotechnical parameters determined and adopted by field and laboratory testing.

A comprehensive precautionary monitoring program including settlement markers, tiling, vibration check points as well as groundwater observation wells shall be implemented to ensure the foundation of existing buildings and substructure construction being carried out safety and soundly.

FIGURES



Legend

- Proposed development site
- Proposed structures

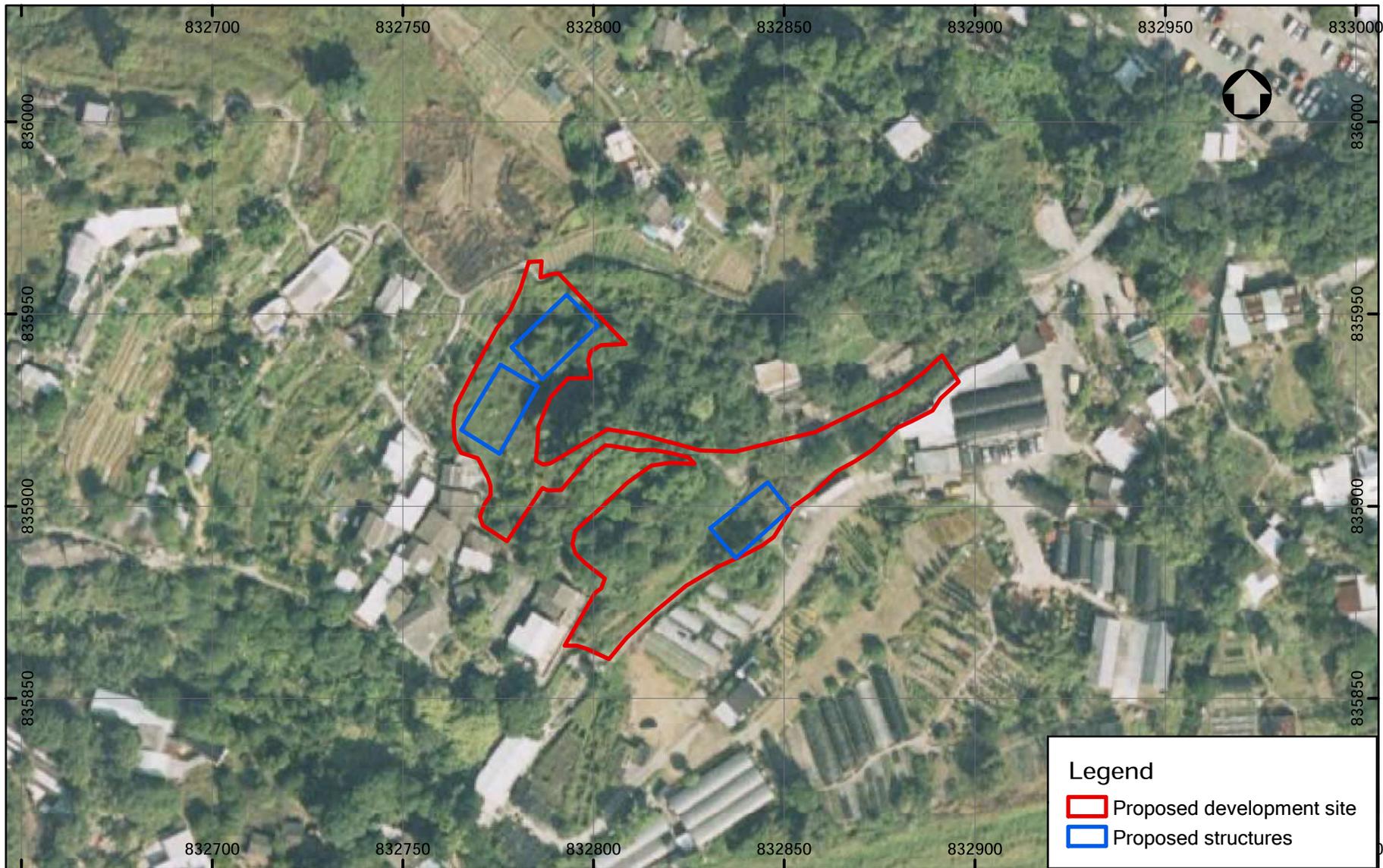
PROJECT: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years at Lots 86, 90, 91(Part), 92(Part), 103(Part), 147(Part), 148 S.A(Part), 148 S.B(Part), 149(Part), 150 S.A, 151 S.A(Part), 153(Part), 572 S.A(Part) and 572 RP (Part), 572 S.B(Part) and 576(Part) in D.D.16, Lam Tsuen, Tai Po, New Territories

TITLE: Location Plan of the Proposed Site

SCALE:
1 : 1500

Philip So & Associates Limited
In associaton with 

FIGURE NO :
FIGURE 1



Legend

- Proposed development site
- Proposed structures

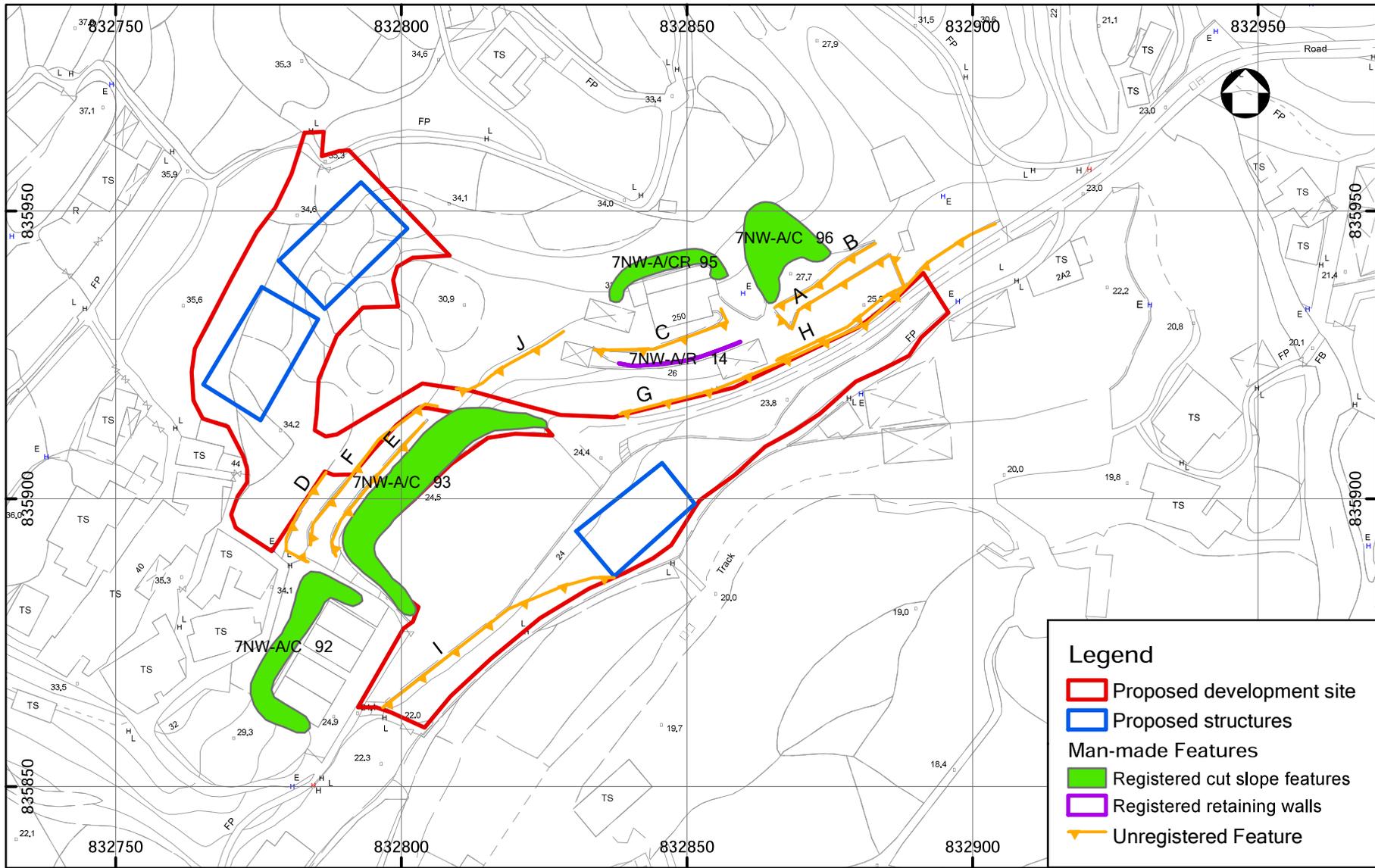
PROJECT: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years at Lots 86, 90, 91(Part), 92(Part), 103(Part),147(Part), 148 S.A(Part), 148 S.B(Part), 149(Part), 150 S.A, 151 S.A(Part), 153(Part), 572 S.A(Part) and 572 RP (Part), 572 S.B(Part) and 576(Part) in D.D.16, Lam Tsuen, Tai Po, New Territories

TITLE: Aerial View of the Proposed Development Site

SCALE:
1 : 1500

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In associaton with 

FIGURE NO :
FIGURE 2



Legend

- Proposed development site
- Proposed structures
- Man-made Features**
- Registered cut slope features
- Registered retaining walls
- Unregistered Feature

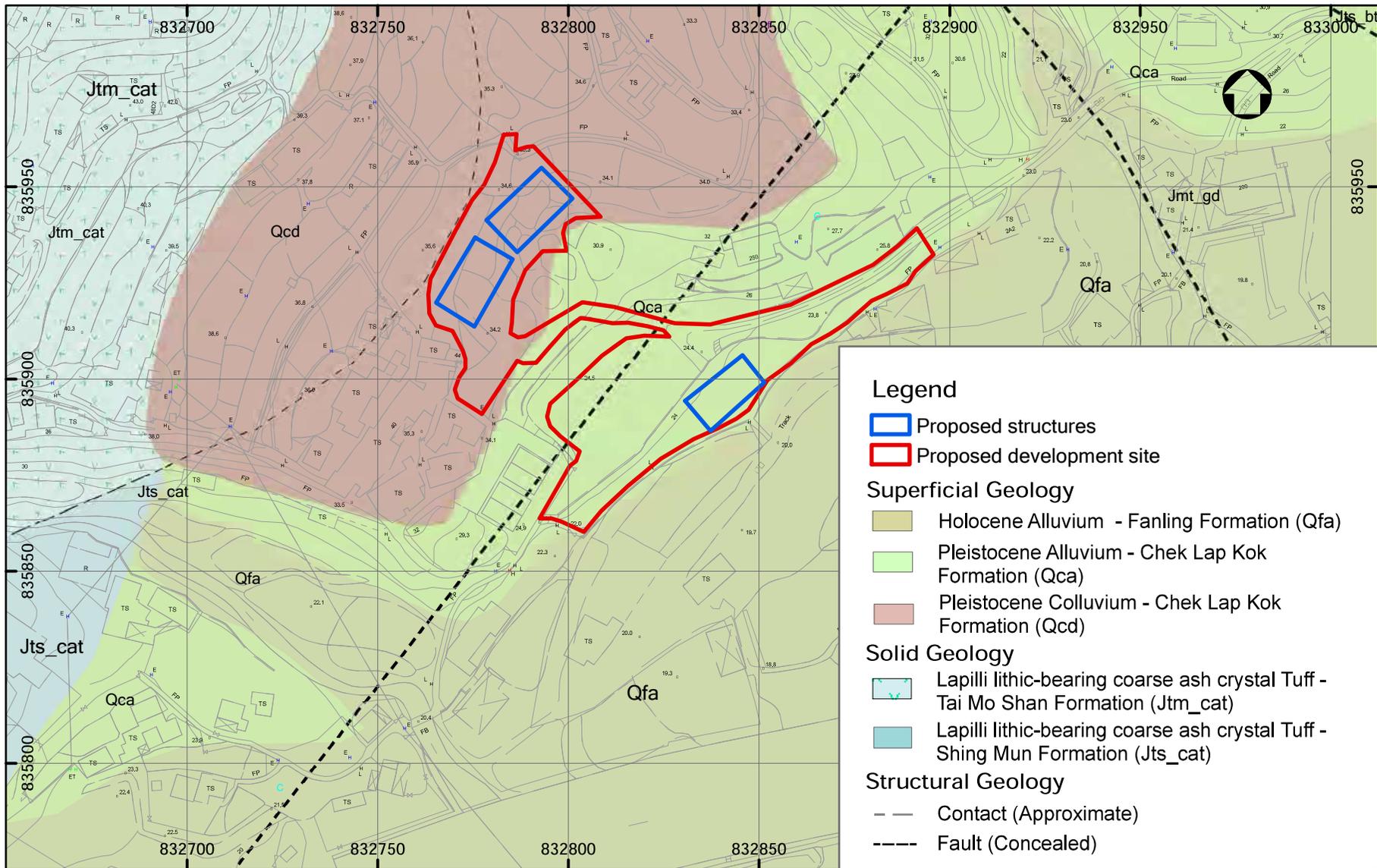
PROJECT: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years at Lots 86, 90, 91(Part), 92(Part), 103(Part), 147(Part), 148 S.A(Part), 148 S.B(Part), 149(Part), 150 S.A, 151 S.A(Part), 153(Part), 572 S.A(Part) and 572 RP (Part), 572 S.B(Part) and 576(Part) in D.D.16, Lam Tsuen, Tai Po, New Territories

TITLE: Registered and Ungistered Man-made Features

SCALE:
1 : 1000

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In associaton with 

FIGURE NO :
FIGURE 3



Legend

- Proposed structures
- Proposed development site

Superficial Geology

- Holocene Alluvium - Fanling Formation (Qfa)
- Pleistocene Alluvium - Chek Lap Kok Formation (Qca)
- Pleistocene Colluvium - Chek Lap Kok Formation (Qcd)

Solid Geology

- Lapilli lithic-bearing coarse ash crystal Tuff - Tai Mo Shan Formation (Jtm_cat)
- Lapilli lithic-bearing coarse ash crystal Tuff - Shing Mun Formation (Jts_cat)

Structural Geology

- - - Contact (Approximate)
- - - - Fault (Concealed)

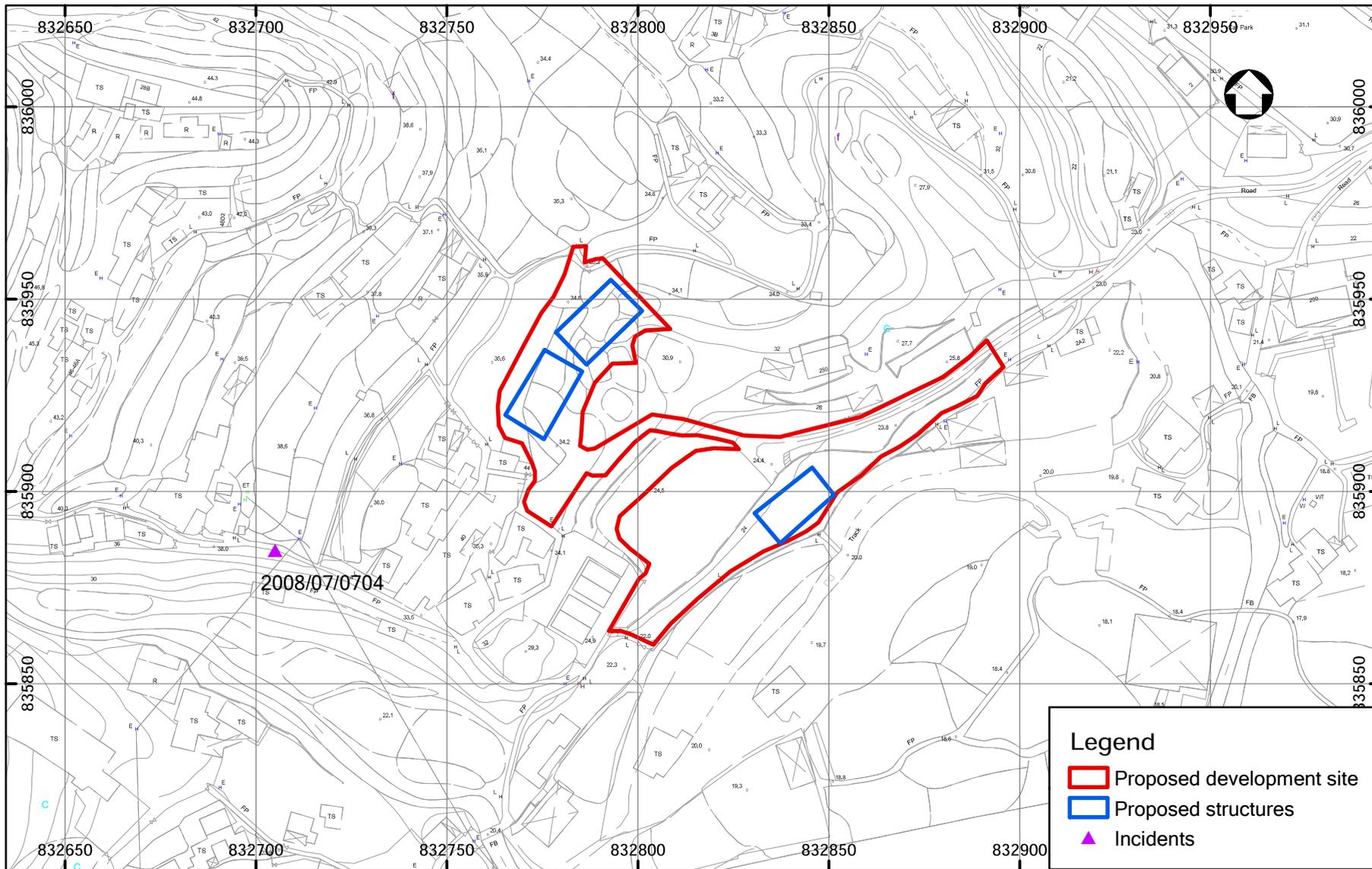
PROJECT: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years at Lots 86, 90, 91(Part), 92(Part), 103(Part), 147(Part), 148 S.A(Part), 148 S.B(Part), 149(Part), 150 S.A, 151 S.A(Part), 153(Part), 572 S.A(Part) and 572 RP (Part), 572 S.B(Part) and 576(Part) in D.D.16, Lam Tsuen, Tai Po, New Territories

TITLE: Geological Map

SCALE:
1 : 1500

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FIGURE NO :
FIGURE 4



Legend

- Proposed development site
- Proposed structures
- ▲ Incidents

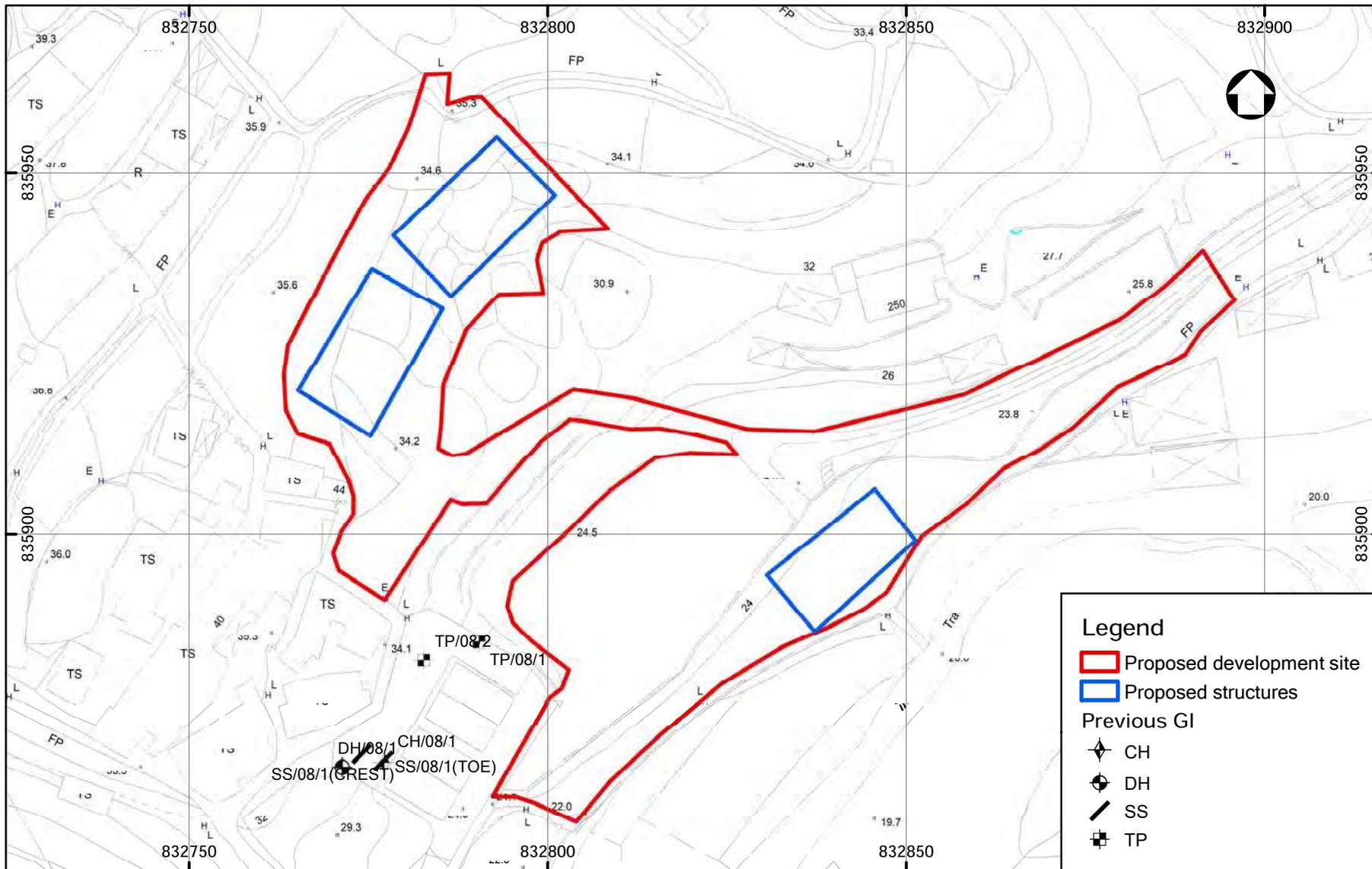
PROJECT: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years at Lots 86, 90, 91(Part), 92(Part), 103(Part), 147(Part), 148 S.A(Part), 148 S.B(Part), 149(Part), 150 S.A, 151 S.A(Part), 153(Part), 572 S.A(Part) and 572 RP (Part), 572 S.B(Part) and 576(Part) in D.D.16, Lam Tsuen, Tai Po, New Territories

TITLE: Past Instability Records

SCALE:
1 : 1500

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In associaton with 

FIGURE NO :
FIGURE 5



Legend

- Proposed development site
- Proposed structures

Previous GI

- CH
- DH
- SS
- TP

PROJECT: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years at Lots 86, 90, 91(Part), 92(Part), 103(Part), 147(Part), 148 S.A(Part), 148 S.B(Part), 149(Part), 150 S.A, 151 S.A(Part), 153(Part), 572 S.A(Part) and 572 RP (Part), 572 S.B(Part) and 576(Part) in D.D.16, Lam Tsuen, Tai Po, New Territories

