

2023年 8月 29日

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

This document is received on 29 AUG 2023  
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 Renewal  
of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的  
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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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

2302232 1/8 By hand.

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-MUP/196
	Date Received 收到日期	29 AUG 2023

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

### 1. Name of Applicant 申請人姓名/名稱

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

Sing Wui Property Limited 成滙地產有限公司

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

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

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

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 231 RP (Part), 232, 278 S.A and 278 S.B in D.D. 38, Wo Hang, Sha Tau Kok, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 6,496 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 9,682 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Man Uk Pin Outline Zoning Plan 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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
14/8/2023 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 14/8/2023 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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

位於鄉郊地區土地上及/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, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development  
擬議用途/發展Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)  
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

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

(b) Effective period of permission applied for  
申請的許可有效期☒ year(s) 年 ..... 3 .....☐ month(s) 個月 .....

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 ..... 1,587 .....sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 4,909 .....sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 4 .....

Proposed domestic floor area 擬議住用樓面面積 ..... / .....sq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 9,682 .....sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 ..... 9,682 .....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	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.O.), OFFICE AND WASHROOM	4,772 m <sup>2</sup> (ABOUT)	9,546 m <sup>2</sup> (ABOUT)	16.5 m (ABOUT)(2-STORY)
B2	CANOPY FOR LOADING / UNLOADING	94 m <sup>2</sup> (ABOUT)	94 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STORY)
B3	FIRE SERVICE PUMP ROOM	24 m <sup>2</sup> (ABOUT)	24 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
B4	METER ROOM	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
TOTAL		4,908 m <sup>2</sup> (ABOUT)	9,682 m <sup>2</sup> (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 ..... 3 (PC) .....

Motorcycle Parking Spaces 電單車車位 .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....

Others (Please Specify) 其他 (請列明) .....

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

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 .....

Medium Goods Vehicle Spaces 中型貨車車位 ..... 1 (MGV) .....

Heavy Goods Vehicle Spaces 重型貨車車位 .....

Others (Please Specify) 其他 (請列明) ..... 1 (Container Vehicle) .....

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 18:00, no operation on Sunday and public holiday																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Sha Tau Kok Road - Wo Hang via a local access..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																															
	No 否	<input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 6,496 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... not more than 0.2 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	..... A / ..... / .....
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

Please refer to supplementary statement.

**8. Declaration 聲明**

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

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

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

Signature

簽署

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

Michael WONG

Name in Block Letters  
姓名 (請以正楷填寫)Position (if applicable)  
職位 (如適用)Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

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

Others 其他

on behalf of  
代表

R-Riches Property Consultants Limited

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

Date 日期

14/8/2023

(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Agriculture" zone ')

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 231 RP (Part), 232, 278 S.A and 278 S.B in D.D. 38, Wo Hang, Sha Tau Kok, New Territories
Site area 地盤面積	6,496 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Man Uk Pin Outline Zoning Plan No. S/NE-MUP/11
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	9,682 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.49 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/ m 米 <input type="checkbox"/> (Not more than 不多於)	
		/ Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 - 16.5 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	76 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		3  3 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicle _____ _____		2    1 (MGV)  1 (CV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Plan showing the zoning of the Site, Plan showing the land status of the Site,</u>		
<u>Plan showing the filling of land area of the Site, Swept path analysis</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
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 *Lots 231 RP (Part), 232, 278 S.A and 278 S.B in D.D. 38, Wo Hang, Sha Tau Kok, New Territories* (the Site) for **'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'** (proposed development) (Plan 1).
- 1.2 Due to the increasing demand for warehouse floorspace in recent years, the applicant would like to use the Site for warehouse in order to support the local warehousing and storage industry.

#### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Man Uk Pin Outline Zoning Plan (OZP) No.: S/NE-MUP/11. According to the Notes of the OZP, the applied use is not a column one nor two use within the "AGR" zone, which requires planning permission from the Board (Plan 2).
- 2.2 Although no application for 'warehouse' was approved by the Board within the same "AGR" zone, similar application was approved across Sha Tau kok Road – Wo Hang in the "Residential (Group D)" and "AGR" zones. The application site for the approved S.16 planning application (No. A/NE-MUP/185) for the same use is located at approximately 250 m south of the Site, which was approved by the Board on a temporary basis of 3 years in 2023. Therefore, approval of the current application will not set undesirable precedent within the "AGR" zone. Furthermore, the Site is also surrounded by sites occupied by temporary structures for workshop and warehouse, vacant land and open storage yards, the proposed development is considered not incompatible with the surrounding area.
- 2.3 Although the Site falls within area zoned as "AGR", there is no active agricultural use within the Site. The Site is surrounded by sites occupied by temporary structures for workshop and warehouse, vacant land and open storage yards, the proposed development is considered not incompatible with the surrounding area. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and would not

jeopardize the long term planning intention of the "AGR" zone.

### 3) Development Proposal

- 3.1 The Site occupied an area of 6,496 m<sup>2</sup> (about) (Plan 3). The operation hours of Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. Four structures are proposed at the Site for warehouses (excluding dangerous goods godown), office, washroom, canopy for loading/unloading (L/UL), fire service pump room and meter room with total GFA of 9,682 m<sup>2</sup> (about) (Plan 4). The ancillary office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 8 staff. As the Site is proposed for 'warehouse' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at Table 1 below:

**Table 1 – Major Development Parameters**

<b>Application Site Area</b>	6,496 m <sup>2</sup> (about)
<b>Covered Area</b>	4,909 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,587 m <sup>2</sup> (about)
<b>Plot Ratio</b>	1.49 (about)
<b>Site Coverage</b>	76% (about)
<b>Number of Structure</b>	4
<b>Total GFA</b>	9,682 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	9,682 m <sup>2</sup> (about)
<b>Building Height</b>	3 m - 16.5 m (about)
<b>No. of Storey</b>	1 - 2

- 3.2 The proposed warehouse is intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period.
- 3.3 The Site is proposed to be filled wholly with concrete of not more than 0.2m (about) in depth for site formation of structures and circulation space (Plan 5). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and that has been kept to

minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.

