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Adrian Tsz Hin TAM/PLAND

寄件者: Christian Chim <[redacted]>
寄件日期: 2026年07月14日星期二 17:22
收件者: tpbpd/PLAND
副本: William Shu Tai WONG/PLAND; Adrian Tsz Hin TAM/PLAND; Bon Tang; Matthew Ng; Louis Tse; Danny Ng; Grace Wong
主旨: [FI] S.16 Planning Application No. A/NE-MUP/235 - Further Information
附件: FI1 for A_NE-MUP_235 (20260714).pdf

類別: Internet Email

Dear Sir,

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

Should you require more information, please do not hesitate to contact me directly at [redacted]. Thank you for your kind attention.

Kind Regards,

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

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[redacted]

R-RICHES PLANNING LIMITED

盈卓規劃有限公司

Our Ref. : DD 38 Lot 207
Your Ref. : TPB/A/NE-MUP/235

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

By E-mail

14 July 2026

Dear Sir,

1st Further Information

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lot 207 in D.D. 38, Man Uk Pin, New Territories

(S.16 Planning Application No. A/NE-MUP/235)

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

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Christian CHIM
Town Planner

cc DPO/STN, PlanD (Attn.: Mr. William WONG email: wstwong@pland.gov.hk)
(Attn.: Mr. Adrian TAM email: athtam@pland.gov.hk)

Response-to-Comment (RtC)

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lot 207 in D.D. 38, Man Uk Pin, New Territories

(S.16 Application No. A/NE-MUP/235)

(i) The applicant provides the following information in response to the departmental comments:

- the updated Geotechnical Planning Review Report and the RtC table in response to the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) is enclosed at **Annex 1**;

- the proposed use of Structures B1 and B2 is clarified to be 'warehouse for non-dangerous goods storage'. A parking space for private car has been deleted. The updated layout plan is enclosed at **Annex 2**; and

- the revised pages of the application form and supplementary statement are enclosed at **Annex 3**.

(ii) An RtC table:

Departmental Comments		Applicant's Responses
1. Comments of the Commissioner for Transport (C for T)		
(a)	The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety.	As mentioned in Section 3.4 of the Planning Statement, staff will be deployed to station at the vehicular ingress/egress to direct incoming/ outgoing vehicles to enhance pedestrian safety and road safety.
(b)	The applicant shall advise the management/ control measures to be implemented to ensure no queuing of vehicles outside the application site.	The swept path analysis has demonstrated that there is sufficient space for vehicles to manoeuvre smoothly therewithin, such that no vehicles will be allowed to queue back to or reverse onto/from the proposed development to the local access.
(c)	The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the application site.	As mentioned in Section 3.1 of the Planning Statement, no shop front will be provided. As such, the circumstances of illegal parking by visitors should not be anticipated. However, to ensure the vehicular access be free from obstruction, a 'NO ILLEGAL PARKING' sign will be shown at a prominent location at the

		vehicular ingress/egress to remind other road users.
(d)	The proposed vehicular access road between Sha Tau Kok Road - Wo Hang and the application site is not managed by TD. The applicant should seek comments/approvals from the responsible parties for the proposed vehicular access road.	Noted.

Annex 1

Updated GPRR

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

July 2026

Chan Henry
Registered Geotechnical Engineer
(RGE 12/05)

Response to CEO, CEDD comments on 25 June 2026.

Comment from GEO, CEDD	Response to Comment (R to C)
The subject site is overlooked by steep natural terrain and meets the alert criteria for a natural terrain hazard study (NTHS);	Noted. This Report has been prepared in accordance with GEO Report 136.
Given the temporary nature and the proposed use as warehouse of the subject site, the requirement for NTHS might make the case not economically viable. As an alternative, the northern part of the subject site may be designated as a 'no-build' zone, within which no critical facilities (i.e. facilities under Group 1 to 3 in the attached table at Appendix II) should be located. In particular, the proposed site office, washroom, parking space and manned structure (if any) should be located away from the 'no-build' zone. The suggested extent of the 'no-build' zone is shown in the attached plan. With the inclusion of the 'no-build' zone, the requirement for NTHS may be waived;	Noted. Since the indicated no-build zone will render the development totally ineffective and impractical, we propose that an NTHS shall be carried out to the Study Area proposed in Section 4.3 of this Report.
Section 3.1.1 of the GPRR - there is no alluvium within the subject site according to the geological map in Appendix C of the GPRR. the applicant should revise;	Noted. The top layer of soil should be Colluvium. Section 3.1.1 is revised accordingly.

Section 3.1.3 of the GPRR - the applicant should discuss the boulder field inventory information for the natural terrain overlooking the subject site;	Noted. The discussion of boulder field inventory information has been revised accordingly in Section 3.1.3.
section 4.2.1 of the GPRR - relaxation of angular elevation of the Alert Criteria from 20 degrees to 25 degrees could not be applied for the natural terrain to the north of the subject site as the natural terrain is affected by human disturbance (e.g. terraces) and is considered to be a Hillside Pocket; and	Noted. The angular elevation of the Alert Criteria is revised to 20 degrees.
Section 4.2.2 of the GPRR - the applicant should discuss the facility group of the proposed site office, washroom and parking space of the proposed use.	Noted. Referring to the revise Layout Plan, only Loading/Unloading space (LGV) and warehouse for goods storage are proposed. The discussion of the facilities are revised in Section 4.2.

CONTENTS

- **Response to Comment**

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 Group No. of Proposed Facilities

4.3 Screening of Catchment in accordance with GEO Report 138

5. Conclusion

LIST OF FIGURES

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Figure 2 Section A-A

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Figure 6 Demarcation Plan for Proposed NTHS Study Area

APPENDICES

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Appendix B Proposed Development Layout Plan

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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 non-dangerous goods storage site 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 temporary structures 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 non-enclosed temporary structures 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 (CE

DD 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 colluvium.

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 itself not fall in any Boulder Field Inventory but Catchment OH1 (Natural openhill terrain) is fall within Polygon No.S3-23 of the Boulder Field Inventory. The extent of Boulder Filed Inventory is 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

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

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.

The Study Area can be sub-divided into 2 major catchments i.e.

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.

Hillside Pocket – there is abandoned agricultural terraces between upper hillside terrains from +28mPD to 33mPD with the hillside gently slope 24.7°. The area has been flatten to house an existing temporary structure which shield off proposed B2 warehouse from the Catchment.(Fig.2 & Fig.3 refers)

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 Group No. of Proposed Facilities

Further to the revised layout plan, the facilities of the proposed Development include a Warehouse and a loading/unloading space only. Referring to Table 2.2 Group of Facilities, the groupings of the facilities are shown in the following table.

Facilities	Group No.
Warehouse	2(a)
Loading/Unloading space	3

4.3 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. The Site itself not fall in any Boulder Field Inventory but Catchment OH1 (Natural openhill terrain) is fall in Boulder Field Inventory (No.S3-23).

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 20° 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 ≥ 20°	Alert Criteria met?
OH(A1) (Figure 2 & 3)	23° (Max.)	Yes	Yes	**Yes**
OH(A2) (Figure 4)	13°	Yes	No	**NO**

Refer to 6.3.4. of GEO Report138, it is proposed the hillside catchment OH(1) shall be carry out further study. The extent of natural terrains affecting the Site to be studied is demarcated in Figure 6.

5. CONCLUSION

The proposed Development including 2 Warehouse founding on shallow raft/pad footings, along with a proposed 200mm thick concrete screeding to hard-pave 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 are required. There is no geotechnical concern.

This subject Site is overlooked by an open hillside terrain with hillside pocket along its foothill area, also it falls within Polygon No.S3-23 of Boulder Field Inventory. It is recommended that a Natural Terrain Hazard Study (NTHS) shall be carried out to the proposed Study Area attached in Figure 6.