TITLE: Location Plan of the Previous GI

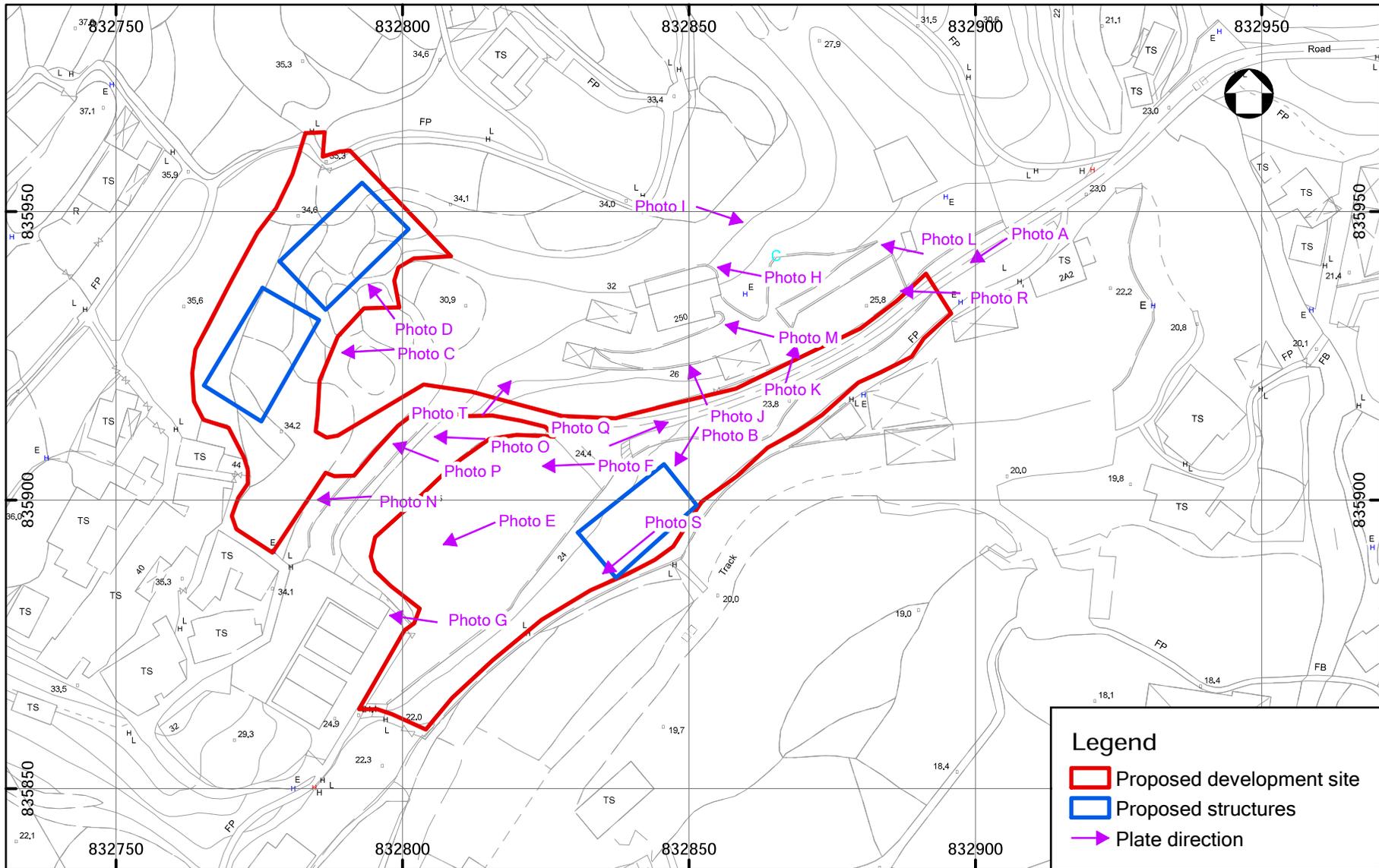
SCALE:
1 : 800

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In associaton with

FIGURE NO :
FIGURE 6

Appendix A

Photographs



Legend

- Proposed development site
- Proposed structures
- Plate direction

PROJECT: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years at Lots 86, 90, 91(Part), 92(Part), 103(Part), 147(Part), 148 S.A(Part), 148 S.B(Part), 149(Part), 150 S.A, 151 S.A(Part), 153(Part), 572 S.A(Part) and 572 RP (Part), 572 S.B(Part) and 576(Part) in D.D.16, Lam Tsuen, Tai Po, New Territories

TITLE: Plate Direction

SCALE:
1 : 1000

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FIGURE NO :
FIGURE A1



Photo A – General View of the Proposed Development Site

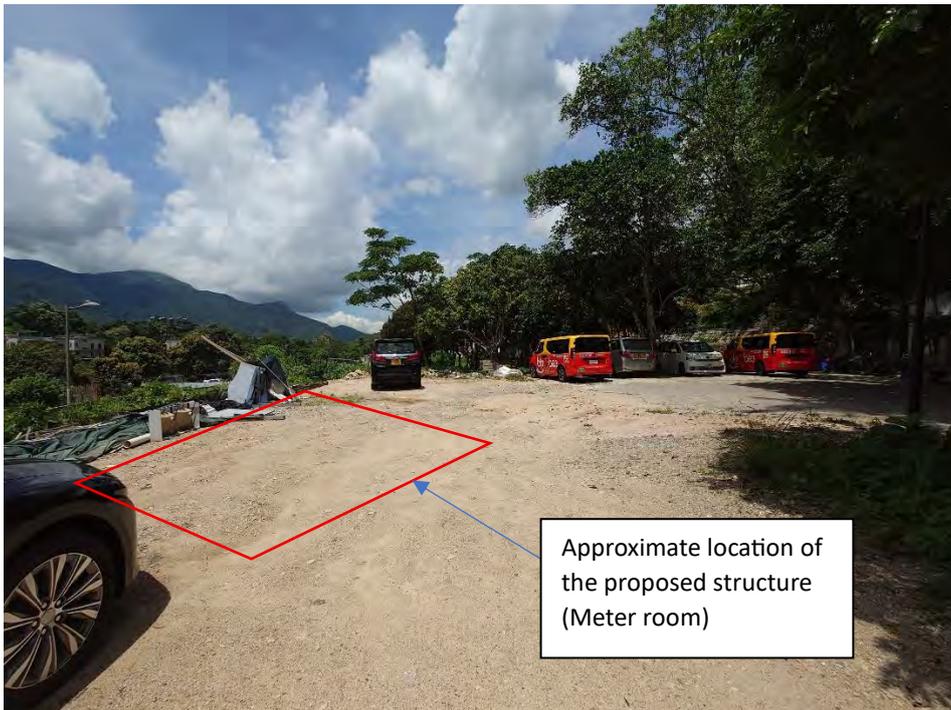
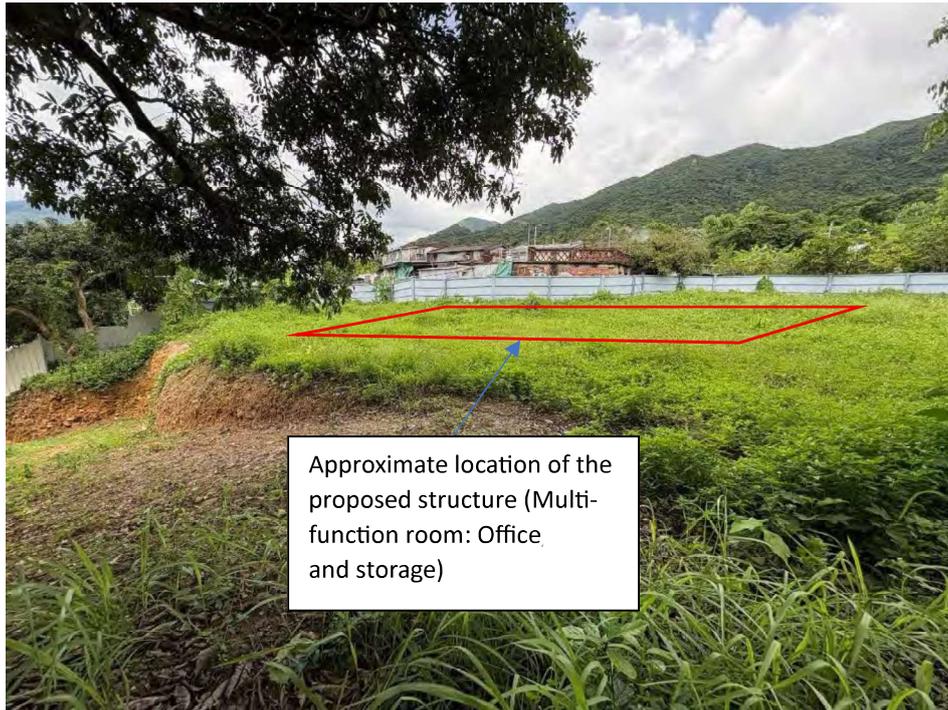
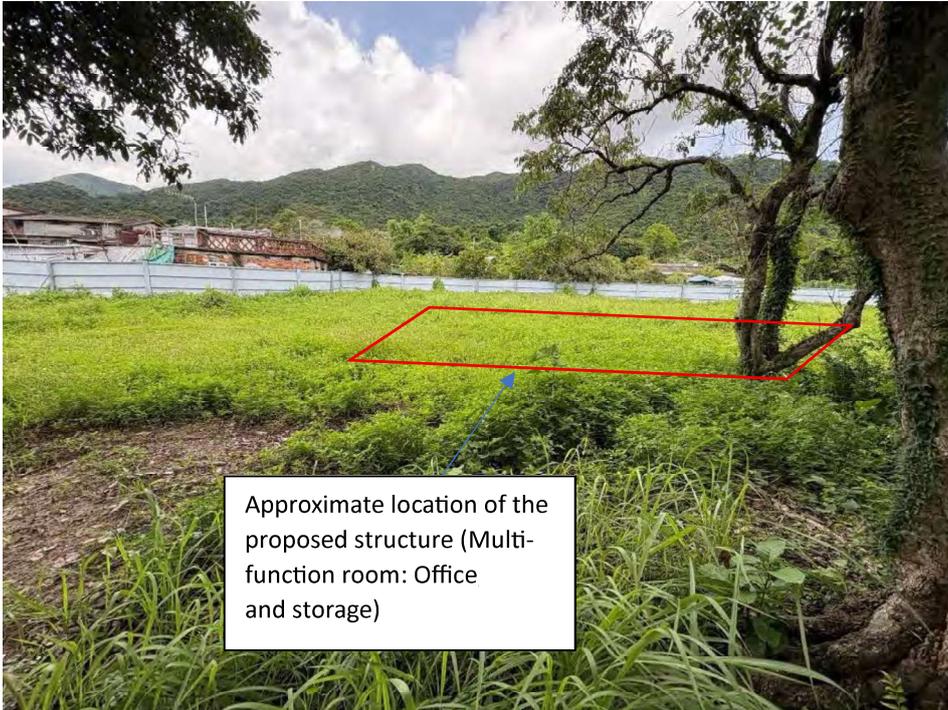


Photo B – General View of the Proposed Development Site & Structure



Approximate location of the proposed structure (Multi-function room: Office and storage)

Photo C – General View of the Proposed Development Site & Structure



Approximate location of the proposed structure (Multi-function room: Office and storage)

Photo D – General View of the Proposed Development Site & Structure



Photo E – General View of the Proposed Development Site



Photo F – General View of the Feature No. 7NW-A/C93



Photo G – General View of the Feature No. 7NW-A/C92



Photo H – General View of the Feature No. 7NW-A/CR95



Photo I – General View of the Feature No. 7NW-A/C96



Photo J – General View of the Feature No. 7NW-A/R14



Photo K – General View of the Unregistered Feature A



Photo L – General View of the Unregistered Feature B



Photo M – General View of the Unregistered Feature C



Photo N – General View of the Unregistered Feature D



Photo O – General View of the Unregistered Feature E



Photo P – General View of the Unregistered Feature F



Photo Q – General View of the Unregistered Feature G



Photo R – General View of the Unregistered Feature H



Photo S – General View of the Unregistered Feature I



Photo T – General View of the Unregistered Feature J

Appendix B

SIMAR Record

Slope Maintenance Responsibility Report

(7NW-A/C92)



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	7NW-A/C92	Sub-Division	Not Applicable
	Location	ON GL ADJOINING DD16 LOTS89A, 567 & 580	
	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 -

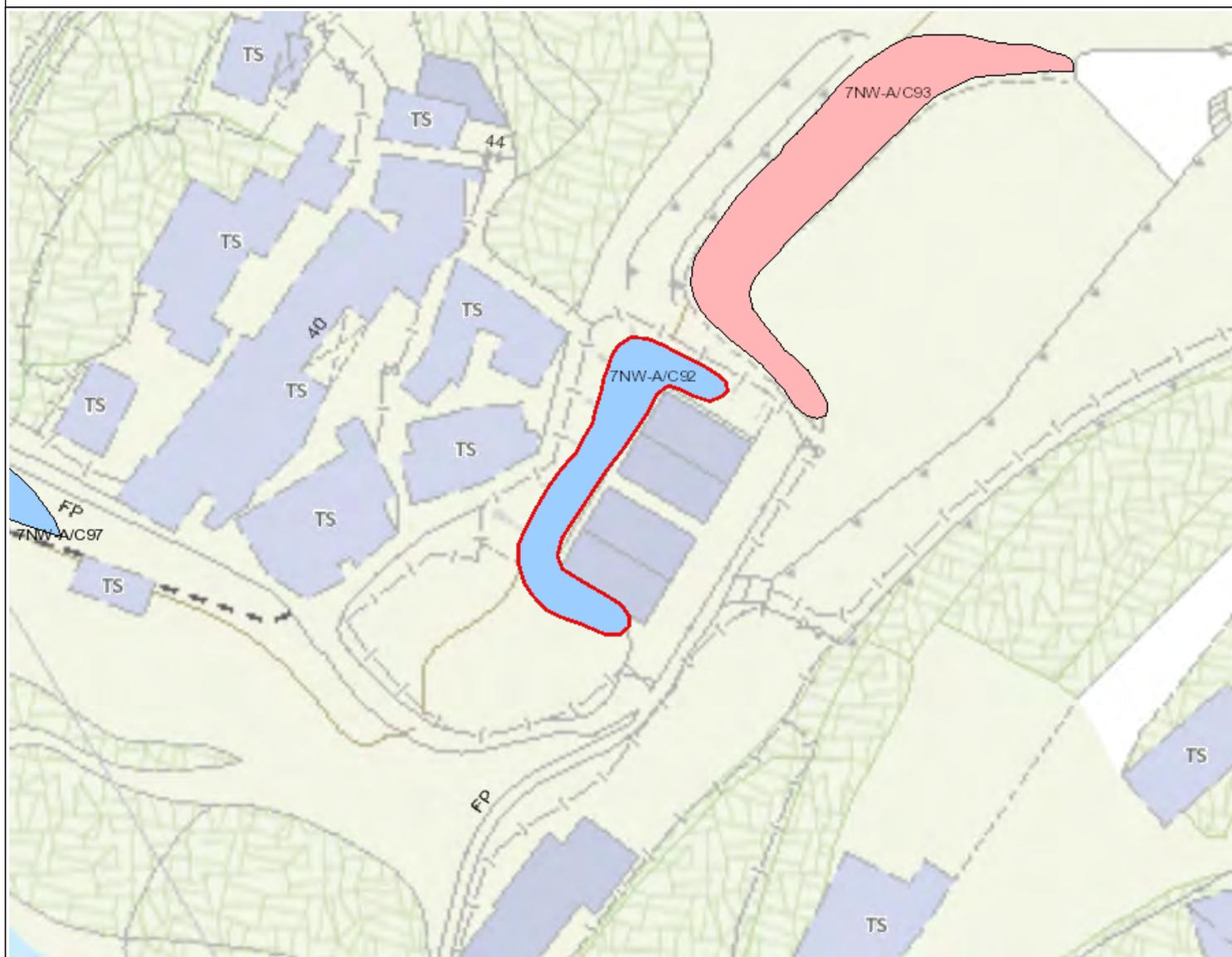
Notes:

- (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: 7NW-A/C92

Location Plan



Legend

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



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LANDS DEPARTMENT**

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Slope Maintenance Responsibility Report

(7NW-A/C93)



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	7NW-A/C93	Sub-Division	Not Applicable	
	Location	WITHIN DD16 LOT572 & ADJOINING GL		
	Responsible Lot/Party	DD16 Lot572	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		

- 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: 7NW-A/C93

Location Plan



Legend

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



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Slope Maintenance Responsibility Report

(7NW-A/C96)



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	7NW-A/C96	Sub-Division	Not Applicable
	Location	WITHIN DD16 LOT572 NEAR SPOT LEVEL 27.7	
	Responsible Lot/Party	DD16 Lot572	Maintenance Agent Not Applicable
	Remarks	Not Applicable	

- End of Report -

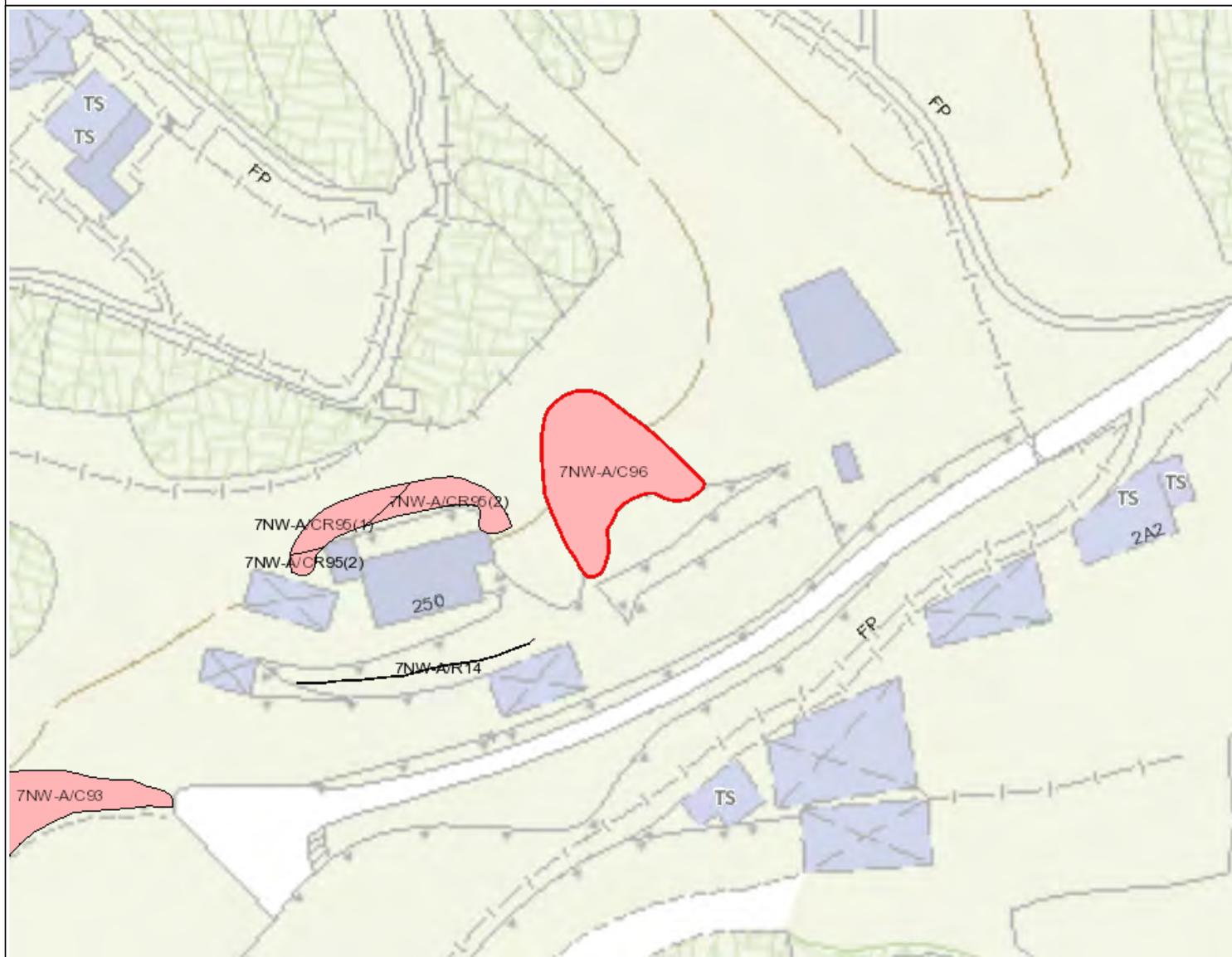
Notes:

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Search Criteria: 7NW-A/C96

Location Plan



Legend

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



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Slope Maintenance Responsibility Report

(7NW-A/CR95)



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	7NW-A/CR95	Sub-Division	1	
	Location	Partly within DD16 Lot 124 and partly within DD16 Lot 572		
	Responsible Lot/Party	DD16 LOT124	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
2	7NW-A/CR95	Sub-Division	2	
	Location	Partly within DD16 Lot 124 and partly within DD16 Lot 572		
	Responsible Lot/Party	DD16 LOT572	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		

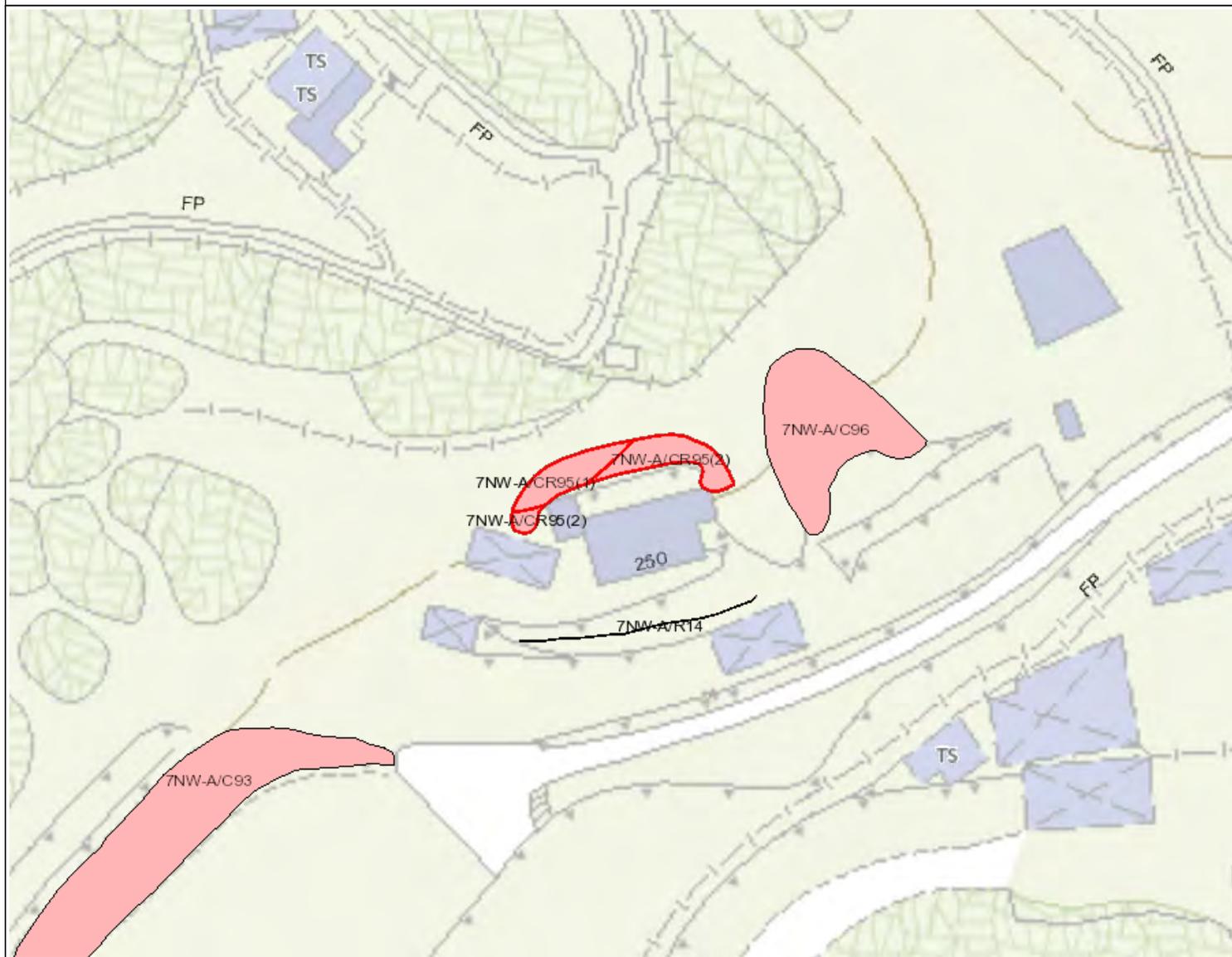
- End of Report -

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



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Slope Maintenance Responsibility Report

(7NW-A/R14)



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	7NW-A/R14	Sub-Division	Not Applicable	
	Location	WITHIN DD16 LOT572		
	Responsible Lot/Party	DD16 Lot572	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		

- End of Report -

Notes:

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

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Search Criteria: 7NW-A/R14

Location Plan



Legend

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



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Appendix C

Slope Records Retrieved from CEDD

BASIC INFORMATION

Location: House No. 16 Ngau Kwu Leng New Village, Ngau Kwu Leng, Tai Po
Registration Date: 24-10-1997
Ranking Score (NPRS): 0 (LPMit)
Date of Formation: pre-1977
Date of Construction/ Modification:
Data Source: EI(Lands D)
Approximate Coordinates: Easting : 832780 Northing : 835875