- 3.4 The Site is accessible from Sha Tau Kok Road – Wo Hang via a local access (**Plan 1**). A total of 5 parking and L/UL spaces are provided at the Site, details are shown at **Table 2** below:

**Table 2 – Parking and Loading/Unloading Provisions**

Type of Space	No. of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) x 5 m (L)	3
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	1
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	1

- 3.5 Private car parking spaces are provided for staff to commute to the Site. MGV and CV are deployed for transportation of goods to be stored at the Site, hence, L/UL spaces for the aforesaid vehicles are provided (**Plan 4**). Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Staff is also deployed at the ingress/ egress of the Site to direct vehicle entering/exiting the Site to enhance pedestrian safety. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact should not be anticipated.

**Table 3 – Estimated Trip Generation and Attraction**

Time Period	PC		MGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	1	0	1	0	5
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	3	0	1	0	1	5
Traffic trip per hour (average) (10:00 – 17:00)	0	0	1	1	1	1	4

- 3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects

of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at any time during the planning approval period. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site.

**4) Conclusion**

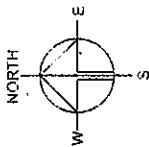
- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'**.

**R-riches Property Consultants Limited**

**August 2023**

## LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Plan Showing the Filling of Land Area of the Application Site
Plan 6	Swept Path Analysis



PLANNING CONSULTANT  
**R-Riches**  
Property Consultants Ltd.

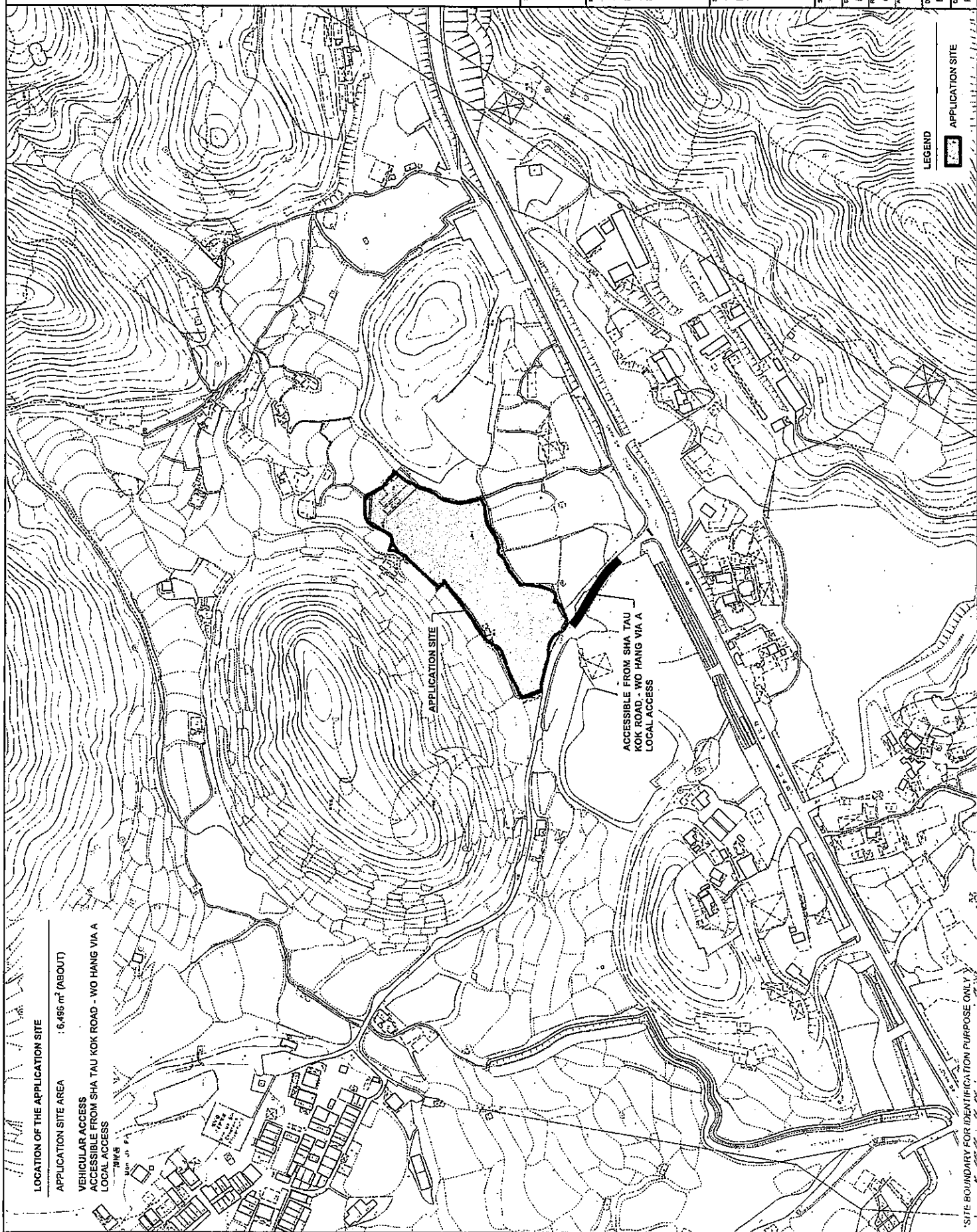
PROJECT  
PROPOSED  
WAREHOUSE  
(EXCLUDING  
DANGEROUS  
GOODS) WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS AND  
ASSOCIATED FILLING OF LAND