Figure 1 - 6

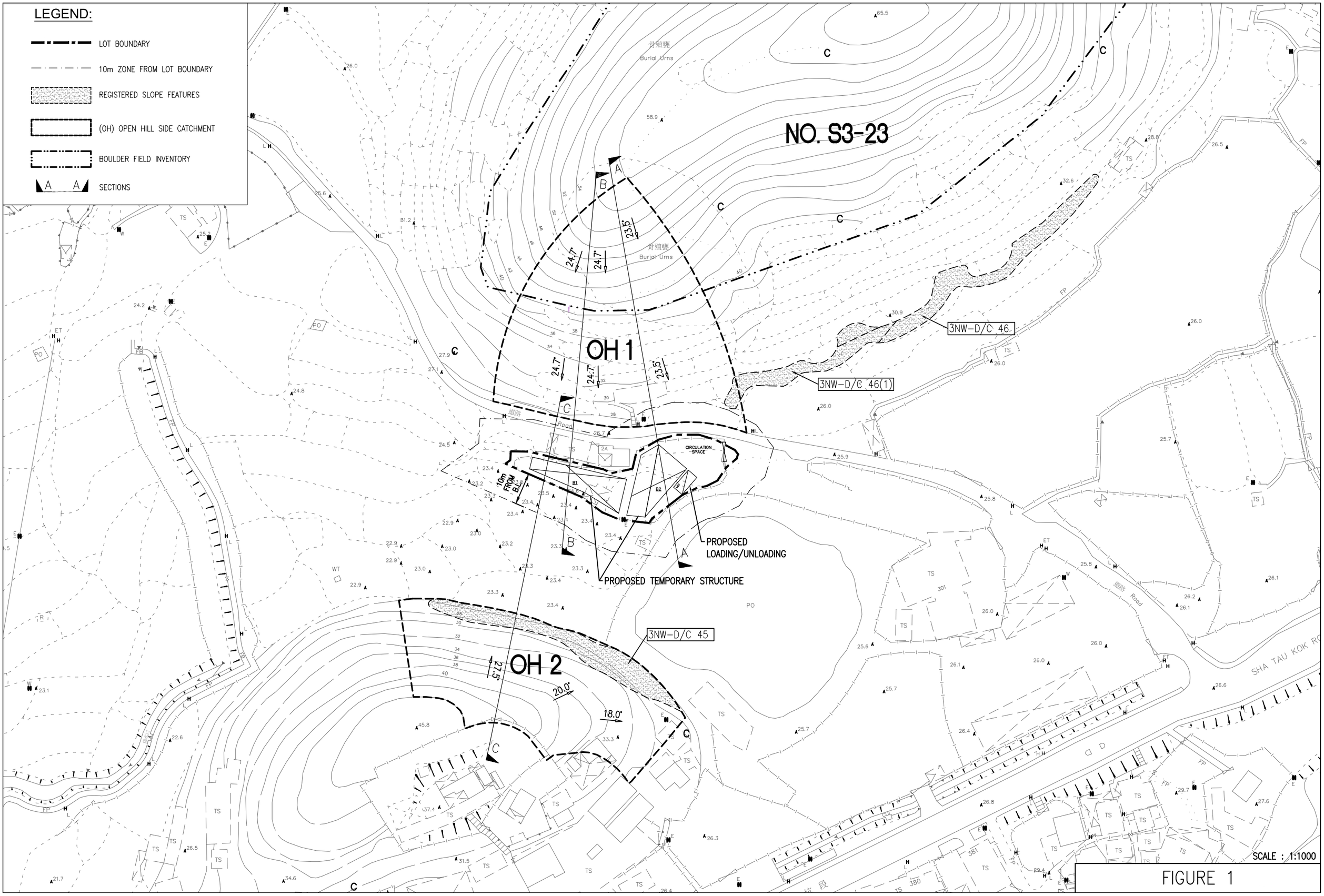
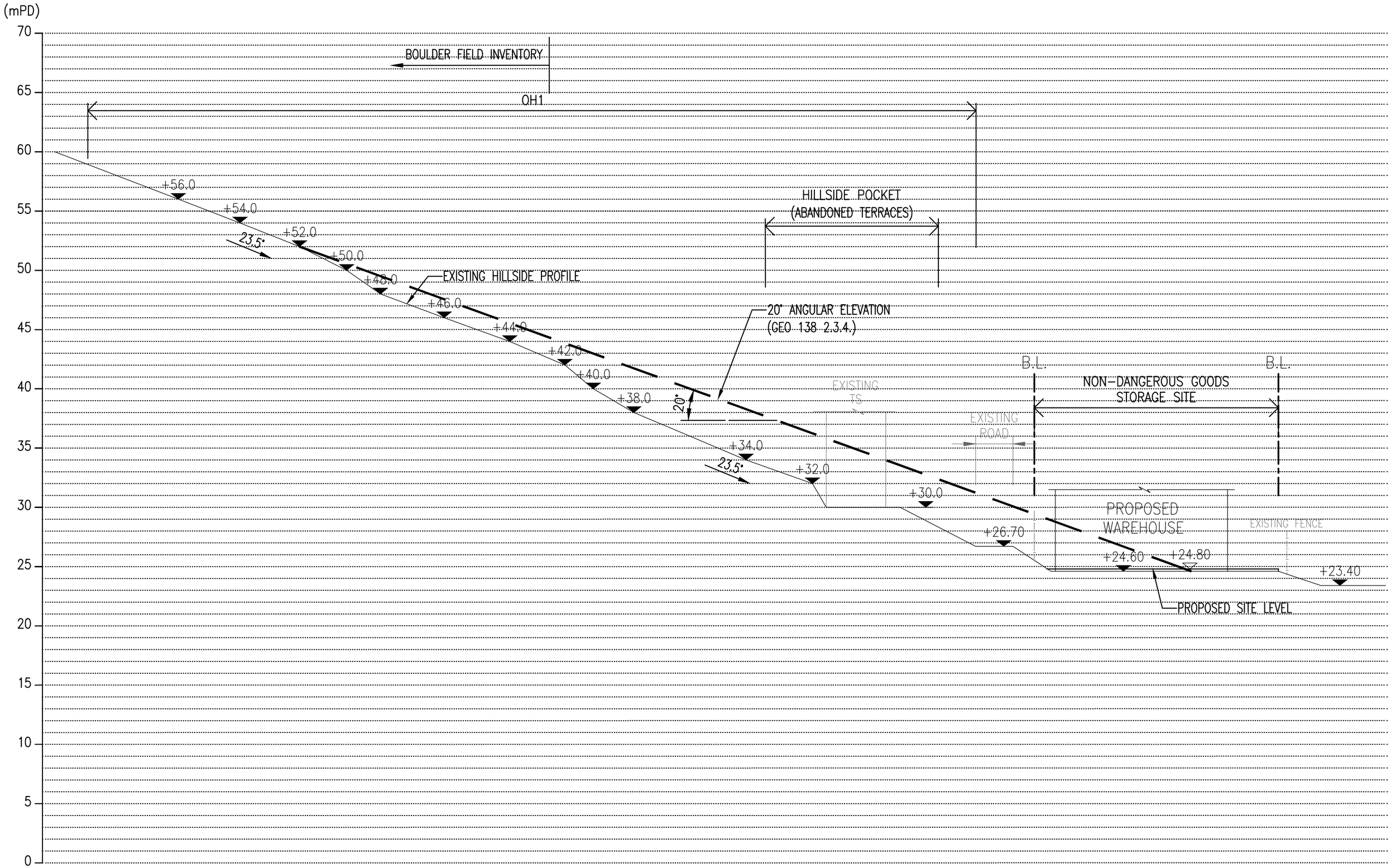

LEGEND:
LOT BOUNDARY
10m ZONE FROM LOT BOUNDARY
REGISTERED SLOPE FEATURES
(OH) OPEN HILL SIDE CATCHMENT
BOULDER FIELD INVENTORY
SECTIONS
NO. S3-23
OH 1
OH 2
骨殖甕
Burial Urns
3NW-D/C 46
3NW-D/C 46(1)
3NW-D/C 45
CIRCULATION SPACE
10m FROM B1
PROPOSED LOADING/UNLOADING
PROPOSED TEMPORARY STRUCTURE
24.7°
23.5°
27.5°
20.0°
18.0°
SHA TAU KOK RO
SCALE : 1:1000