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Cottage, licensed and squatter area
Distance of Facility from Crest (m): 3.8
Facility at Toe: Residential building
Distance of Facility from Toe (m): 0.7
Consequence-to-life Category: 1
Remarks: N/A

SLOPE PART

(1) Max. Height (m): 6.5 Length (m): 32 Average Angle (deg): 55

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Government Feature Party: Lands D Agent: Lands D Land Cat.: 5b(vi) Reason Code: 62,90,92 MR Endorsement Date: 04-05-1999

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 30-11-2000
Data Source: EI(Lands D)
Slope Part Drainage: (1) Position: Crest Size(mm): 201
(2) Position: Toe Size(mm): 325
Wall Part Drainage: N/A

SLOPE PART



Slope Part (1)

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

WALL PART

N/A

SERVICES

(1) Utilities Type: Water Main Size(mm): 35 Location: On crest Remark: N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

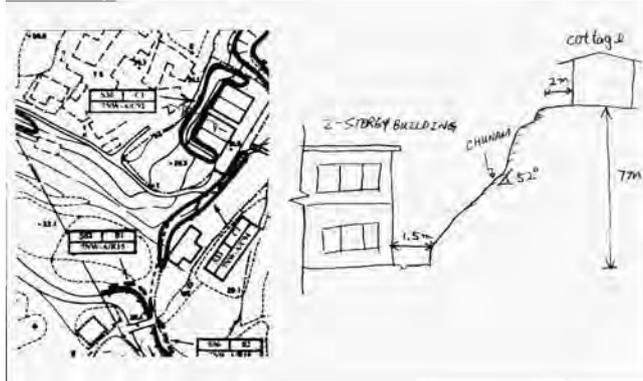
GIU Cell Ref.: 7NW2B3
 Map Sheet Reference (1:1000): 7NW- 2B
 Aerial Photos: Y11982 (1964), Y11983 (1964)
 Nearest Rainuage Station (Station Number): Booster Pumping Station, Hong Lok Yuen(N35)
 Data Collected On: 30-11-2000
 Date of Construction, Subsequent Modification and Demolition: Modification: Constructed Before: 1964 After: N/A
 Related Reports/Files or Documents: File/Report: PWDC Ref. No.: GC 4/1/2-3 f (19) pt. VI
 File/Report: PWDC Ref. No.: GC 4/1/2-3 f (19) pt. VI
 Remarks: N/A
 Follow Up Actions: N/A
 DH-Order (To Be Confirmed with Buildings Department): None
 Advisory Letter (To Be Confirmed with Buildings Department): None
 LPMIS: Agreement No.: CE3/2001 Report No.: S3R094/2002

ENHANCED MAINTENANCE INFORMATION

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

STAGE 1 STUDY REPORT

Inspected On: 09-05-1997
 Weather: Some Rain
 District: ME



Section No: 1-1
 Height(m): H1 : 7 , H2 : 0
 Type of Toe Facility: Residential building
 Distance from Toe(m): 0.7
 Type of Crest Facility: Cottage, licensed and squatter area
 Distance from Crest(m): 3.8
 Consequence Category: 1
 Engineering Judgement: HP
 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: 1
 Engineering Judgement: HP
 Sign of Seepage: Slope : No signs of seepage
 Wall : N/A
 Criterion A satisfied: N
 Sign of Distress: Slope : Minor (near crest, mid-portion, at toe)
 Wall : N/A
 Criterion D satisfied: N
 Non-routine maintenance required: N
 Note: N/A
 Masonry wall/Masonry facing: N
 Note: N/A
 Consequence category (for critical section): 1

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

eLPMIS

LPM/LPMit Details Report

LPM Study Feature No.: 7NW-A/C 92
Location: HOUSE NO.16, NGAU KWU LENG NEW VILLAGE, NGAU KWU LEUNG, TAI PO
District Council: Tai Po
Maintenance Responsibility (At the Time of Selection): Government
Responsible Party for Maintenance of Government Portion: Lands D
Private Lot No.: N/A

LPM/LPMit Study

Agreement No.: CE3/2001
Study Type: Stage 3 Study Under Schedule of Rates Contract
Consultant: Halcrow China Ltd.
GEO Managing Section / Engineer: LPM1 / CM11
Study Status: Study completed
Design Approach: Conventional (GI + Analysis)
Option Assessment Accepted: N/A
Study Report No.: S3R094/2002
Programme / Actual Commencement: 01-03-2002
Programme / Actual Completion: 04-10-2002
Report Recommendation (For Stage 2 Study): Upgrading Works
District Check Status: Exempted from checking
Checking Certificate No.: GEO/LPM012/2003



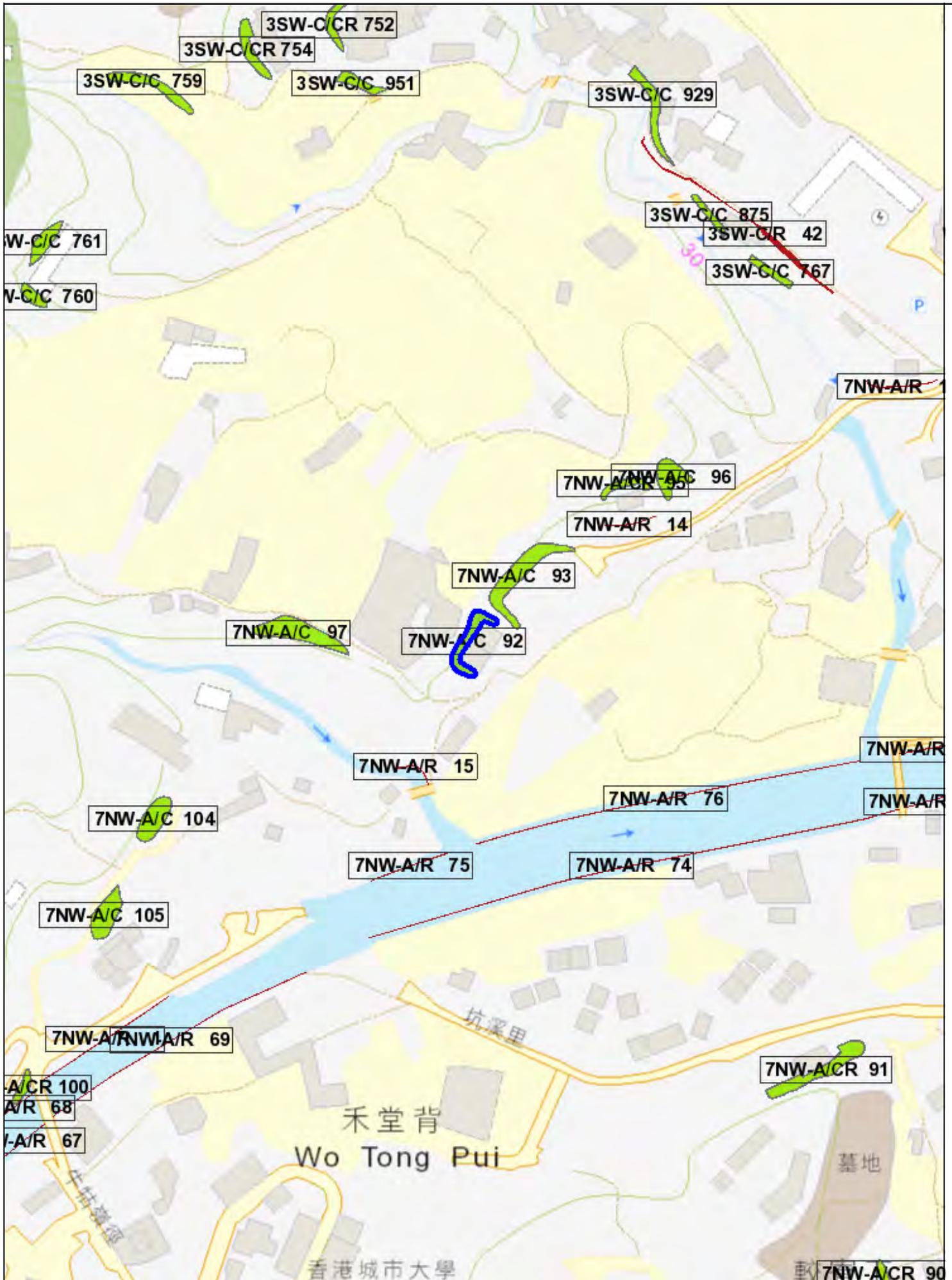
GEO Engineer's Remarks: N/A

LPM/LPMit Works

Works Contract No.: GE/2002/06
GEO Managing Section / Engineer: LPM1 / CM11
Contractor: Barbican Construction Company Limited
Progress Status: Maintenance completed
Reason of Study Termination / Works Deletion (If Necessary): N/A
Forecast Commencement Date: 11-07-2002
Forecast Completion Date: 10-01-2003
Completion Cert. Issued: N/A
Site Handed Over to Maintenance Department on: N/A
Estimated Cost for Upgrading (HK\$M): 0.6570
Maintenance Manual No.: MM018/2003
Actual Works: Skin wall, Soil nail
No. of Tree Felled: N/A
No. of Tree Planted (Incl. Transplant): N/A
% Bare of Slope Surfacing: N/A
% Vegetated of Slope Surfacing: N/A
% Shotcrete of Slope Surfacing: N/A
Other Hard Surface of Slope Surfacing: N/A

PHOTO





BASIC INFORMATION

Location: HOUSE NO.72 SAI HO YUEN, TSE DEI VILLAGE, LAM TSUEN, TAI PO
Registration Date: 24-10-1997
Ranking Score (NPRS): 0 (LPMit)
Date of Formation: pre-1977
Date of Construction/ Modification:
Data Source: Project Office
Approximate Coordinates: Easting : 832802 Northing : 835904

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Lightly-used open area/facilities
Distance of Facility from Crest (m): 0
Facility at Toe: Horticulture garden
Distance of Facility from Toe (m): 0
Consequence-to-life Category: 2
Remarks: N/A

SLOPE PART

(1) Max. Height (m): 4.6 Length (m): 40 Average Angle (deg): 61

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Private Feature Party: DD16 Lot572 Agent: N/A Land Cat.: 1,5b(vi),7 Reason Code: 1 MR Endorsement Date: 01-12-1997

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 13-02-2010
Data Source: Project Office
Slope Part Drainage: N/A
Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 5 Chunam: 0 Shotcrete: 0 Other Cover: 95
Material Description: Material type: Soil Geology: Decomposed volcanic
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

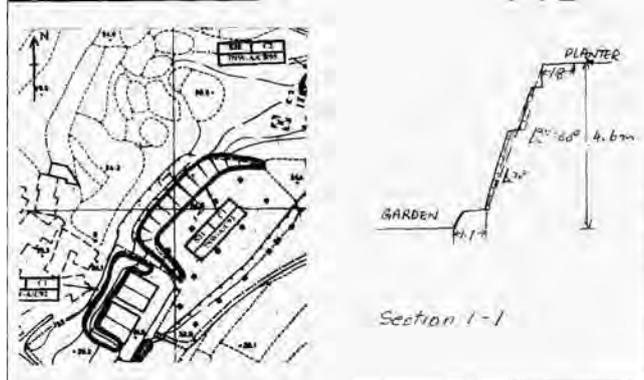
GIU Cell Ref.: 7NW2B3
Map Sheet Reference (1:1000): 7NW- 2B
Aerial Photos: Y11982 (1964), Y11983 (1964)
Nearest Rainguage Station (Station Number): Booster Pumping Station, Hong Lok Yuen(N35)
Data Collected On: 13-02-2010
Date of Construction, Subsequent Modification and Demolition: Modification: Constructed Before: 1964 After: N/A
Related Reports/Files or Documents: File/Report: PWDC Ref. No.: GC 4/1/2-3 f (19) pt. VI
File/Report: PWDC Ref. No.: GC 4/1/2-3 f (19) pt. VI
Remarks: N/A
Follow Up Actions: N/A
DH-Order (To Be Confirmed with Buildings Department): None
Advisory Letter (To Be Confirmed with Buildings Department): None
LPMIS: None

ENHANCED MAINTENANCE INFORMATION

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

STAGE 1 STUDY REPORT

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



Section No: 1-1
 Height(m): H1 : 5 , H2 : 0
 Type of Toe Facility: Horticulture garden
 Distance from Toe(m): 0
 Type of Crest Facility: Lightly-used open area/facilities
 Distance from Crest(m): 0
 Consequence Category: 2
 Engineering Judgement: P
 Section No: 2-2
 Type of Toe Facility: N/A
 Distance from Toe(m): 0
 Type of Crest Facility: N/A
 Distance from Crest(m): 0
 Consequence Category: 2
 Engineering Judgement: P
 Sign of Seepage: Slope : Slight to moderate seepage below mid-height
 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: Y
 Note: DRESSED BLOCKS WITH POINTING.
 Consequence category (for critical section): 2
 Observations: N/A
 Emergency Action Required: N
 Action By: N/A



ACTION TO INITIATE PREVENTIVE WORKS

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

OTHER EXTERNAL ACTION

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

PHOTO



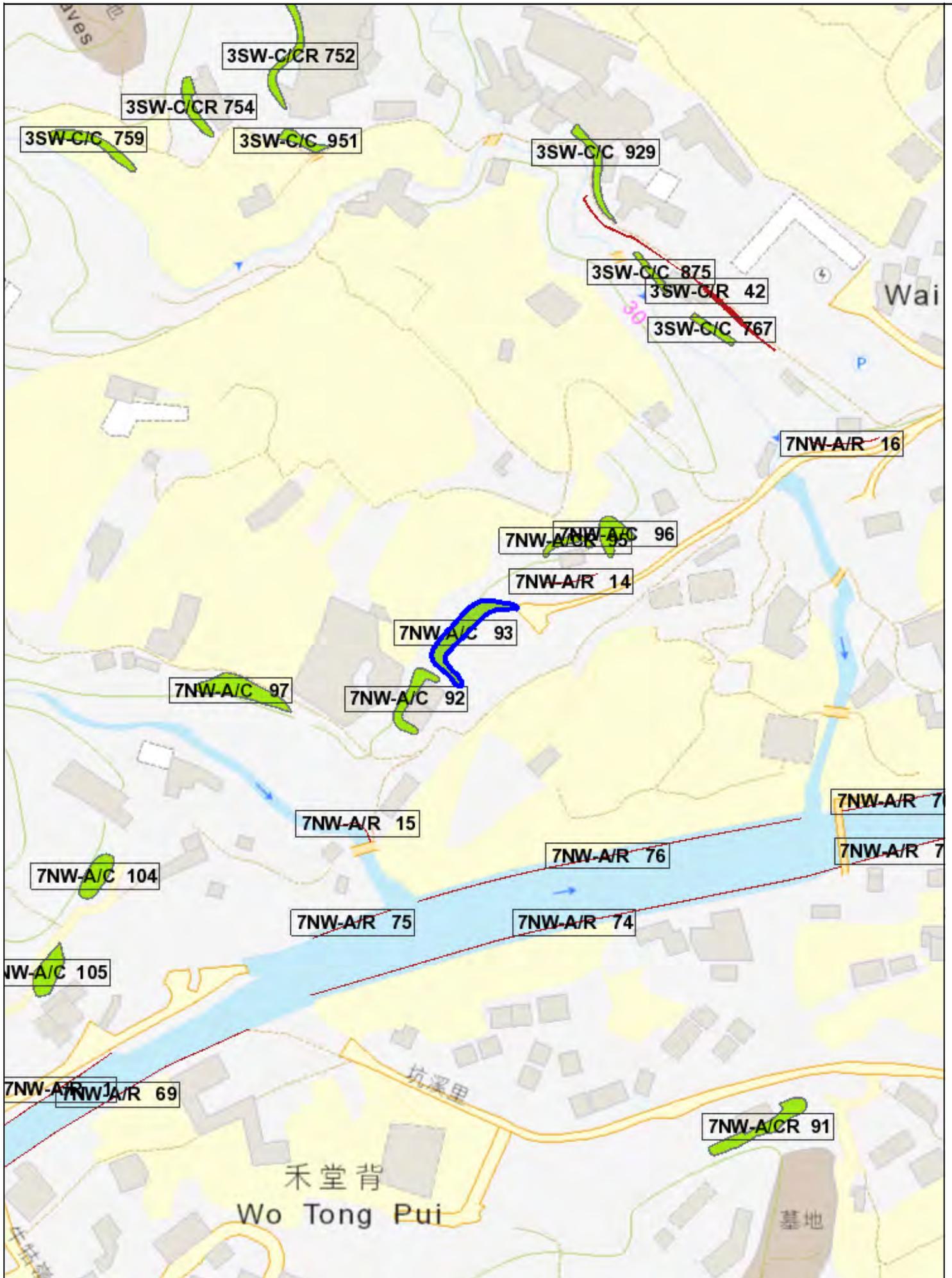
7NW-A/C93

TOP VIEW OF THE FEATURE



7NW-A/C93

GENERAL VIEW



BASIC INFORMATION

Location: HOUSE NO.72 SAI HO YUEN, TSE DEI VILLAGE, LAM TSUEN, TAI PO
Registration Date: 24-10-1997
Ranking Score (NPRS): 0 (Notional)
Date of Formation: pre-1977
Date of Construction/ Modification:
Data Source: SIRST
Approximate Coordinates: Easting : 832865 Northing : 835945

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Undeveloped green belt
Distance of Facility from Crest (m): 0
Facility at Toe: Road/footpath with very low traffic density
Distance of Facility from Toe (m): 1.2
Consequence-to-life Category: 3
Remarks: N/A

SLOPE PART

(1) Max. Height (m): 4.5 Length (m): 15 Average Angle (deg): 20

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Private Feature Party: DD16 Lot572 Agent: N/A Land Cat.: 1 Reason Code: 1 MR Endorsement Date: 01-09-1997

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 05-05-1997
Data Source: SIRST
Slope Part Drainage: N/A
Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 2 Vegetated: 98 Chunam: 0 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil Geology: Decomposed volcanic
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

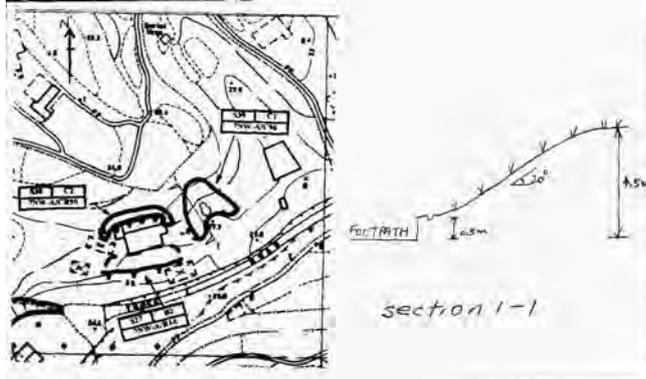
GIU Cell Ref.:	7NW2B3
Map Sheet Reference (1:1000):	7NW- 2B
Aerial Photos:	Y11982 (1964), Y11983 (1964)
Nearest Rainguage Station (Station Number):	Booster Pumping Station, Hong Lok Yuen(N35)
Data Collected On:	05-05-1997
Date of Construction, Subsequent Modification and Demolition:	Modification: Constructed Before: 1964 After: N/A
Related Reports/Files or Documents:	File/Report: PWDC Ref. No.: GC 4/1/2-3 f (19) pt. VI File/Report: PWDC Ref. No.: GC 4/1/2-3 f (19) pt. VI
Remarks:	N/A
Follow Up Actions:	N/A
DH-Order (To Be Confirmed with Buildings Department):	None
Advisory Letter (To Be Confirmed with Buildings Department):	None
LPMIS:	None

ENHANCED MAINTENANCE INFORMATION

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

STAGE 1 STUDY REPORT

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



Section No: 1-1
 Height(m): H1 : 5 , H2 : 0
 Type of Toe Facility: Road/footpath with very low traffic density
 Distance from Toe(m): 1.2
 Type of Crest Facility: Undeveloped green belt
 Distance from Crest(m): 0
 Consequence Category: 3
 Engineering Judgement: U
 Section No: 2-2
 Type of Toe Facility: N/A
 Distance from Toe(m): 0
 Type of Crest Facility: N/A
 Distance from Crest(m): 0
 Consequence Category: 3
 Engineering Judgement: U
 Sign of Seepage: Slope : No signs of seepage
 Wall : N/A
 Criterion A satisfied: N
 Sign of Distress: Slope : N/A
 Wall : N/A
 Criterion D satisfied: N
 Non-routine maintenance required: N
 Note: N/A
 Masonry wall/Masonry facing: N
 Note: N/A
 Consequence category (for critical section): 3
 Observations: N/A
 Emergency Action Required: N
 Action By: N/A



ACTION TO INITIATE PREVENTIVE WORKS

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

OTHER EXTERNAL ACTION

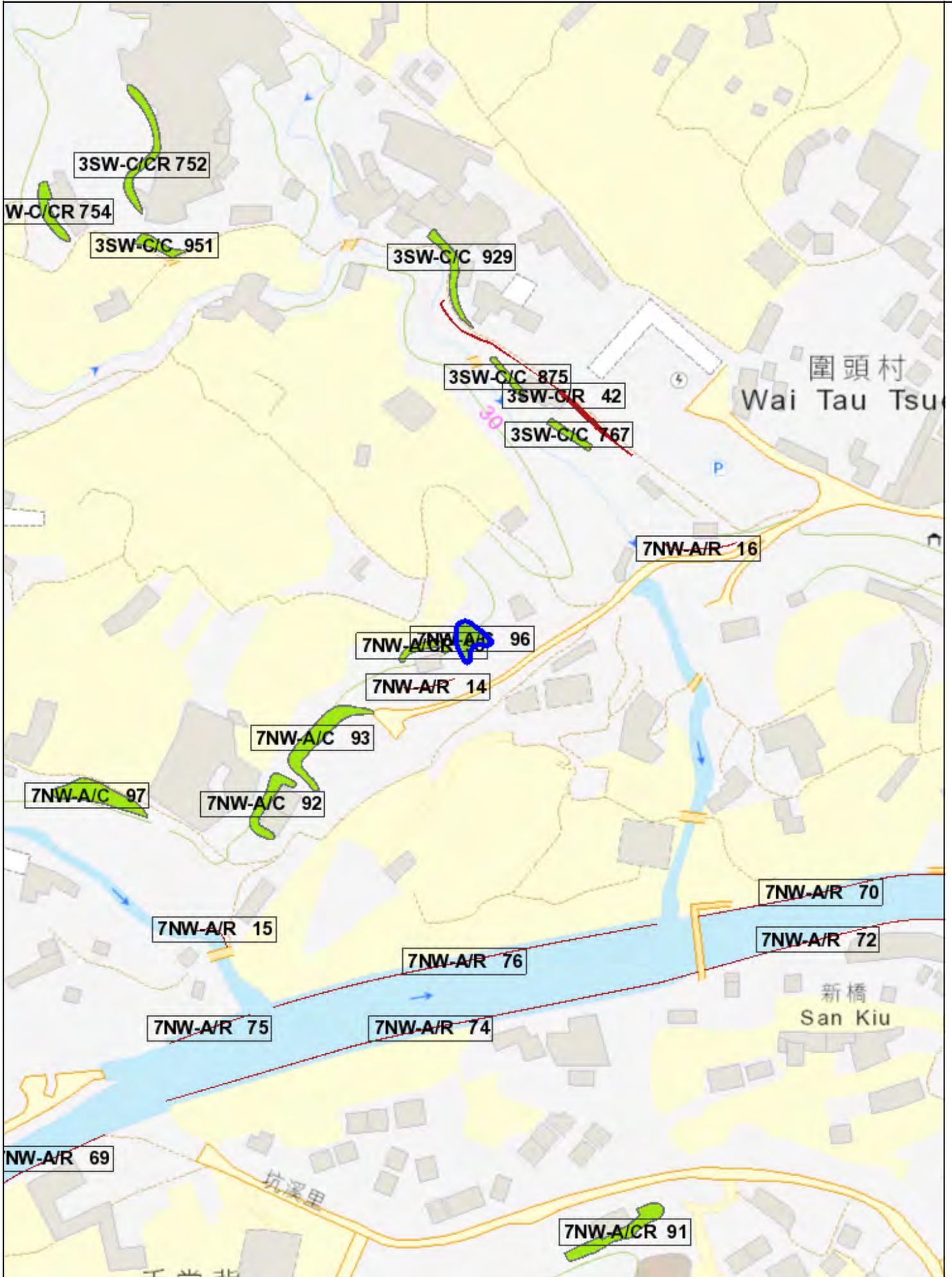
Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

