此文件在2026年 6月 4日 收到。城市規劃委員會只會在收到所有必要的資料及文件後才正式確認收到申請的日期。

This document is received on - 4 JUN 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.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)第16條遞交的許可申請

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

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

****Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area)and Renewal of Permission for such Temporary Use or Development.***
****其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。***

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

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

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

601246 22/5 By Hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-MUP/235
	Date Received 收到日期	- 4 JUN 2026

1. 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。

2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Golden Smart Development Limited 金駿發展有限公司

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

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

R-riches Planning Limited 盈卓規劃有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lot 207 in D.D. 38, Man Uk Pin, 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	☑Site area 地盤面積 950 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 424 sq.m 平方米☑About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	N/A sq.m 平方米 ☐About 約

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

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

The applicant 申請人 –

☑ is the sole "current land owner"#& (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」#& (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"#& (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」#& (請夾附業權證明文件)。

☐ is not a "current land owner"#.
並不是「現行土地擁有人」#。

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

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

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

(b) The applicant 申請人 –

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

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

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

☐ has notified ..... "current land owner(s)"#
已通知 ..... 名「現行土地擁有人」#。

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

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

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

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

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

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

☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____(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 _____ (DD/MM/YYYY)&
於_____(日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

☐ others (please specify)
其他（請指明）

_____

_____

_____

_____

Note: May insert more than one「✔」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註: 可在多於一個方格內加上「✔」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☑ year(s) 年 ..... 3 ..... ☐ month(s) 個月 .....

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	526	sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	424	sq.m ☑About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	2	
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	424	sq.m ☑About 約
Proposed gross floor area 擬議總樓面面積	424	sq.m ☑About 約

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

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.)	202 m^2 (ABOUT)	202 m^2 (ABOUT)	9 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE AND WASHROOM	222 m^2 (ABOUT)	222 m^2 (ABOUT)	9 m (ABOUT)(1-STOREY)
	TOTAL	424 m^2 (ABOUT)	424 m^2 (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN

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

Private Car Parking Spaces 私家車車位	1
Motorcycle Parking Spaces 電單車車位	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
Others (Please Specify) 其他 (請列明)	

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

Taxi Spaces 的士車位	N/A
Coach Spaces 旅遊巴車位	N/A
Light Goods Vehicle Spaces 輕型貨車車位	1
Medium Goods Vehicle Spaces 中型貨車車位	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	N/A
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間
Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays.

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☑ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Sha Tau Kok Road - Wo Hang via a local access. ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度）
	No 否	☐

(e) Impacts of Development Proposal 擬議發展計劃的影響
(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)

(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情
	No 否	☑
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☑ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☑ Filling of land 填土 Area of filling 填土面積 950 sq.m 平方米 ☑About 約 Depth of filling 填土厚度 not more than 0.2 m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
	No 否	☐

(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？			
	On environment 對環境	Yes 會 ☐	No 不會 ☑
	On traffic 對交通	Yes 會 ☐	No 不會 ☑
	On water supply 對供水	Yes 會 ☐	No 不會 ☑
	On drainage 對排水	Yes 會 ☐	No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☑
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☑

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

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	**A/**_____/_____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ..... ☐ month(s) 個月 .....

7. Justifications 理由

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

Please refer to the supplementary statement.

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature 簽署 ..... ☐ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人

Michael WONG

Name in Block Letters 姓名（請以正楷填寫）

Position (if applicable) 職位 （如適用）

Professional Qualification(s) 專業資格
☐ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會/ ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他 .....

on behalf of 代表 R-riches Planning Limited 盈卓規劃有限公司

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

Date 日期 22/05/2026 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.
委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
   (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
   處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
   (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
   方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 207 in D.D. 38, Man Uk Pin, New Territories
Site area 地盤面積	950 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Man Uk Pin OZP No.: S/NE-MUP/11
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	☑ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☑ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

(i)	Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
		Domestic 住用	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐About 約 ☐Not more than 不多於
		Non-domestic 非住用	424 ☑ About 約 ☐ Not more than 不多於	0.45 ☑About 約 ☐Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用	N/A	
		Non-domestic 非住用	2	
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 ☐ (Not more than 不多於)
			N/A	Storeys(s) 層 ☐ (Not more than 不多於)
		Non-domestic 非住用	9 (about)	m 米 ☐ (Not more than 不多於)
			1	Storeys(s) 層 ☐ (Not more than 不多於)
(iv)	Site coverage 上蓋面積		45 %	☑ About 約
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		1
		Private Car Parking Spaces 私家車車位		1
		Motorcycle Parking Spaces 電單車車位		N/A
		Light Goods Vehicle Parking Spaces 輕型貨車泊車位		N/A
		Medium Goods Vehicle Parking Spaces 中型貨車泊車位		N/A
		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		N/A
		Others (Please Specify) 其他 (請列明) _____ _____		
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
		Taxi Spaces 的士車位		N/A
		Coach Spaces 旅遊巴車位		N/A
		Light Goods Vehicle Spaces 輕型貨車車位		1
		Medium Goods Vehicle Spaces 中型貨車位		N/A
		Heavy Goods Vehicle Spaces 重型貨車車位		N/A
		Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	**English** 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☑
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Plans showing location/zoning/land status/filling of land of/at the Site; and Swept path analysis.		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Geotechnical Planning Review Report		

Note: May insert more than one「✔」. 註：可在多於一個方格內加上「✔」號

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

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

Supplementary Statement

1) Background

1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 207 in D.D. 38, Man Uk Pin, New Territories (the Site) for '**Proposed Temporary Warehouse (excluding Dangerous Goods Godown (excl. D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (the proposed development) (**Plan 1**).

1.2 In view of the pressing demand for indoor storage space in recent years, the applicant would like to operate a warehouse to support the local warehousing and storage industry. The proposed warehouse is intended for the storage of miscellaneous goods e.g. packaged food, apparel, footwear, electronic goods, furniture etc.

2) Planning Context

2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Man Uk Pin Outline Zoning Plan (OZP) No. S/NE-MUP/11. According to the Notes of the OZP, *'warehouse'* is neither a Column 1 nor 2 use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).

2.2 The applied use is considered not incompatible with surrounding warehouses, waste recycling yards, logistics centres and open storage/storage yards. Although the Site falls within the "AGR" zone, the Site has been left vacant for decades without active agricultural activities. Therefore, approval of the current application on a temporary basis would better utilise precious land resources in the New Territories and would not frustrate the long-term planning intention of the "AGR" zone.

2.3 Several similar applications for the same applied use (Nos. A/NE-MUP/208, 214, 218 & 227) were approved by the Board within the same "AGR" zone on the OZP between 2024 and 2026. Hence, approval of the current application is in line with the previous decisions of the Board and would not set an undesirable precedent.

3) Development Proposal

3.1 The Site occupies an area of 950 m^2 (about) (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There will be no operation on

Sunday and public holidays. 2 nos. of single-storey temporary structure are proposed for warehouse (excl. D.G.G.), site office and washroom with total gross floor area (GFA) of 424 m^2 (about) (**Plan 4**). The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. The remaining open area will be reserved for vehicle circulation, parking, and loading/unloading (L/UL) spaces. It is estimated that the proposed development would accommodate about 3 nos. of staff. As the Site is solely for *'warehouse'* use without any shopfront, no visitor is anticipated at the Site. Details of the development parameters are shown at **Table 1** below.

Table 1 – Development parameters

Site area	950 m^2 (about)
Covered area	424 m^2 (about)
Uncovered area	526 m^2 (about)
Plot ratio	0.45 (about)
Site coverage	45% (about)
No. of structure	2
Total GFA - *Domestic GFA* - *Non-Domestic GFA*	424 m^2 (about) *Not applicable* *424 m^2 (about)*
Building height	9 m (about)
No. of storey	1

3.2 The current site level is at +24.6 mPD. The Site is proposed to be entirely hard-paved with concrete of not more than 0.2 m in depth for the erection of structures and the provision of vehicle parking, L/UL and circulation area (**Plan 5**). Upon completion of the proposed filling of land, the site level will be raised to +24.8 mPD. The extent of filling has been kept to a minimum and no further filling will be carried out beyond the current scheme. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

3.3 The Site is accessible from Sha Tau Kok Road – Wo Hang via a local access (**Plan 1**). A 6 m-wide (about) vehicular ingress/egress is proposed at the eastern part of the Site. A total of 2 parking and L/UL spaces are proposed. Details of the provision of parking and L/UL spaces are shown at **Table 2** below.

Table 2 – Parking and L/UL provisions

Type of space	**No. of space**
Parking space for private car (PC) - *2.5 m (W) x 5 m (L)*	1
L/UL space for light goods vehicle (LGV) - *3.5 m (W) x 7 m (L)*	1

3.4 LGV will be deployed for the transportation of materials into/out of the Site. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Staff will be deployed to station at the vehicular ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety and road safety. As the Site will be used for *'warehouse'* use only, infrequent trips will be anticipated. The adverse traffic impact arising from the proposed development is therefore not envisaged. Details of the trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated Trip Generation/Attraction

Time period	**Estimated trip generation/attraction**				
	PC		**LGV**		**2-way total**
	In	**Out**	**In**	**Out**	
Trips at AM peak per hour (09:00 – 10:00)	1	0	1	0	2
Trips at PM peak per hour (18:00 – 19:00)	0	1	0	1	2
Average trip per hour (10:00 – 18:00)	0	0	1	1	2

3.5 Medium/heavy goods vehicles, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, will be prohibited to be parked/stored on or enter/exit the Site at any time during the planning approval period. No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* will be allowed to be parked/stored at the Site at any time during the approval period of the planning permission.

3.6 In view of the Site's proximity to the nearby natural terrain, the applicant has submitted a Geotechnical Planning Review Report (GPRR) to include a preliminary geotechnical review of the natural terrain hazards, and assess the geotechnical feasibility of the proposed development **(Appendix I)**. The GPRR has concluded that no geotechnical concern is anticipated, and the proposed development does not meet the alert criteria for Natural Terrain Hazard Study.

3.7 No open storage, dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dangerous goods will be carried out at the Site at any time during the approval period of the planning permission.

3.8 The applicant will comply with the latest *'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'* issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the approval period of the planning permission.

3.9 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational.

3.10 The applicant will also implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Besides, the applicant proposes to provide the septic tank and soakaway system to collect sewage generated by staff at the Site. The design and construction of the system will strictly follow the requirements stipulated in *ProPECC PN 1/23*.

4) Conclusion

4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures, e.g. submission of fire service installations and drainage proposals, will be provided by the applicant upon obtaining planning permission from the Board, so as to mitigate any adverse impact that would have arisen from the proposed development.

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (excl. D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

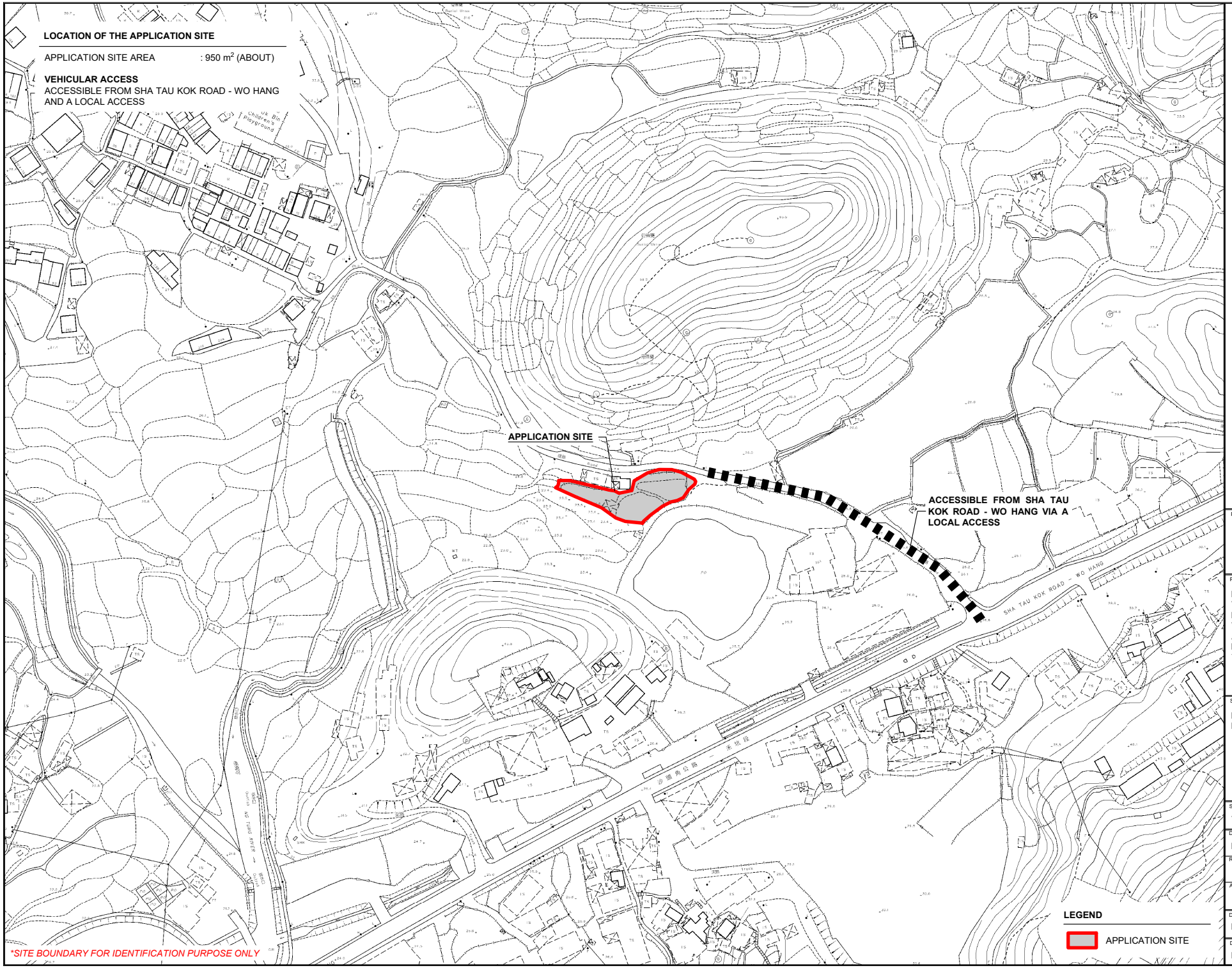
May 2026

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Layout plan
Plan 5	Plan showing the filling of land
Plan 6	Swept path analysis