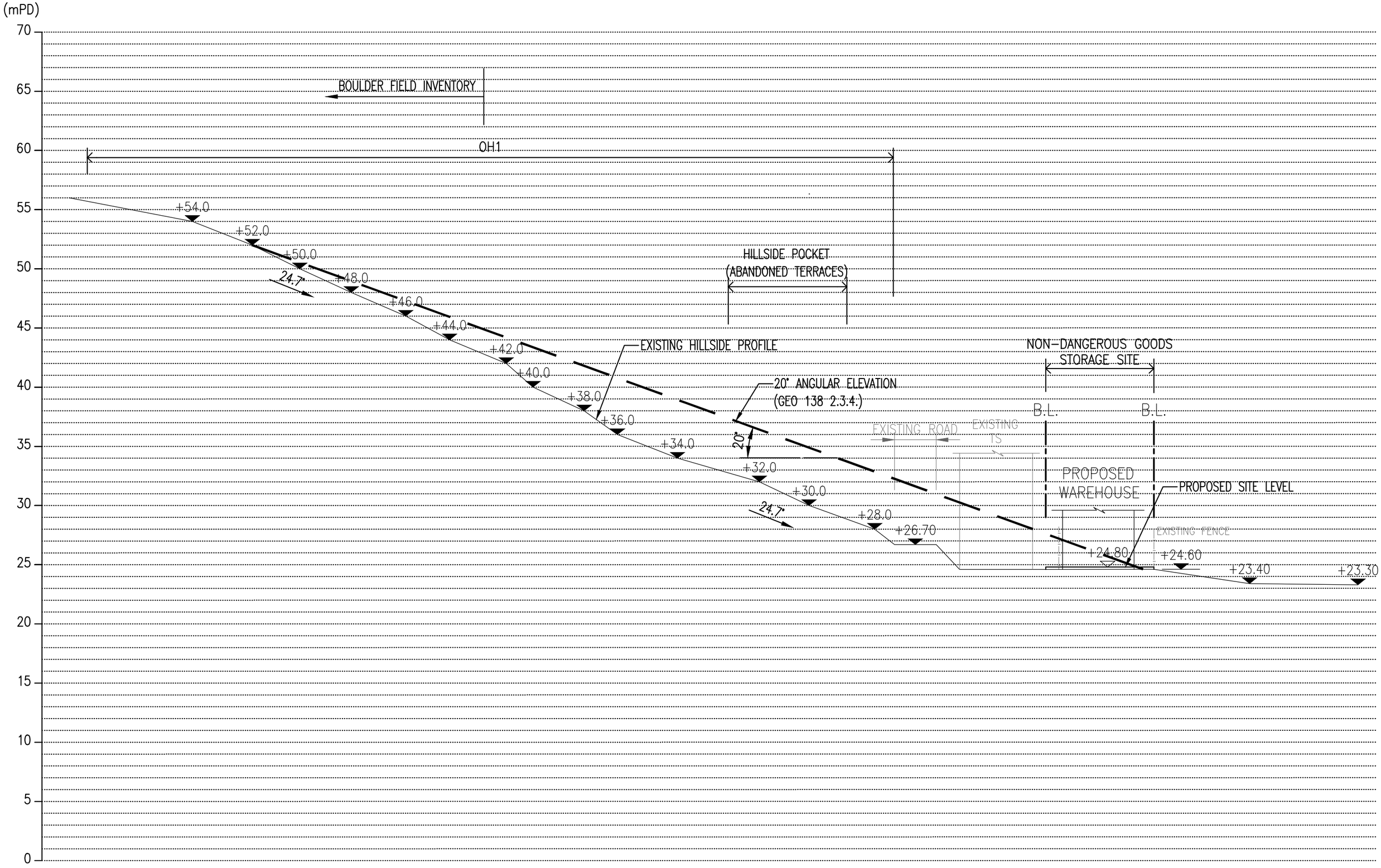
FIGURE 1



SECTION A–A

1 : 300

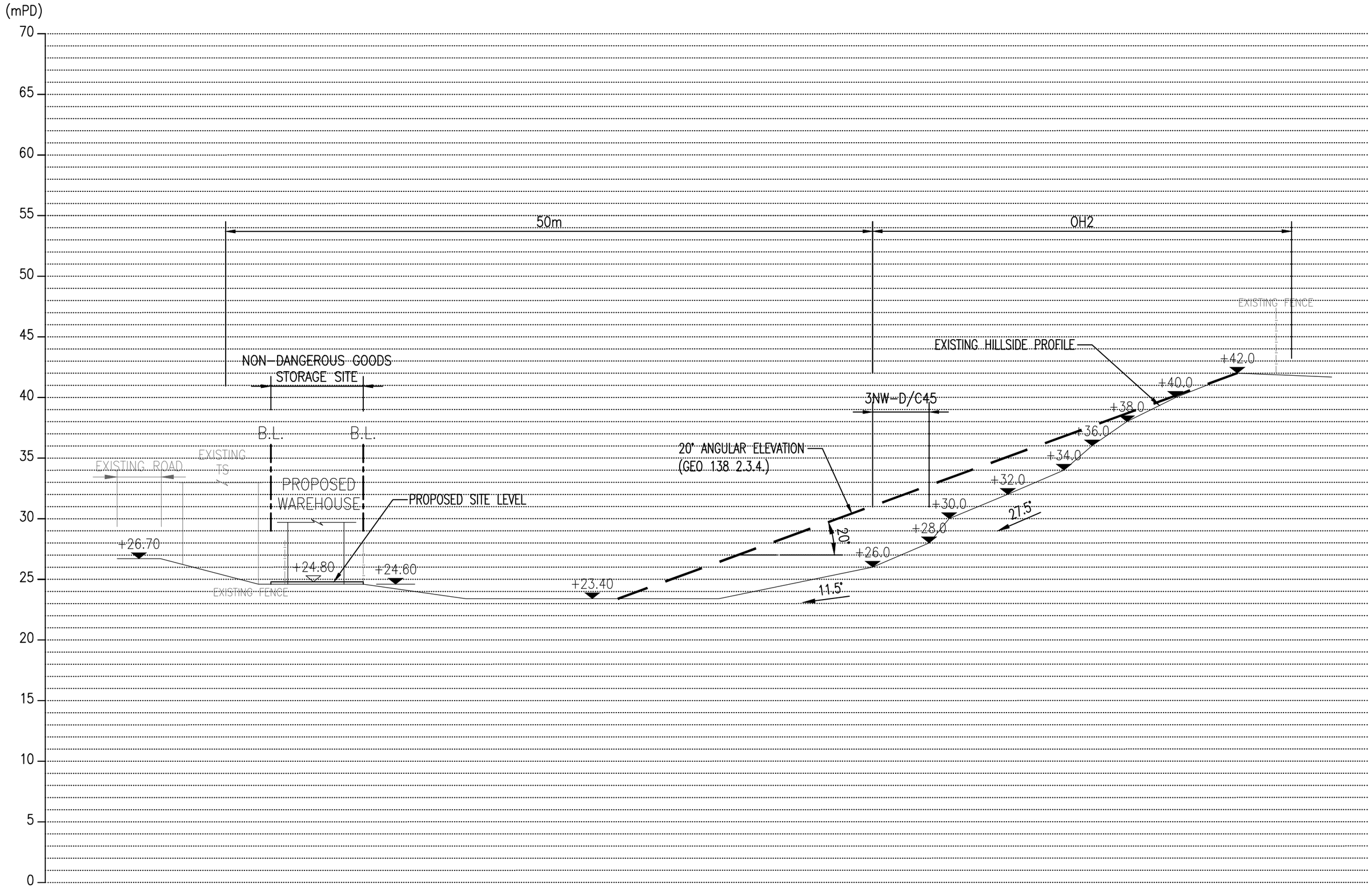
FIGURE 2



SECTION B–B

1 : 300

FIGURE 3



SECTION C–C

1 : 300

FIGURE 4

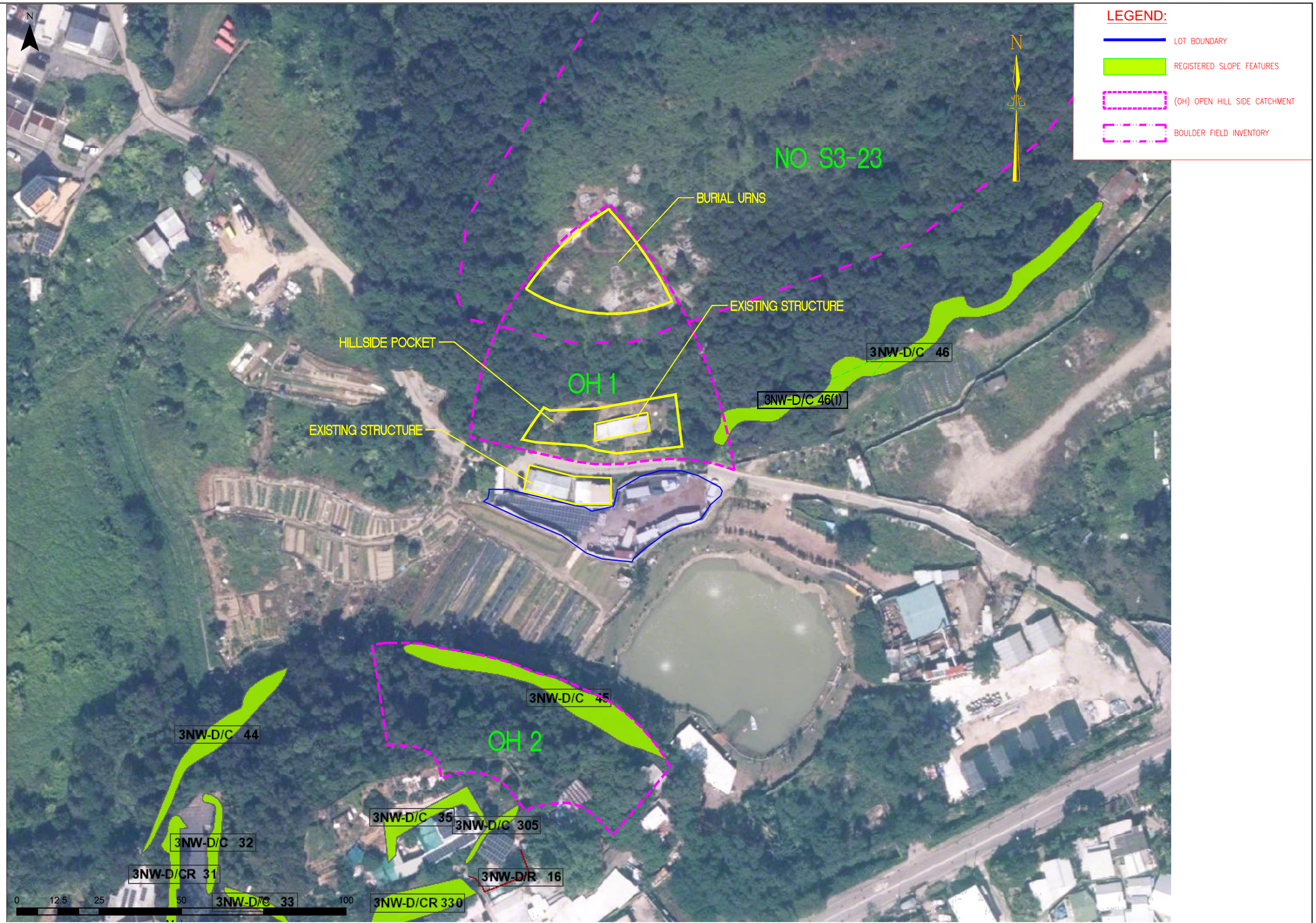

LEGEND:
LOT BOUNDARY
REGISTERED SLOPE FEATURES
(OH) OPEN HILL SIDE CATCHMENT
BOULDER FIELD INVENTORY
N
NO. S3-23
BURIAL URNS
EXISTING STRUCTURE
HILLSIDE POCKET
OH 1
EXISTING STRUCTURE
3NW-D/C 46
3NW-D/C 46(1)
3NW-D/C 45
OH 2
3NW-D/C 44
3NW-D/C 35
3NW-D/C 305
3NW-D/C 32
3NW-D/CR 31
3NW-D/R 16
3NW-D/C 33
3NW-D/CR 330
0 12.5 25 50 100