SITE LOCATION  
VARIOUS LOTS IN D.D.38, WO  
HANG, SHA TAU KOK, NEW  
TERRITORIES

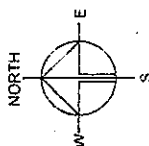
SCALE  
1: 5000 @ A4

DATE	14.8.2023
REVISION	DATE
OL	25.8.2023
DATE	

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







**PLANNING CONSULTANT**

**R-Riches**  
Property Consultants Ltd.

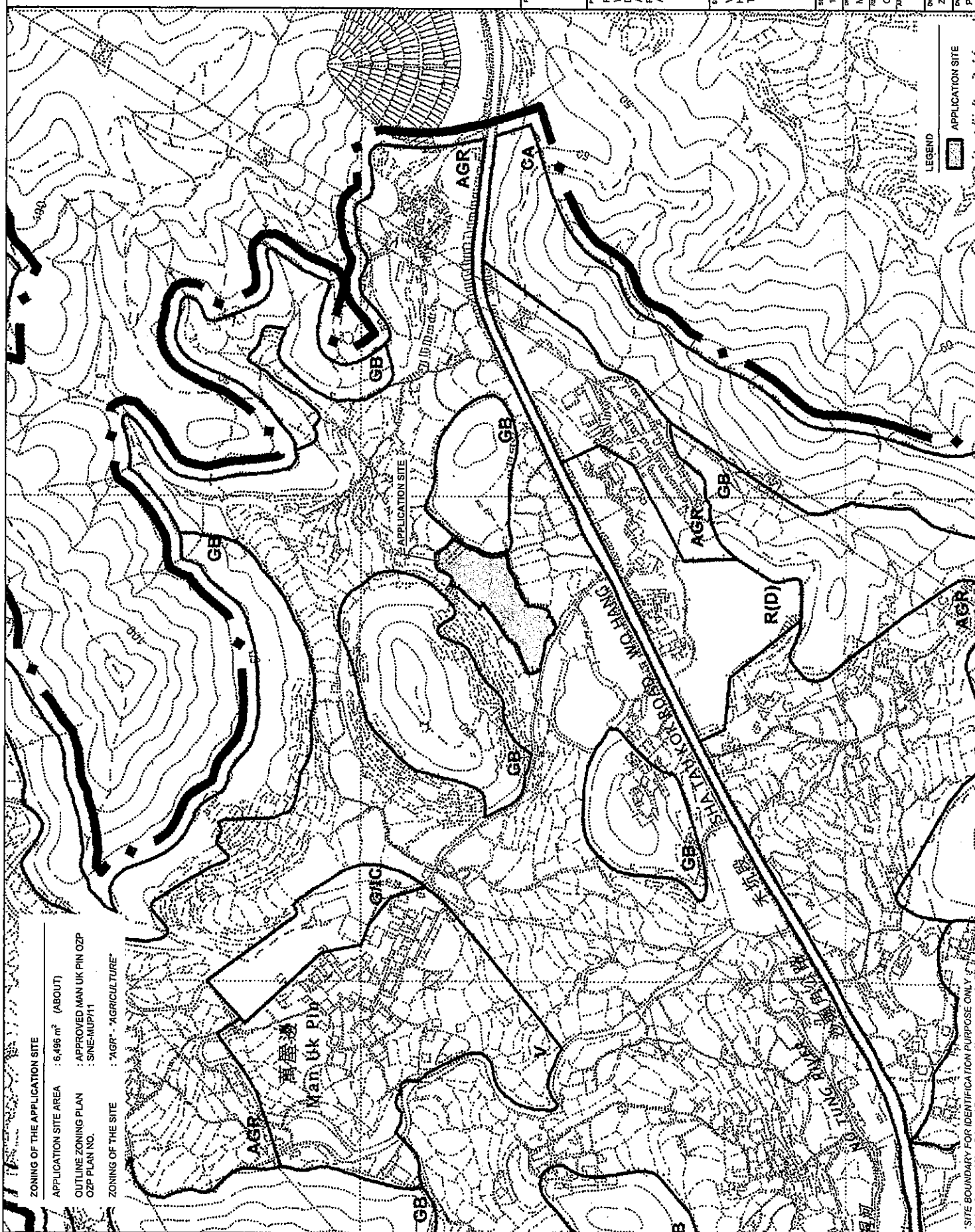
PROJECT PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GODOWN) WITH ANNEXILLARY FACILITIES FOR A PERIOD OF 3. YEARS AND ASSOCIATED FILLING OF LAND

VARIOUS LOTS IN D.D.38, WO  
HANG, SHA TAU KOK, NEW  
TERRITORIES

SCALE : 5000 @ A4

DATE	14.8.2023
DATE	25.8.2023

NO. TITLE	VER.
NO. 2	001



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY: 5'



## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,496 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 4,909 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,587 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 1.49	(ABOUT)
SITE COVERAGE	: 76 %	(ABOUT)
NO. OF STRUCTURE	: 4	(ABOUT)
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 9,682 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 9,682 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 16.5 m	(ABOUT)
NO. OF STOREY	: 1 - 2	(ABOUT)