LIST OF APPENDICES

Appendix I	Geotechnical Planning Review Report



NORTH
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PLANNING CONSULTANT
R-RICHES PLANNING LIMITED

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

SITE LOCATION
LOT 207 IN D.D. 38, MAN UK PIN, NEW TERRITORIES

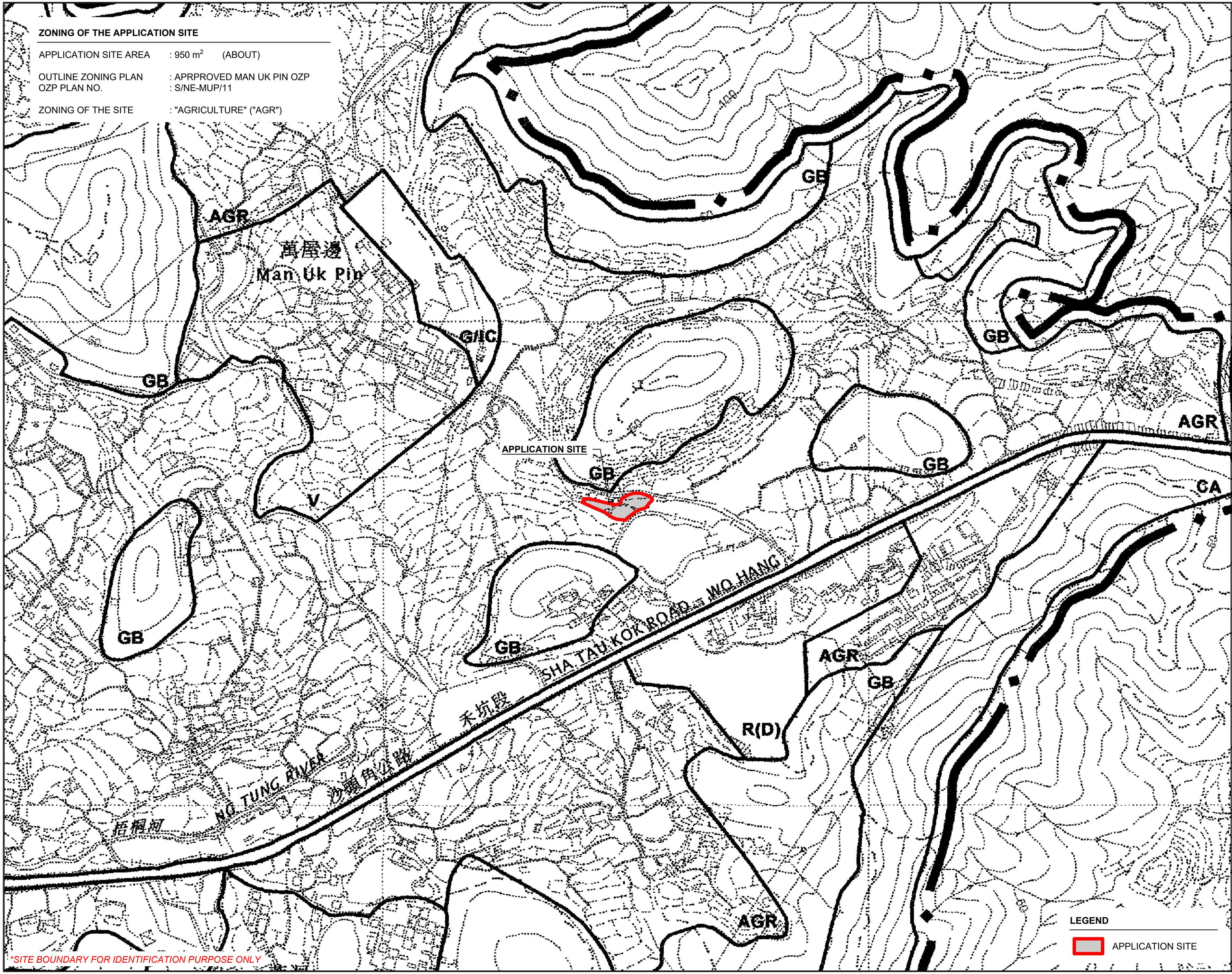
SCALE	
1 : 2500 @ A4	
DRAWN BY	DATE
MN	12.1.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LOCATION PLAN

DWG NO.	VER.
PLAN 1	001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA	: 950 m^2 (ABOUT)
OUTLINE ZONING PLAN	: APRPROVED MAN UK PIN OZP
OZP PLAN NO.	: S/NE-MUP/11
ZONING OF THE SITE	: "AGRICULTURE" ("AGR")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

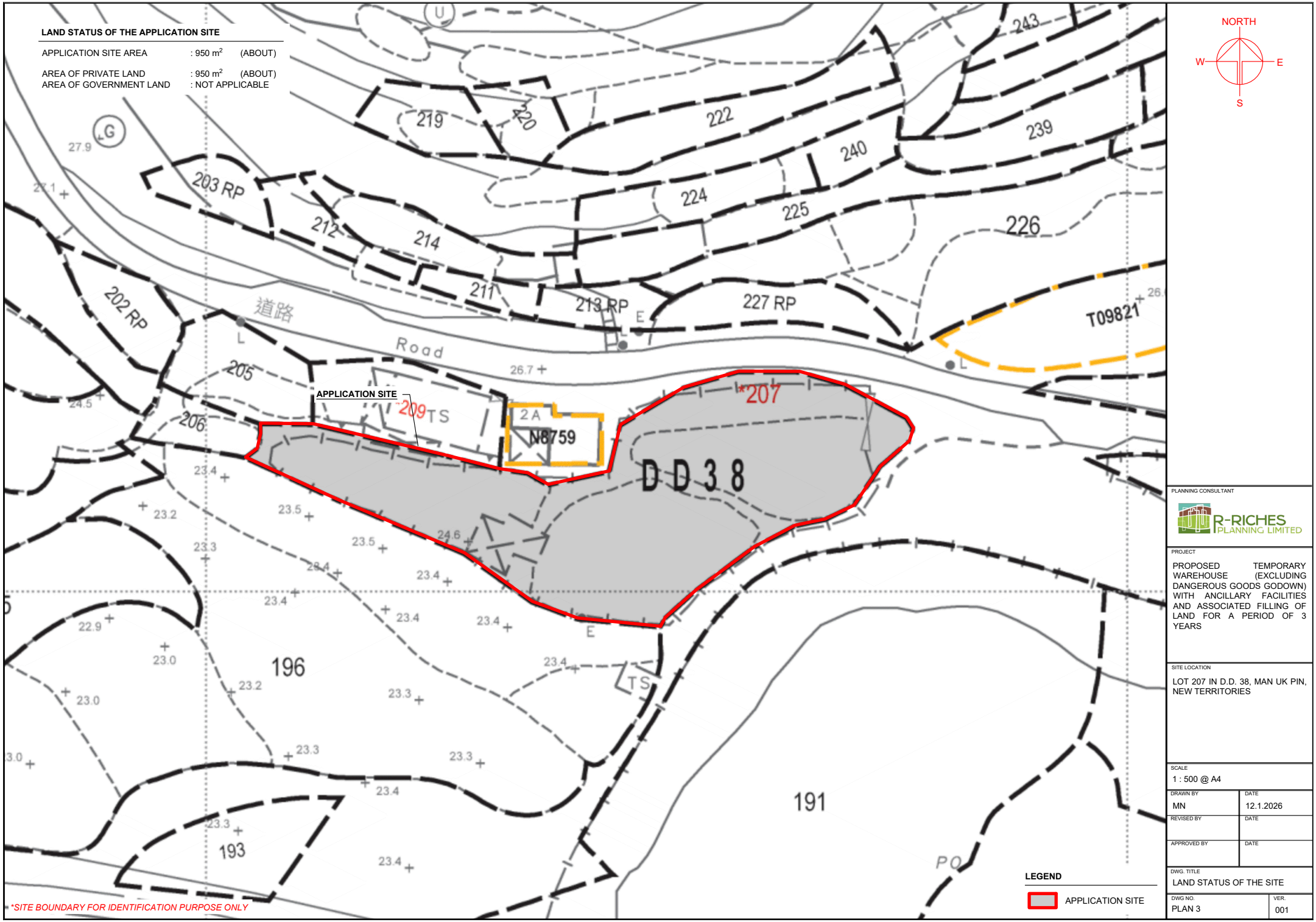
PROJECT

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

SITE LOCATION

LOT 207 IN D.D. 38, MAN UK PIN, NEW TERRITORIES

SCALE	1 : 5000 @ A4
DRAWN BY: MN	DATE: 12.1.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	ZONING OF THE SITE
DWG NO.: PLAN 2	VER.: 001



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R-RICHES PLANNING LIMITED

PROJECT

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

SITE LOCATION

LOT 207 IN D.D. 38, MAN UK PIN, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	12.1.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

LAND STATUS OF THE SITE

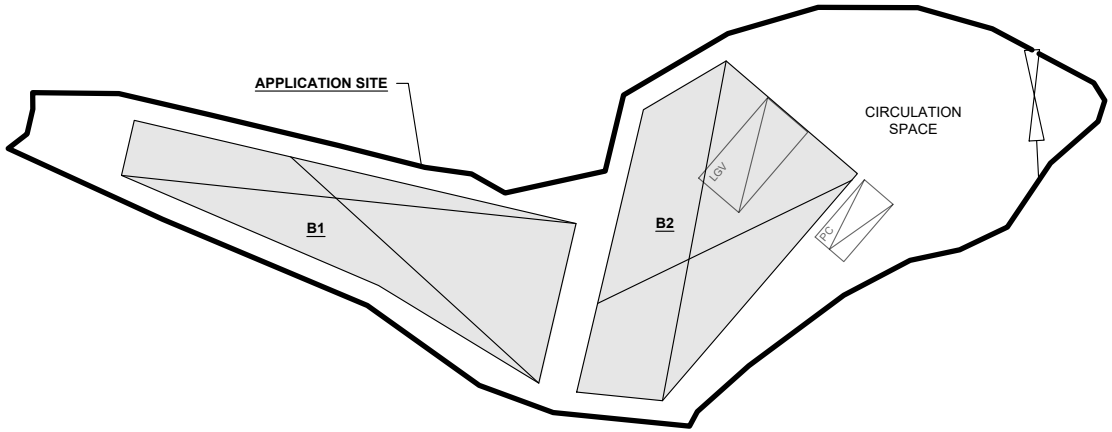
DWG NO.	VER.
PLAN 3	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 950 m^2	(ABOUT)
COVERED AREA	: 424 m^2	(ABOUT)
UNCOVERED AREA	: 526 m^2	(ABOUT)
PLOT RATIO	: 0.45	(ABOUT)
SITE COVERAGE	: 45 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 424 m^2	(ABOUT)
TOTAL GFA	: 424 m^2	(ABOUT)
BUILDING HEIGHT	: 9 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.)	202 m^2 (ABOUT)	202 m^2 (ABOUT)	9 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE AND WASHROOM	222 m^2 (ABOUT)	222 m^2 (ABOUT)	9 m (ABOUT)(1-STOREY)
	TOTAL	**424 m^2 (ABOUT)**	**424 m^2 (ABOUT)**	