FIGURE 5

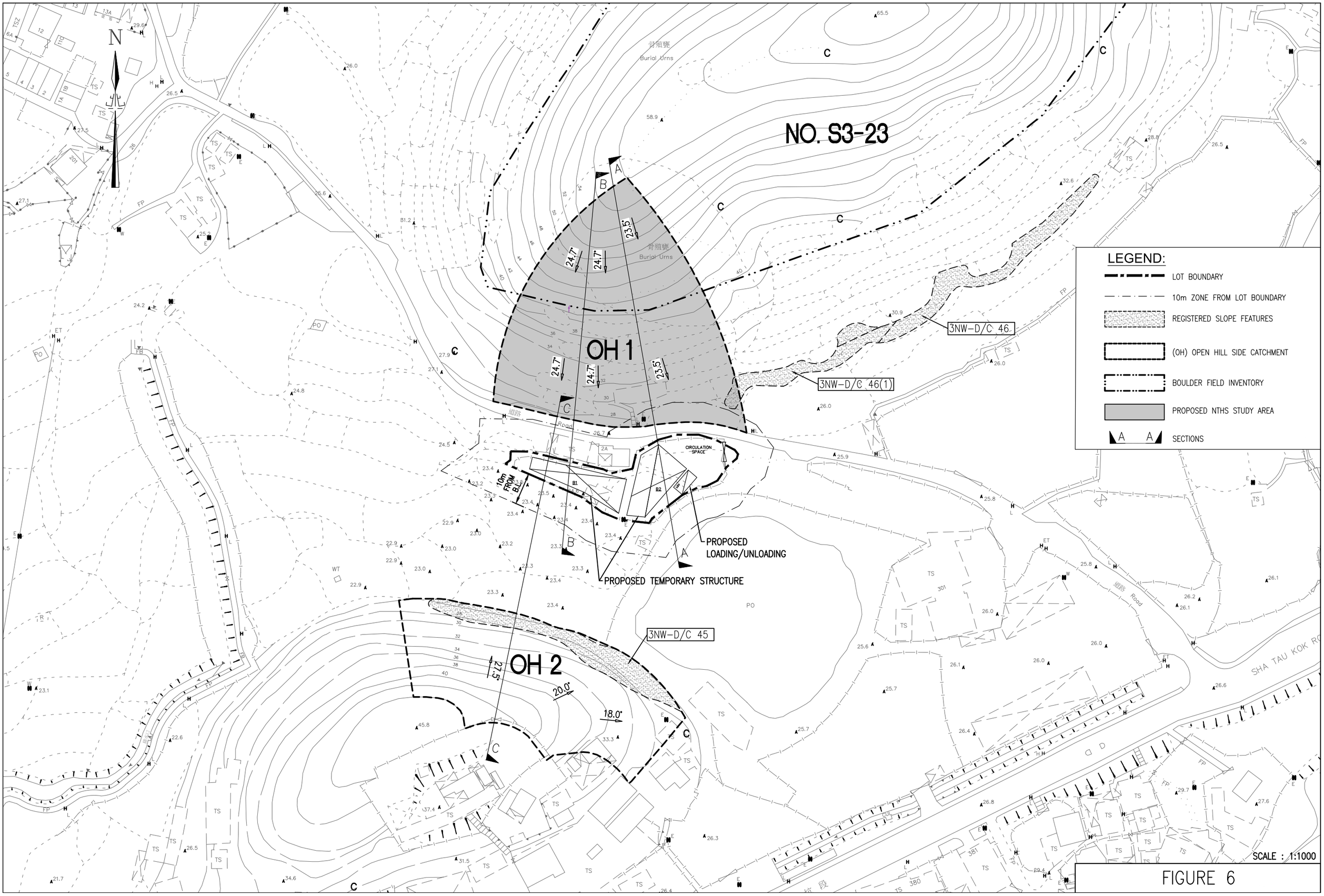
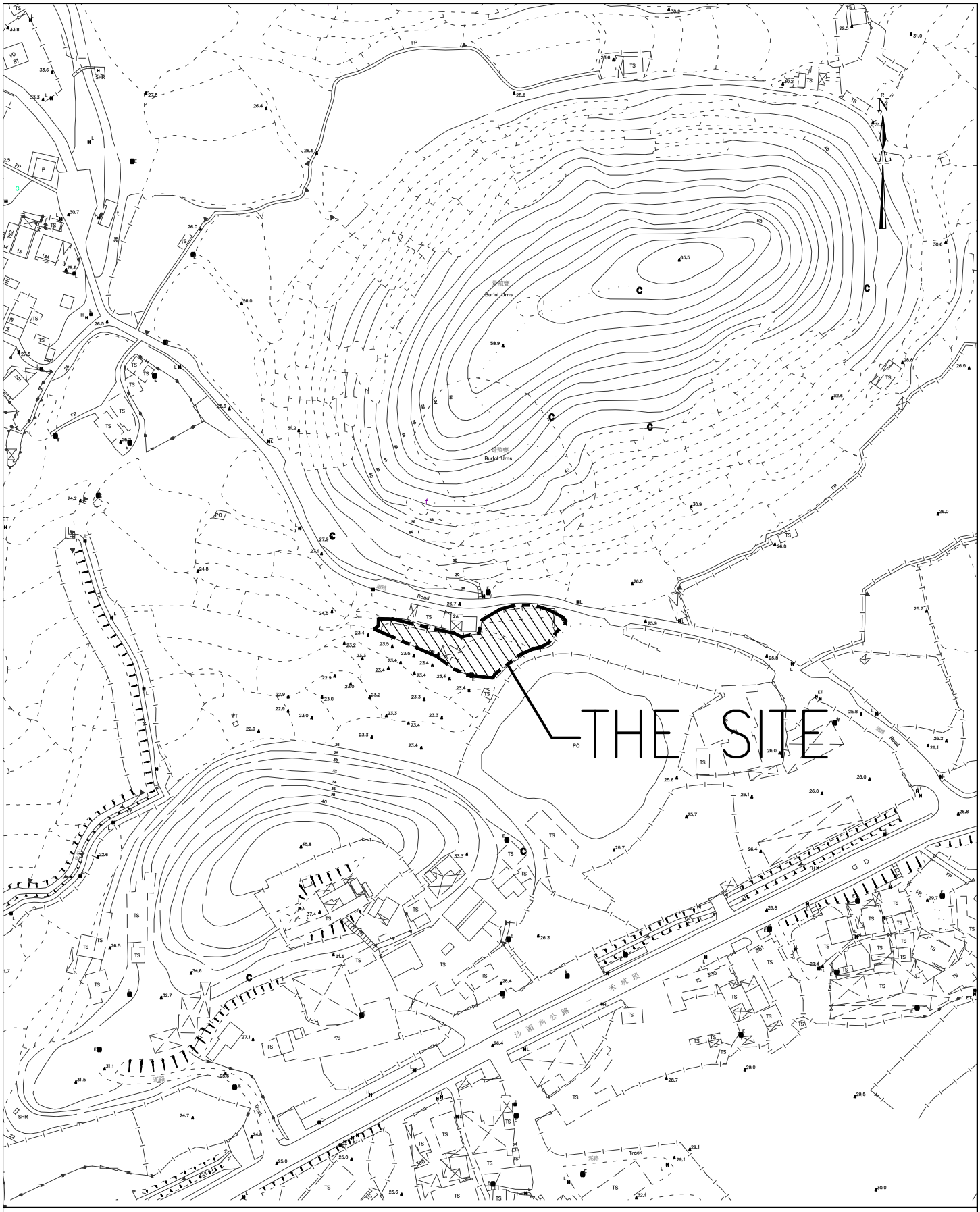

NO. S3-23
OH 1
OH 2
骨殖甕
Burial Urns
3NW-D/C 46
3NW-D/C 46(1)
3NW-D/C 45
CIRCULATION SPACE
PROPOSED LOADING/UNLOADING
PROPOSED TEMPORARY STRUCTURE
10m FROM B1
24.7°
23.5°
27.5°
20.0°
18.0°
SHA TAU KOK RO
LEGEND:
LOT BOUNDARY
10m ZONE FROM LOT BOUNDARY
REGISTERED SLOPE FEATURES
(OH) OPEN HILL SIDE CATCHMENT
BOULDER FIELD INVENTORY
PROPOSED NTHS STUDY AREA
SECTIONS
SCALE : 1:1000