PHOTO



7NW-A/C96

GENERAL VIEW



BASIC INFORMATION

Location: BEHIND A HOUSE INSIDE SAI HO YUEN, TSE DEI VILLAGE, LAM TSUEN, TAI PO
Registration Date: 24-10-1997
Ranking Score (NPRS): 359 (LPMit)
Date of Formation: post-1977
Date of Construction/ Modification:
Data Source: LPM
Approximate Coordinates: Easting : 832846 Northing : 835941

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Undeveloped green belt
Distance of Facility from Crest (m): 0
Facility at Toe: Cottage, licensed and squatter area
Distance of Facility from Toe (m): 2
Consequence-to-life Category: 1
Remarks: N/A

SLOPE PART

(1) Max. Height (m): 1.2 Length (m): 22 Average Angle (deg): 75

WALL PART

(1) Max. Height (m): 2.7 Length (m): 22 Face Angle (deg): 85

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1 Private Feature Party: DD16 LOT124 Agent: N/A Land Cat.: 1 Reason Code: 1 MR Endorsement Date: 22-11-2016
(2) Sub Div.: 2 Private Feature Party: DD16 LOT572 Agent: N/A Land Cat.: 1 Reason Code: 1 MR Endorsement Date: 22-11-2016

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 16-11-2016
Data Source: LPM
Slope Part Drainage: N/A
Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 0 Chunam: 0 Shotcrete: 0 Other Cover: 100
Material Description: Material type: Soil Geology: Decomposed volcanic
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Masonry Wall Location: Wall at toe
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.: 7NW2B3
Map Sheet Reference (1:1000): 7NW- 2B
Aerial Photos: A26647 (1991), A26648 (1991)
Nearest Rainguage Station (Station Number): Booster Pumping Station, Hong Lok Yuen(N35)
Data Collected On: 16-11-2016
Date of Construction, Subsequent Modification and Demolition: Modification: Constructed Before: 1964 After: N/A
Modification: Modified Before: 1991 After: 1988
Related Reports/Files or Documents: File/Report: PWDC Ref. No.: GC 4/1/2-3 f (19) pt.VI
File/Report: PWDC Ref. No.: GC 4/1/2-3 f (19) pt.VI
Remarks: N/A
Follow Up Actions: N/A
DH-Order (To Be Confirmed with Buildings Department): Date of Recommendation to BD: 16/06/2017 File Reference: DH/0033/16/NT
Date Served by BD: 06/01/2023 Notice No.: DH0001/NT/23/C
Date of Recommendation to BD: 16/06/2017 File Reference: DH/0033/16/NT
Date Served by BD: 03/01/2025 Notice No.: DH0001/NT/25/C
Date of Recommendation to BD: 16/06/2017 File Reference: DH/0033/16/NT
Date Served by BD: 12/04/2018 Notice No.: DH0019/NT/18/C
Date of Recommendation to BD: 16/06/2017 File Reference: DH/0042/16/NT
Date Served by BD: 06/01/2023 Notice No.: DH0002/NT/23/C
Date of Recommendation to BD: 16/06/2017 File Reference: DH/0042/16/NT
Date Served by BD: 03/01/2025 Notice No.: DH0002/NT/25/C
Date of Recommendation to BD: 16/06/2017 File Reference: DH/0042/16/NT
Date Served by BD: 12/04/2018 Notice No.: DH0020/NT/18/C



Advisory Letter (To Be Confirmed with Buildings Department): None
 LPMIS: Agreement No.: CE36/2013 Report No.: S2R059/2016

ENHANCED MAINTENANCE INFORMATION

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

STAGE 1 STUDY REPORT

Inspected On:
 Weather:
 District: ME
 Section No: 1-1
 Height(m):
 Type of Toe Facility: Cottage, licensed and squatter area
 Distance from Toe(m): 2
 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.: 7NW-A/CR 95
Location: BEHIND A HOUSE INSIDE SAI HO YUEN, TSE DEI VILLAGE, LAM TSUEN, TAI PO
District Council: Tai Po
Maintenance Responsibility (At the Time of Selection): Private
Responsible Party for Maintenance of Government Portion: N/A
Private Lot No.: DD16 Lot124,DD16 Lot572

LPM/LPMit Study

Agreement No.: CE36/2013
Study Type: Stage 2 Study
Consultant: C M Wong & Associates Ltd.
GEO Managing Section / Engineer: SS / SS1
Study Status: Study completed
Design Approach: N/A
Option Assessment Accepted: N/A
Study Report No.: S2R059/2016
Programme / Actual Commencement: 18-03-2015
Programme / Actual Completion: 08-09-2016
Report Recommendation (For Stage 2 Study): DH Order
District Check Status: N/A
Checking Certificate No.: N/A
GEO Engineer's Remarks: N/A

LPM/LPMit Works

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



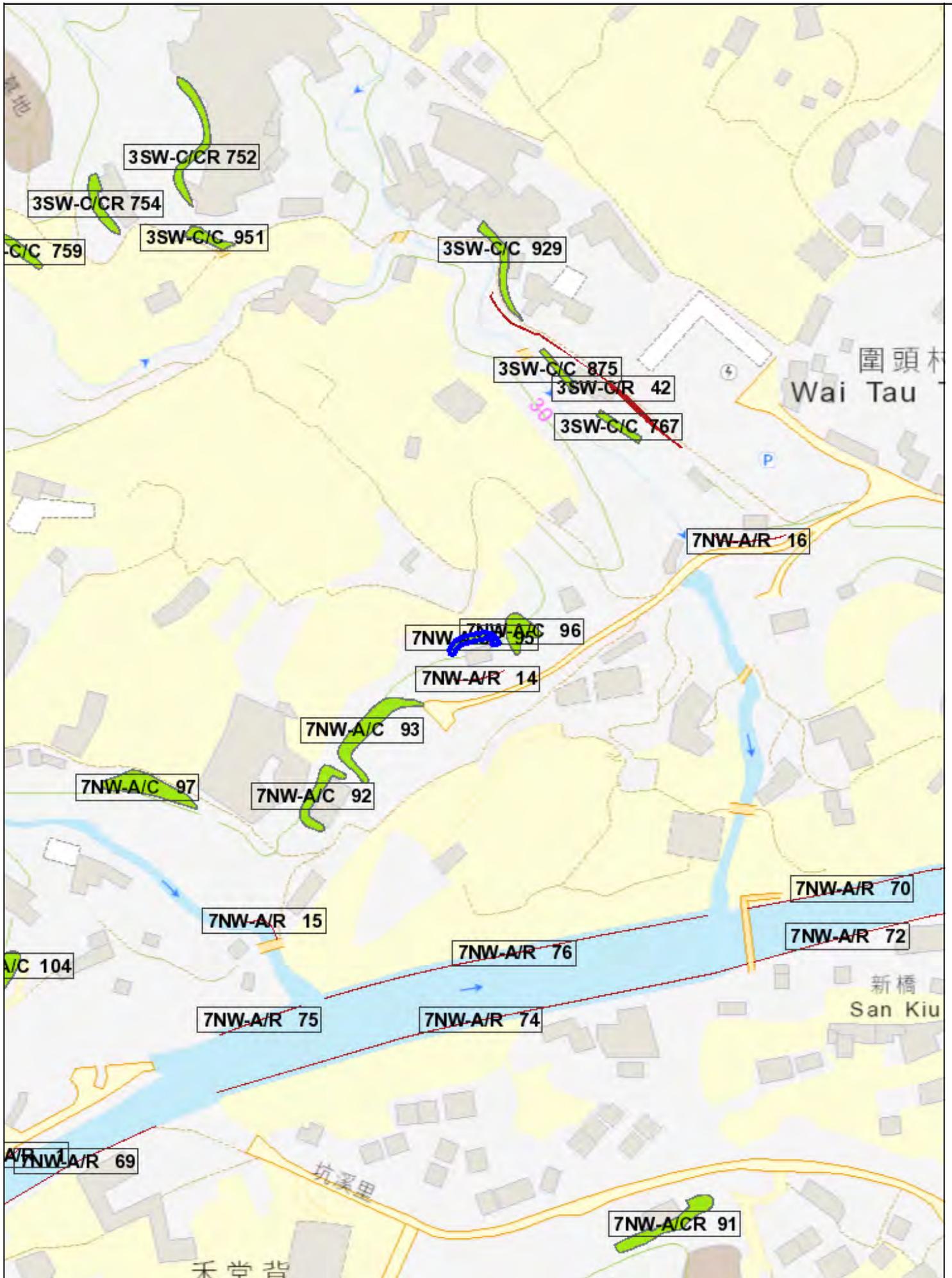
Progress Status:	N/A
Reason of Study Termination / Works Deletion (If Necessary):	N/A
Forecast Commencement Date:	N/A
Forecast Completion Date:	N/A
Completion Cert. Issued:	N/A
Site Handed Over to Maintenance Department on:	N/A
Estimated Cost for Upgrading (HK\$M):	N/A
Maintenance Manual No.:	N/A
Actual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

PHOTO



7NW-A/CR95

GENERAL VIEW



BASIC INFORMATION

Location: IN FRONT OF HOUSE IN SAI HO YUEN, 72 TSE DEI TSUEN, TAI PO
Registration Date: 30-09-1999
Ranking Score (NPRS): 8 (Notional)
Date of Formation: post-1977
Date of Construction/ Modification:
Data Source: SIRST
Approximate Coordinates: Easting : 832850 Northing : 835924

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Residential building
Distance of Facility from Crest (m): 2
Facility at Toe: Densely-used sitting out area
Distance of Facility from Toe (m): 0
Consequence-to-life Category: 1
Remarks: N/A

SLOPE PART

N/A

WALL PART

(1) Max. Height (m): 3 Length (m): 22 Face Angle (deg): 80

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Private Feature Party: DD16 Lot572 Agent: N/A Land Cat.: 1 Reason Code: 1 MR Endorsement Date: 01-09-1997

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 06-08-1998
Data Source: SIRST
Slope Part Drainage: N/A
Wall Part Drainage: (1) Position: Toe Size(mm): 275

SLOPE PART

N/A

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Others Wall Location: Retaining wall with level platform
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.: 7NW2B3
Map Sheet Reference (1:1000): 7NW- 2B
Aerial Photos: A26647 (1991), A26648 (1991)
Nearest Rainguage Station (Station Number): Booster Pumping Station, Hong Lok Yuen(N35)
Data Collected On: 06-08-1998
Date of Construction, Subsequent Modification and Demolition: Modification: Constructed Before: 1991 After: 1988
Related Reports/Files or Documents: File/Report: PWDC Ref. No.: GCME4/1/2-3 f(19) pt.VI
File/Report: PWDC Ref. No.: GCME4/1/2-3 f(19) pt.VI
Remarks: N/A
Follow Up Actions: N/A
DH-Order (To Be Confirmed with Buildings Department): None
Advisory Letter (To Be Confirmed with Buildings Department): None
LPMIS: None

ENHANCED MAINTENANCE INFORMATION

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

STAGE 1 STUDY REPORT

Inspected On:

Weather:

District: ME

Section No: 1-1

Height(m):

Type of Toe Facility: Densely-used sitting out area

Distance from Toe(m): 0

Type of Crest Facility: Residential building

Distance from Crest(m): 2

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:

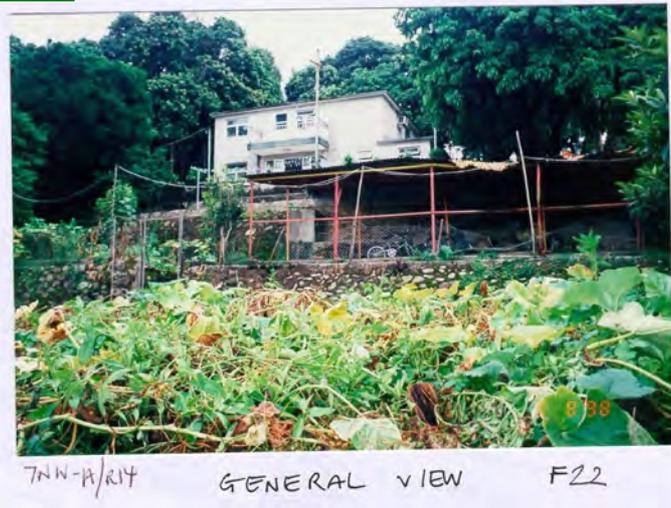
Action By: N/A

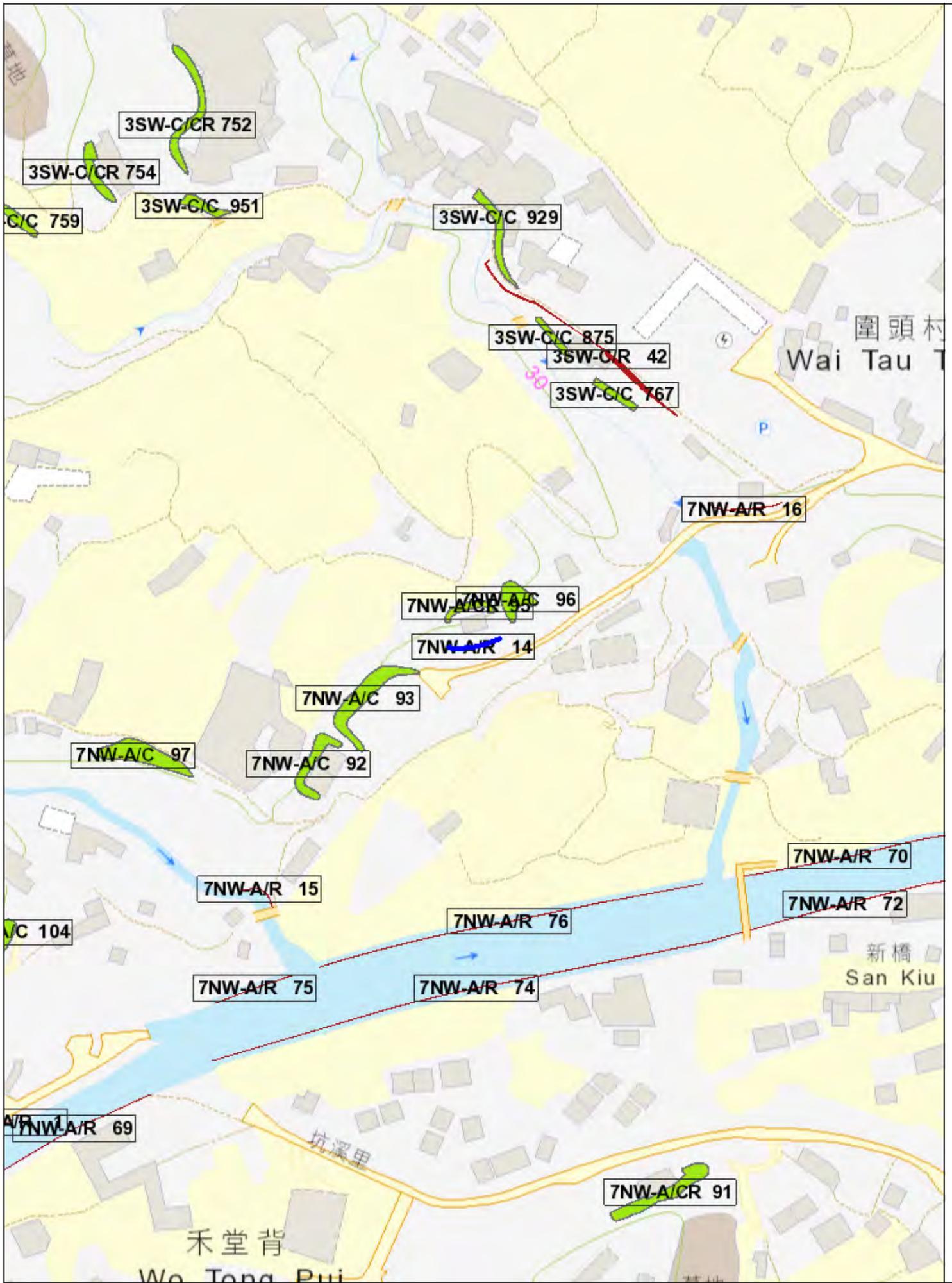


Non-routine Maintenance:

Action By: N/A

PHOTO





Appendix D

Extraction of Previous GI Records



Gold Ram Engineering & Development Limited

JOB NO. GE/2001/38
 HOLE NO. DH/08/01
 SHEET 1 of 2
 DATE from 22.12.2001 to 27.12.2001

PROJECT **House No.16, Ngau Kwu Leng New Village, Ngau Kwa Leng, Tai Po, N.T. Feature No.: 7NW-A/C92**
 Works Order No. GE200138/GI/02

METHOD	Rotary	CO-ORDINATES	ROCK CORE BIT	T2-101
Rig & No.	DR5	E 832,771.48 N 835,867.74	CASING	0.00m to 12.80m 115mm
FLUSHING MEDIUM	Air Foam	ORIENTATION	VERTICAL	GROUND LEVEL +31.16 m.P.D.

Drilling Progress	Casing depth/size	Water level/time/date	Water Recovery %	Total core Recovery %	Solid core Recovery %	R.Q.D.	Fracture Index	Tests	Samples	Reduced Level	Depth (m)	Legend	Grade	Description
	115mm			84					T2-101					Light reddish brown to pinkish brown and grey to dark grey, subangular to subrounded GRAVEL and COBBLE size fragments of moderately to slightly decomposed tuff with a little light brown, light grey and light reddish brown, clayey, fine sandy silt matrix. (COLLUVIUM)
1				70					T2-101					
2				72					T2-101					
22.12.01														
24.12.01		DRY at 08:00								+29.16	2.00			Soft, brown to light reddish brown mottled yellow and white streaked black, clayey, slightly sandy SILT with some subangular to rounded gravel size fragments of moderately decomposed tuff. (COLLUVIUM)
3														
4														
5				85						+26.76	4.40			Extremely weak to locally very weak, light yellowish brown to light reddish brown dappled light grey streaked black, completely to highly decomposed TUFF with some gravel size fragments of weak highly decomposed tuff and manganese coated relic joints. (Firm, clayey, slightly fine sandy SILT with some gravel size fragments of rock).
6				100										
7		DRY at 06:00		98										
24.12.01		DRY at 08:00												
27.12.01														
8				100										
9				87										
10														
11														
12														

HOUSING LPN08A GPJ HK 02 GDT 23-01-02

- Small Disturbed Sample
- Large Disturbed Sample
- SPT Liner Sample
- ▨ U76 Undisturbed Sample
- ▩ U100 Undisturbed Sample
- ▧ Mazier Sample
- ▦ Piston Sample
- ▲ Water Sample
- ⊥ Water Level
- ⊕ Standard Penetration Test
- ⊖ Permeability Test
- ⊙ Plezometer Tip
- ⊕ Standpipe Tip
- ⊖ Pressuremeter Test
- ⊙ Impression Packer Test
- ⊖ Vane Shear Test

LOGGED M.Chiu
 DATE 28.12.2001
 CHECKED S.Flux
 DATE 28.12.2001

REMARKS



Gold Ram Engineering & Development Limited

JOB NO. GE/2001/38
 HOLE NO. DH/08/01
 SHEET 2 of 2
 DATE from 22.12.2001 to 27.12.2001

PROJECT			House No.16, Ngau Kwu Leng New Village, Ngau Kwa Leng, Tai Po, N.T. Feature No.: 7NW-A/C92 Works Order No.GE200138/GI/02		
METHOD	Rotary	CO-ORDINATES		ROCK CORE BIT T2-101	
Rig & No.	DR5	E 832,771.48 N 835,867.74		0.00m to 12.80m 115mm	
FLUSHING MEDIUM	Air Foam	ORIENTATION VERTICAL		GROUND LEVEL +31.16 mP.D.	

Drilling Progress	Casing depth/size	Water level/time/date	Water Recovery %	Total core Recovery %	Solid core Recovery %	R.Q.D.	Fracture Index	Tests	Samples			Reduced Level	Depth (m)	Legend	Grade	Description
									No.	Type	Depth					
				100					13	Disturbed	10.30					Same as Previous Page
				100					14	Disturbed	10.80					
				100					15	Disturbed	11.60					
	12.80 115mm			100					16	Disturbed	11.70					
									17	Disturbed	12.70					End of hole at 12.80m.
									18	Disturbed	+18.36	12.80				

HOUSING LPM08A GPJ HK 02 GDT 23-01-02

<ul style="list-style-type: none"> ● Small Disturbed Sample ○ Large Disturbed Sample □ SPT Liner Sample ▨ U76 Undisturbed Sample ▩ U100 Undisturbed Sample ▧ Mazler Sample ▦ Piston Sample ▲ Water Sample 	<ul style="list-style-type: none"> z Water Level Standard Penetration Test Permeability Test ■ Piezometer Tip □ Standpipe Tip Pressuremeter Test Impression Packer Test Vane Shear Test 	LOGGED <u>M.Chiu</u> DATE <u>28.12.2001</u> CHECKED <u>S.Flux</u> DATE <u>28.12.2001</u>
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REMARKS
 A standpipe piezometer was installed at 12.30m, with response zone from 11.30m to 12.80m.



Gold Ram Engineering & Development Limited

JOB NO. GE/2001/38
 HOLE NO. CH/08/01
 SHEET 1 of 1
 DATE from 27.12.2001 to 27.12.2001

PROJECT House No.16, Ngau Kwu Leng New Village, Ngau Kwa Leng, Tai Po, N.T. Feature No.: 7NW-A/C92 Works Order No.GE200138/GU/02			
METHOD	Rotary	CO-ORDINATES	ROCK CORE BIT T2-101
Rig & No.	CORING MACHINE	E 832,777.34 N 835,868.41	CASING
FLUSHING MEDIUM	Water	ORIENTATION 0HORIZONTAL	GROUND LEVEL +25.84 mP.D.

Drilling Progress	Casing depth/size	Water level/ time/ date	Water Recovery %	Total core Recovery %	Solid core Recovery %	R.Q.D.	Fracture Index	Tests	Samples No. Type Depth	Reduced Level	Depth (m)	Legend	Grade	Description
0				100					T2-101 0.00	+25.84	0.20			Strong, light grey spotted grey, CONCRETE with many subangular gravel size fragments of granite. (CONCRETE RETAINING WALL)
1									1 • 1.00					Soft to firm, light brown spotted white and light grey, clayey, slightly sandy SILT with some to many gravel size fragments of highly decomposed tuff and quartz. (COLLUVIUM)
2				5					2 • 2.00					2.00-3.00m: Recovered as medium gravel size fragments of highly decomposed tuff.
3									T2-101 3.00	+25.84	3.00			Soft to firm, light reddish to orangish brown, clayey, slightly fine sandy SILT with occasional gravel size fragments of highly decomposed tuff. (COLLUVIUM)
4									4 • 4.00					
5									5 • 5.00	+25.84	5.00			Soft, yellowish brown mottled yellow and grey streaked black, clayey, slightly sandy SILT with occasional to some gravel size fragments of completely to highly decomposed tuff. (COLLUVIUM)
27.12.01									6 • 6.00	+25.84	6.00			End of hole at 6.00m.
7														
8														
9														
10														

HOUSING LPM08A.GPJ HK 02.GDT 28-01-02

- Small Disturbed Sample
- Large Disturbed Sample
- SPT Liner Sample
- U75 Undisturbed Sample
- ▨ U100 Undisturbed Sample
- ▩ Mazier Sample
- ▭ Piston Sample
- ▲ Water Sample
- ✕ Water Level
- Standard Penetration Test
- Permeability Test
- Piezometer Tip
- Standpipe Tip
- Pressuremeter Test
- Impression Packer Test
- Vane Shear Test

LOGGED P.Procter
 DATE 28.12.2001
 CHECKED S.Flux
 DATE 28.12.2001

REMARKS



Gold Ram Engineering & Development Ltd

TRIAL PIT No.: TP/08/01

TRIAL PIT RECORD

Excavation Date: 10.12.2001 - 12.12.2001.
Backfill Date: 04.01.2002

Co-ordinates: E 832,790.51 N 835,885.07
Ground Level: +27.34 mPD

PROJECT Ground Investigation Works for Slopes in Tai Po and Yuen Long
House No. 16, Ngau Kwu Leng New Village, Ngau Kwu Leng, Tai Po. Feature No. 7NW-A/C92

W.O. No.: GE 2001/38/GI/08
Contract No.: GE/2001/38

Logged By: P.Procter Date: 18.12.2001
Checked By: S.Flux Date: 20.12.2001

Samples & Tests	Depth (m)	Face A: 1.5m	Face B: 1.5m	Face C: 1.5m	Face D: 1.5m	Legend	Grade	Description
	0.10	A	A	A	A			Strata A: Soft dark greyish brown, mottled black, sandy, clayey SILT with some angular and subrounded to rounded fine to coarse gravel and tuff with occasional cobble of moderately strong tuff and many roots. (TOPSOIL/COLLUVIUM)
I2	0.70	B	B	B	B			Strata B: Soft to firm dark yellowish brown, mottled light yellowish brown slightly sandy, clayey SILT with some subrounded to rounded fine to coarse gravel and cobble with occasional boulder of moderately strong moderately decomposed tuff. (COLLUVIUM)
	1.20	C	C	C	C			Strata C: Firm dark yellowish brown mottled light pink, light yellowish brown slightly sandy, clayey SILT. (RESIDUAL SOIL)
I5	2.00	D	D	D	D		V	Strata D: Extremely weak light pink and light yellowish brown mottled white, light grey, streaked dark grey, completely decomposed TUFF with relict texture. (Firm slightly clayey, slightly sandy SILT)
	3.30							Feature X: BOULDER of moderately strong, moderately decomposed tuff.