**D.G.G. - DANGEROUS GOODS GODOWN*



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY*

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS

NORTH
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PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

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

SITE LOCATION

LOT 207 IN D.D. 38, MAN UK PIN, NEW TERRITORIES

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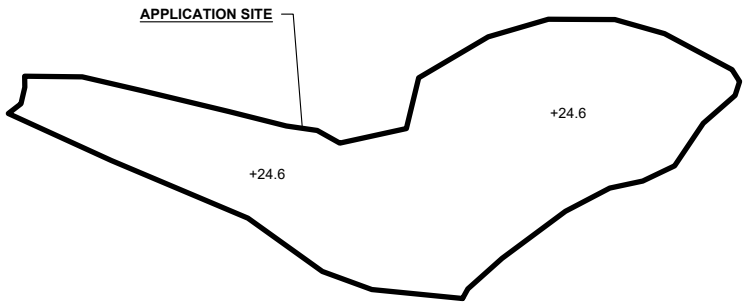
DRAWN BY	DATE
MN	12.1.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE: LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 950 m^2	(ABOUT)
EXISTING SOILED AREA	: 950 m^2	(ABOUT)
EXISTING SITE LEVELS	: +24.6 mPD	(ABOUT)



LEGEND

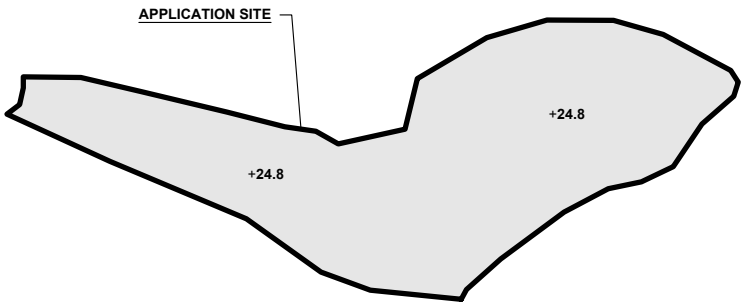
APPLICATION SITE

+24.6 EXISTING SITE LEVEL

**SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY*

PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA	: 950 m^2	(ABOUT)
COVERED BY STRUCTURE	: 424 m^2	(ABOUT)
PROPOSED FILLING AREA	: 950 m^2	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +24.8 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, AND CIRCULATION AREA	



LEGEND

APPLICATION SITE

PROPOSED LAND FILLING AREA

+24.8 PROPOSED SITE LEVEL

NORTH

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PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

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

SITE LOCATION

LOT 207 IN D.D. 38, MAN UK PIN, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY	DATE
MN	12.1.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

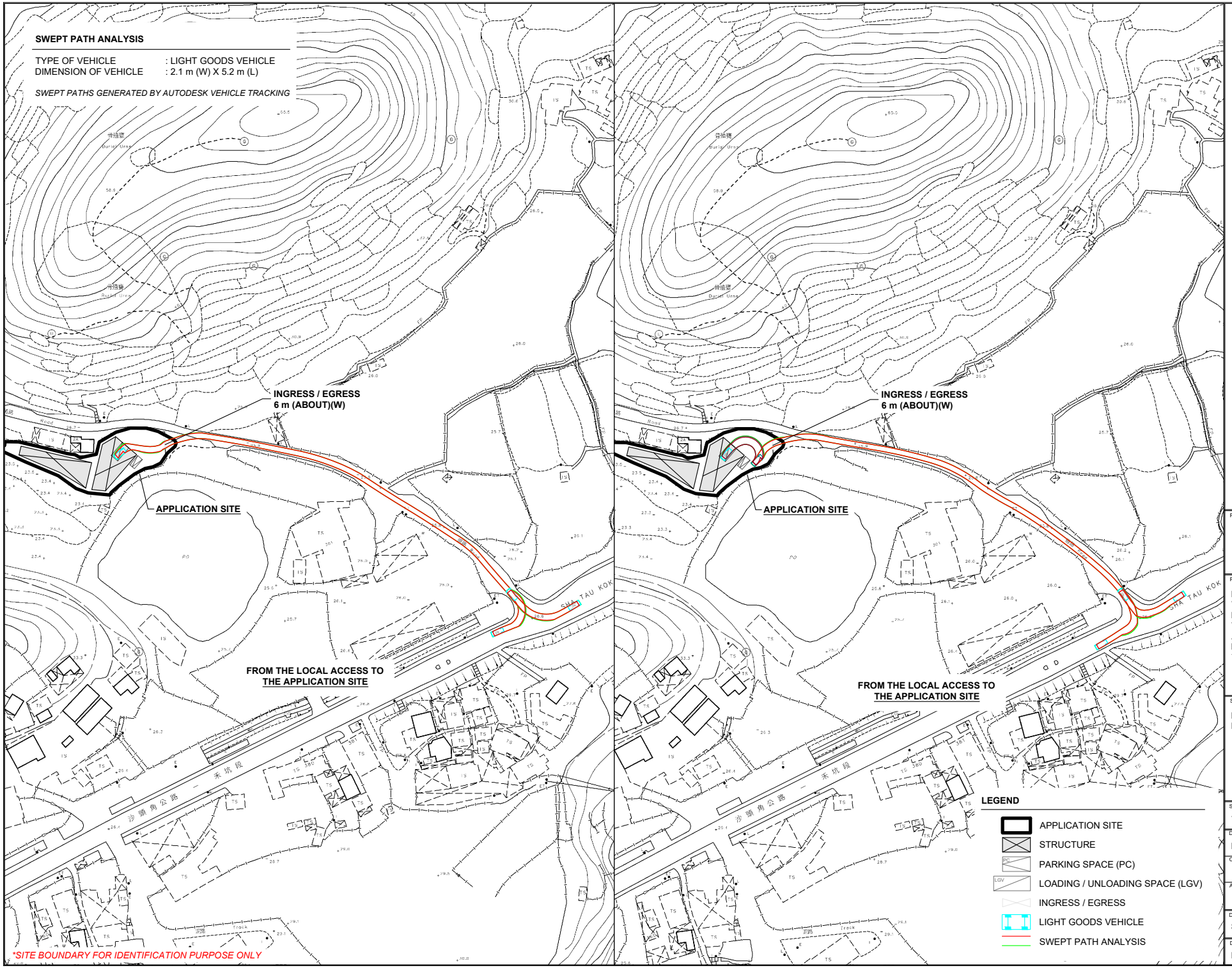
FILLING OF LAND AREA

DWG NO.	VER.
PLAN 5	001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

NORTH
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LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH ANALYSIS

PLANNING CONSULTANT
R-RICHES PLANNING LIMITED

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

SITE LOCATION
LOT 207 IN D.D. 38, MAN UK PIN, NEW TERRITORIES

SCALE
1 : 2000 @ A4

DRAWN BY	DATE
MN	12.1.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
SWEPT PATH ANALYSIS

DWG NO.	VER.
PLAN 6	001

Appendix I

Geotechnical Planning Review Report

GEOTECHNICAL PLANNING REVIEW REPORT (GPRR)

FOR

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROURS GOODS GODOWN)

WITH ANCILLARY FACILITIES AND ASSOCIATED

FILLING OF LAND FOR A PERIOD OF 3 YEARS IN "AGR" ZONE

AT

LOT 207 IN DD38, MAN UK PIN, NEW TERRITORIES

May 2026

Chan Henry
Registered Geotechnical Engineer
(RGE 12/05)

CONTENTS

1. Introduction

2. Site Description

2.1 The Site

2.2 The Proposed Development

3. Desk Study

3.1 Geological Information

3.2 Registered Geotechnical Features

4. Natural Terrain Catchment

4.1 Description of the Catchment Area

4.2 Natural Terrain Hazard Assessment

5. Conclusion

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Appendix B Proposed Development Layout Plan

Appendix C Geology Map from GInfo

Appendix D ENTLI from GInfo

Appendix E Boulder Field Inventory

Appendix F Historical Landslide Catchment (HLC)

Appendix G Information of Existing Registered Feature

1. INTRODUCTION

This Report presents the geotechnical planning review for the proposed Temporary Warehouse excluding Dangerous Good Godown (D.G.G.) at Lot 27 in D.D.38 Man Uk Pin New Territories (The Site).

It is proposed 2 nos. of single-storey temporary structures to be constructed as warehouses. The remaining open area will be reserved for vehicle circulation and loading/unloading) (L/UL) spaces. A location plan is attached in **Appendix A**. The proposed layout plan of this Application is attached in **Appendix B**.

Lot Owners appointed Henry Chan & Partners Consultant Engineering Ltd (HCP) to act as RGE to prepare a Geotechnical Planning Review Report (GPRR) in associate with the proposed temporary warehouses with ancillary facilities and associated filling of land on area zoned "Agriculture" ('AGR") application to assess potential geotechnical issues.

2. SITE DESCRIPTION

2.1 The Site

The Site itself is accessible from Sha Tau Kok Road - Wo Hang via a local access and it is a piece of flat land at approximately 950m^2 area.

The Site itself is generally flat with existing ground level at approx. +24.6mPD. The overall gradient of adjacent area bounded by lines 10m outside the Site boundary in any direction is also relatively flat. A narrow access road bounding the north side of the Site perimeter running at approximately +26.7mPD to +25.9mPD. There is no slope within the area 10m outside the Site boundary in any direction. The nearest registered features are 3NW-D/C40 located on the NE side 12m away, and 3NW-D/C45 on its south ＞42m away from the Site.

2.2 The Proposed Development

The Development involves the construction of two single-storey temporary structures proposed for use as warehouse excluding D.G.G. And filling of land (approx. 200 thick of concrete screeding) to level the

ground from +24.60mPD to +24.80mPD. The remaining hard paved open area will be reserved for vehicle circulation and loading/unloading (L/UL) spaces. The proposed warehouses are made for storage of miscellaneous goods only (e.g. packaged food, apparel, footwear, electronic goods, furniture etc.). Therefore, they are only light weight goods with no heavy loadings. Very likely, the structures will be founded on shallow pad footings. No site formation works thus required. The schematic layout plan of the proposed warehouses and loading/unloading (L/UL) spaces (**Appendix B** refers).

3. DESK STUDY

Detail desk study was carried out to the Site and its surrounding area to assess geotechnical conditions and potential hazard at the subject Site. Search have been conducted from the Geotechnical Information. Unit (G.I.U.) of Civil Engineering and Development Department (CEDD for relevant geotechnical information results are presented below:

3.1 Geological Information

3.1.1 Subject Site Geology:

Based on Glnfo Geological Map of Solid Geology, there is no available ground investigation results within the Site and its adjacent area (sheet 3 of geological map), the Site is lying on Debris Flow Deposits (Qpd) stratum, the top layer of soil would be alluvium.

The geological map 1st Ed, Before 1995 is attached in **Appendix C**.

3.1.2 Enhanced Natural Terrain Landslide Inventory (ENTLI)

The ENTLI is a territory-wide catalogue of features considered to be natural terrain landslides as identified from aerial photographs. No recent landslide was report within and in the vicinity of the site and openhill catchment. The ENTLI is enclosed in **Appendix D** for reference

3.1.3 Boulder Field Inventory

The Site have not fall in any Boulder Field Inventory as shown in **Appendix E**.

3.1.4 Recorded Landslide Incident

No landslide incident within the vicinity of the site could be located at the GEO.

3.1.5 Historical Landslide Catchment (HLC)

No HLC falls within the site's catchment area. The extent of the nearby HLCs is shown in **Appendix F.**

3.2 Registered Geotechnical Features

According to the Slope Information System, registered slope feature related to the Site are listed as follow:

3.2.1 Features within the Site:
No feature within the site area.

3.2.2 Adjacent Registered Feature

(a) A Feature 3NW-D/C46 lies at north-east of the lot. It lies ＞10m from the subject Site, and this Feature is not critically orientated towards to the Site understudy.

(b) Feature 3NW-D/C45 lies on the south side over 42m away. It will not pace any danger to the subject Site understudy.

Location plan & basic information of the features are attached in **Appendix G**.

4. Natural Terrain Catchment

The subject Site is overlooked by natural terrain on its north and south side. Based on available topographic maps No. 3 NW-25B of Hong Kong from the Survey & Mapping Office (SMO) of the Lands Department, the hillside catchments are described below, and presented as Figure 1, with relevant cross-sections of the catchment presented as Figure 2 to 4. An overall photographic plan view of the Catchments and the Site as shown in Figure 5.