FIGURE 6

Appendix A



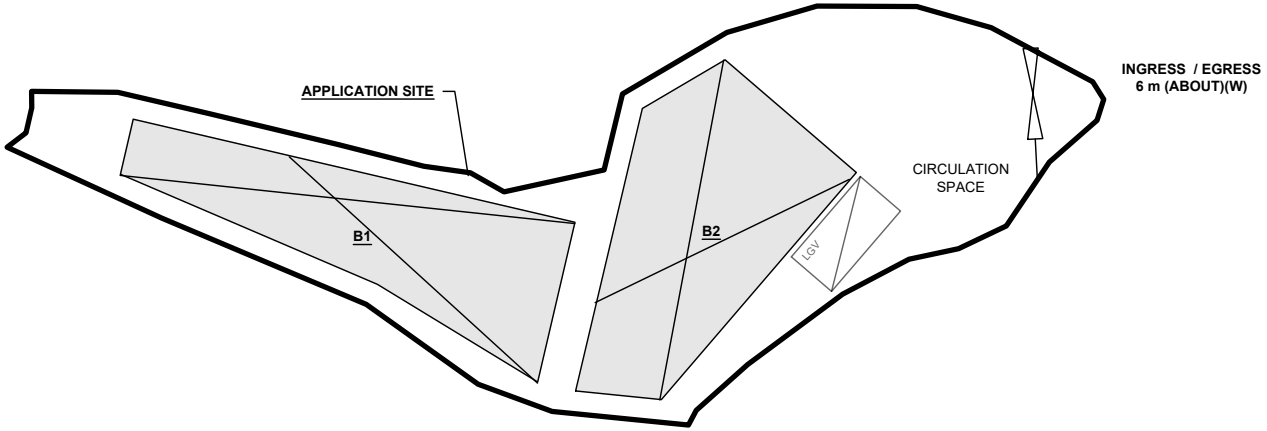
SITE LOCATION PLAN

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 (FOR NON-DANGEROUS GOODS STORAGE)	202 m^2 (ABOUT)	202 m^2 (ABOUT)	9 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (FOR NON-DANGEROUS GOODS STORAGE)	222 m^2 (ABOUT)	222 m^2 (ABOUT)	9 m (ABOUT)(1-STOREY)
	TOTAL	**424 m^2 (ABOUT)**	**424 m^2 (ABOUT)**	



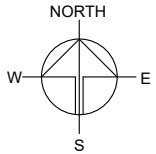
PARKING AND LOADING / UNLOADING PROVISIONS

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
- STRUCTURES
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS



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 : 500 @ A4

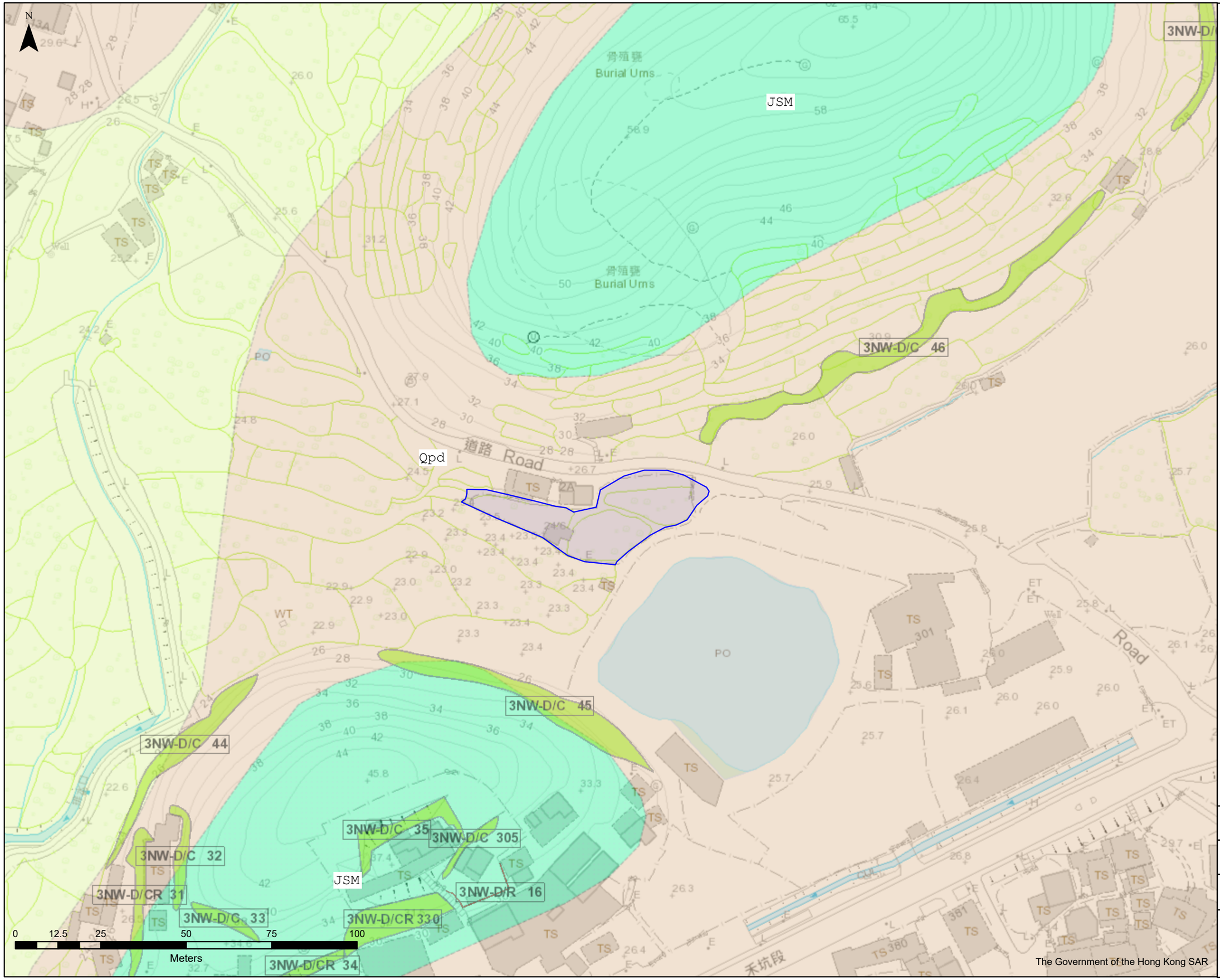
DRAWN BY	DATE
MN	9.7.2026
REVISED BY	DATE
APPROVED BY	DATE

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

GEOTECHNICAL ENGINEERING OFFICE
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

The Government of the Hong Kong SAR

(Print by maggie leung)

SUPERFICIAL DEPOSITS 地表沉積

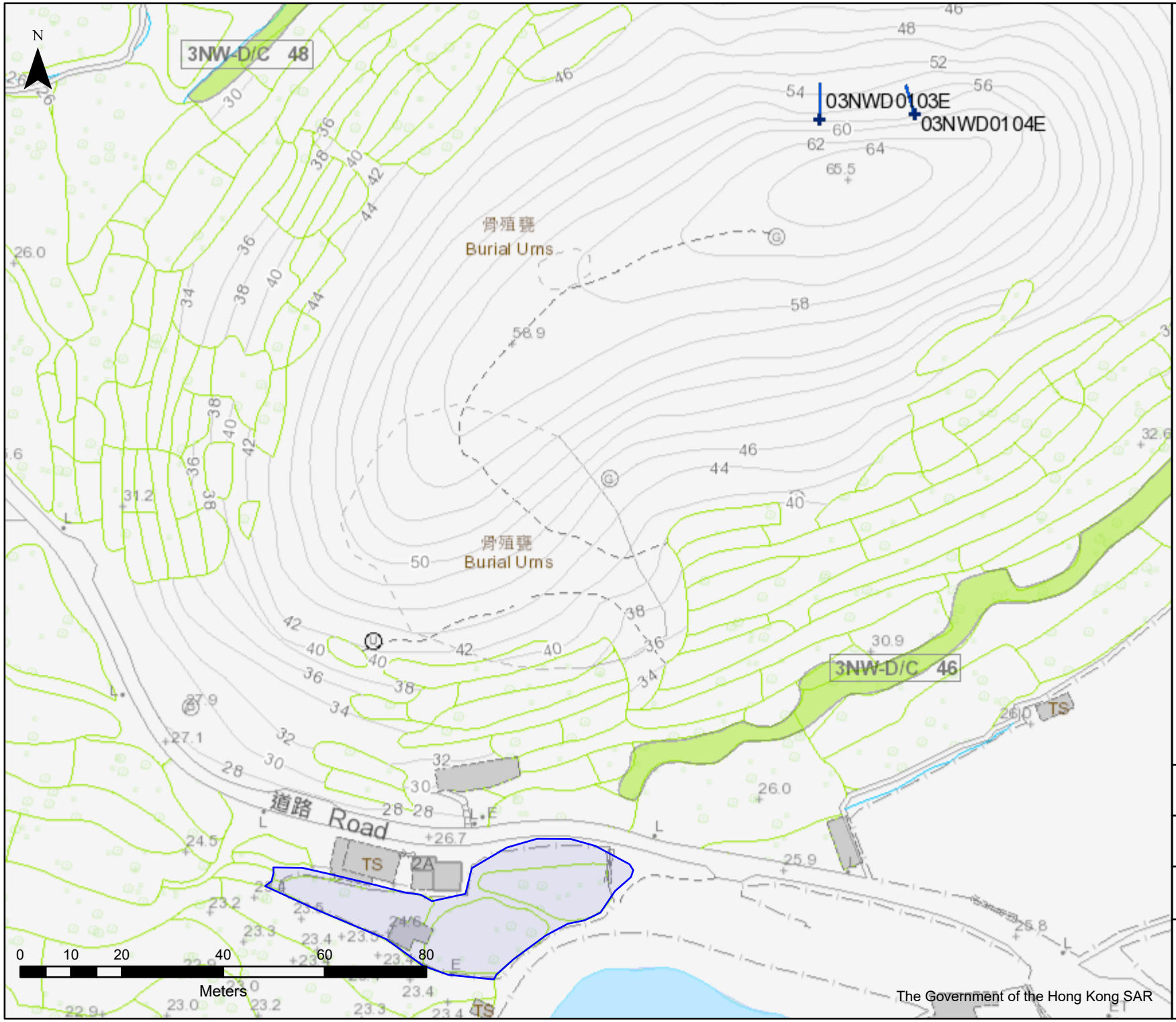
系 System	統 Series	組 Formation	GENETIC CLASSIFICATION 成因類型		主要物質成份	PRINCIPAL MATERIALS
第四系 QUATERNARY	全新統 HOLOCENE		Fill 填土		填泥和廢物	Natural earth and waste
			Alluvium 冲積物	Qa	分選性良好至中等的粘土／粉砂、砂和礫石	Clay/silt, sand and gravel; well-sorted to semi-sorted
			Beach deposits 海灘沉積	Qb	砂	Sand
			Raised beach deposits 高位海灘沉積	Qrb	砂	Sand
		坑口組 HANG HAU FORMATION		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		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
		赤鑞角組 CHEK LAP KOK FORMATION		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