## STRUCTURE

## USE

COVERED  
AREA

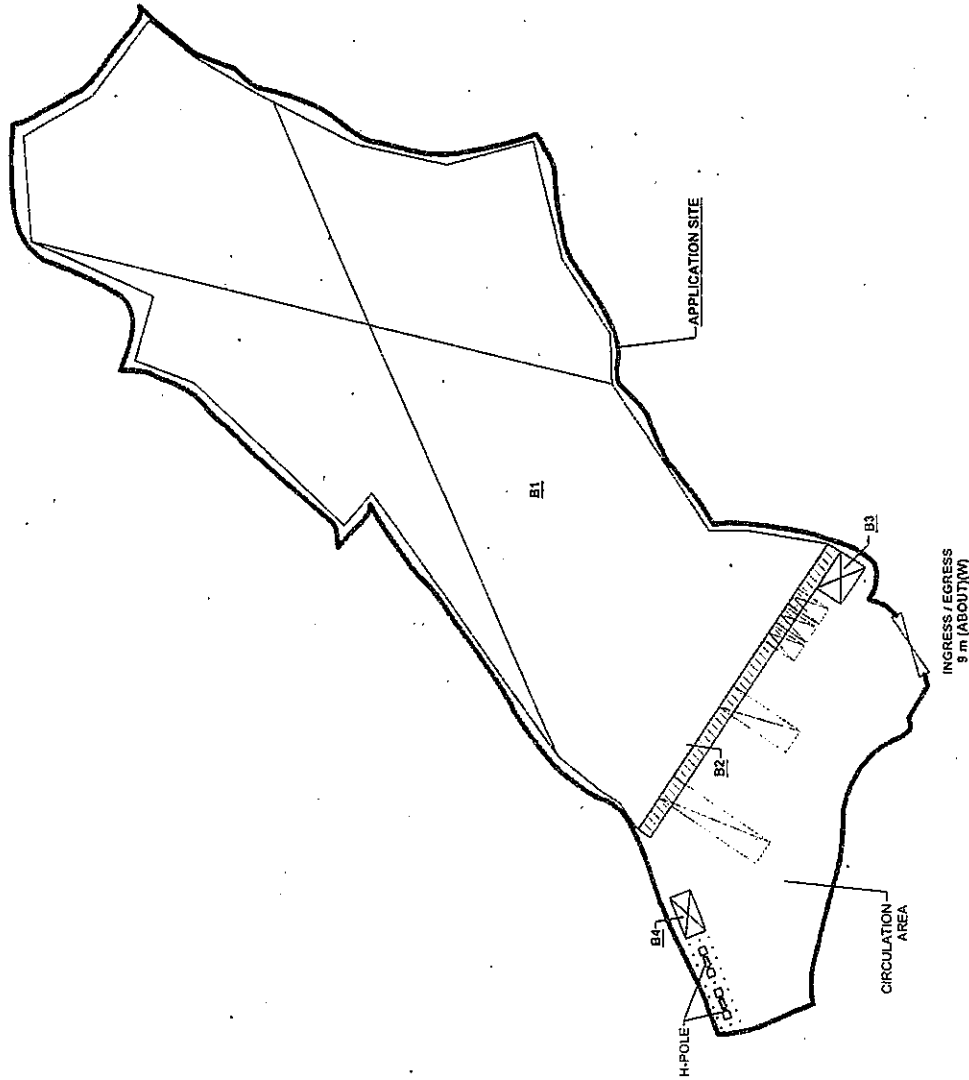
## GFA

BUILDING  
HEIGHT

B1	WAREHOUSE (EXCLUDING D.G.G.), OFFICE AND WASHROOM	4,773 m <sup>2</sup> (ABOUT)	9,546 m <sup>2</sup> (ABOUT)	16.5 m (ABOUT) (2-STOREY)
B2	CANOPY FOR LOADING / UNLOADING	94 m <sup>2</sup> (ABOUT)	94 m <sup>2</sup> (ABOUT)	7 m (ABOUT) (1-STOREY)
B3	FIRE SERVICE PUMP ROOM	24 m <sup>2</sup> (ABOUT)	24 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT) (1-STOREY)
B4	METER ROOM	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT) (1-STOREY)

TOTAL 4,909 m<sup>2</sup> (ABOUT)

D.G.G. - DANGEROUS GOODS GODOWN

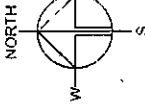
9,682 m<sup>2</sup> (ABOUT)

## PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LUL SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 11 m (L) x 3.5 m (W)
NO. OF LUL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF LUL SPACE	: 16 m (L) x 3.5 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (MGV)
	LOADING / UNLOADING SPACE (CV)
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D.38, WO  
HANG, SHA, TAU KOK, NEW  
TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

DATE

14.8.2023

REVIEWED BY

DATE

25.8.2023

APPROVED BY

DATE

DRAWN BY

DATE

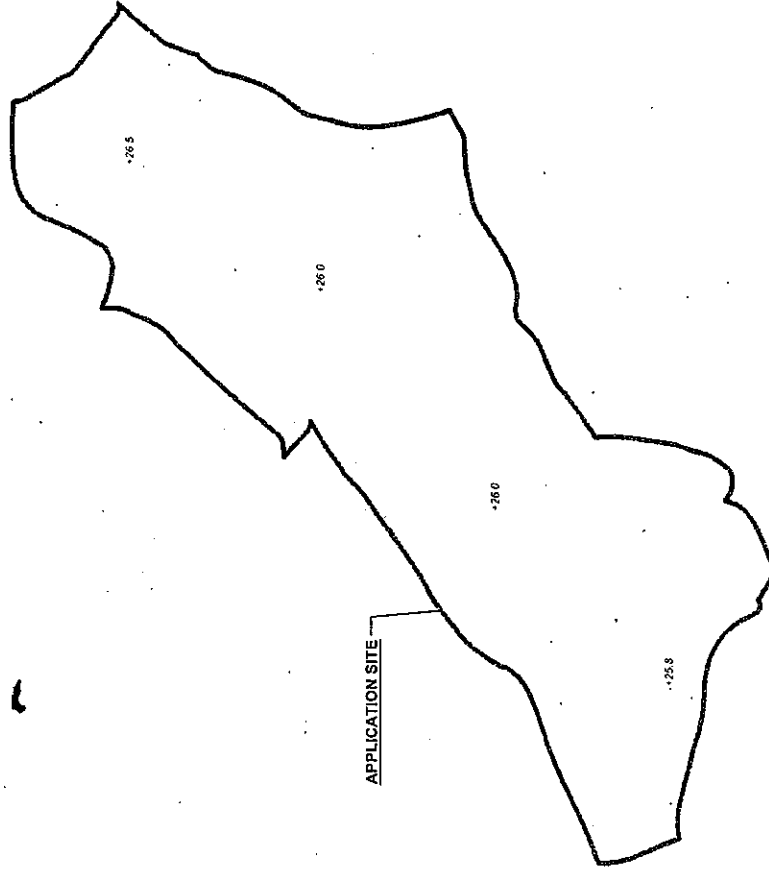
LAYOUT PLAN

PLAN 4

001

# EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 6,496 m <sup>2</sup>	(ABOUT)
EXISTING SOILED GROUND AREA	: 6,496 m <sup>2</sup>	(ABOUT)
EXISTING SITE LEVELS	: +25.8 mPD TO +26.5 mPD	(ABOUT)