4.1 Description of the Catchment Areas (Figure 1 & 5)

North Side

(a) Catchment OH1 (Natural openhill terrain) - the majority portion of this catchment is characterized by gentle sloping terrains i.e. $<25°$. There is a burial urns area covered the upper hillside terrain from +38.0mPD to 58.0mPD with the hillside gently sloping at 24.7°. Near bottom of this Catchment at approximately 30mPD, the area has been flatten to house an existing temporary structure which shield off proposed B2 warehouse from the Catchment. An existing narrow excess road run along the Catchment toe line, on the other side of this access road, there are other existing structures which shield off proposed B1 warehouse from this Catchment.

South Side

(b) Catchment OH2 (Natural openhill terrain) - there is 42.65m buffer between this Catchment and the Site, with Feature 3NW-D/C45 abutting the toe of this Catchment. The critically orientated portion of Catchment towards the Site has a slope angle at 27.5°.

4.2 Natural Terrain Hazard Assessment (Figure 1 to 4)

4.2.1 Screening of Catchment in accordance with GEO Report 138

The catchment areas understudy have no past landslide failure record. There are no recent ENTLI records and reported landslide incidents. There are no Class A and B relict ENTLI

records within and in the immediate vicinity of the hillside catchments. There are no boulder filled inventory.

Both OH1 and OH2 directly overlooking the Site is planar in nature with no topographic depressions and drainage lines.

Thus referring to 2.3.4 Alert Criteria Fig 2.5 and para 2.3.7, an angular elevation of 25° was adopted.

The summary of Catchment Study Areas as follow:

Catchment Study Area	Angular Elevation of natural terrain from the site	Within 50m of ground slope at > 15°	Angular Elevation ≥ 25°	Alert Criteria met?
OH(A1) (Figure 2 & 3)	23° (Max.)	Yes	No	**NO**
OH(A2) (Figure 4)	13°	Yes	No	**NO**

4.2.2 Furthermore, the proposed temporary structures as warehouse are designated for storing non-dangerous goods only. Hence, they can be considered as no manned structures. There is no significant population at risk or a significant increase in population at risk. The proposed Development actually can be classified as Group 4 in Table 2.2 Group of Facilities. In other words, the Site can be in fact excluded from the NTHS screening process under this perspective.

5. CONCLUSION

The proposed Development involved erection of 2 temporary light weight structures founding on shallow raft/pad footings, and proposed 200 thick concrete screeding to hard paved the Site area. The Site itself is flat, with no registered slope feature within the Site and 10m from its boundary on plan. Hence, no site formation works thus required. There is no geotechnical concern.

The Site can be classified as Group 4 facility in accordance with GEO Report 138. Thus, the NTHS requirement can be waived.

In addition, in accordance with the screening process in GEO 138, the Site do not meet the Alert Criteria for NTHS study. Hence, it can also be concluded the requirement for NTHS can be waived.

The Development Site is geotechnical feasible.

Figure 1 - 5

LEGEND:

- LOT BOUNDARY
- 10m ZONE FROM LOT BOUNDARY
- REGISTERED SLOPE FEATURES
- (OH) OPEN HILL SIDE CATCHMENT
- A A SECTIONS

OH 1

OH 2

3NW-D/C 46

3NW-D/C 46(1)

3NW-D/C 45

PROPOSED LOADING/UNLOADING

PROPOSED WAREHOUSE

CIRCULATION SPACE

16m FROM B.L.