系 System	統 Series	群 Group	部 Part	NAMED ROCK DIVISIONS 地層單位名稱			主要岩石類型／特徵 PRINCIPAL ROCK TYPES/CHARACTERS	
中生界 MESOZOIC	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

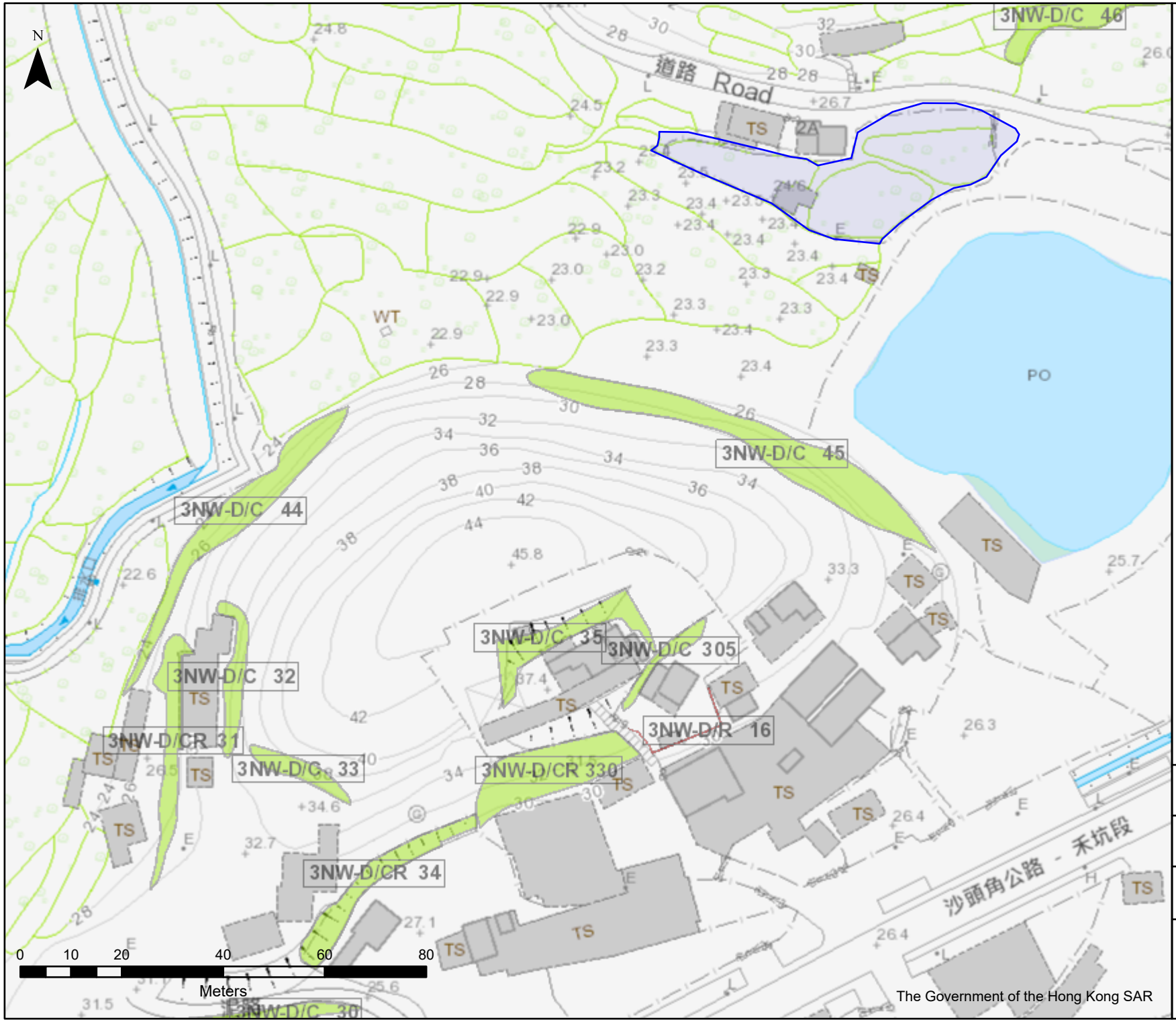
ENTLI Trail

- Recent
- Relict

Division	
Scale	1:1000
Date	28/04/2026

GEOTECHNICAL ENGINEERING OFFICE
CEDD
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

(Print by maggie leung)



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

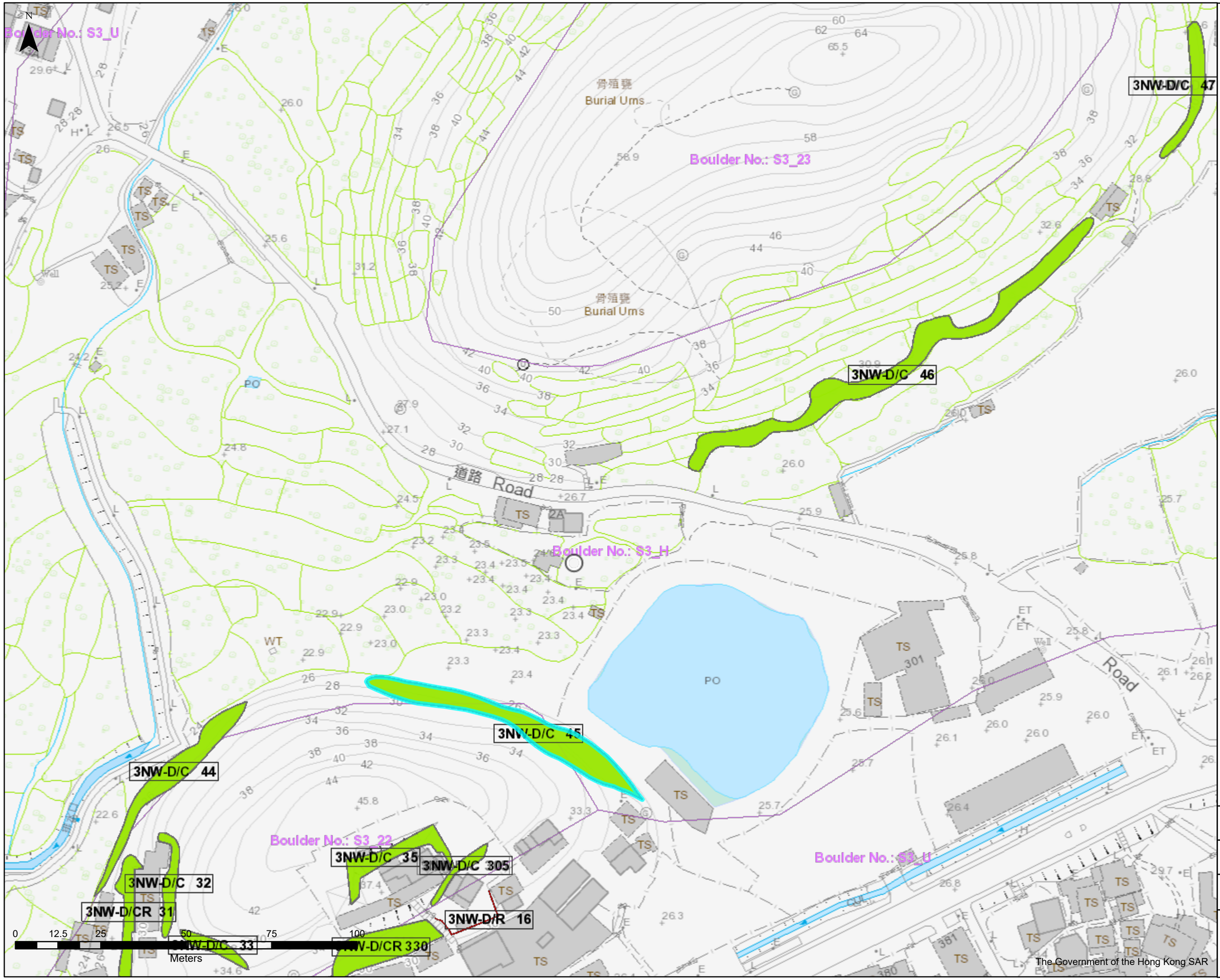
- Recent
- Relict

Division	
Scale	1:1000
Date	28/04/2026

GEOTECHNICAL ENGINEERING OFFICE
CEDD
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