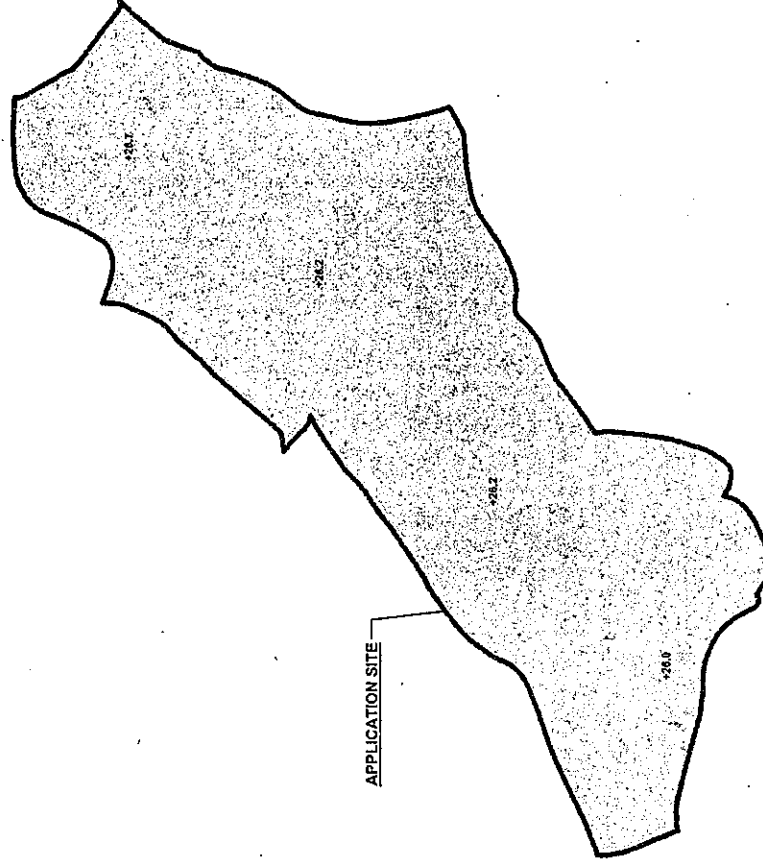
## LEGEND

	APPLICATION SITE
+3.4	SITE LEVEL

\*SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY

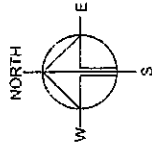
# PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA	: 8,496 m <sup>2</sup>	(ABOUT)
COVERED BY STRUCTURE	: 4,909 m <sup>2</sup>	(ABOUT)
PROPOSED FILLING AREA	: 6,496 m <sup>2</sup>	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m	(ABOUT)
PROPOSED SITE LEVELS	: +26.0 mPD TO +26.7 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	(ABOUT)
USE	: SITE FORMATION OF STRUCTURES, PARKING AND LOADING / UNLOADING SPACE AND CIRCULATION AREA	



## LEGEND

	APPLICATION SITE
	LAND FILLING AREA
+3.4	SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D.38, WO  
HANG, SHA TAU KOK, NEW  
TERRITORIES

SCALE

1:1200 @ A4

QUANTITY

DATE

14.8.2023

REVISION

DATE

25.8.2023

APPROVED

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

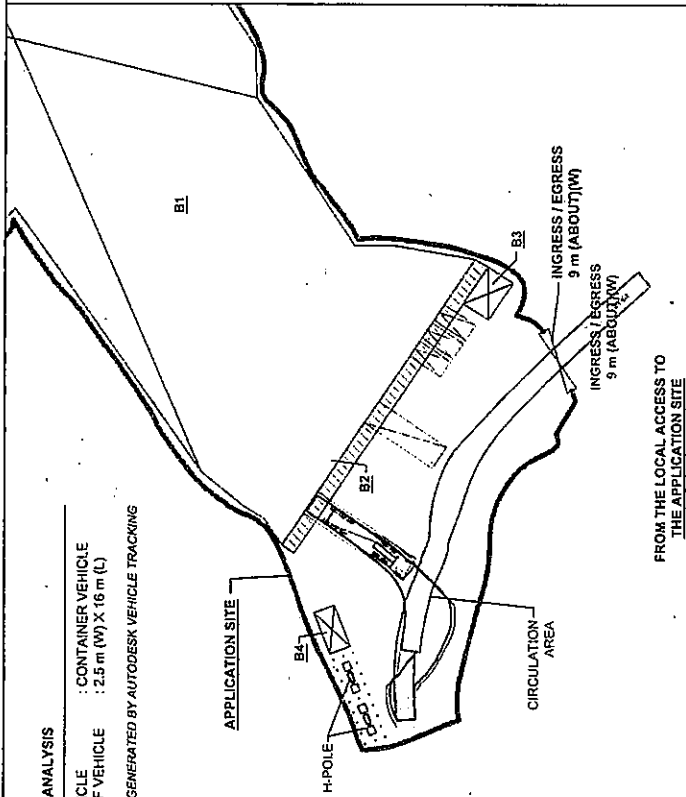
DATE

DATE

DATE

# SWEEP PATH ANALYSIS

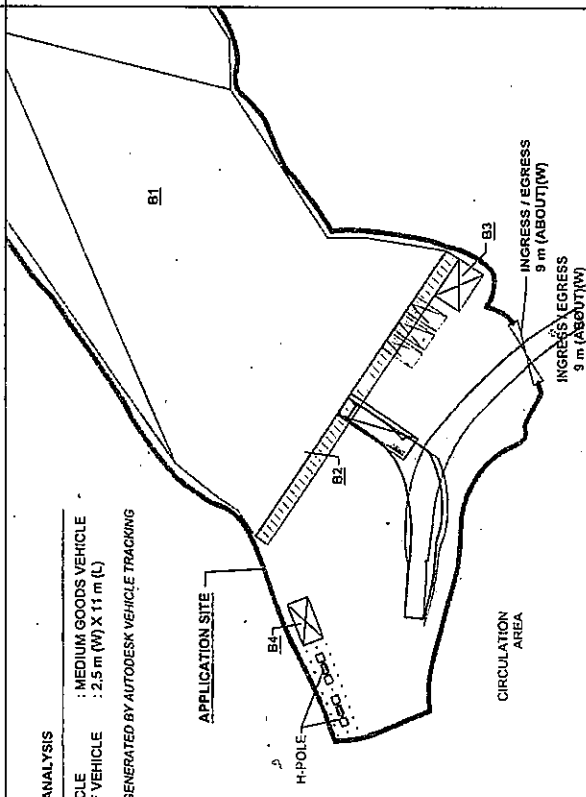
TYPE OF VEHICLE : CONTAINER VEHICLE  
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)  
 SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS TO  
THE APPLICATION SITE

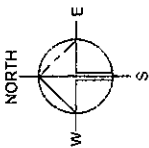
# SWEEP PATH ANALYSIS

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)  
 SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS TO  
THE APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT

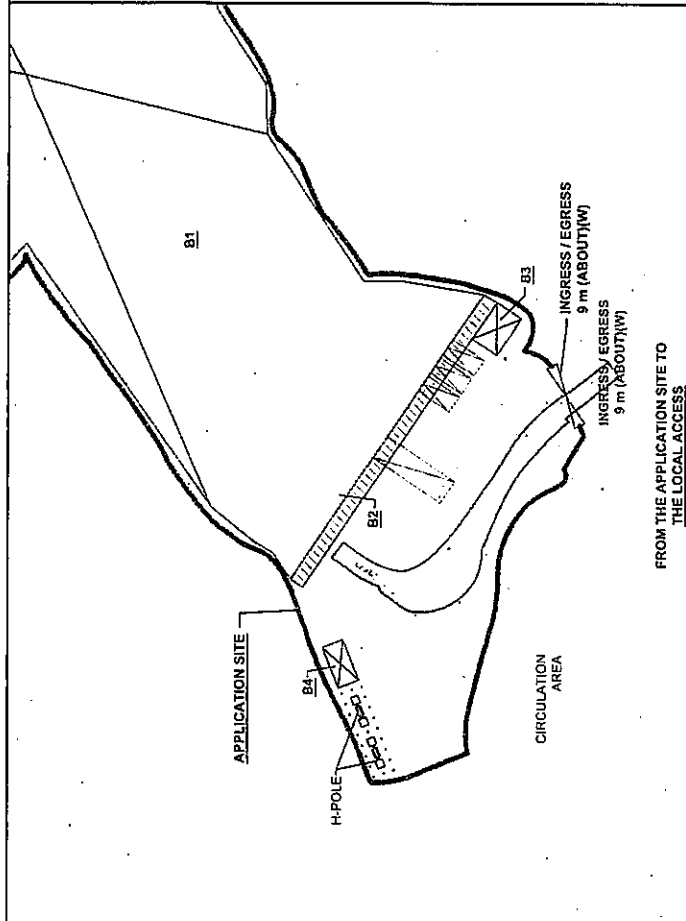


PROJECT  
 PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

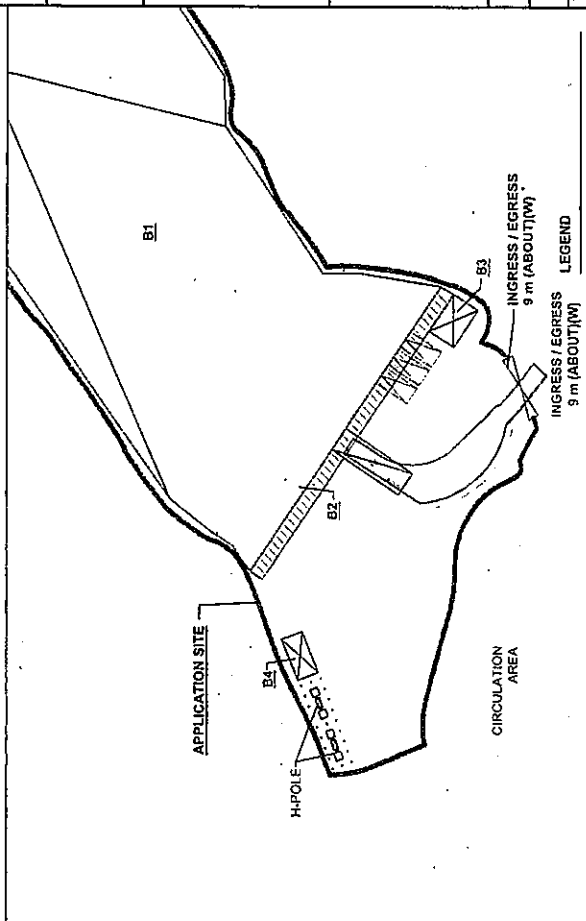
SITE LOCATION  
 VARIOUS LOTS IN D.D.38, WO HANG, SHA TAU KOK, NEW TERRITORIES

SCALE 1:1000 @ A4  
 DRAWN BY: NIN  
 DATE: 14.8.2023  
 CHECKED BY: OL  
 DATE: 25.8.2023  
 APPROVED BY:

DWG TITLE  
 SWEEP PATH ANALYSIS  
 DWG NO.  
 PLAN 6  
 VEH.  
 001



FROM THE APPLICATION SITE TO  
THE LOCAL ACCESS



FROM THE APPLICATION SITE TO  
THE LOCAL ACCESS

LEGEND  
 APPLICATION SITE  
 PARKING SPACE  
 LUL SPACE  
 CV / NGV  
 SWEEP PATH OF VEHICLE

Our Ref. : DD38 Lot 231 RP & VL  
Your Ref. : TPB/A/NE-MUP/194

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

**By Email**

8 December 2023

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,  
Various Lots in D.D. 38, Wo Hang, Sha Tau Kok, New Territories**

**(S.16 Planning Application No. A/NE-MUP/194)**

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) 2339 0884 / orpheuslee@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Louis TSE**  
Town Planner

cc DPO/STN, Pland

(Attn.: Mr. Ken HO

email: kcsho@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座  
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) 2339 0884  
(852)



(852) 2323 3662  
louistse@r-riches.com.hk

## Responses-to-Comments

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and  
Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 38, Wo Hang, Sha Tau Kok, New Territories**

**(Application No. A/NE-MUP/194)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Head of Geotechnical Engineering Office, Civil Engineering and Development Department (Head of GEO, CEDD) (Contact Person: Mr. S C Mok; Tel: 2762 5390)</b>		
(a)	The subject site is overlooked by steep natural terrain and meet the alert criteria for a natural terrain hazard study (NTHS). The applicant is required to submit a Geotechnical Planning Review Report (GPRR) in support of the planning application. The GPRR should include a preliminary geotechnical review of the potential natural terrain hazards, assess the geotechnical feasibility of the proposed development. And where necessary, indicate the recommended extent of the NTHS study area and a commitment to undertake the NTHS and to carry out any necessary mitigation measures as part of the proposed development. Other essential contents of a GPRR are given in the attached GEO Advice Note.	Please be noted that a GPRR is submitted for your consideration ( <b>Annex I</b> ).
(b)	Given the temporary nature and the proposed use as warehouse of the subject site, the requirements 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) should be located. The suggested extent of the “no-build” zone is shown in the attached plan. With the inclusion of the “no-build” zone, the requirements for NTHS may be waived.

## 2. Comments of Commissioner for Transport (C for T)

(a) The applicant should advice and substantiate the traffic generation from and attraction to the site and the traffic impact to the nearby road links and junctions.