24.7°

23.5°

27.5°

20.0°

18.0°

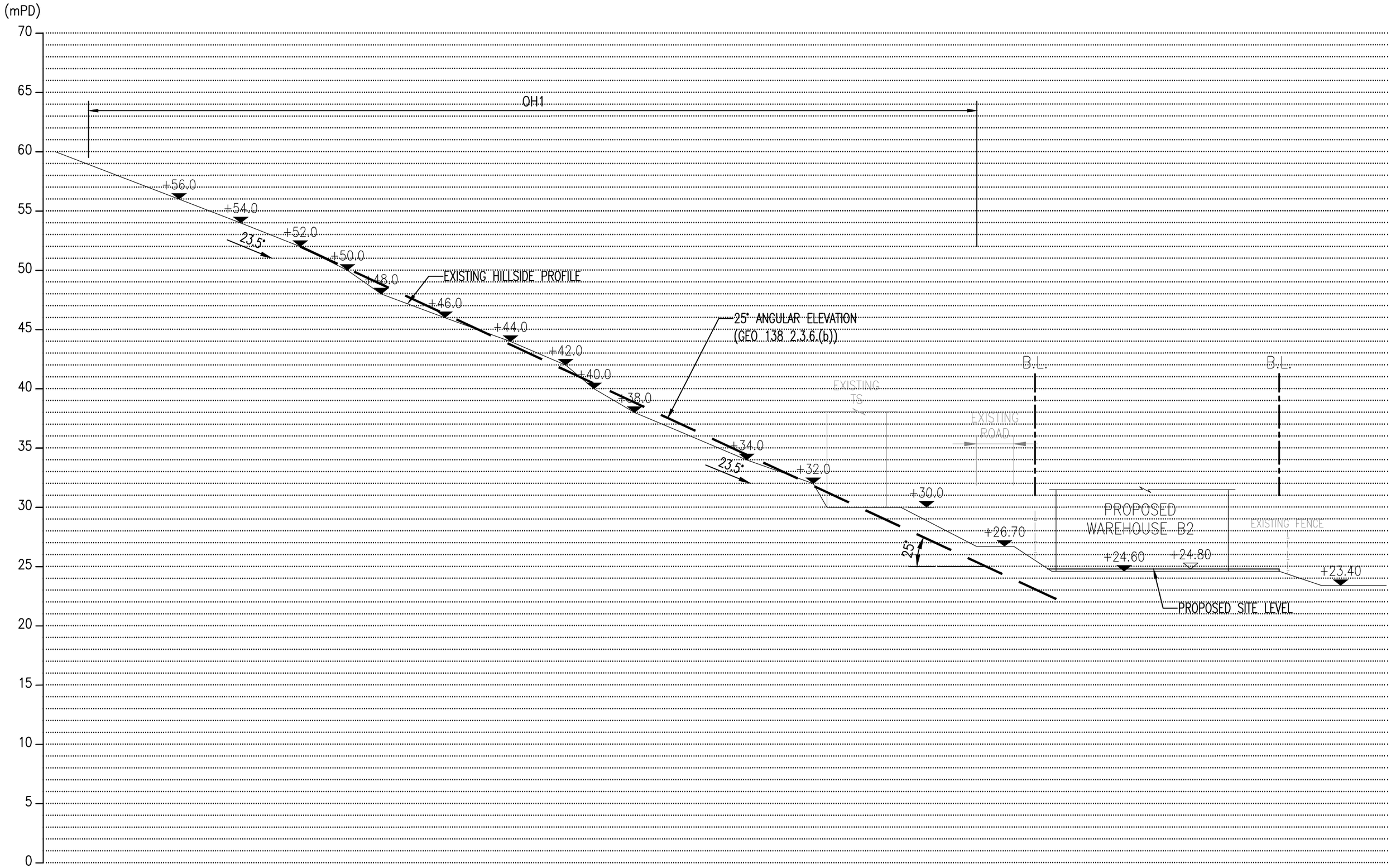
Burial Urns

Road

SHA TAU KOK RO

SCALE : 1:1000

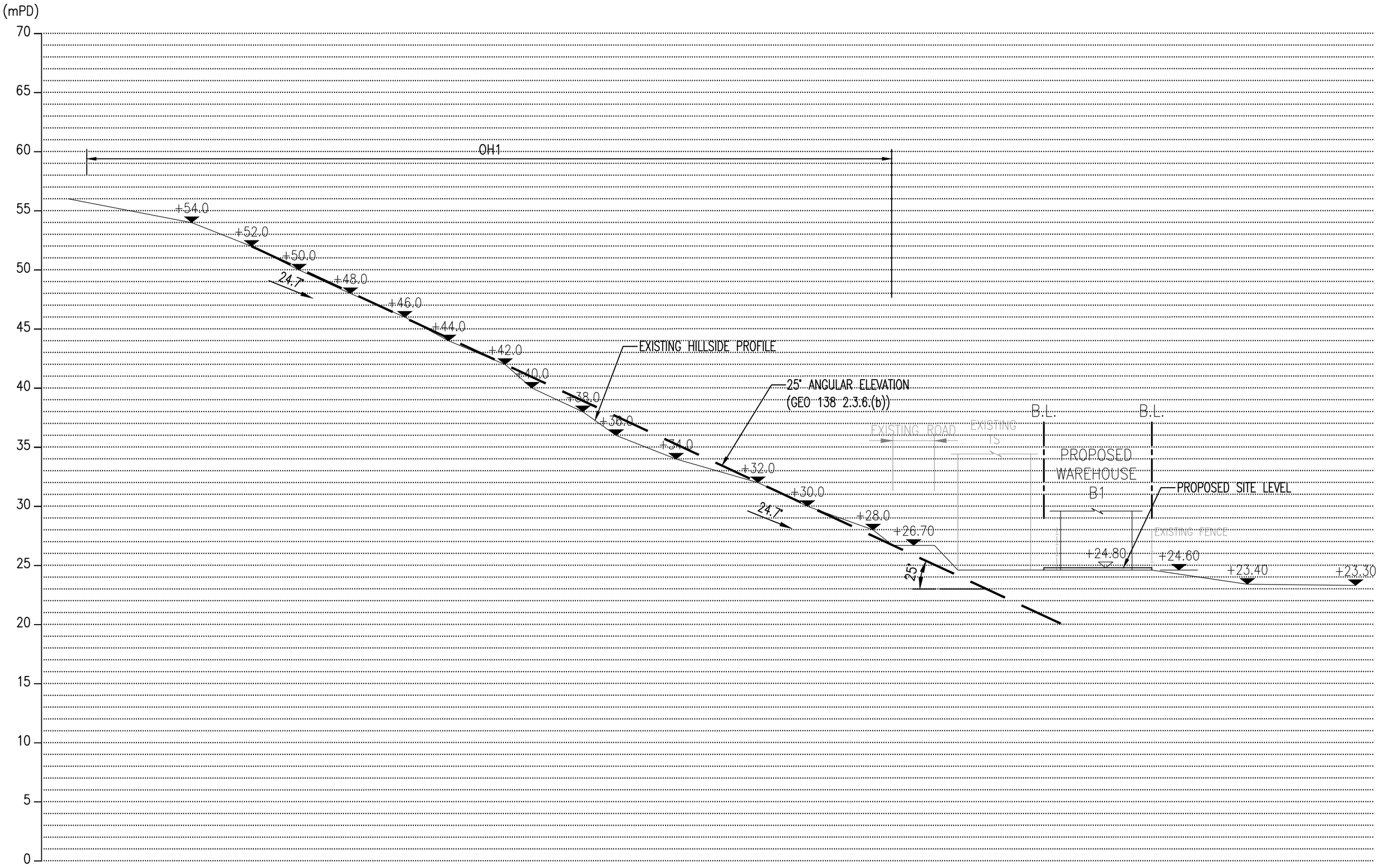
FIGURE 1



SECTION A–A

1 : 300

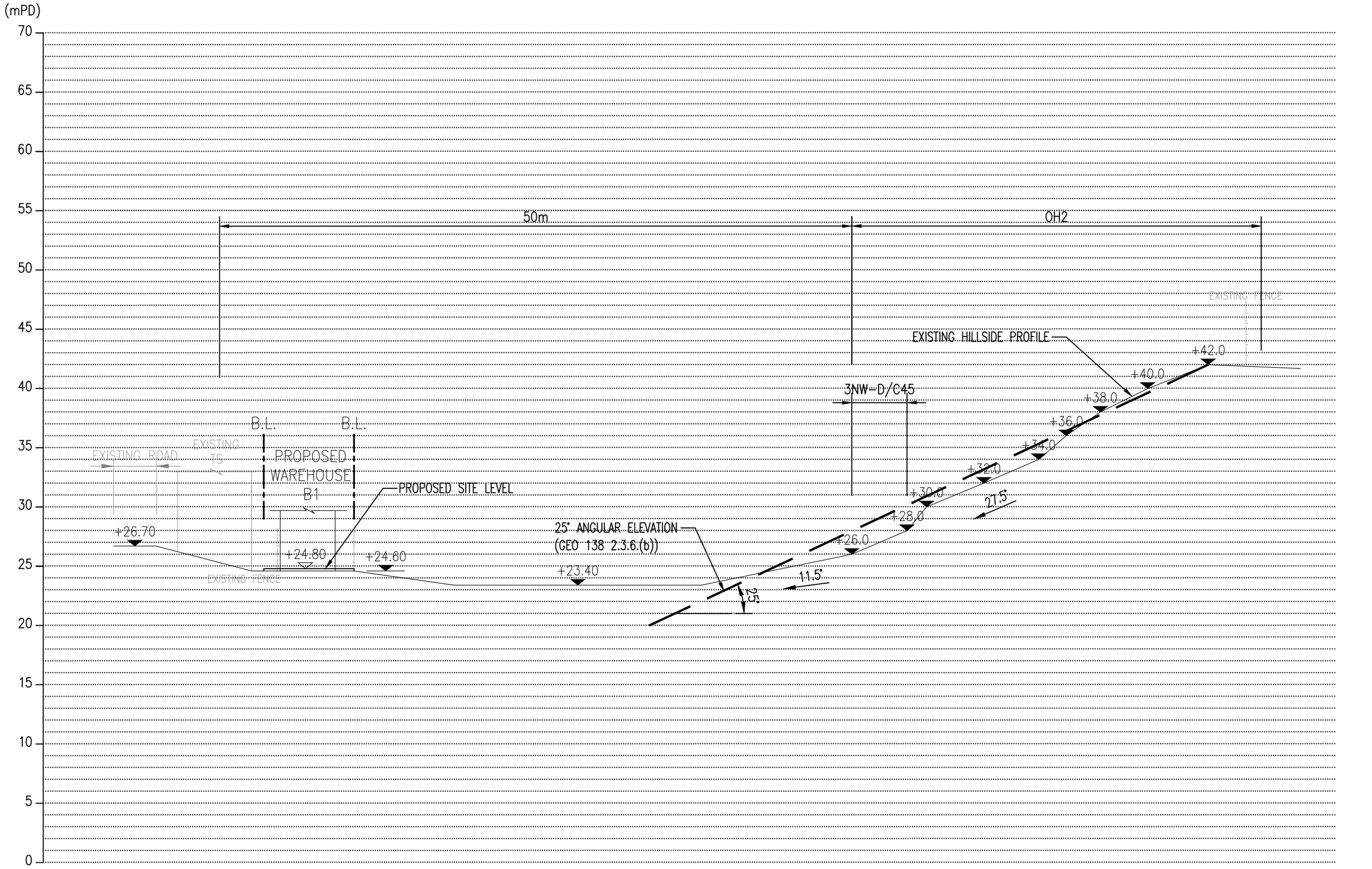
FIGURE 2



SECTION B–B

1 : 300

FIGURE 3



SECTION C–C

1 : 300

FIGURE 4

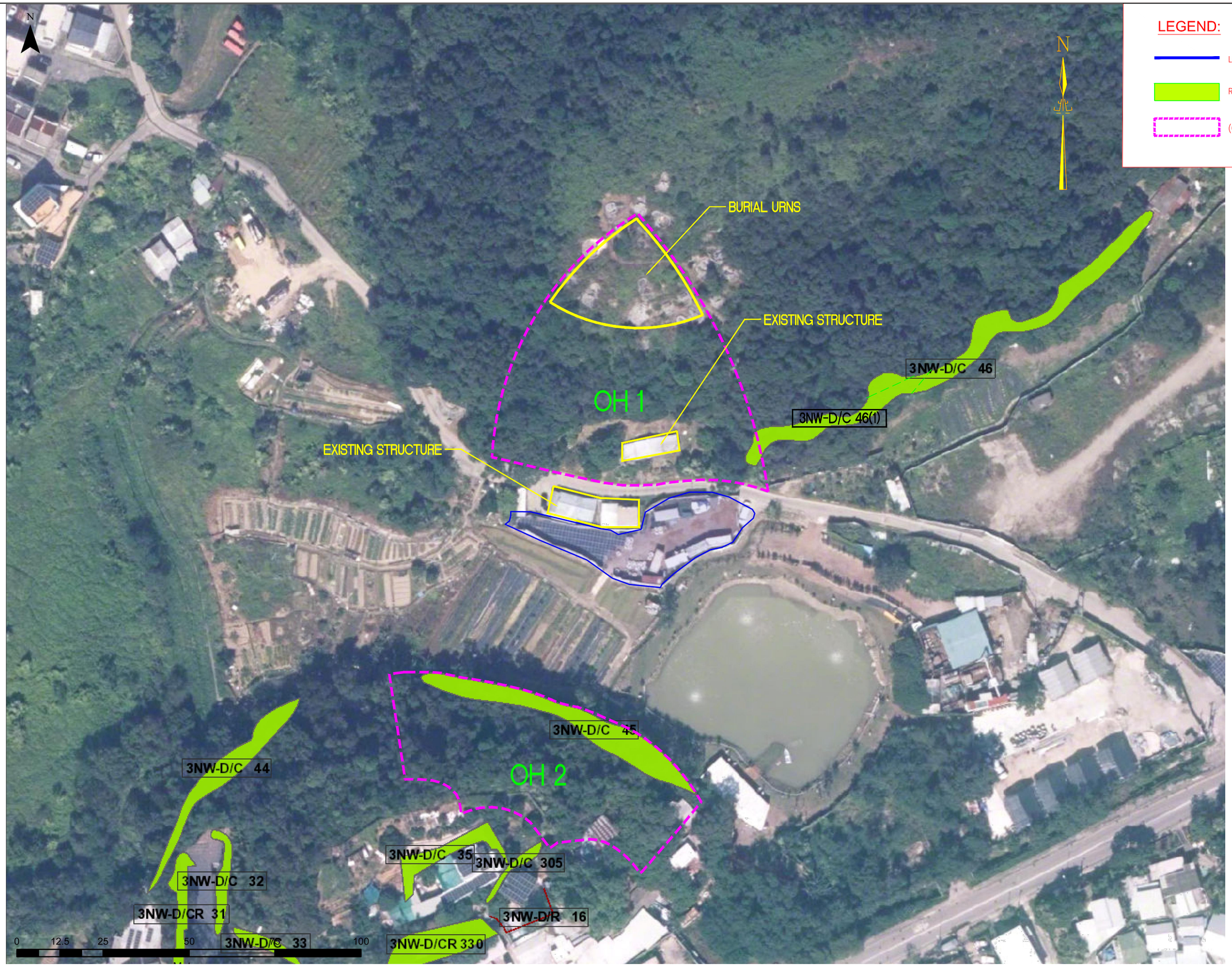
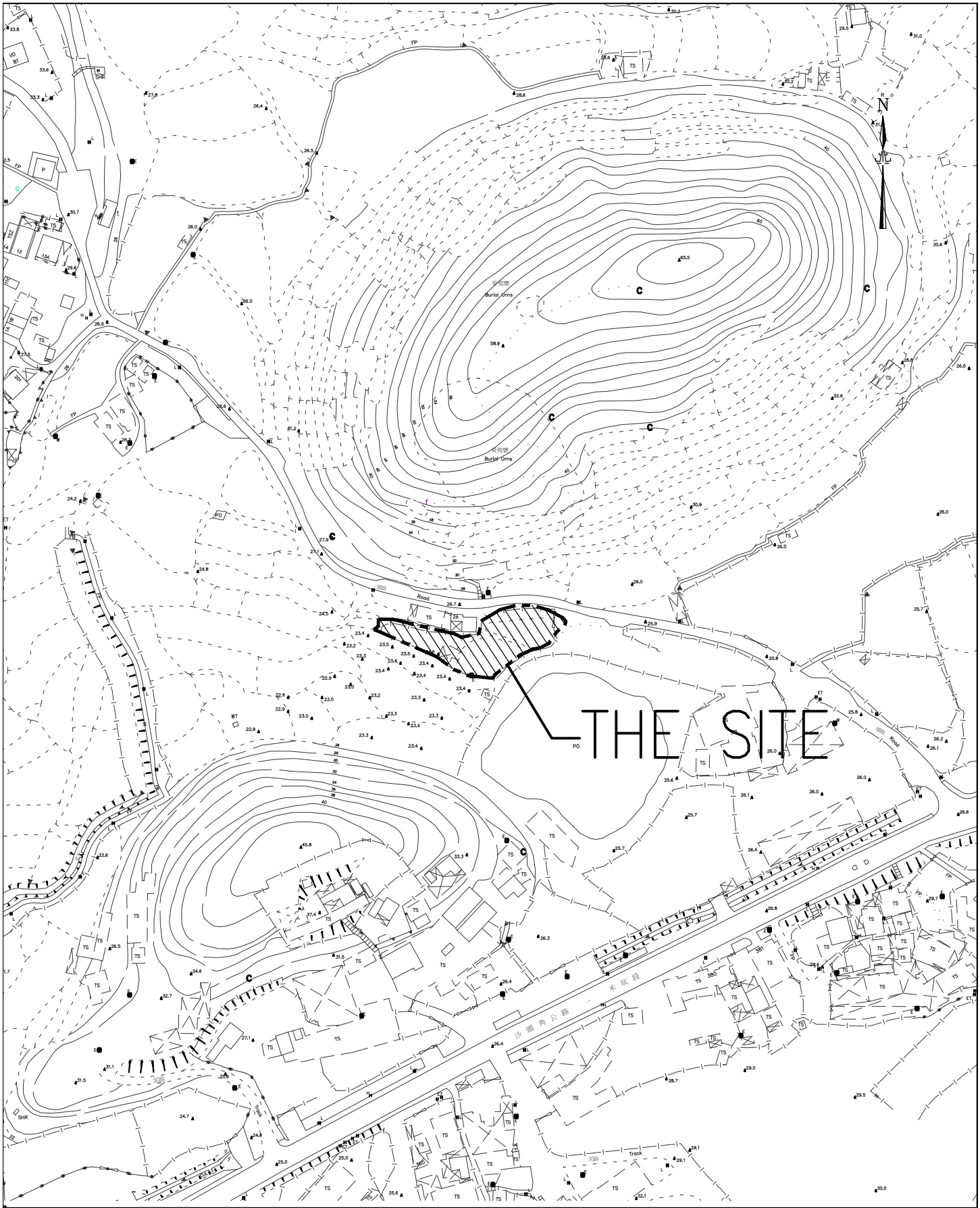

N
LEGEND:
LOT BOUNDARY
REGISTERED SLOPE FEATURES
(OH) OPEN HILL SIDE CATCHMENT
N
BURIAL URNS
EXISTING STRUCTURE
EXISTING STRUCTURE
OH 1
OH 2
3NW-D/C 46
3NW-D/C 46(1)
3NW-D/C 45
3NW-D/C 44
3NW-D/C 35
3NW-D/C 305
3NW-D/C 32
3NW-D/CR 31
3NW-D/C 33
3NW-D/R 16
3NW-D/CR 330
0
12.5
25
50
100

FIGURE 5

Appendix A



SITE LOCATION PLAN

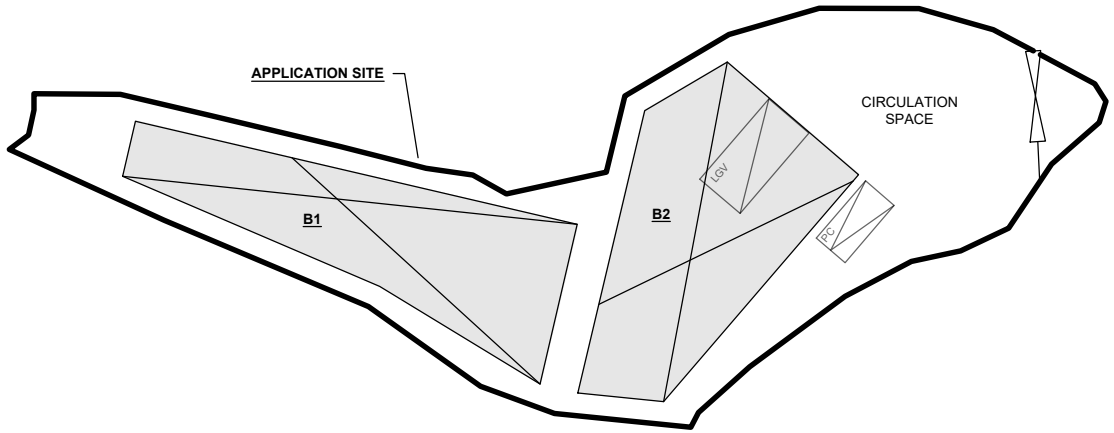
Appendix B

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 950 m^2	(ABOUT)
COVERED AREA	: 424 m^2	(ABOUT)
UNCOVERED AREA	: 526 m^2	(ABOUT)
PLOT RATIO	: 0.45	(ABOUT)
SITE COVERAGE	: 45 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 424 m^2	(ABOUT)
TOTAL GFA	: 424 m^2	(ABOUT)
BUILDING HEIGHT	: 9 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.)	202 m^2 (ABOUT)	202 m^2 (ABOUT)	9 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE AND WASHROOM	222 m^2 (ABOUT)	222 m^2 (ABOUT)	9 m (ABOUT)(1-STOREY)
	TOTAL	**424 m^2 (ABOUT)**	**424 m^2 (ABOUT)**	