(Print by maggie leung)

Appendix E



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

Division	
Scale	1:1000
Date	04/05/2026

GEOTECHNICAL ENGINEERING OFFICE
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

The Government of the Hong Kong SAR

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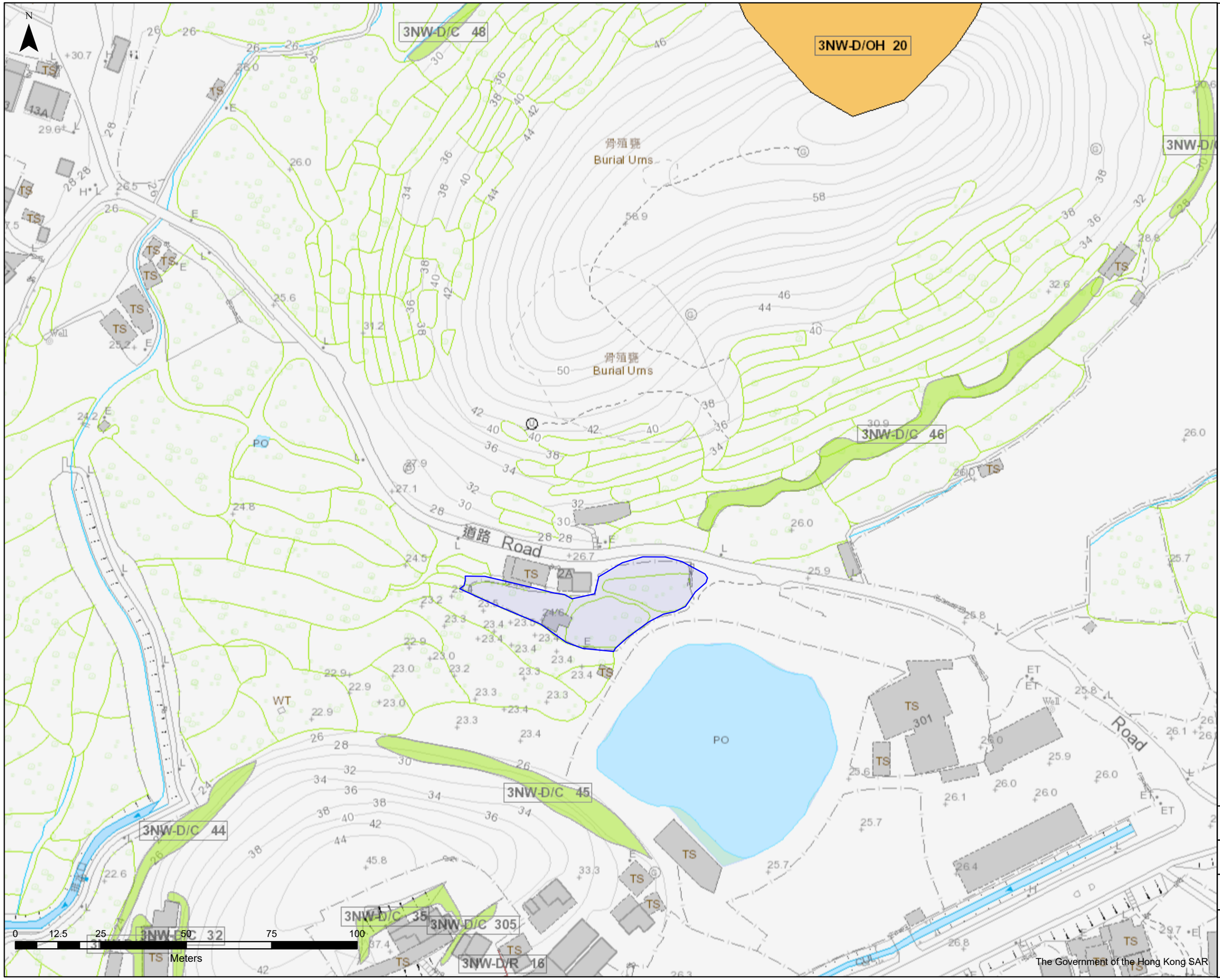
Appendix F



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

GEOTECHNICAL ENGINEERING OFFICE
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

The Government of the Hong Kong SAR

(Print by maggie leung)

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

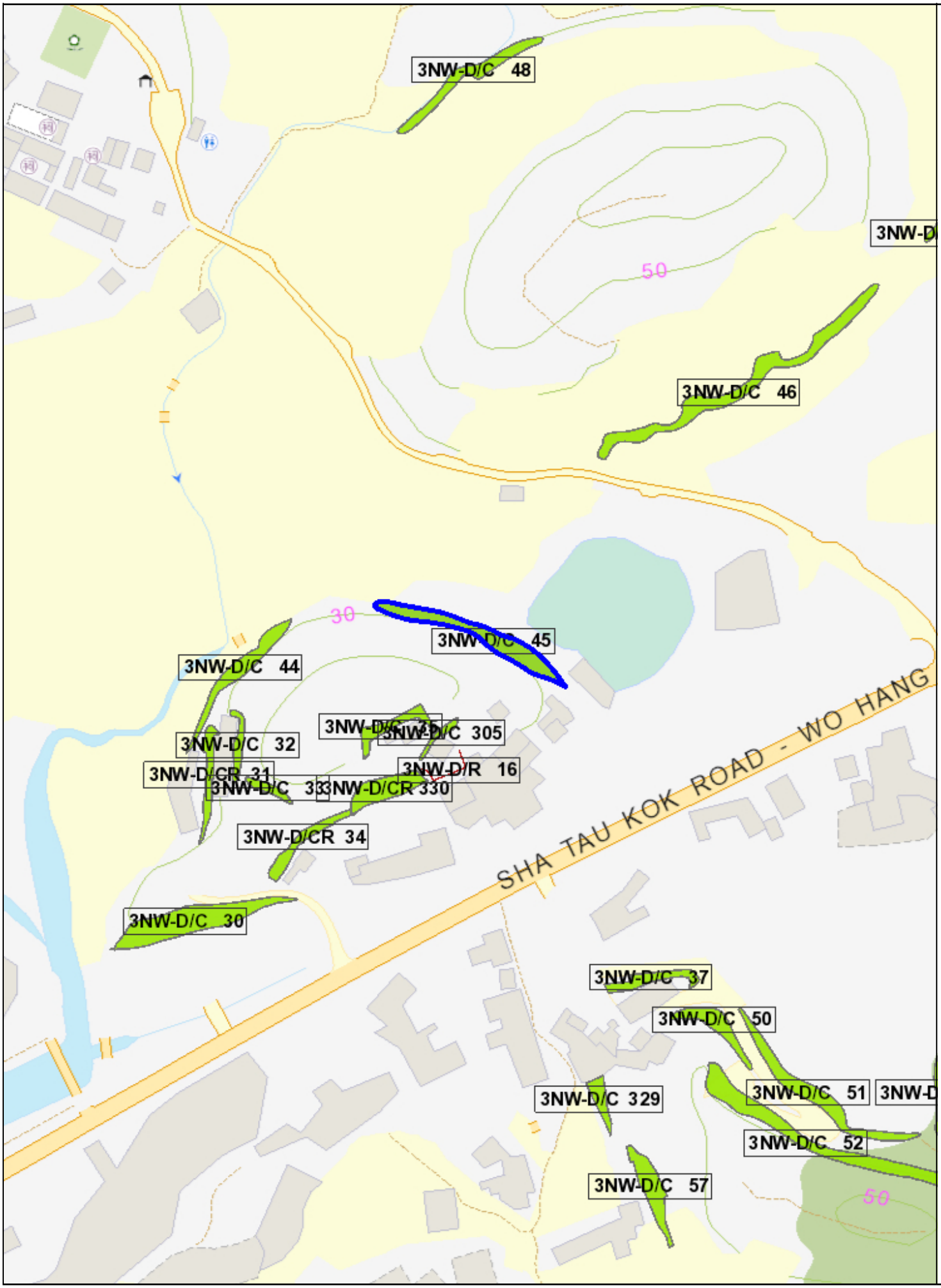
Check / repair Services:

Action By: N/A

Non-routine Maintenance:

Action By: N/A

PHOTO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3NW-D/C 46
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3NW-D/C 45
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3NW-D/C 305
3NW-D/C 32
3NW-D/R 16
3NW-D/CR 31
3NW-D/C 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