The application site (the Site) involves of warehouse (excluding dangerous goods godown) use with no shopfront, visitor is not anticipated at the Site. A total of 5 parking and loading/unloading spaces are provided at the Site. Due to the nature and scale of the proposed development, it is estimated that not more than 5 vehicular trips would be generated and attracted by the Site during AM and PM peak hours respectively, details are shown as **Table 1** as follows:

Time Period (Mon to Sat)	PC		MGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	1	0	0	0	3
Trips at <u>AM peak</u> per hour (10:00 – 11:00)	1	0	0	0	1	0	2
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	0	0	1	0	0	1
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	3	0	0	0	1	4



		<div> <div>Traffic trip per hour(average) (10:00 – 17:00)</div> <div> <div>0</div> <div>0</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>4</div> </div> </div> <p>As number of vehicular trips generated and attracted by the proposed development is minimal, adverse traffic impact to nearby road links and junctions should not be anticipated.</p>
(b)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site.	Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no queuing of vehicle along the Ping Che Road ( <b>Plan 1</b> ). Staff will also be deployed at the ingress/egress of the Site to direct vehicle entering/exiting the Site to ensure no queuing of vehicle outside the Site.
(c)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	Staff will be deployed by the applicant to direct vehicle entering/exiting the Site. 'Stop and Give way' and 'beware of pedestrians' signs would also be erected to ensure pedestrian safety to/from the Site.
(d)	The applicant shall advise the measure in preventing illegal parking by visitors to the subject site; and	Please be confirmed that the provisions of parking and loading/unloading are sufficient to meet the operational need. As the proposed development is for 'warehouse' use with no shopfront, no visitor is anticipated at the Site. Therefore, illegal parking by visitors should not be anticipated.
(e)	The proposed vehicular access between Sha Tau Kok Road (Wo Hang) and the application site is not managed by TD. The applicant should seek comments from the responsible party.	Noted.

---

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

**Various Lots in D.D.38, Wo Hang, Sha Tau Kok, New Territories**

**Geotechnical Planning Review Report (GPRR)**

Applicant

**Sing Wui Property Limited**

**December 2023**

## AMENDMENT RECORD

REVISION NO.	DESCRIPTION	PREPARED BY (Date)	REVIEWED BY (Date)	APPROVED BY (Date)
1.0	Draft GPRR	24/11/2023	27/11/2023	27/11/2023
1.1	Final GPRR	1/12/2023	4/12/2023	4/12/2023

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## APPENDICES

<b>Appendix A</b>	Site Location Plan
<b>Appendix B</b>	Proposed Development Plan
<b>Appendix C</b>	Information of Existing Slopes/Retaining Walls
<b>Appendix D</b>	Part Print of The Geological Survey Map
<b>Appendix E</b>	Previous G.I. Information in Vicinity
<b>Appendix F</b>	Natural Terrain Landslide Inventory Map
<b>Appendix G</b>	Scheduled Area
<b>Appendix H</b>	Nature Terrain Hazard Study Plan

## LIST OF TABLES

<b>Table 1</b>	Slope Information of the features
<b>Table 2</b>	Maintenance Responsibility of the 3NW-D/C 46
<b>Table 3</b>	Maintenance Responsibility of the 3NW-D/C 47

## 1 Project Background

### Introduction

- 1.1 The Applicant intends to develop a temporary warehouse (excluding dangerous goods godown) with ancillary facilities for a period of 3 years and associated filling of land at *Lots 231 RP (Part), 232, 278 S.A and 278 S.B in D.D.38*, Wo Hang, Sha Tau Kok, New Territories (the Site).
- 1.2 According to the Approved Man Uk Pin Outline Zoning Plan (“OZP”) No. S/NE-MUP/11, the application site currently falls within “Agriculture” (“AGR”) zone. A planning permission for the proposed temporary warehouse, as well as the proposed filling of land, are required on application to the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance.

### Objective of the Assessment

- 1.3 The objective of this report is to present the Geotechnical Planning Review Report for Proposed Temporary Warehouse (Excluding Dangerous Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land on the available ground information.
- 1.4 The proposed development involved the construction of a one to two-storey structure with no basement. This geotechnical review is prepared in accordance with the requirements set out in PNAP-APP25 (PNAP 78). The purpose of this review is to demonstrate that the proposed development at the Site will not have any unacceptable geotechnical risks.
- 1.5 This report contains the following two items.
  1. Impact and proposed investigation to the adjoining premises
  2. Conclusion and recommendation

## 2 Site Description

### Description of Existing Environment

- 2.1 The area of the application site is about 6,496m<sup>2</sup> and is located at Wo Hang, Sha Tau Kok. Existing site levels ranging from +25.8 mPD to +26.5mPD.
- 2.2 The Site is primarily in an area of rural character, it is currently unoccupied, with some vegetation cover. There are several existing vacant, single-storey structures which were for residential and farming use.
- 2.3 The site is currently a vacant land overgrown with weeds and different tree groups. The location of the Site is shown on Drawing No. PLAN 1 in **Appendix A**.

### Proposed Development Scheme

- 2.4 Four structures are proposed at the Site for warehouses (excluding dangerous goods godown), office, washroom, canopy for loading/unloading (L/UL), fire service pump room and meter room with total GFA of approximately 9,682 m<sup>2</sup>. The proposed warehouse is intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc). The layout plan of the proposed development on drawing no. PLAN4 in **Appendix B**.
- 2.5 The ancillary office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As the Site is proposed for 'warehouse' use with no shopfront, no visitor is anticipated at the Site.
- 2.6 The Site is proposed to be filled wholly with concrete of not more than 0.2m in depth for site formation of structures and circulation space as shown on drawing no. PLAN5 in **Appendix B**. As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and that has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period
- 2.7 The existing Site falls from south to north and from west to east, following the natural topography of the area. The proposed site falls from approximately +26.7 mPD to +26.0 mPD (North to South). There will be no substantial changes in levels at the Site as a result of the proposed development.

### 3 EXISTING PLANNING AND IMPLEMENTATION PROGRAMME

- 3.1 The Project is being planned and implemented under the supervision of appropriately qualified and experienced professionals. The construction of any works for the Project will be carried out by a Registered General Building Contractor to be appointed following a tendering process prior to the construction phase. If necessary, registered specialist contractors in ground investigation may get involved.

### 4 EXISTING GEOTECHNICAL CONDITION

#### Site Geology

- 4.1 According to the 1:20000 scale geological map published by the Geotechnical control Office (Sheet 3:HGM20 Series: Edition 1 - 1991), the site is underlain by DEBRIS FLOW DEPOSITS (Figure 1). Part print of geological map is enclosed in **Appendix D**.



Figure 1 – Solid and Superficial Geology in the vicinity of the Site

#### Existing Ground Investigation (GI)

- 4.2 There is no GI information within the site area. The closest GI information is located away approximately 113m from the Site, which is shown (BH20) in the plan of **Appendix E**. It was carried out by DrillTech Ground Engineering Ltd. in January 2005. The hole is terminated at around 15.23m deep below the existing ground. SPT and Mazier samples collection were carried out in the boreholes. Location and detailed information of boreholes is enclosed in **Appendix E**.
- 4.3 Based on the closest borehole log, the concerned site is underlain by ALLUVIUM for around 1m deep below ground level below a FILL layer. The rock head level was noted to be found at depth of 16.02m below existing ground level at around +25.74mPD.
- 4.4 According to the response test and the monitoring records of the piezometers installed in the previous GI, the highest measured groundwater table is located at 16.54mPD.