**D.G.G. - DANGEROUS GOODS GODOWN*



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY*

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS

NORTH
W E
S

PROJECT

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

SITE LOCATION

LOT 207 IN D.D. 38, MAN UK PIN, NEW TERRITORIES

SCALE

1 : 500 @ A4

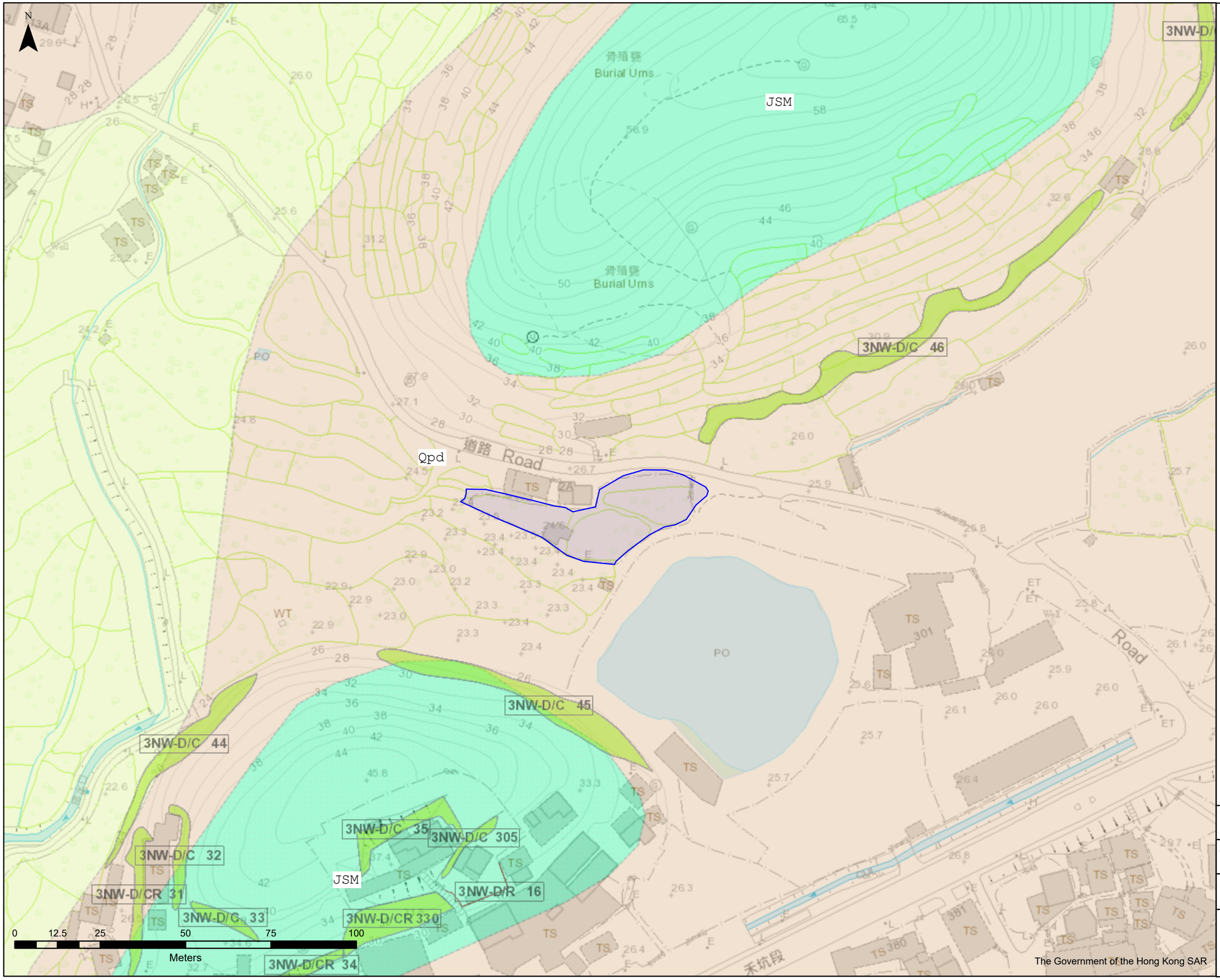
DRAWN BY	DATE
MN	12.1.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

Appendix C



Man-made Features

- Cut slopes
- Disturbed terrain
- Fill slopes
- NT defence measures
- NT stabilisation measures
- Retaining walls

Slope Features

Division	
Scale	1:1000
Date	28/04/2026

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SUPERFICIAL DEPOSITS 地表沉積

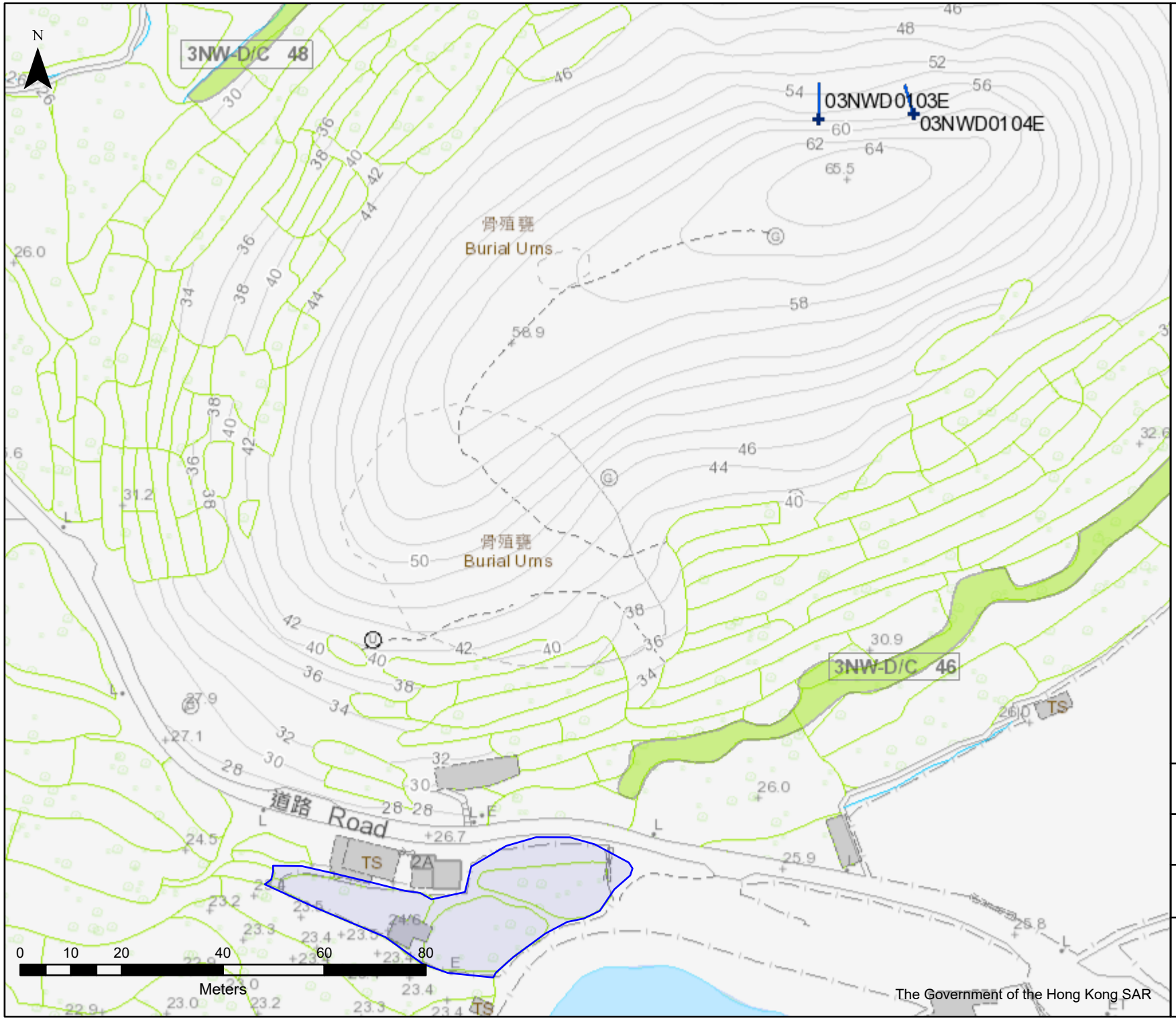
第四系 QUATERNARY			GENETIC CLASSIFICATION 成因類型		主要物質成份 PRINCIPAL MATERIALS
全新統 HOLOCENE	坑口組 HANG HAU FORMATION		Fill ····· 填土		填泥和廢物 ····· Natural earth and waste
			Alluvium ····· 冲積物	Qa	分選性良好至中等的粘土／粉砂、砂和礫石 ····· Clay/silt, sand and gravel; well-sorted to semi-sorted
			Beach deposits ····· 海灘沉積	Qb	砂 ····· Sand
			Raised beach deposits ····· 高位海灘沉積	Qrb	砂 ····· Sand
				QHH	主要深灰色海相泥（未分） ····· Undivided, mainly dark grey marine mud
			Marine sand ····· 海相砂	ms	砂，部份粉砂質 ····· Sand, part silty
更新－全新統 PLEISTOCENE AND HOLOCENE			Debris flow deposits ····· 坡積、洪積物	Qd	未分選的砂、礫至漂礫，基質爲粘土／粉砂 ····· Unsorted sand, gravel, cobbles and boulders; clay/silt matrix
			Talus (rockfall) deposits 岩屑（岩崩）堆積物	Qt	礫石、中礫和漂礫 ····· Gravel, cobbles and boulders
更新統 PLEISTOCENE	赤鱲角組 CHEK LAP KOK FORMATION		Terraced alluvium ····· 階地冲積物	Qpa	分選性良好至中等的礫質、砂質粘土／粉砂 ····· Clay/silt, gravelly sandy, well-sorted to semi-sorted
			Debris flow deposits ····· 坡積、洪積物	Qpd	未分選的礫質、粘土質粉砂／砂夾中礫至漂礫 ····· Silt/sand, gravelly, clayey with cobbles and boulders; unsorted
				QCK	紅色、黃色和灰色的粘土，粉砂，砂和礫石（未分） ····· Undivided; red, yellow and grey clay, silt, sand and gravel

SOLID GEOLOGY 基岩地質

SEDIMENTARY AND VOLCANIC ROCKS 沉積岩和火山岩

中生界 MESOZOIC				NAMED ROCK DIVISIONS 地層單位名稱		主要岩石類型／特徵 PRINCIPAL ROCK TYPES/CHARACTERS
上侏羅統 UPPER JURASSIC	淺水灣群 REPULSE BAY VOLCANIC GROUP	東部和北部 EAST AND NORTH	Tai Mo Shan Formation, undivided 大帽山組（未分）		JTM	粗火山灰晶屑凝灰岩 ····· Coarse ash crystal tuff
			Ap Lei Chau Formation, undivided 鴨脷洲組（未分）		JAC	細火山灰玻屑凝灰岩 ····· Fine ash vitric tuff
			Shing Mun Formation 城門組	Undivided ····· 未分	JSM	細粒至粗粒火山灰凝灰岩，凝灰角礫岩和層凝灰岩 ····· Fine ash to coarse ash tuffs, tuff-breccia and tuffite
				Ngau Liu Member ····· 牛寮段	Jnl	晶玻屑凝灰岩 ····· Crystal and vitric tuff
				Shek Lung Kung Member .... 石龍拱段	Jsl	凝灰角礫岩 ····· Tuff-breccia
			Yim Tin Tsai Formation, undivided 鹽田仔組（未分）		JYT	粗火山灰晶屑凝灰岩 ····· Coarse ash crystal tuff
		西部 WEST	Tuen Mun Formation, undivided ..... 屯門組（未分）		JTU	安山岩夾凝灰岩和層凝灰岩 ····· Andesite with tuff and tuffite
					t	未分的凝灰岩和層凝灰岩 ····· Undifferentiated tuff and tuffite
					bt	含火山塊凝灰岩和層凝灰岩 ····· Block-bearing tuff and tuffite
					s	砂岩 ····· Sandstone
					sl	粉砂岩和泥岩 ····· Siltstone and mudstone