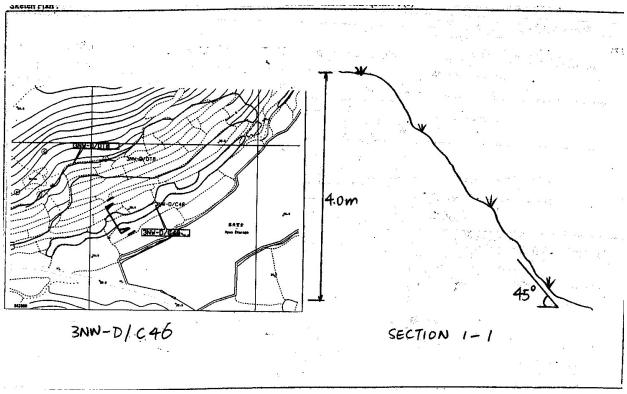
Advisory Letter (To Be Confirmed with Buildings Department):	None
LPMIS:	None

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

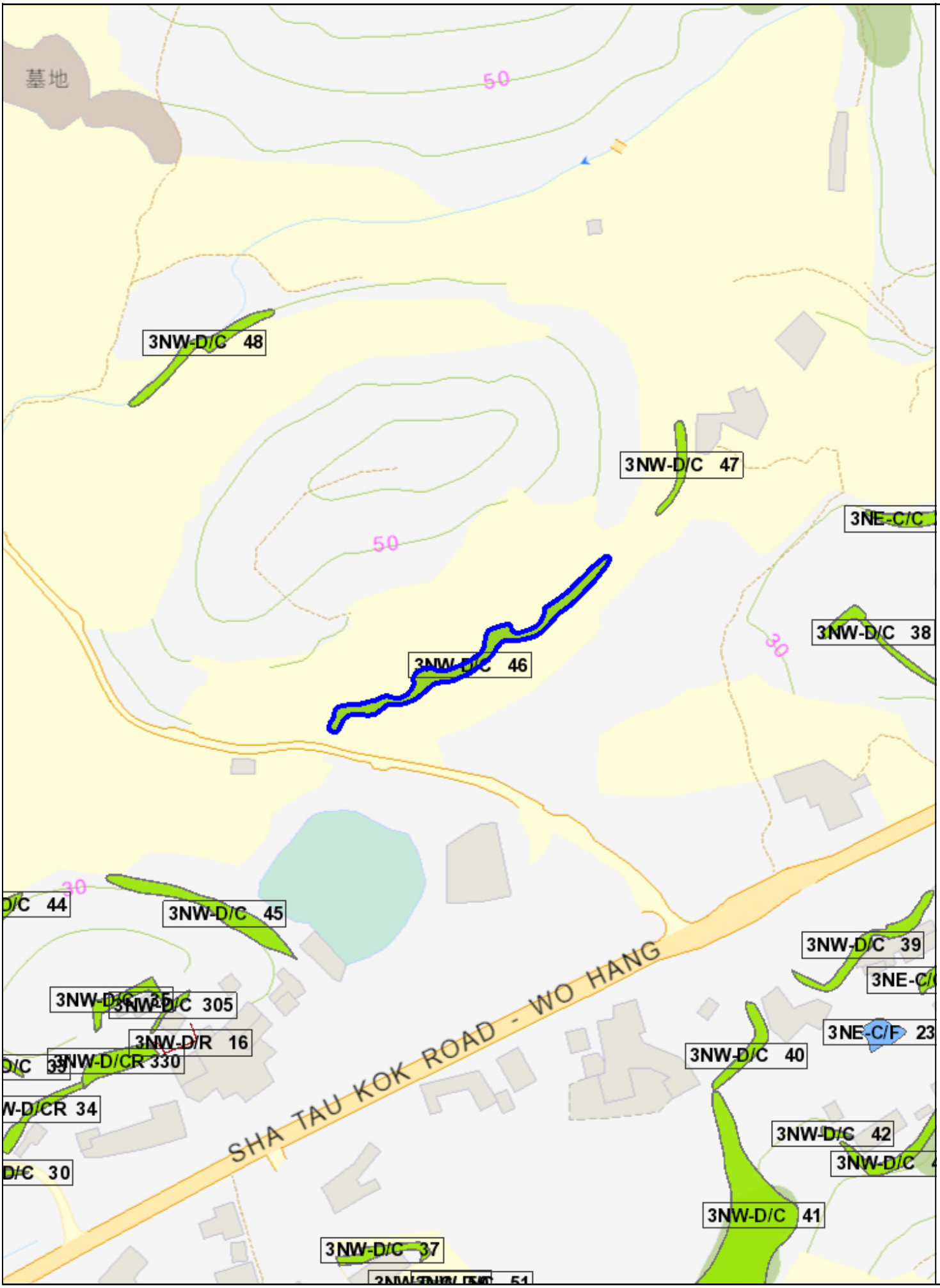
ACTION TO INITIATE PREVENTIVE WORKS

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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3NW-D/C 47
3NE-C/C
50
3NW-D/C 38
30
3NW-D/C 46
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D/C 44
3NW-D/C 45
3NW-D/C 39
3NE-C/
3NW-D/C 305
3NW-D/R 16
3NE-C/F 23
3NW-D/CR 330
3NW-D/C 40
W-D/CR 34
SHA TAU KOK ROAD - WO HANG
3NW-D/C 42
D/C 30
3NW-D/C 41
3NW-D/C 37

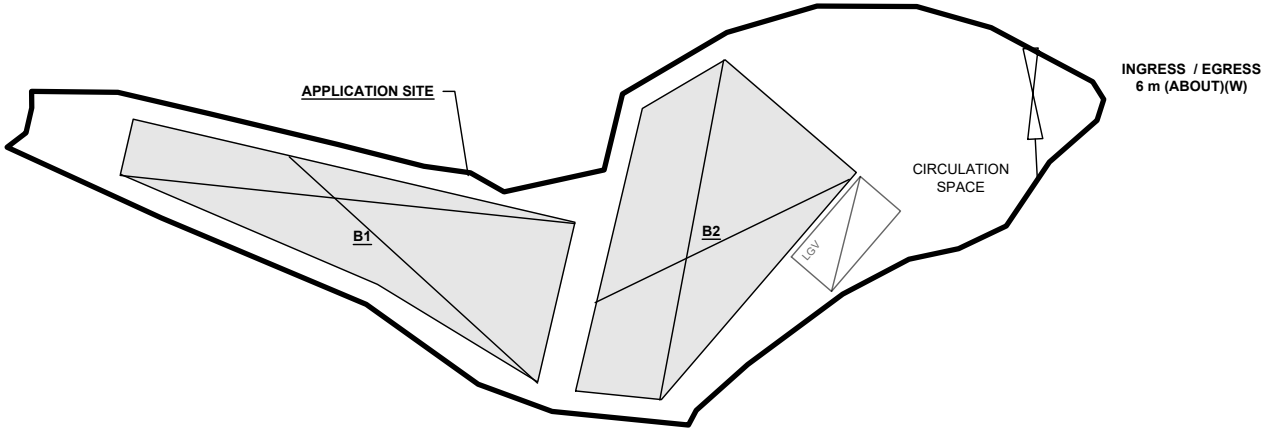
Annex 2

Updated layout plan

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 (FOR NON-DANGEROUS GOODS STORAGE)	202 m^2 (ABOUT)	202 m^2 (ABOUT)	9 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (FOR NON-DANGEROUS GOODS STORAGE)	222 m^2 (ABOUT)	222 m^2 (ABOUT)	9 m (ABOUT)(1-STOREY)
	TOTAL	**424 m^2 (ABOUT)**	**424 m^2 (ABOUT)**	



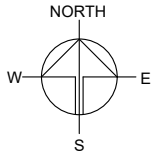
PARKING AND LOADING / UNLOADING PROVISIONS

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
- STRUCTURES
- LOADING / UNLOADING SPACE (LGV)
- INGRESS / EGRESS



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 : 500 @ A4

DRAWN BY	DATE
MN	9.7.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

Annex 3

Revised pages of the application form and supplementary statement

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 (FOR NON-DANGEROUS GOODS STORAGE)	202 m^2 (ABOUT)	202 m^2 (ABOUT)	9 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (FOR NON-DANGEROUS GOODS STORAGE)	222 m^2 (ABOUT)	222 m^2 (ABOUT)	9 m (ABOUT)(1-STOREY)
	TOTAL	424 m^2 (ABOUT)	424 m^2 (ABOUT)	

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

Private Car Parking Spaces 私家車車位	N/A
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)	

(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			N/A
	Private Car Parking Spaces 私家車車位			N/A
	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 中型貨車車位			N/A
	Heavy Goods Vehicle Spaces 重型貨車車位			N/A
	Others (Please Specify) 其他 (請列明) _____ _____			

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 L/UL space is proposed. Details of the provision of L/UL space are shown at **Table 2** below.

Table 2 –L/UL provision

Type of space	No. of space
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		
	LGV		2-way total
	In	Out	
Trips at AM peak per hour (09:00 – 10:00)	1	0	1
Trips at PM peak per hour (18:00 – 19:00)	0	1	1
Average trip per hour (10:00 – 18:00)	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.