Symbol	Samples/Tests/Water	Plan (Not to Scale)	Remarks
•	Small Disturbed Sample	<p>Diagram showing trial pit location relative to houses and vegetation. Includes labels for CONCRETE, VEGETATION, HOUSE, and TP/08/01.</p>	Trial pit terminated at 3.30m. Groundwater not encountered. Sides stable, shoring installed. 2 No. GCO probe tests were carried out prior to excavation. *Indicates qualitative assessment only. Depth of samples and termination refers to mid point of face B.
I	Bulk Disturbed Sample		
■	Undisturbed Horizontal Sample(U100/U76)		
■	Undisturbed Vertical Sample(U100/U76)		
⊠	Block Sample		
∇	In-situ Density Test		
∇	Water Sample		
▲	Seepage		

TP (NEW) L0808-8 GPJ HK 03 GDT 24/12/01



Gold Ram Engineering & Development Ltd

TRIAL PIT No.: TP/08/02

Excavation Date: 15.12.2001 - 17.12.2001.

Backfill Date: 31.12.2001

TRIAL PIT RECORD

Co-ordinates: E 832,782.83

N 835,882.52

Ground Level: +28.45 mPD

PROJECT

Ground Investigation Works for Slopes in Tai Po and Yuen Long
House No. 16, Ngau Kwu Leng New Village, Ngau Kwu Leng, Tai Po Feature No 711W-A/C92

W.O. No.: GE 2001/38/GI/08

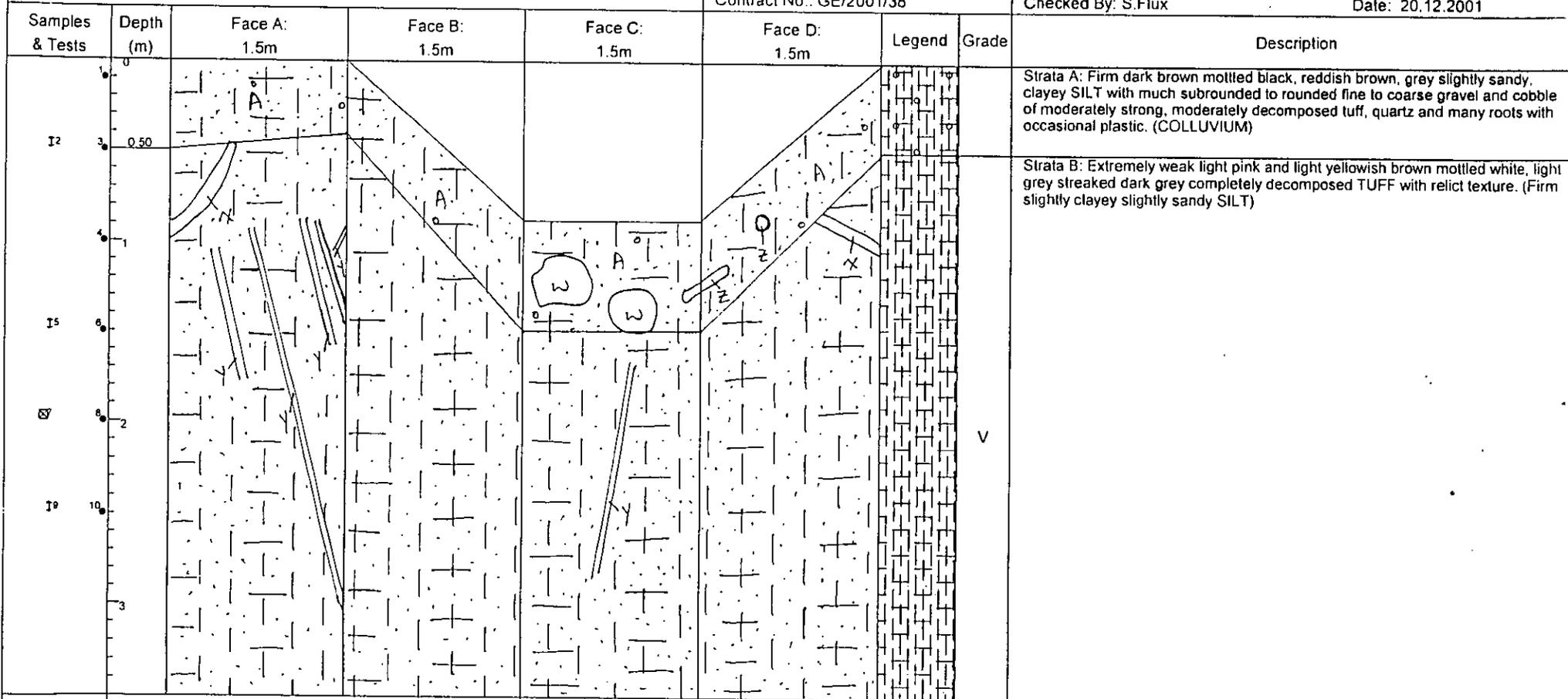
Contract No.: GE/2001/38

Logged By: P.Procter

Date: 18.12.2001

Checked By: S.Flux

Date: 20.12.2001



Symbol	Samples/Tests/Water	Plan (Not to Scale)	Remarks
•	Small Disturbed Sample		Trial pit terminated at 3.60m. Groundwater not encountered. Sides stable, shoring installed. 2 No. GCO probe tests were carried out prior to excavation. *Indicates qualitative assessment only. Depth of samples and termination refers to mid point of face B.
I	Bulk Disturbed Sample		
■	Undisturbed Horizontal Sample(U100/U76)		
▬	Undisturbed Vertical Sample(U100/U76)		
⊠	Block Sample		
v	In-situ Density Test		
▲	Water Sample		
↕	Seepage		

TP (NEW) L0808-8 GPJ HK_03 GDT 24/12/01



Gold Ram Engineering & Development Ltd

TRIAL PIT No.: TP/08/02

TRIAL PIT RECORD

Excavation Date: 15.12.2001 - 17.12.2001.

Backfill Date: 31.12.2001

Co-ordinates: E 832,782.83

N 835,882.52

Ground Level: +28.45 mPD

PROJECT

Ground Investigation Works for Slopes in Tai Po and Yuen Long
House No. 16, Ngau Kwu Long New Village, Ngau Kwu Long, Tai Po. Feature No. 7NW-A/C92

W.O. No.: GE 2001/38/GI/08

Contract No.: GE/2001/38

Logged By: P.Procter

Date: 18.12.2001

Checked By: S.Flux

Date: 20.12.2001

Samples & Tests	Depth (m)	Face A: 1.5m	Face B: 1.5m	Face C: 1.5m	Face D: 1.5m	Legend	Grade	Description
	3.60							
	4							Feature W: BOULDER of moderately strong, moderately decomposed tuff. Feature X: Quartz vein up to 100mm wide dipping 45°/270°. Feature Y: Quartz veins up to 15mm wide. Feature Z: Plastic pipe.
	5							
	6							

Symbol	Samples/Tests/Water	Plan (Not to Scale)	Remarks
<ul style="list-style-type: none"> • Small Disturbed Sample 1 Bulk Disturbed Sample ■ Undisturbed Horizontal Sample(U100/U76) ■ Undisturbed Vertical Sample(U100/U76) ⊠ Block Sample v In-situ Density Test ▲ Water Sample ∨ Seepage 			

TP (NEW) L0808-8 GPJ HK_03 GDT 20/12/01

GOLD RAM ENGINEERING & DEVELOPMENT LTD.

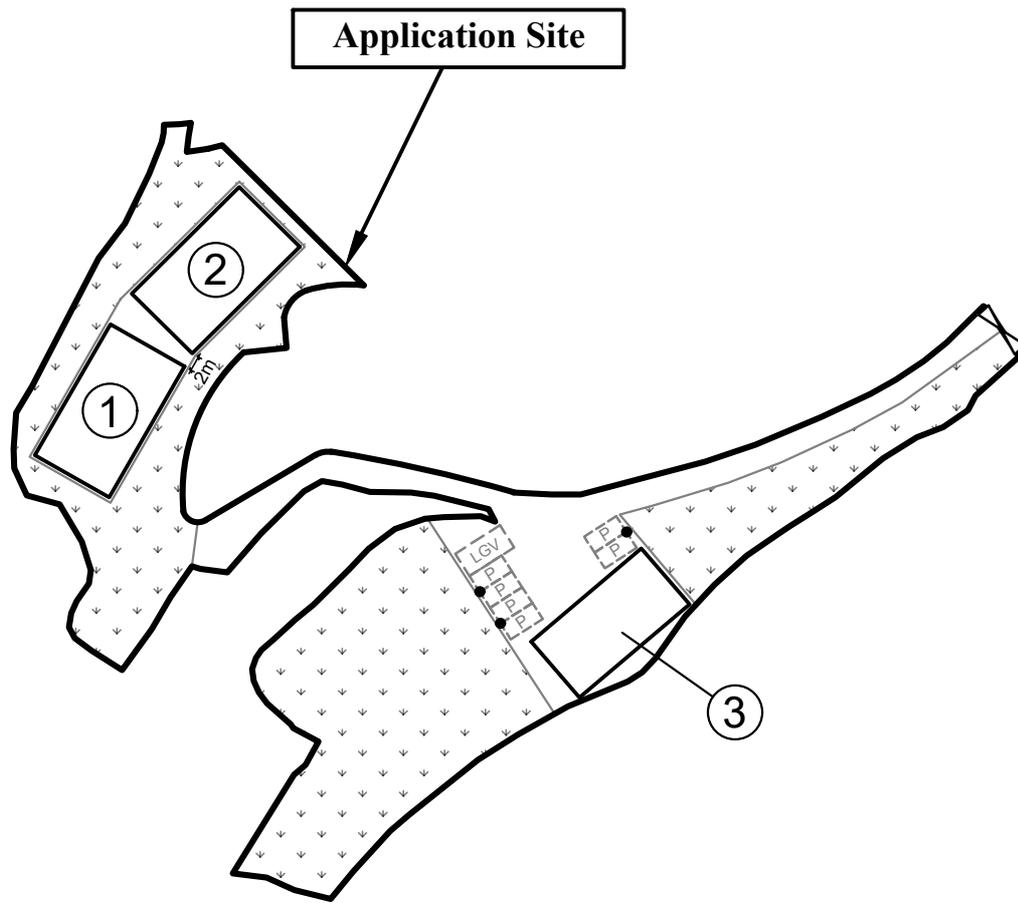
SLOPE STRIPPING LOG

Contract No. GE/2001/38

Works Order No: GE 2001/38/G1/08		Datum (Toe) Co-ordinates: E: 832777.18 N: 835868.60 Level: 26.06 mPD		Datum (Crest) Co-ordinates: E: 832774.18 N: 835869.62 Level: 31.29 mPD		Strip No. SS/08/01	
Project: House No. 16, Ngau Kwu Leng New Village, Ngau Kwu Leng, Tai Po						Slope No. 7NW-A/C92	
Date Started 17/12/2001		Date Completed 19/12/2001		Date Reinstated 16/01/2002		Logged By P. Procter	
						Checked By S. Flux	
Distance From Datum (m)	Slope Angle	Reduced Level (m.P.D.)	Samples and Tests	Description	Legend	Discontinuities	
						Dip Direction / Dip	Nature of Infilling
6.00	58°	26.06	(6 No.) • • • • • •	...from 5.30 to 6.00m with quartz veins up to 15mm wide. 6.00m	v v v v v v v v v v		
				End of slope strip at 6.00m.			
Remarks:							
Legend :			Sketch Plan :			Sketch Section :	
<ul style="list-style-type: none"> * Indicates qualitative assessment # Indicates average dominant joint orientation • Small Disturbed Sample 							

Appendix E

Layout Plans of the Proposed
Development



Legend

 Vehicular Ingress / Egress

 Parking space for private cars
(5m (L) x 2.5m (W))

 Parking space for light goods vehicle
(7m (L) x 3.5m (W))

 Electric Vehicle Charging Pole

 Farming Area(about) : 2,357m² (61%)

 Paved Area(about) : 1,516m² (39%)

Total Site Area(about) : 3,873m² (100%)

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Multi-function room (Office and storage)	225 m ²	225 m ²	1	5m
2	Multi-function room (Office and storage)	225 m ²	225 m ²	1	5m
3	Meter room	186 m ²	186 m ²	1	4m
Total		<u>636 m²</u>	<u>636 m²</u>		

1:1000

Layout Plan

**Goldrich Planners &
Surveyors Ltd.**

January 2026

Lots 86, 90, 91(part), 92(part), 103(part), 147(part), 148 S.A(part),
148 S.B(part), 149(part), 150 S.A, 151 S.A(part), 153(part),
572 S.A(part), 572 S.B(part), 572 RP(part) and 576(part) in D.D. 16
Tai Po, N.T.

**Plan 3
(P 25001)**

**PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM)
WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 5 YEARS AT LOT NOS. 86, 90, 91(PART), 92(PART), 103(PART), 147(PART),
148 S.A(PART), 148 S.B(PART), 149(PART), 150 S.A, 151 S.A(PART), 153(PART), 572S.A(PART),
572 S.B (PART), 572 RP(PART) AND 576(PART) IN D.D. 16, TAI PO, NEW TERRITORIES**

Tree Preservation Proposal

1st Submission

by



Landes Limited

Date: 7 January 2026

CONTENTS

- 1.0 Introduction
- 2.0 The Site and Its Context
- 3.0 The Proposed Development
- 4.0 Tree Survey Methodology and Tree Assessment Criteria
- 5.0 Existing Vegetation
- 6.0 Recommendation
- 7.0 Planting Proposal

APPENDICES

- Appendix A Tree Survey Plan
- Appendix B Tree Assessment Schedule
- Appendix C Photographic Record of Existing Trees
- Appendix D Tree Planting Plan

1.0 INTRODUCTION

- 1.1 The proposed Hobby Farm with Ancillary Facilities and Associated Filling of Land for a period of 5 years (The Proposed Development) is located at Lot Nos. 86, 90, 91(Part), 92(Part), 103(Part), 147(Part), 148 S.A(Part), 148 S.B(Part), 149(Part), 150 S.A, 151 S.A(Part), 153(Part), 572 S.A(Part), 572 S.B(Part), 572 RP(Part) and 576(Part) in D.D.16, Tai Po, New Territories. This report is prepared in support of the Proposed Development under this S.16 Planning Application.
- 1.2 This proposal outlines the approach and findings of the tree survey and describes the type, number and condition of all existing trees found within the Application Site. Effort was also made to advise the values of the existing vegetation and necessary protection approach. The tree survey was conducted on **01.09.2025**.
- 1.3 The following legislation, standards and guidelines are applicable to the tree survey, felling, and compensatory planting associated with the proposed building works for the project.
- Agriculture, Fisheries and Conservation Department (AFCD)'s Nature Conservation Practice Note No. 2 – Measurement of Diameter at Breast Height (DBH);
 - AFCD's Nature Conservation Practice Note No. 3 – The Use of Plant Names;
 - AFCD's Rare and Precious Plants of Hong Kong;
 - Cap. 96 – Forests and Countryside Ordinance;
 - Cap. 586 – Protection of Endangered Species of Animals and Plants Ordinance;
 - DEVB TC(W) No. 4/2020 – Tree Preservation;
 - DEVB TC(W) No. 5/2020 – Registration and Preservation of Old and Valuable Trees;
 - DEVB TC(W) No. 6/2015 – Maintenance of Vegetation and Hard Landscape Features;
 - DEVB's "Guidelines for Tree Risk Assessment and Management Arrangement";
 - Land Administration Office Instruction (LAOI) Section D12 – Tree Preservation; and
 - Relevant guidance documents in the website of Greening, Landscape and Tree Management Section (GLTMS) of DEVB at www.Greening.gov.hk.
- 1.4 This Tree Preservation Proposal presents:
- The existing tree vegetation;
 - The Tree Preservation Proposal; and
 - Planting Proposal of the Proposed Development.

2.0 THE SITE AND ITS CONTEXT

- 2.1 The Site is situated at various lots in D.D.16, Tai Po, New Territories. Hong Lok Yuen is located to its east while Lam Tsuen Country Park is located to its west. The Site is accessible from Tai Wo Service Road West via a local track.
- 2.2 The site comprises two gently undulating flat terraces: the southern terrace at **+23.80mPD**, the northern terrace at **+34.60mPD**, connected by a sloping footpath. The site is partly paved, with trees distributed throughout. Most of these trees are in semi-mature size, and several mature specimens have been identified. No Old and Valuable Trees (OVTs) and protected species were found in accordance with DEVB TCW No. 5/2020 and Forests and Countryside Ordinance.
- 2.3 The landscape character of the site and its surroundings are in rural character consisting mainly villages, e.g. Wai Tau Tsuen, Kau Liu Ha, low-rise residential development, i.e. Hong Lok Yuen and green hillsides, i.e. Lam Tsuen Country Park.

3.0 THE PROPOSED DEVELOPMENT

3.1 The development proposal comprises 2 multi-function rooms, 1 meter room, 6 nos. of parking space with Electric Vehicle (EV) charging facilities and 1 parking space for light goods vehicles (LGV). Please note the details of the structures on site as follows:

Table 1.0 Details of Structures

No.	Uses	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Multi-function room (Office and storage)	225	225	5	1
2	Multi-function room (Office and storage)	225	225	5	1
3	Meter room	186	186	4	1
Total		636	636		
		Plot Ratio	Site Coverage		
		0.16	16.4%		

3.2 Due to the construction of ancillary facilities, some of the vegetation would be affected by the site formation work. The detailed tree assessment shall refer to the **Para 5.0** below. The development layout has overlaid on the Tree Survey Plan to illustrate the impact of the Proposed Development on existing vegetation. The tree survey plan and tree assessment schedule are included in **Appendix A** and **B** for reference.

4.0 TREE SURVEY METHODOLOGY AND TREE ASSESSMENT CRITERIA

4.1 Tree Survey Methodology

4.1.1 The tree surveys recorded the horizontal and vertical position of each tree with trunk diameters larger than 95 mm (300 mm girth) measured 1 300 mm above ground level in accordance with the DEVB TC(W) No. 4/2020. The dimensions of the tree height, the tree trunk diameter and the crown spread were also recorded. The measurement of the tree trunk diameter was referenced to the AFCD's Nature Conservation Practice Note No. 2 "Measurement of Diameter at Breast Height (DBH)".

4.1.2 The field survey data was processed and tree survey report including the Tree Assessment Schedule, tree photos and Tree Location Plan was produced.

4.1.3 The following characteristics were also recorded in the Tree Assessment Schedule.

1. Tree identification number.;
2. Botanical name;
3. Chinese common name;
4. Height (m);
5. Trunk diameter at 1.3 m above ground level (mm);
6. Crown spread (m);
7. Conservation Status;
8. Proposed Treatment;
9. Justification;
10. Trees registered as Old and Valuable Trees in accordance with DEVB TC(W) 5/2020 "Registration and Preservation of Old and Valuable Trees" (if any);
11. Trees considered as "Tree of Particular Interest (TPI)" in accordance with Paragraph 3.3.1 of "Guidelines for Tree Risk Assessment and Management Arrangement (10th Edition)" promulgated by the GLTMS (if any); and
12. Other remarks.

4.2 Tree Classification Criteria

4.2.1 Conservation Status

4.2.1.1 Trees with high conservation value, rare and protected tree species shall be specified. References such as Rare and Precious Plants of Hong Kong, the IUCN (International Union for Conservation of Nature) Red List of Threatened Species, the Forests and Countryside Ordinance (Cap. 96) and Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586) were used.

4.2.2 Old and Valuable Tree

4.2.2.1 Trees listed on the Register of Old and Valuable Trees shall be identified as Old and Valuable Tree (OVT) in the Tree Assessment Schedule.

4.2.2.2 In accordance with the DEVB TC(W) No. 5/2020 – “Registration and Preservation of Old and Valuable Trees”, if a tree meets one or more of the following criteria, it shall be considered to recommend it to be incorporated into the Register of Old and Valuable Trees.

1. Trees of 100 years old or above;
2. Trees of cultural historical or memorable significance, e.g. fung shui tree, tree as landmark of monastery or heritage monument, and trees in memory of an important person or event;
3. Trees of precious or rare species;
4. Trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. tree with curtain like aerial roots, trees growing in unusual habitat; or
5. Trees with trunk diameter equal or exceeding 1.0 m (measured at 1.3 m above ground level), or with height/canopy spread equal or exceeding 25 m.

4.2.3 Tree of Particular Interest

4.2.3.1 According to Paragraph 3.3.1 of “Guidelines for Tree Risk Assessment and Management Arrangement (10th Edition)” promulgated by the GLTMS, any tree that meet one or more of following criteria shall be considered as Tree of Particular Interest (TPI).

- (a) OVTs and trees that are potentially registerable in the Register of OVTs;
- (b) Trees of 100 years old or above;
- (c) Trees with trunk diameter equal to or exceeding 1.0m (measured at 1.3m above ground level), or with height/canopy spread equal to or exceeding 25m;
- (d) Stonewall trees or trees of outstanding form (taking account of overall tree sizes, shape and any special features);
- (e) Rare tree species listed in ‘Rare and Precious Plants of Hong Kong’;
- (f) Endangered plant species protected under the Protection of Endangered Species of Animals and Plants Ordinance (Cap 586);
- (g) Tree species listed in the Forestry Regulations (Cap 96A) under the Forests and Countryside Ordinance (Cap.96);
- (h) Well-known Fung Shui trees;
- (i) Landmark trees with evidential records to support the historical or cultural significance of the trees;
- (j) Trees which may arouse widespread public concerns; or
- (k) Trees which may be subject to strong local objections on removal.

4.2.4 Strategy for Tree Treatment Recommendations

There are 3 options of treatments, including retain, transplant and fell.

Retain

4.2.4.1 The preferred option for all trees is to be retained in-situ unless they pose a threat to the public or the trees are nuisance species (e.g. *Leucaena leucocephala*). In case a tree group processes significant value in the landscape or to the ecosystem, it should be retained as a whole even when the individual components are not outstanding aesthetically.

Transplant

4.2.4.2 In situations where it is impossible to retain trees then transplanting them is the first consideration. The criteria upon which the assessment of transplanting trees is based includes the following:

- Conditions of the tree to be transplanted (including form, health and structure which will affect success of the proposed transplanting);
- Size, species, and conservation status of the tree to be transplanted;
- Availability and suitability of a permanent receptor site, both within and outside the project site;
- Adequate time for preparation of transplanting operation;
- Identification of a long-term maintenance party for the transplanted tree(s);
- Access to the existing location and transportation to the receptor site (including availability of access to accommodate the tree, topography of the proposed route, engineering limitations, etc); and
- Cost-effectiveness.