Appendix D



Man-made Features

- Cut slopes
- Disturbed terrain
- Fill slopes
- NT defence measures
- NT stabilisation measures
- Retaining walls
- Slope Features

ENTLI Crown

- Recent
- Relict

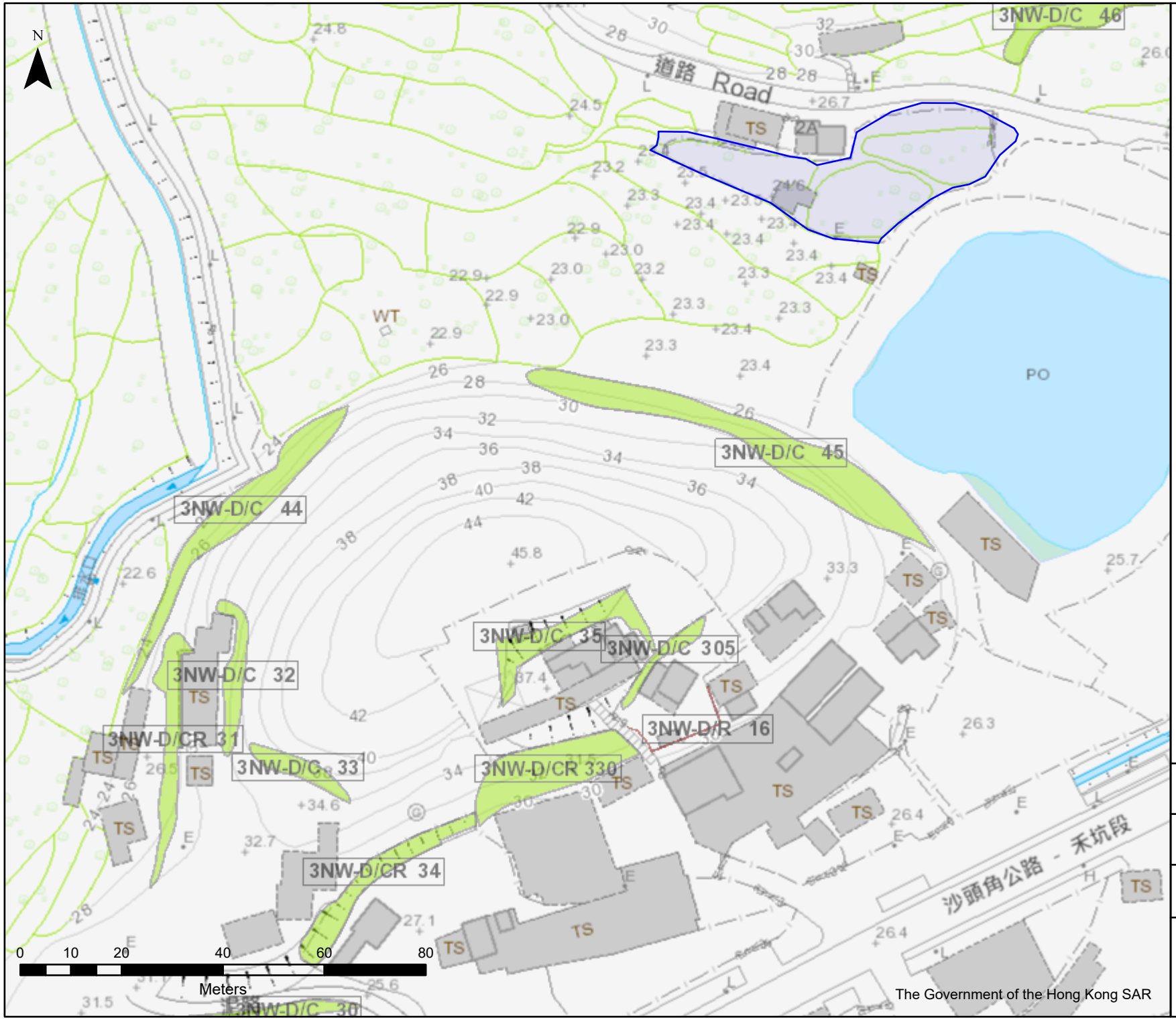
ENTLI Trail

- Recent
- Relict

Division	
Scale	1:1000
Date	28/04/2026

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Man-made Features

- Cut slopes
- Disturbed terrain
- Fill slopes
- NT defence measures
- NT stabilisation measures
- Retaining walls
- Slope Features

ENTLI Crown

- Recent
- Relict

ENTLI Trail

- Recent
- Relict

Division	
Scale	1:1000
Date	28/04/2026

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Appendix E

Boulder No.: S3_U

Boulder No.: S3_23

Boulder No.: S3_H

Boulder No.: S3_22

Boulder No.: S3_U

3NW-D/C 47

3NW-D/C 46

3NW-D/C 45

3NW-D/C 44

3NW-D/C 35

3NW-D/C 305

3NW-D/C 32

3NW-D/CR 31

3NW-D/R 16

3NW-D/C 33

3NW-D/CR 330

骨殖甕 Burial Urns

骨殖甕 Burial Urns

道路 Road

Road

PO

PO

WT

0 12.5 25 50 75 100

Meters

Man-made Features

- Cut slopes
- Disturbed terrain
- Fill slopes
- NT defence measures
- NT stabilisation measures
- Retaining walls

Slope Features

Man-made Features

- Cut slopes
- Disturbed terrain
- Fill slopes
- NT defence measures
- NT stabilisation measures
- Retaining walls
- Boulder

Slope Features

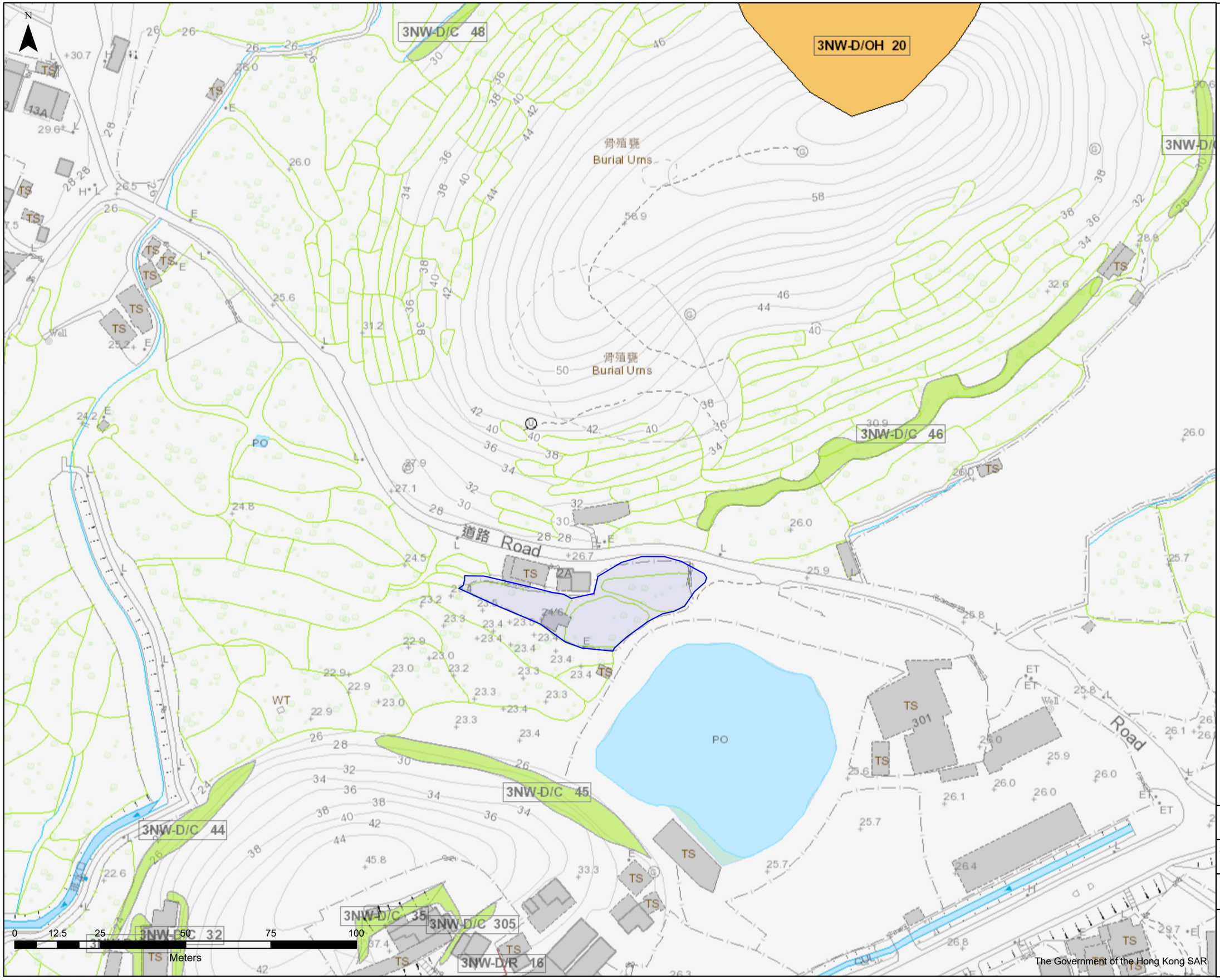
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Scale	1:1000
Date	04/05/2026

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Appendix F



Man-made Features

- Cut slopes
- Disturbed terrain
- Fill slopes
- NT defence measures
- NT stabilisation measures
- Retaining walls
- Slope Features
- Historical Landslide Catchment

Division	
Scale	1:1000
Date	28/04/2026

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Appendix G

BASIC INFORMATION

Location:	Off Road Man Uk Bin Village from Sha Tau Kok Road, Wo Hang, North District
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 : 837225 Northing : 842759

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Undeveloped green belt
Distance of Facility from Crest (m):	0
Facility at Toe:	Lightly-used open area/facilities
Distance of Facility from Toe (m):	0
Consequence-to-life Category:	3
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 6 Length (m): 90 Average Angle (deg): 60

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1 Mixed Feature Party: DD38 Lot193 Agent: N/A Land Cat.: 1,5b(vi),7 Reason Code: 1 MR Endorsement Date: 02-04-1998
(2) Sub Div.: 2 Mixed Feature Party: Lands D Agent: Lands D Land Cat.: 1,5b(vi),7 Reason Code: 62,90 MR Endorsement Date: 02-04-1998

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	05-02-2016
Data Source:	EI(Lands D)
Slope Part Drainage:	N/A
Wall Part Drainage:	N/A

SLOPE PART

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

WALL PART

N/A

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.:	3NW25B8
Map Sheet Reference (1:1000):	3NW-25B
Aerial Photos:	Y10133 (1963), Y10134 (1963)
Nearest Rainguage Station (Station Number):	Cheung Chi House, Cheung Wah Estate(N05)
Data Collected On:	05-02-2016
Date of Construction, Subsequent Modification and Demolition:	Modification: Constructed Before: 1963 After: N/A
Related Reports/Files or Documents:	File/Report: PWDC Ref. No.: GC 4/1/2-3 f (19) Pt.VI File/Report: PWDC Ref. No.: GC 4/1/2-3 f (19) Pt.VI
Remarks:	N/A
Follow Up Actions:	N/A
DH-Order (To Be Confirmed with Buildings Department):	None
Advisory Letter (To Be Confirmed with Buildings Department):	None
LPMIS:	None

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 21/11/2025)

STAGE 1 STUDY REPORT

Inspected On:	
Weather:	
District:	ME
Section No:	1-1
Height(m):	
Type of Toe Facility:	Lightly-used open area/facilities
Distance from Toe(m):	0
Type of Crest Facility:	Undeveloped green belt
Distance from Crest(m):	0
Consequence Category:	
Engineering Judgement:	
Section No:	2-2
Type of Toe Facility:	
Distance from Toe(m):	
Type of Crest Facility:	
Distance from Crest(m):	
Consequence Category:	
Engineering Judgement:	
Sign of Seepage:	
Criterion A satisfied:	
Sign of Distress:	
Criterion D satisfied:	
Non-routine maintenance required:	
Note:	
Masonry wall/Masonry facing:	
Note:	
Consequence category (for critical section):	
Observations:	N/A
Emergency Action Required:	
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