Fell

Statutory Guidelines

4.2.4.3 The recommendation of felling makes reference to paragraph 8 of the DEVB Technical Circular (Works) No. 4/2020 which states ‘..., there is no need to transplant trees with the following features under normal circumstances-“

- Low amenity value;
- Poor health, structure or form;
- Irrecoverable form after transplanting (e.g. transplanting requires substantial crown and root pruning);
- Low chance of survival upon transplanting;
- Undesirable species (e.g. *Leucaena leucocephala* which is an invasive, exotic and self-seeding tree;) or
- Trees grown under poor conditions which have limited the formation of proper root ball necessary for transplanting.

Principles

4.2.4.4 Where is possible neither to retain trees in-situ nor transplant them to other permanent location(s), which should preferably be in adjacent areas in order to maintain its/their amenity value to the neighbourhood, felling is recommended.

4.2.4.5 The felling of a tree must be justified by the following criteria:

- No irreplaceable, rare or protected species (under Forestry Regulation Cap. 96) is felled;
- The felling would not cause a serious loss of species diversity in the subject area;
- A genuine development or traffic need exist, which cannot be reasonably overcome;

- Adequate compensatory tree planting is to be implemented, or replacement with a new nursery grown specimen of the same species and comparable size is deemed more cost effective than transplanting, particularly in the case of common pioneer or cultivated species (e.g. *Acacia confusa*);
- The tree is not an unusually large or fine example of its species;
- The tree is in poor condition or is unsuitable for transplanting due to its low survival potential;
- The tree is not in the list of Champion Trees (Ref: Jim, C.Y. 1994 Champion Trees in Urban Hong Kong. Urban Council, Hong Kong) nor Unusual Trees (Ref: AFCD's Register of Unusual Trees in Rural Areas), nor registered Old and Valuable Tree;
- The tree is neither a significant landmark tree nor of special fung shui or cultural significance;
- Existing site conditions are such that transplantation would be hazardous to the public;
- The tree is dead, hazardous or diseased;
- A tree that has been rendered unstable because of the removal of neighboring trees may be considered for felling; and/or
- The tree possesses invasive habits.

5.0 EXISTING VEGETATION

5.1 A tree survey was carried out on **01.09.2025** in accordance with LAO PN No. 6/2023. A total of **10** trees within the Site were recorded. The photographic records of these existing trees are in **Appendix C**. The surveyed existing tree species are outlined below:

Table 2.0 Existing Tree Species Summary (Surveyed Trees)

No.	Scientific Name	Chinese Name	Quantity	Tree No.
1	<i>Archontophoenix alexandrae</i>	假檳榔	2	T10, T11
2	<i>Artocarpus heterophyllus</i>	菠蘿蜜	4	T9, T21, T30, T31
3	<i>Clausena lansium</i>	黃皮	18	T13, T14, T15, T16, T17, T18, T19, T22, T24, T26, T27, T28, T29, T32, T34, T35, T37, T38
4	<i>Dimocarpus longan</i>	龍眼	11	T20, T36, T44, T45, T46, T47, T48, T49, T51, T52, T53
5	<i>Ficus variegata</i>	青果榕	2	T23, T33
6	<i>Livistona chinensis</i>	蒲葵	6	T3, T4, T5, T6, T7, T8
7	<i>Macaranga tanarius var. tomentosa</i>	血桐	1	T25
8	<i>Sapindus saponaria</i>	無患子	1	T50
		Total:	45	

5.2 The tree species recorded are mostly common species found in Hong Kong. A total of **8** species were identified, with heights ranging from **2 m** to **13 m**, crown spreads from **2 m** to **12 m**, and DBH (Diameter at Breast Height) from **95 mm** to **637 mm**.

5.3 The Site is dominated by *Clausena lansium* 黃皮 (**18 nos.**) and *Dimocarpus longan* 龍眼 (**11 nos.**) which are common fruit trees species in Hong Kong. They are probably cultivated by the local villagers.

5.4 No Old and Valuable Trees (OVTs) and protected species were found in accordance with DEVB TCW No. 5/2020 and Forests and Countryside Ordinance. Besides, no existing trees can meet the criteria in para. 3.3.1 of "Guidelines for Tree Risk Assessment and Management Arrangement (10th Edition).

6.0 RECOMMENDATION

- 6.1 In this Proposed Development, the construction of ancillary facilities will lead to disturbance of some of the surveyed existing trees. The proposed building layout has been overlaid on **Tree Survey Plan** in **Appendix A** to illustrate the impact on the existing trees. **Table 3.0** provides a summary of the recommendation for the treatment of these surveyed existing trees.

Table 3.0 Summary of Tree Recommendation

Recommendation	Number of Trees	Percentage of Trees
Trees to be Retained	35	77.8%
Trees to be Transplanted	0	-
Trees to be Felled	10	22.2%
Total Number of Trees	45	100%

Retention of Trees

- 6.2 **35** of total **45** existing trees within Site will be unaffected by the Proposed Redevelopment. They are growing to the north of the Site, close to the entrance area. The retained trees will be protected and maintained in accordance with the details in Section 25 – Landscape Work in the General Specification for Building (2022) and relevant guidelines promulgated by DEVB.

Felling and Transplantation of Trees

- 6.3 For trees that will be in conflict with the proposed works shall be proposed to be transplanted if they fulfil all the criteria below:
- Trees have high amenity value;
 - Trees with good form and health;
 - Suitable access;
 - Tree species able to be transplanted easily;
 - Trees have suitable size and;
 - Trees are young to semi-mature.
- 6.4 **None** of the disturbed trees within the Application Site boundary can fulfil the above requirement and is recommended to be transplanted.
- 6.5 10 affected trees nos. **T30, T31** – *Artocarpus heterophyllus*, **T13, T14, T29** - *Clausena lansium*, **T47, T48, T49, T51** - *Dimocarpus longan* and **T50** – *Sapindus saponaria* are common fruit tree plantation species in Hong Kong. Due to nature of fruit tree, their survival rate after transplantation is generally low. Hence, all of them are recommended to be felled and compensated by quality trees.

7.0 PLANTING PROPOSALS (Refer to Appendix D)

7.1 In order to provide quality landscape for the Proposed Development, soft landscape works will be the major landscape element of the landscaping proposal and satisfy the following criteria:

- To compensate the loss of affected trees;
- To screen the columbarium building and reduce the visual impact to the nearby residents/visitors;
- To minimize future maintenance; and
- To be compatible with the hillside environment.

7.2 In this study area, a total of **45** trees within the Site Boundary were recorded. **35** trees will be retained in-situ while **10** trees to be felled due to in conflict with the Proposed Redevelopment and the associated works. **10** nos. of new tree planting in standard size are proposed and the species list is shown as follows:

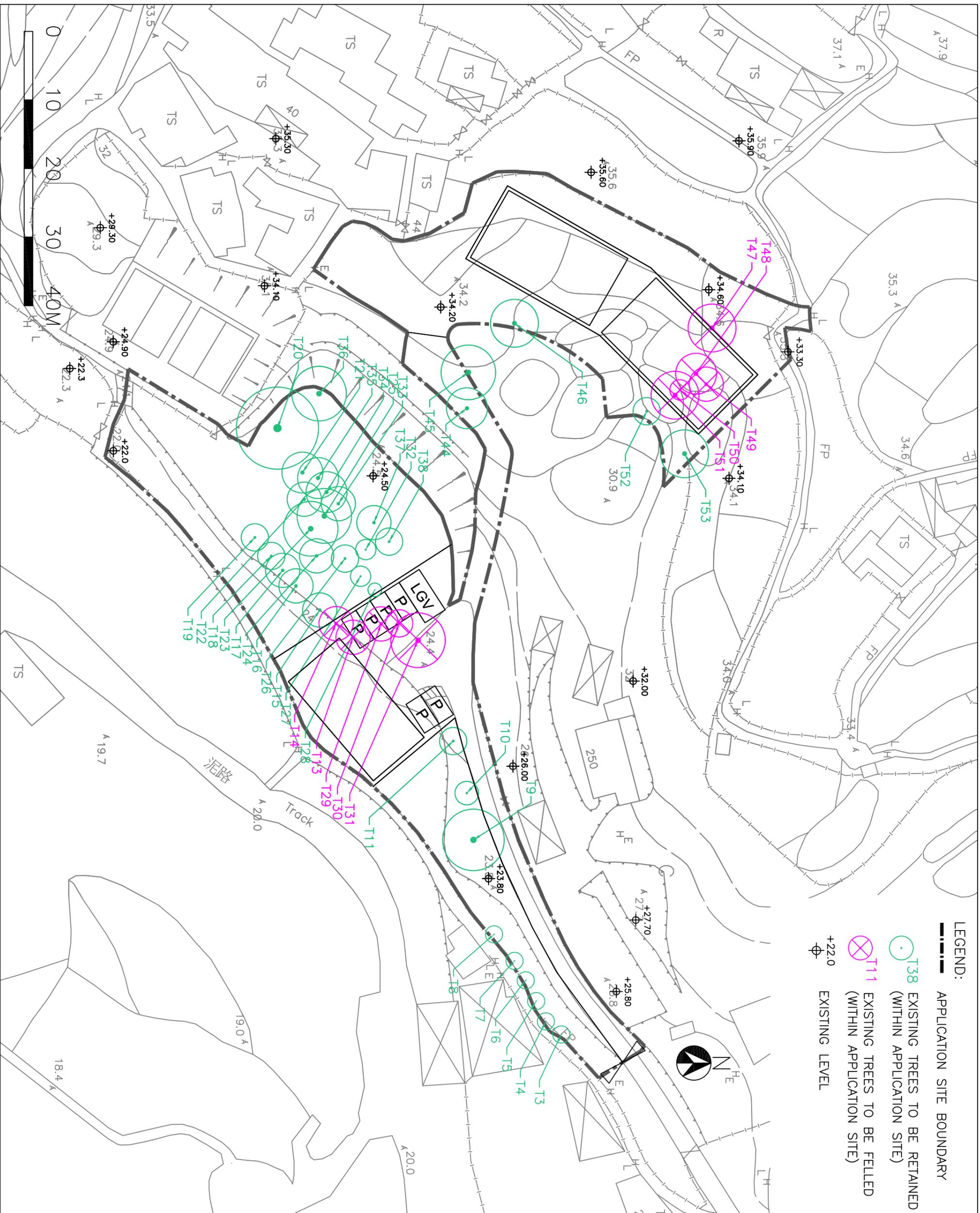
Table 3.0 Planting Schedule

Qty	Species	Chinese Name	DBH (mm)	Crown Spread (mm)	Overall Height (mm)	Native/ Exotic	Proposed Spacing (mm)
5	<i>Bauhinia purpurea</i>	紅花羊蹄甲	50	1200	1750	Native	4000
5	<i>Elaeocarpus chinensis</i>	中華杜英	50	1200	1750	Native	4000

7.3 Planting Plan showing the location of retained trees, final location of transplanted trees and new trees are shown in **Appendix D**.

Appendix A

Tree Survey Plan



- LEGEND:**
- APPLICATION SITE BOUNDARY
 - T38 EXISTING TREES TO BE RETAINED (WITHIN APPLICATION SITE)
 - ⊗ T11 EXISTING TREES TO BE FELLED (WITHIN APPLICATION SITE)
 - ⊕ +22.0 EXISTING LEVEL

PROJECT :
 PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HBBY FARM) WITH AUXILIARY FACILITIES AND ASSOCIATED TENURE OF LAND FOR A PERIOD OF 5 YEARS AT LOT NOS. 86, 90, 91(PART), 92(PART), 103(PART), 147(PART), 148 SA(PART), 148 SB(PART), 149(PART), 150 SA, 151 SA(PART), 153(PART), 572 SA(PART), 572 SB(PART), 572 BB(PART) AND 576(PART) IN D.D. 16, T.M. 90, NEW TERRORIES.

DRAWING TITLE :
 TREE SURVEY PLAN

PROJECT No. C2522

DRAWING No. TS01

SCALE : 1:500

DATE OF ISSUE : SEP 2025

CAD FILENAME : C2522-TS01

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

- NOTES :**
1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
 2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
 3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
 4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

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Appendix B

Tree Assessment Schedule

Tree Assessment Schedule at
Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and associated filling of land for a period of 5 years
at various Lots in D.D.16, Tai Po, New Territories
Prepared by Ted Lam (R.L.A. No. R-073) on 01/09/2025
To be read in conjunction with Tree Survey Plan, dwg. no. C2522-TS01

Tree No.	Species		Height (m)	DBH ² (mm)	Crown Spread (m)	Proposed Treatment (Retain/Transplant/Fell)	Remark ¹
	Scientific Name	Chinese Name					
T3	<i>Livistona chinensis</i>	蒲葵	2	174	2.5	Retain	restricted root
T4	<i>Livistona chinensis</i>	蒲葵	2	200	2.5	Retain	restricted root
T5	<i>Livistona chinensis</i>	蒲葵	2	194	2.5	Retain	restricted root
T6	<i>Livistona chinensis</i>	蒲葵	2	190	2.5	Retain	restricted root
T7	<i>Livistona chinensis</i>	蒲葵	2	190	2.5	Retain	restricted root
T8	<i>Livistona chinensis</i>	蒲葵	2	162	2.5	Retain	restricted root
T9	<i>Artocarpus heterophyllus</i>	菠蘿蜜	9	540	9	Retain	co-dominant trunks, included bark
T10	<i>Archontophoenix alexandrae</i>	假檳榔	13	212	3.5	Retain	restricted root
T11	<i>Archontophoenix alexandrae</i>	假檳榔	13	235	4	Retain	restricted root
T13	<i>Clausena lansium</i>	黃皮	5	259	5	Fell	multiple trunks, included bark
T14	<i>Clausena lansium</i>	黃皮	5	244	5	Fell	multiple trunks, included bark
T15	<i>Clausena lansium</i>	黃皮	5	205	5	Retain	multiple trunks, included bark, decay trunk
T16	<i>Clausena lansium</i>	黃皮	5	171	5	Retain	co-dominant trunks, included bark, decay in trunk base
T17	<i>Clausena lansium</i>	黃皮	5	267	5	Retain	multiple trunks, included bark, decay in trunk
T18	<i>Clausena lansium</i>	黃皮	3.5	150	4	Retain	multiple trunks, included bark, decay trunk
T19	<i>Clausena lansium</i>	黃皮	4	182	4	Retain	multiple trunks, included bark, decay in trunk, girdling root
T20	<i>Dimocarpus longan</i>	龍眼	9	637	12	Retain	restricted root, multiple trunks, included bark, cavity in trunk base
T21	<i>Artocarpus heterophyllus</i>	菠蘿蜜	11	372	6	Retain	co-dominant trunks, included bark

Tree	Species					Proposed Treatment	Remark ¹
No.	Scientific Name	Chinese Name	Height (m)	DBH ² (mm)	Crown Spread (m)	(Retain/Transplant/Fell)	
T22	<i>Clausena lansium</i>	黃皮	5.5	163	5	Retain	co-dominant trunks, included bark
T23	<i>Ficus variegata</i>	青果榕	8	357	8	Retain	imbalanced crown
T24	<i>Clausena lansium</i>	黃皮	6.5	168	5	Retain	co-dominant trunks, included bark, girdling root
T25	<i>Macaranga tanarius var. tomentosa</i>	血桐	7	186	8	Retain	abnormal bark crack on trunk
T26	<i>Clausena lansium</i>	黃皮	5	179	4	Retain	multiple trunks, included bark, girdling root
T27	<i>Clausena lansium</i>	黃皮	5	124	3	Retain	multiple trunks, included bark, decay in trunk
T28	<i>Clausena lansium</i>	黃皮	5.5	102	2	Retain	decay trunk, decay branch
T29	<i>Clausena lansium</i>	黃皮	6.5	168	5	Fell	multiple trunks, included bark, decay in trunk
T30	<i>Artocarpus heterophyllus</i>	菠蘿蜜	10	265	4	Fell	restricted root, exposed dead wood at trunk base
T31	<i>Artocarpus heterophyllus</i>	菠蘿蜜	13	560	8	Fell	restricted root, co-dominant trunks, included bark, fungal fruiting bodies at trunk
T32	<i>Clausena lansium</i>	黃皮	6	147	3	Retain	co-dominant trunks, included bark
T33	<i>Ficus variegata</i>	青果榕	7.5	175	5	Retain	wounds on trunk
T34	<i>Clausena lansium</i>	黃皮	5	203	6	Retain	multiple trunks, included bark, decay in trunk
T35	<i>Clausena lansium</i>	黃皮	6	202	6	Retain	multiple trunks, included bark
T36	<i>Dimocarpus longan</i>	龍眼	7	389	8	Retain	restricted root, co-dominant trunks, trunk topped
T37	<i>Clausena lansium</i>	黃皮	6	223	5	Retain	multiple trunks, included bark, heartwood damaged at branch
T38	<i>Clausena lansium</i>	黃皮	5	136	4	Retain	multiple trunks, included bark
T44	<i>Dimocarpus longan</i>	龍眼	5.5	375	6	Retain	restricted root, leaning trunk, cavity in trunk
T45	<i>Dimocarpus longan</i>	龍眼	6	575	8	Retain	restricted root, multiple trunks, crooked trunk, imbalanced crown
T46	<i>Dimocarpus longan</i>	龍眼	6	470	7	Retain	multiple trunks, cavity in trunk base, fungal fruiting bodies at trunk base
T47	<i>Dimocarpus longan</i>	龍眼	6.5	505	7	Fell	multiple trunks, included bark, decay in trunk, trunk topped

Tree No.	Species		Height (m)	DBH ² (mm)	Crown Spread (m)	Proposed Treatment (Retain/Transplant/Fell)	Remark ¹
	Scientific Name	Chinese Name					
T48	<i>Dimocarpus longan</i>	龍眼	6	290	6	Fell	cavity in trunk, bulge at trunk
T49	<i>Dimocarpus longan</i>	龍眼	3.5	168	5	Fell	co-dominant trunks, uproot, cavity in trunk base
T50	<i>Sapindus saponaria</i>	無患子	6	95	3	Fell	tree was confined by T51
T51	<i>Dimocarpus longan</i>	龍眼	6	535	7	Fell	co-dominant trunks, included bark, fungal fruiting bodies at cavity in trunk
T52	<i>Dimocarpus longan</i>	龍眼	6	122	4	Retain	decay in trunk base, crooked trunk
T53	<i>Dimocarpus longan</i>	龍眼	7	378	7	Retain	restricted root, co-dominant trunks, dieback

Summary Table

Tree to be Retained	35 nos.
Tree to be Transplanted	0
Tree to be Felled	10 nos.
Total Number of Existing Trees	45 nos.

¹ Please state whether the OVT, potentially registrable OVT, trees of rare or protected species, trees with ecological and historical significance, etc. within and/or adjacent to the site is likely to be affected by the proposed development.

² DBH of a tree refers to its diameter at breast height (i.e. measuroprooted at 1.3m above ground level)

Appendix C

Photographic Record of Existing Trees



T3 (R)



T3 (R)



T4 (R)



T4 (R)



T5 (R)



T5 (R)



T6 (R)



T6 (R)

LEGEND:
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T7 (R)



T7 (R)



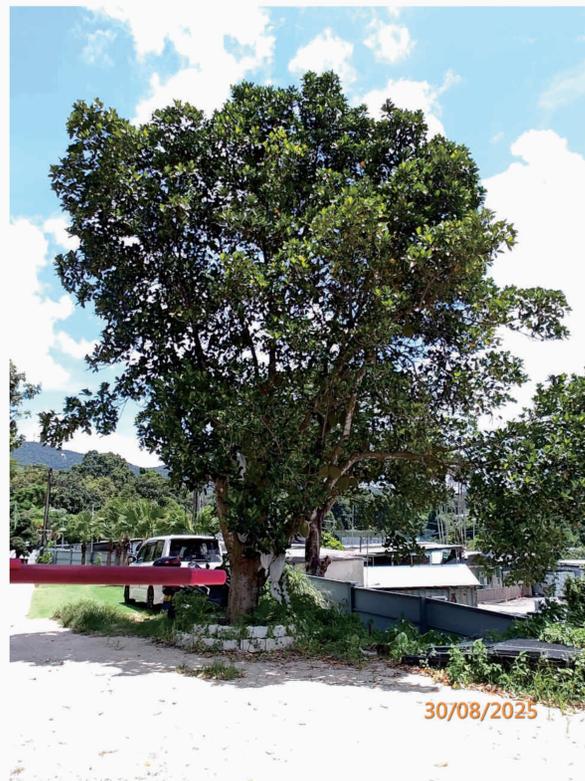
T8 (R)



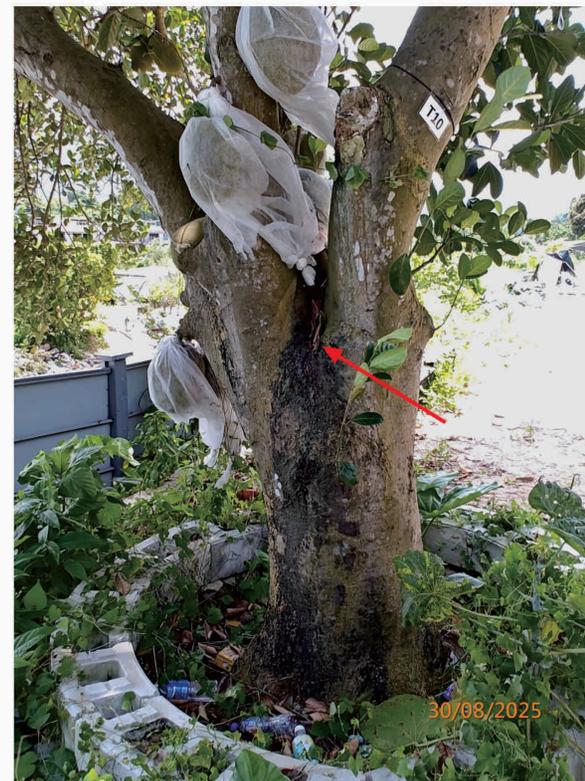
T8 (R)



T9 (F)



T9 (F)



T9 - Included Bark (F)



T10 (F)

LEGEND:
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T10 (F)



T11 (F)



T11 (F)



T13 (F)



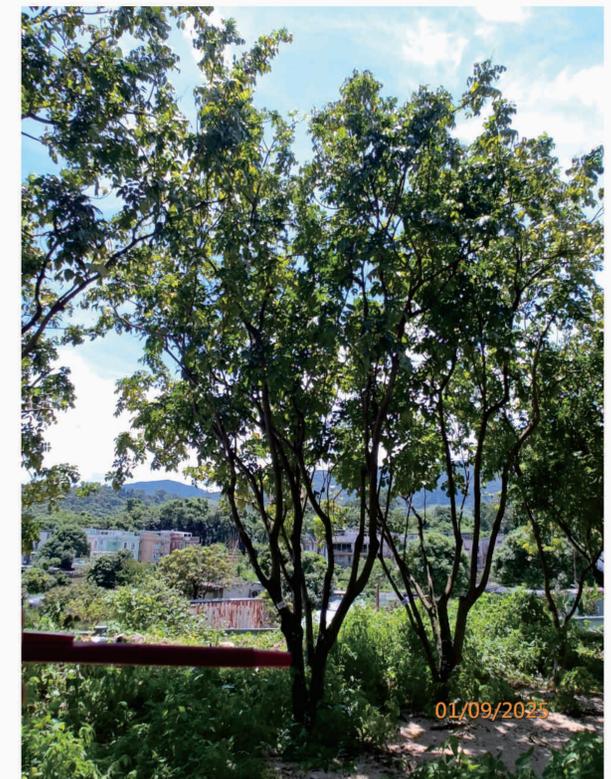
T13 (F)



T13 - Decay in Trunk (F)



T14 (F)