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

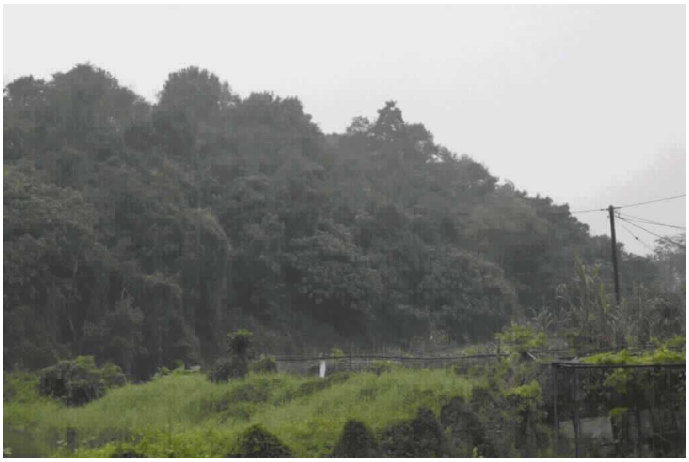
OTHER EXTERNAL ACTION

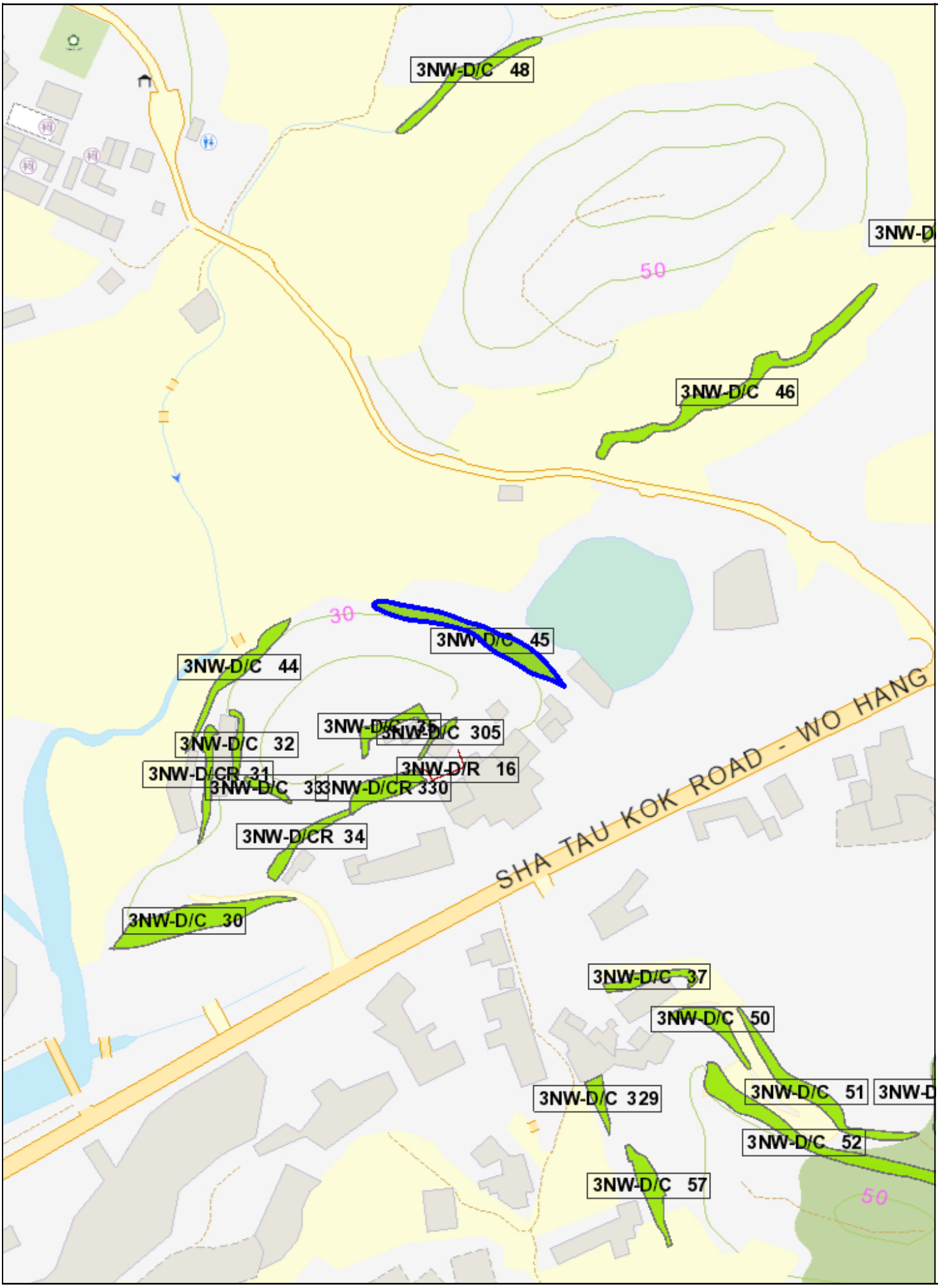
Check / repair Services:
Action By: N/A
Non-routine Maintenance:
Action By: N/A

PHOTO








3NW-D/C 48
3NW-D
50
3NW-D/C 46
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3NW-D/C 45
3NW-D/C 44
3NW-D/C 305
3NW-D/C 32
3NW-D/R 16
3NW-D/CR 31
3NW-D/C 33
3NW-D/CR 330
3NW-D/CR 34
SHA TAU KOK ROAD - WO HANG
3NW-D/C 30
3NW-D/C 37
3NW-D/C 50
3NW-D/C 329
3NW-D/C 51
3NW-D
3NW-D/C 52
3NW-D/C 57
50

BASIC INFORMATION

Location:	SOUTH-EAST OF MAN UK PIN, NORTH DISTRICT
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 : 837339 Northing : 842863

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Undeveloped green belt
Distance of Facility from Crest (m):	1
Facility at Toe:	District open space
Distance of Facility from Toe (m):	0
Consequence-to-life Category:	3
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 4 Length (m): 140 Average Angle (deg): 45

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1	Private Feature	Party: DD38 Lot226	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 02-04-1998
(2) Sub Div.: 2	Private Feature	Party: DD38 Lot237	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 02-04-1998
(3) Sub Div.: 3	Private Feature	Party: DD38 Lot235	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 02-04-1998
(4) Sub Div.: 4	Private Feature	Party: DD38 Lot236	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 02-04-1998
(5) Sub Div.: 5	Private Feature	Party: DD38 Lot254	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 02-04-1998

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection:	17-03-2001
Data Source:	SIRST
Slope Part Drainage:	N/A
Wall Part Drainage:	N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 10 Vegetated: 90 Chunam: 0 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil Geology: Colluvium
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.:	3NW25B6
Map Sheet Reference (1:1000):	3NW-25B
Aerial Photos:	Y10133-4 (1963),
Nearest Rainguage Station (Station Number):	Cheung Chi House, Cheung Wah Estate(N05)
Data Collected On:	17-03-2001
Date of Construction, Subsequent Modification and Demolition:	Modification: Constructed Before: 1963 After: 0 Modification: Constructed Before: 1963 After: N/A
Related Reports/Files or Documents:	File/Report: Other Ref. No.: None File/Report: Other Ref. No.: None 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 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 File/Report: Peizometres Ref. No.: N File/Report: Peizometres Ref. No.: N
Remarks:	N/A
Follow Up Actions:	N/A
DH-Order (To Be Confirmed with Buildings Department):	None

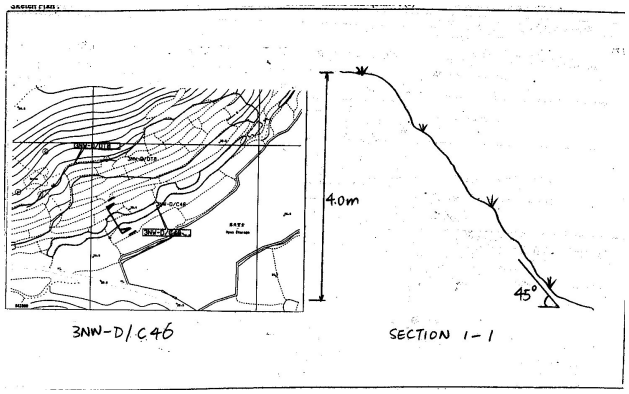
Advisory Letter (To Be Confirmed with Buildings Department):	None
LPMIS:	None

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 21/11/2025)

STAGE 1 STUDY REPORT

Inspected On:	17-03-2001
Weather:	Mainly Fine
District:	ME



Section No:	1-1
Height(m):	H1 : 4 , H2 : 0
Type of Toe Facility:	District open space
Distance from Toe(m):	0
Type of Crest Facility:	Undeveloped green belt
Distance from Crest(m):	1
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

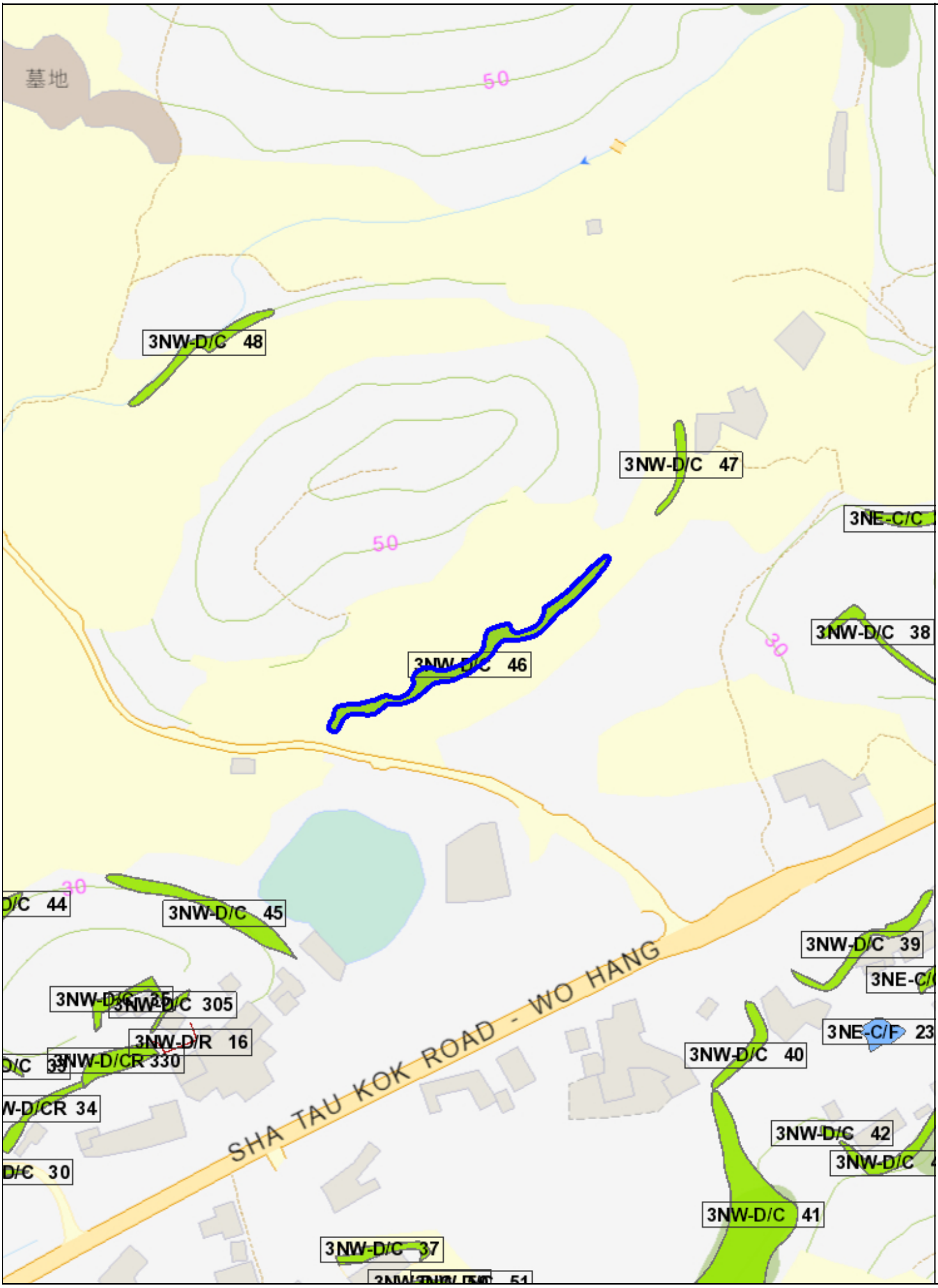
Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

PHOTO








墓地
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3NW-D/C 48
3NW-D/C 47
3NE-C/C
3NW-D/C 38
3NW-D/C 46
3NW-D/C 45
3NW-D/C 44
3NW-D/C 39
3NE-C/C
3NW-D/C 305
3NW-D/R 16
3NW-D/CR 330
3NE-C/F 23
3NW-D/C 40
3NW-D/CR 34
3NW-D/C 42
3NW-D/C 30
3NW-D/C 41
3NW-D/C 37
SHA TAU KOK ROAD - WO HANG