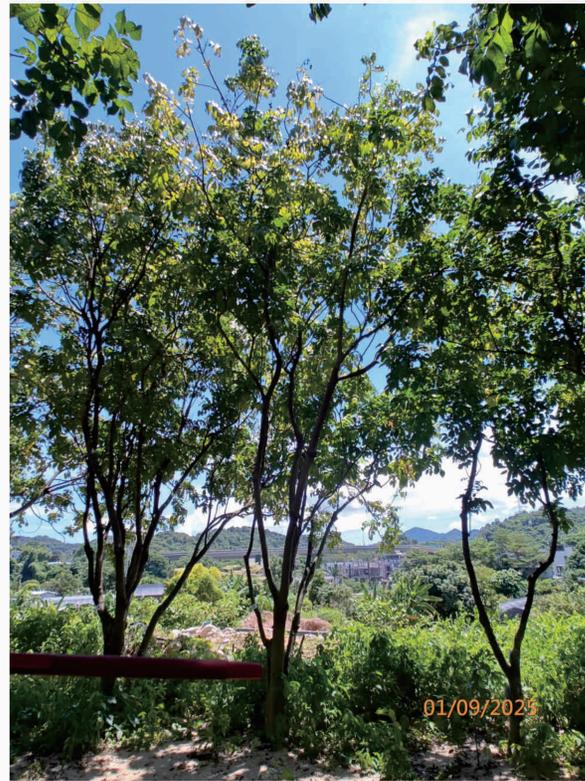


T14 (F)

LEGEND:
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T15 (R)



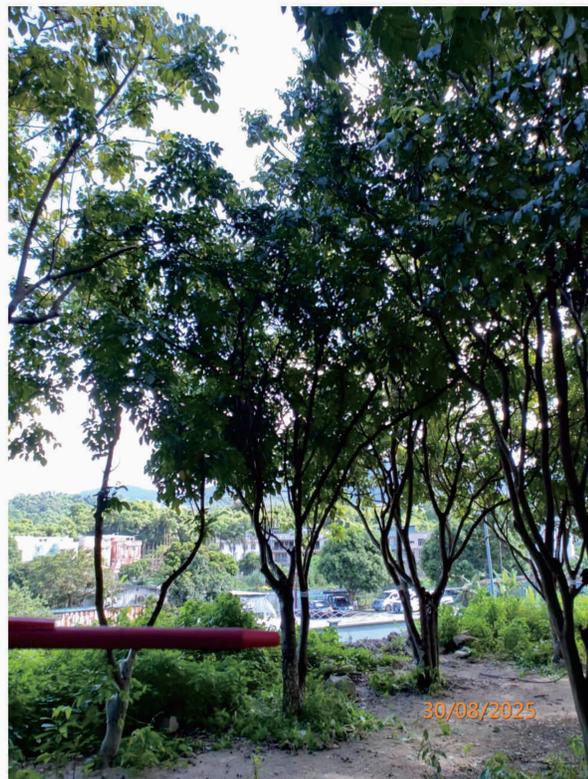
T15 (R)



T15 - Decay in Trunk (R)



T16 (R)



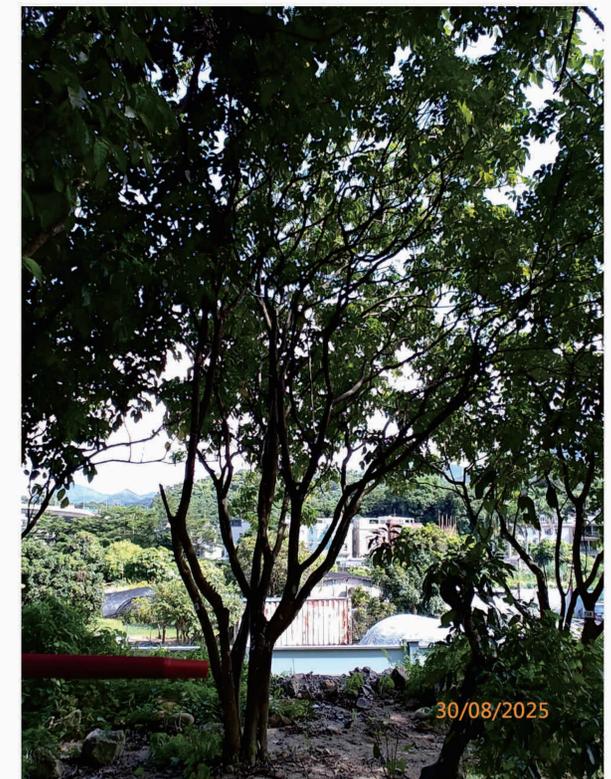
T16 (R)



T16 - Decay in Trunk Base (R)



T17 (R)



T17 (R)

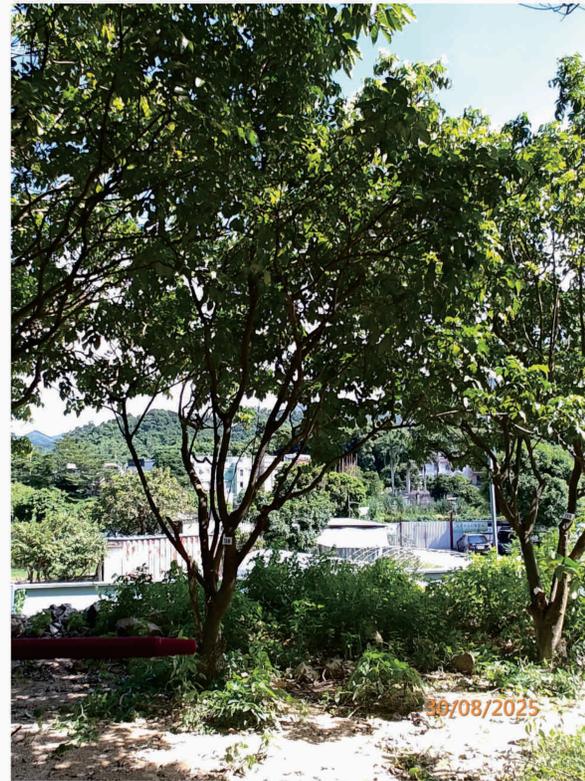
LEGEND:
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T17 - Decay in Trunk (R)



T18 (R)



T18 (R)



T18 - Decay Trunk (R)



T19 (R)



T19 (R)



T19 - Decay in Trunk (R)



T20 (R)

LEGEND:
 (R) - Retain
 (F) - Fell
 (T) - Transplant



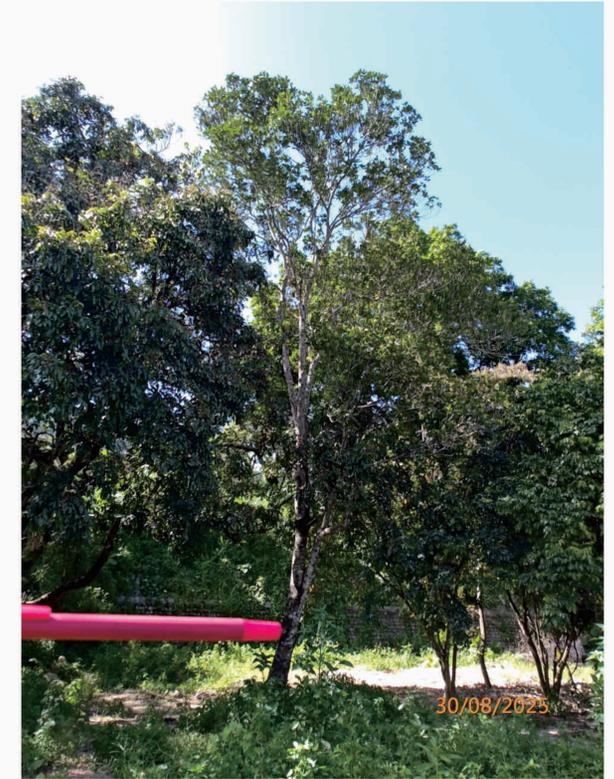
T20 (R)



T20 - Cavity in Trunk Base (R)



T21 (R)



T21 (R)



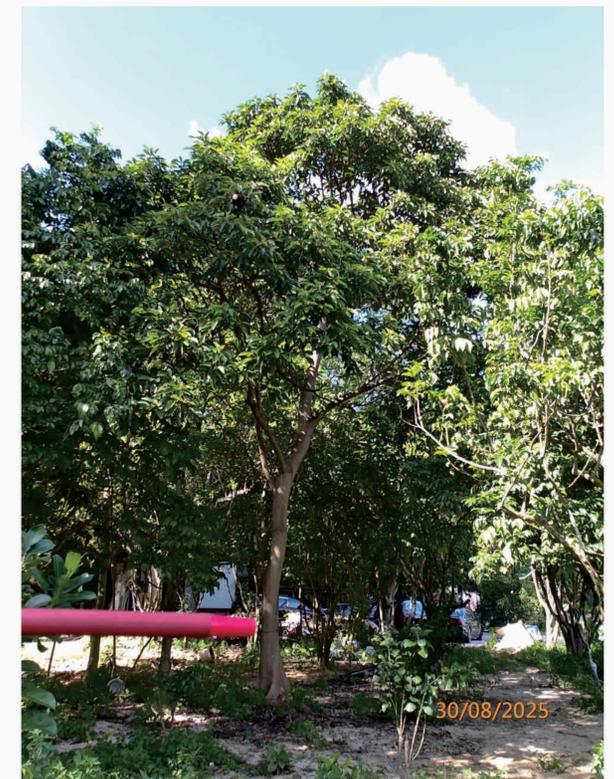
T22 (R)



T22 (R)



T23 (R)

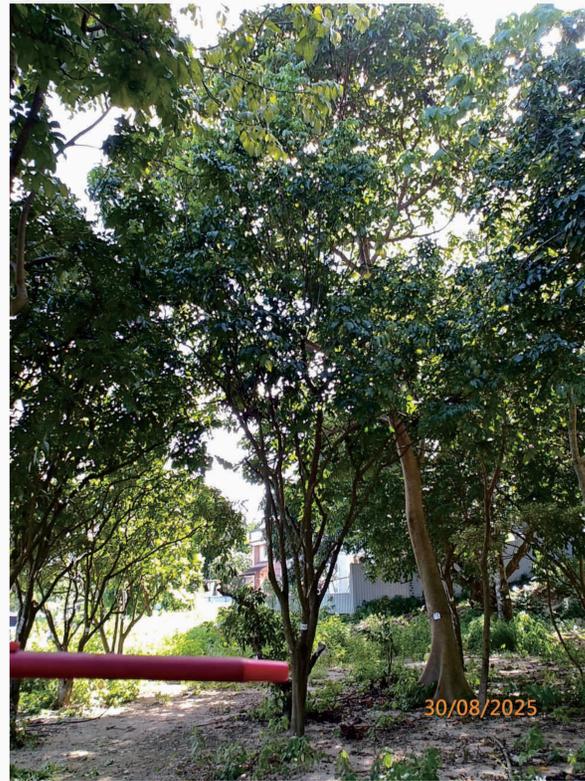


T23 (R)

LEGEND:
(R) - Retain
(F) - Fell
(T) - Transplant



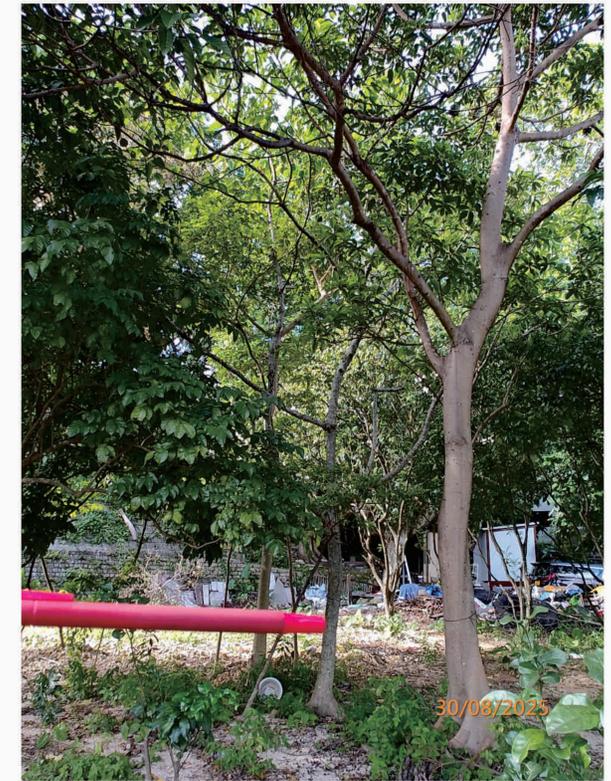
T24 (R)



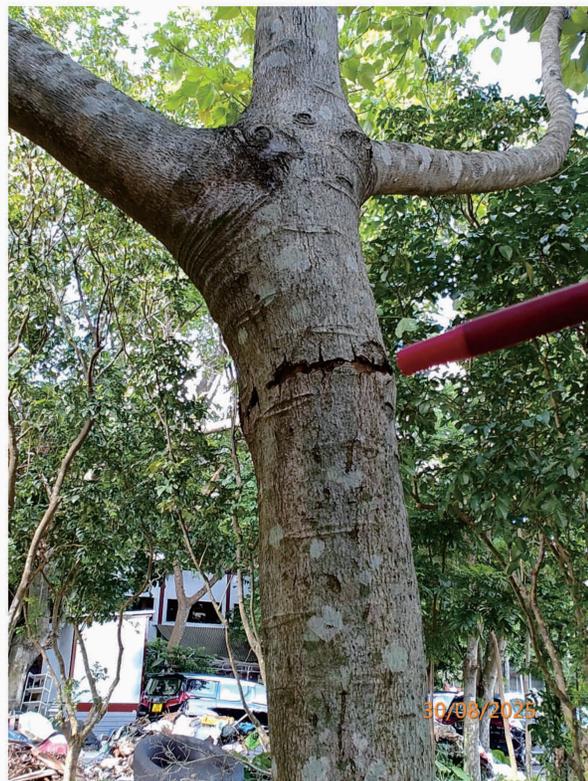
T24 (R)



T25 (R)



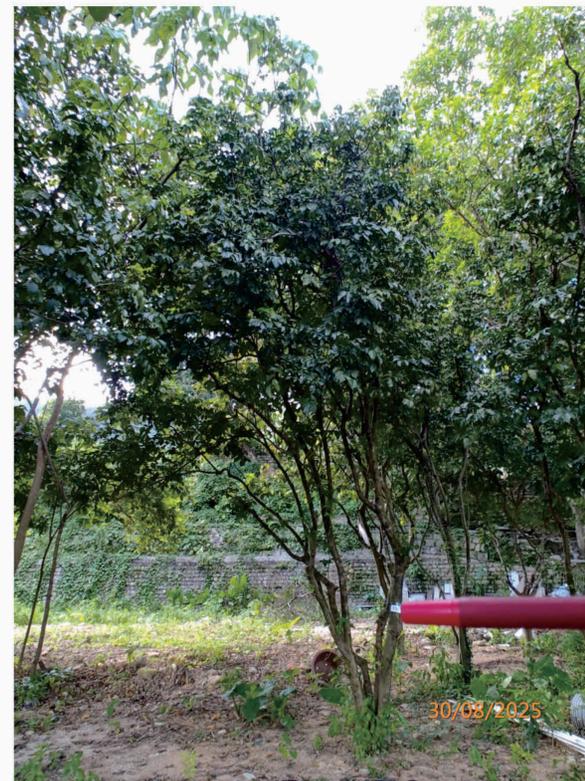
T25 (R)



T25 - Abnormal Bark Crack on Trunk (R)



T26 (R)



T26 (R)



T26 - Girdling Root (R)

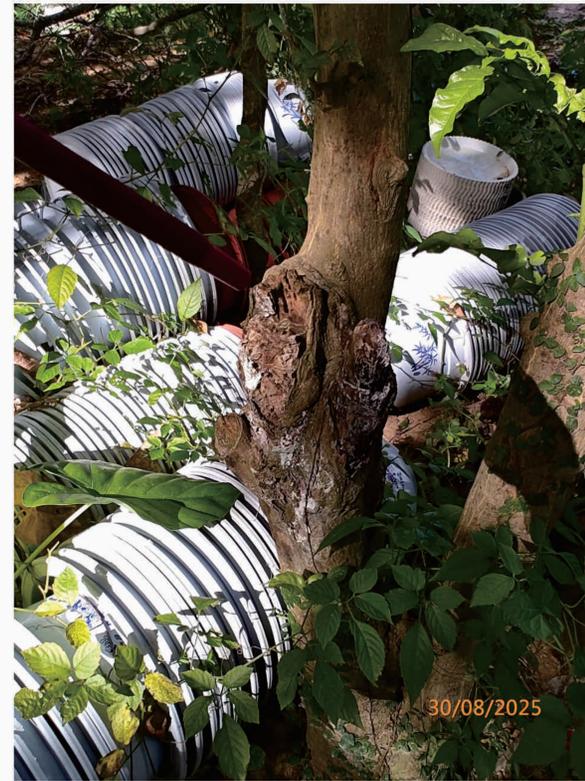
LEGEND:
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T27 (R)



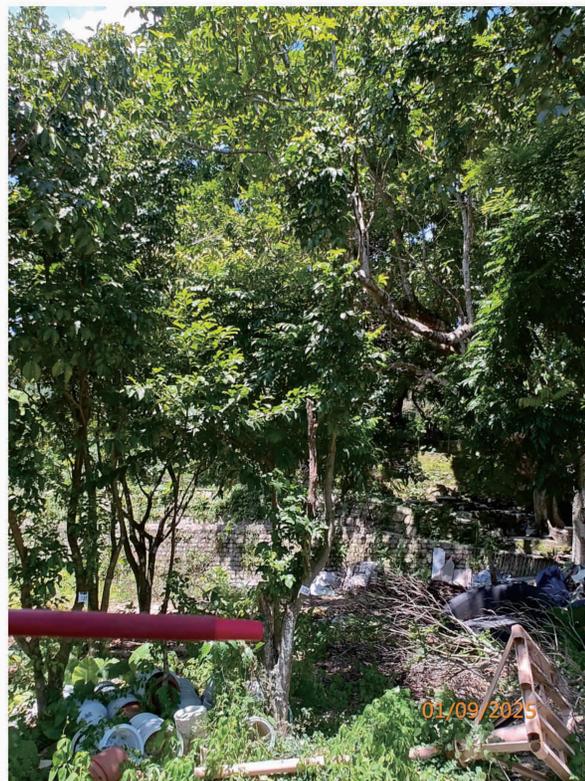
T27 (R)



T27 - Decay in Trunk (R)



T28 (R)



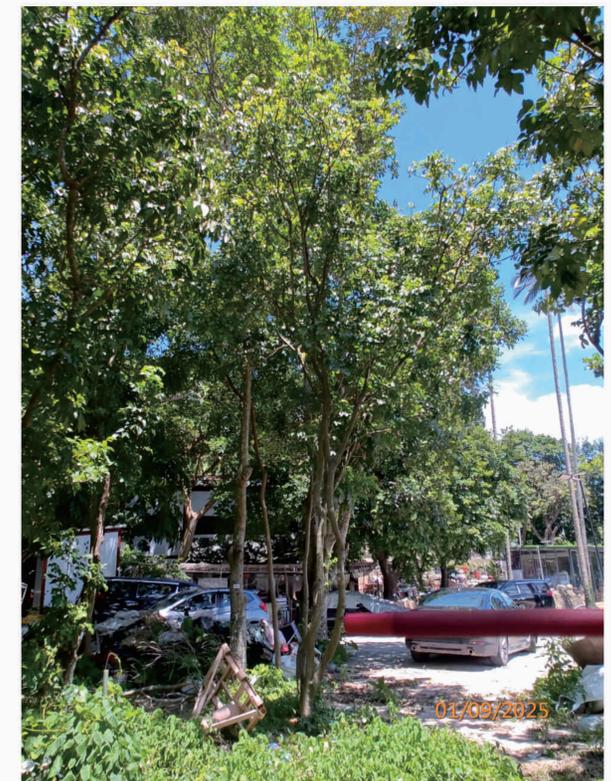
T28 (R)



T28 - Decay Trunk (R)



T29 (F)



T29 (F)

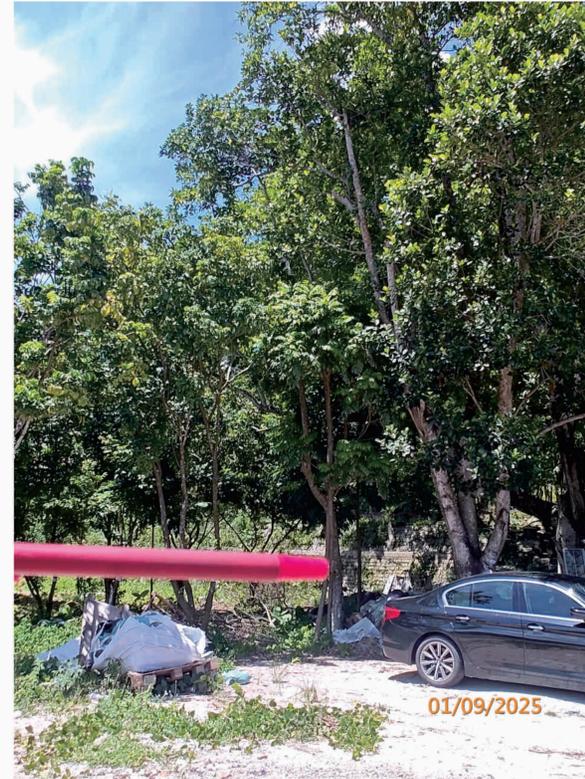
LEGEND:
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T29 - Decay in Trunk Base (F)



T30 (F)



T30 (F)



T30 - Exposed Dead Wood at Trunk Base (F)



T31 (F)



T31 (F)



T31 - Fungal Fruiting Bodies at Included Bark (F)



T32 (R)

LEGEND:
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T32 (R)



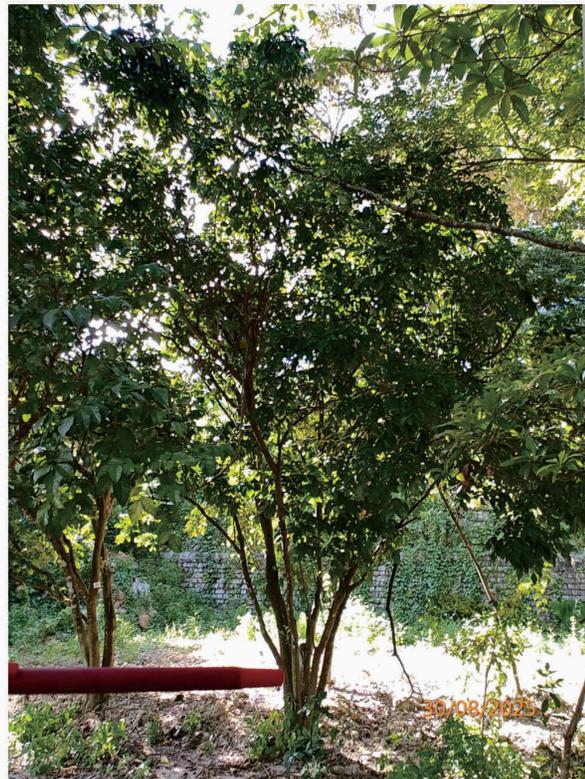
T33 (R)



T33 (R)



T34 (R)



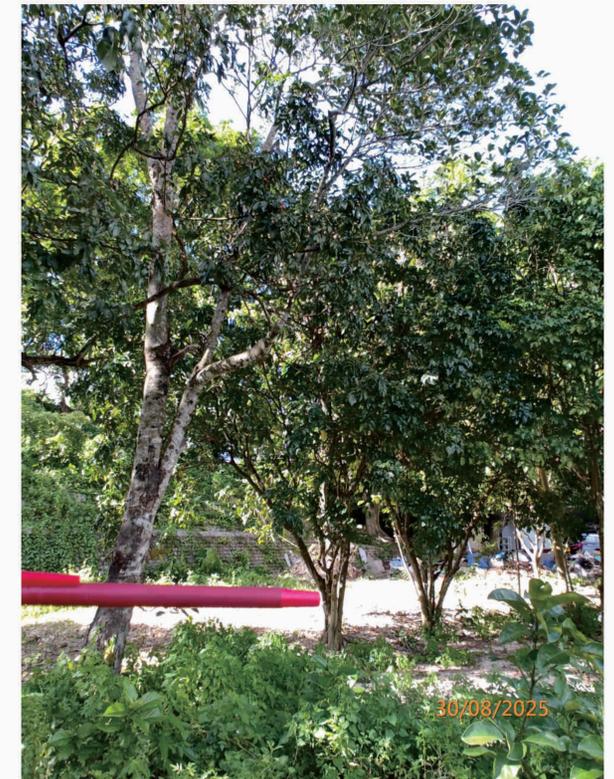
T34 (R)



T34 - Decay in Trunk (R)



T35 (R)

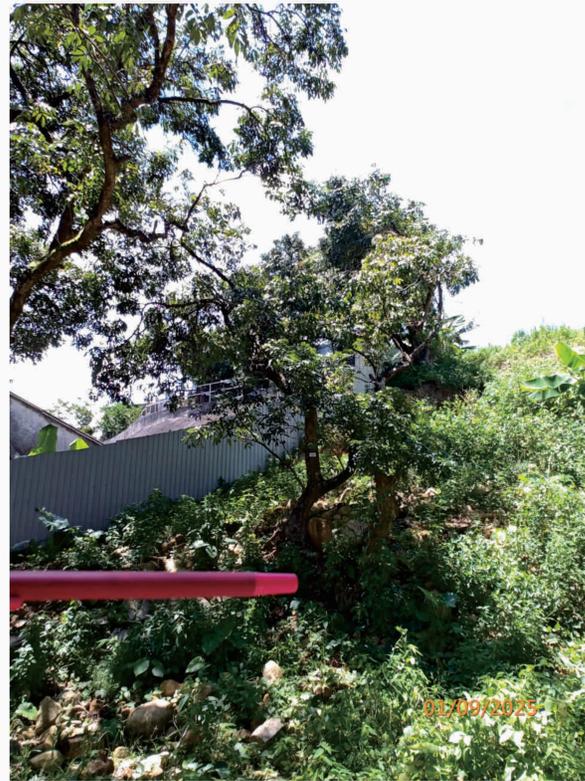


T35 (R)

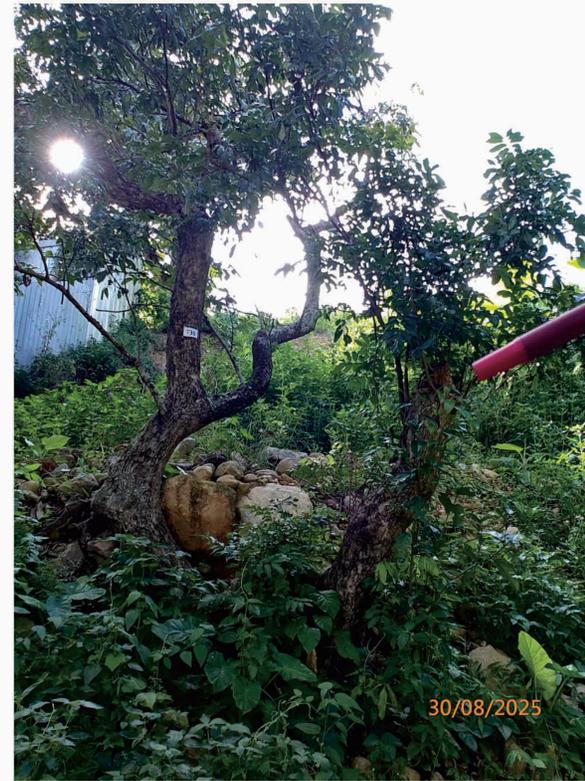
LEGEND:
(R) - Retain
(F) - Fell
(T) - Transplant



T36 (R)



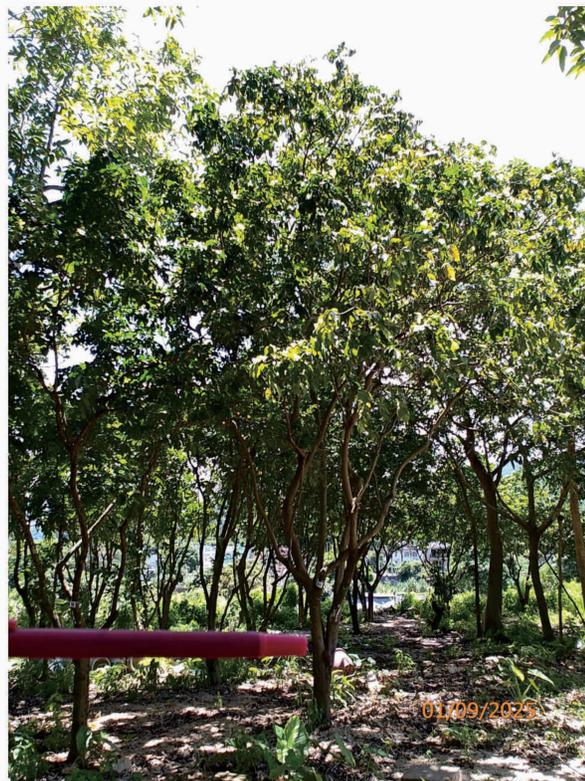
T36 (R)



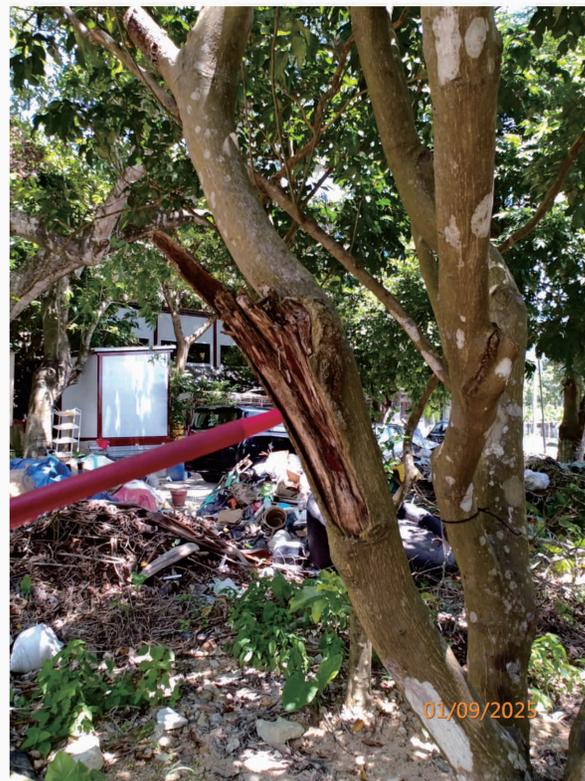
T36 - Trunk Topped (R)



T37 (R)



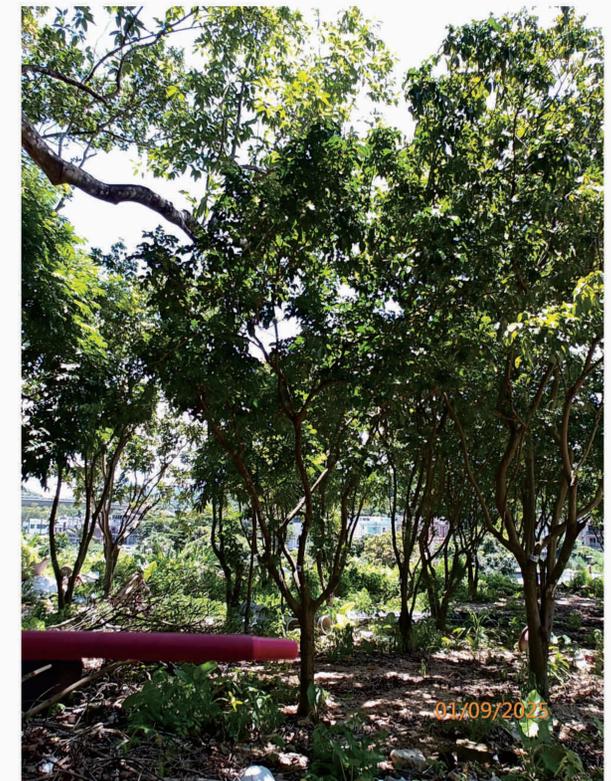
T37 (R)



T37 - Heartwood Damaged at Branch (R)



T38 (R)

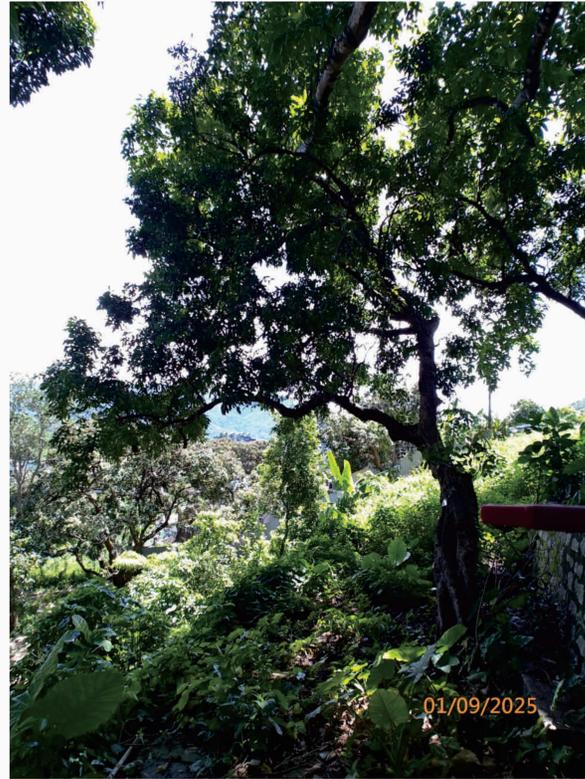


T38 (R)

LEGEND:
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T44 (R)



T44 (R)



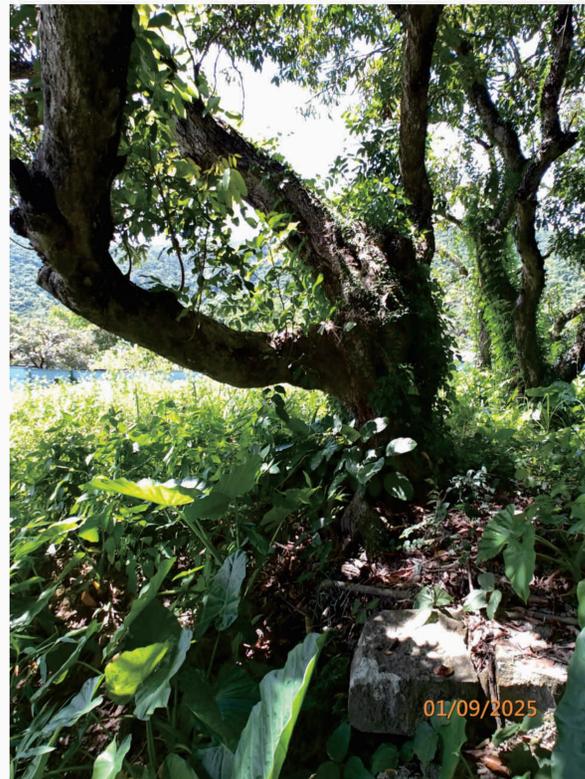
T44 - Cavity in Trunk (R)



T45 (R)



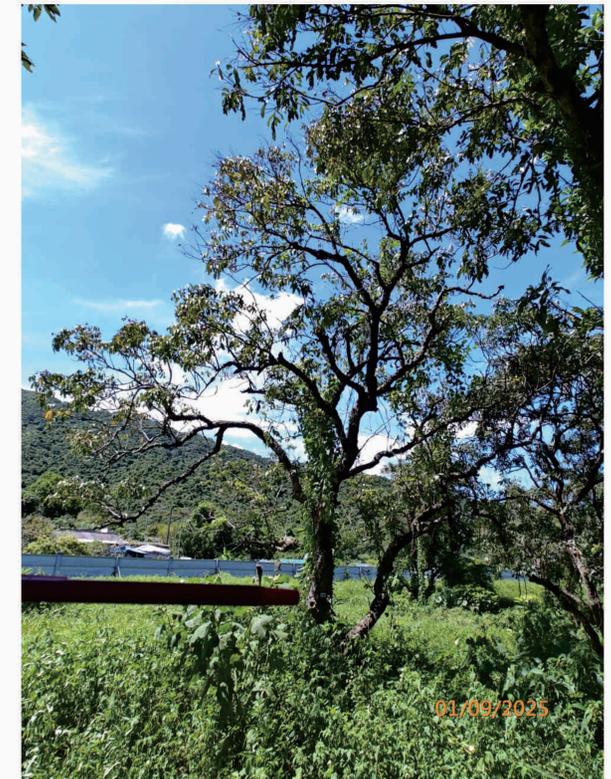
T45 (R)



T45 - Restricted Root (R)



T46 (R)



T46 (R)

LEGEND:
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T46 - Cavity in Trunk Base (R)



T47 (F)



T47 (F)



T47 - Decay in Trunk (F)



T48



T48 (F)



T48 - Cavity in Trunk (F)



T49 (F)

LEGEND:
 (R) - Retain
 (F) - Fell
 (T) - Transplant



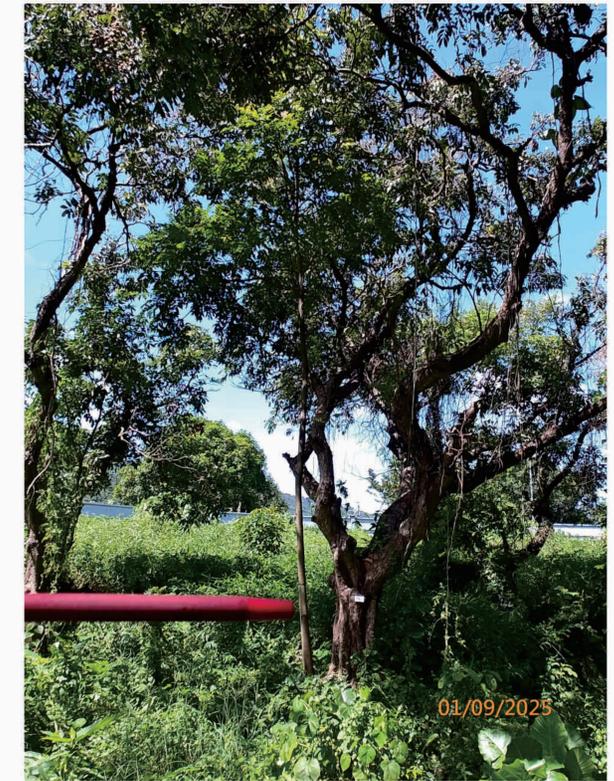
T49 (F)



T49 - Cavity in Trunk Base (F)



T50 (F)



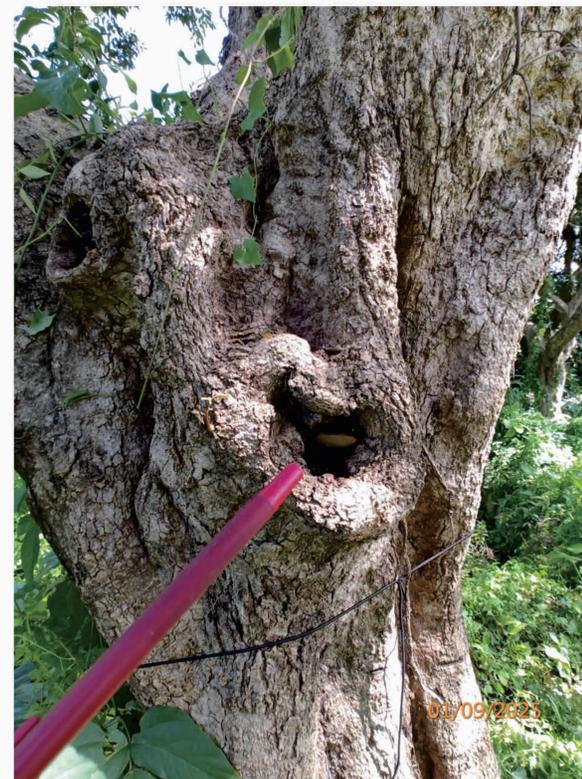
T50 (F)



T51 (F)



T51 (F)



T51 - Fungal Fruiting Bodies at Cavity in Trunk (F)



T52 (R)

LEGEND:
(R) - Retain
(F) - Fell
(T) - Transplant



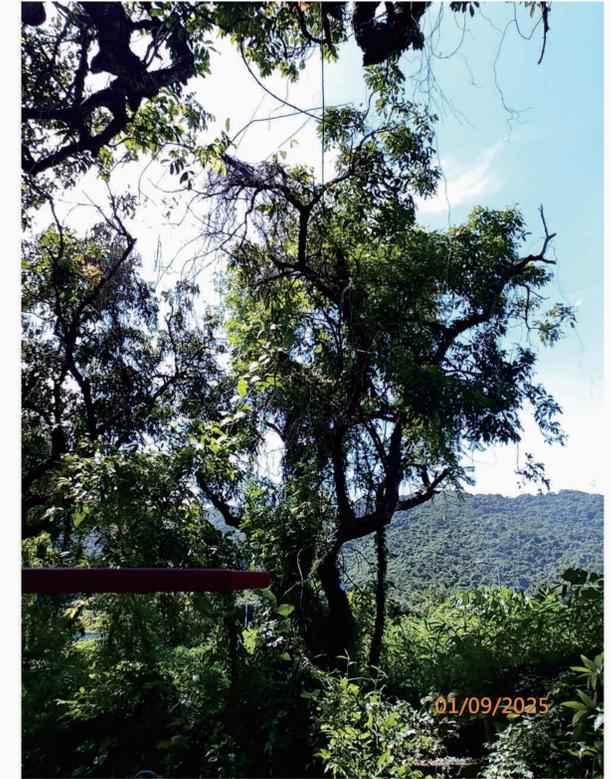
T52 (R)



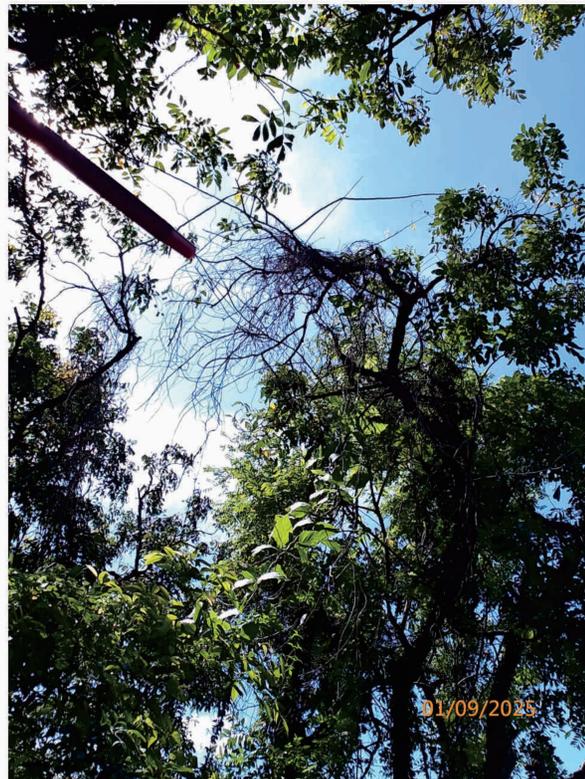
T52 - Decay in Trunk Base (R)



T53 (R)



T53 (R)



T53 - Dieback (R)

LEGEND:

(R) - Retain

(F) - Fell

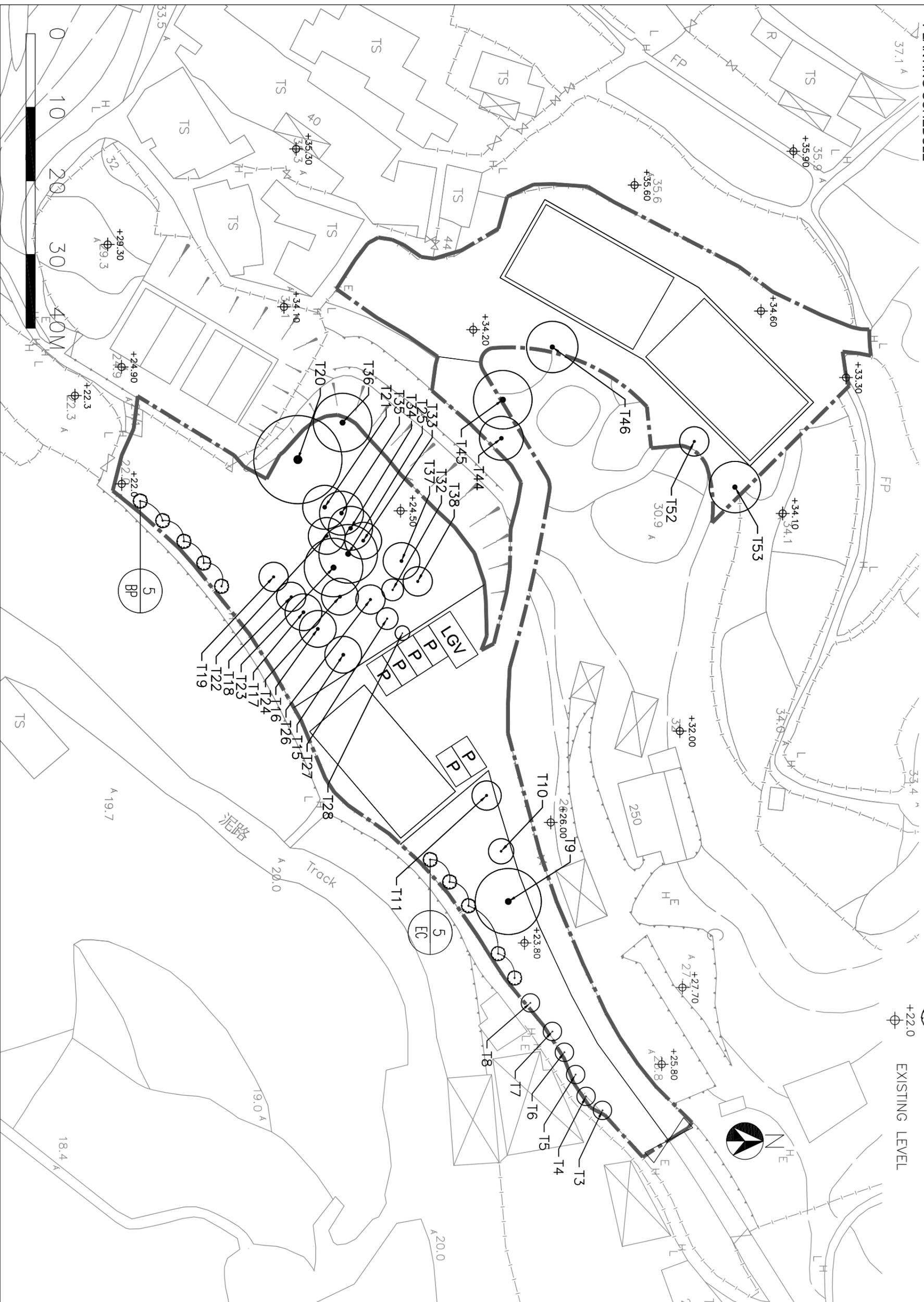
(T) - Transplant

Appendix D

Tree Planting Plan

Quantity	Code	Chinese Name	Botanical Name	Native/Exotic	Height (mm)	Spread (mm)	DBH (mm)	Spacing (mm)	Remark
STANDARD TREES									
5	BP	洋紫荊	<i>Bauhinia blakeana</i>	Native	1750	1200	50	4000	Straight trunk, balanced form
5	EC	中華杜英	<i>Elaeocarpus chinensis</i>	Native	1750	1200	50	4000	Abundance of Foliage, Well-Formed, Full Spread Formed

PLANTING SCHEDULE



LEGEND:

- APPLICATION SITE BOUNDARY
- T38 EXISTING TREES TO BE RETAINED (WITHIN APPLICATION SITE)
- PROPOSED STANDARD TREES
- ⊕ EXISTING LEVEL

PROJECT :
 PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HBBB FARM) WITH ANCILLARY FACILITIES AND ASSOCIATED PLANNING OF LAND FOR A PERIOD OF 5 YEARS AT LOT NOS. 86, 90, 91(PART), 92(PART), 103(PART), 141(PART), 148 SA(PART), 148 SB(PART), 149(PART), 150 SA, 151 SA(PART), 153(PART), 572 SA(PART), 572 SB(PART), 572 RB(PART) AND 576(PART) IN D.O. 16, TM PO, NEW TERRORIES.

DRAWING TITLE :
 PLANTING PLAN

PROJECT No. C2522

DRAWING No. P101

SCALE : 1:500

DATE OF ISSUE : SEP 2025

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REV	DESCRIPTION	DATE
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DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

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 1. DO NOT SCALE DRAWING, FIGURED DIMENSIONS ARE TO BE FOLLOWED.
 2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
 3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
 4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

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