## Soil Properties

### FILL

Light greyish brown, dry, clayey silty sandy subangular GRAVEL of moderately strong tuff and quartz fragments

### ALLUVIUM

Soft, Light greyish brown, silty CLAY with occasional subangular fine gravel of quartz and rootlets

### TUFF

Tuff was classified as weak to strong, light grey to brownish grey, highly to slightly decomposed, coarse ash crystal.

## Existing Registered Retaining Wall

- 4.5 There is no existing registered retaining wall observed within or in the vicinity of the Site.

## Existing Structure

- 4.6 There are two abandoned 1 storey concrete structures within the site area, these existing structures are proposed to be demolished.

## Landslide of Natural Terrain

- 4.7 According to the Natural Terrain Landslide Inventory Map, no Relict Landslide or Recent Landslide is found in the vicinity of the Site (Figure 2). The map is enclosed in **Appendix F** for easy reference.

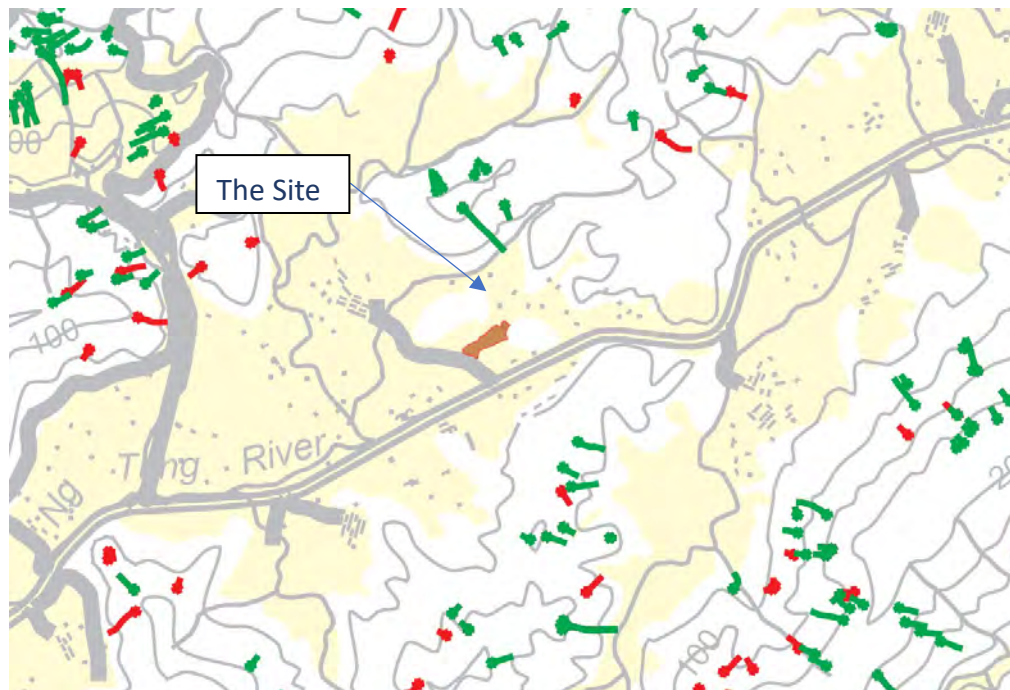


Figure 2 – Extract from Natural Terrain Landslide Inventory Map

## Existing Utilities

- 4.8 No available information of the utilities can be obtained.

## Scheduled Area

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

## Existing Buildings & Structures in Vicinity

- 4.10 No existing structure is located within or in close proximity to the Site. There is no sensitive historical building close to the Site.

## 5 EXISTING GEOTECHNICAL FEATURES

- 5.1 According to our search in Geotechnical Information Infrastructure (Ginfo) of Geotechnical Engineering Office (GEO) from Civil Engineering and Development Department (CEDD), there is no previous Ground Investigation (GI) record in the vicinity of on the features.
- 5.2 According to the Slope Information System (HKSIS), there are two existing features in close proximity to the site (Figure 3). The feature is listed as follow:

Table 1: Slope Information of the features

Feature No.	Max. Height (m)	Length (m)	Face Angle (°)
3NW-D/C 46	4	140	45
3NW-D/C 47	4	45	40



Figure 3 – Extract from Natural Terrain Landslide Inventory Map

- 5.3 According to the Slope Maintenance Responsibility Information System (SMRIS), there are two existing features in close proximity to the Site. The feature is listed as follow:

Table 2: Maintenance Responsibility of the 3NW-D/C 46

Feature No.	Sub-division No.	Responsible Lot/ Party	Maintenance Agent
3NW-D/C 46	1	DD38 Lot 226 (Private)	N/A
	2	DD38 Lot 226 (Private)	N/A
	3	DD38 Lot 235 (Private)	N/A
	4	DD38 Lot 236 (Private)	N/A
	5	DD38 Lot 236 (Private)	N/A

Table 3: Maintenance Responsibility of the 3NW-D/C 47

Feature No.	Sub-division No.	Responsible Lot/ Party	Maintenance Agent
3NW-D/C 47	1	DD38 Lot 254 (Private)	N/A
	2	DD38 Lot 254 (Private)	N/A

#### Previous Studies/ Works of Feature No. 3NW-D/C 46

- 5.4 The feature is located approximately 10m away at the North-West Direction from the proposed site. According to SIS, the area at toe is considered as “District open space” and the “Consequence-to-life Category” is considered as 3, which means the concerned facilities lie beyond the possible extreme travel distance of landslide debris, according to TGN15 and the Geotechnical Manual for Slopes.
- 5.5 According to SIS records, the latest date of inspection was Engineer Inspection carried out on 17 March 2001 by Geotechnical Engineering Office (GEO).

#### Previous Studies/ Works Feature No. 3NW-D/C 47

- 5.6 The feature is also located approximately 10m away at the North-West Direction from the proposed site. It is adjoining to the same track as 7NW-D/C46. Since there are existing structures at toe of the north portion of the slope, the area at toe is considered as “Cottage, licensed and squatter area” according to SIS. The “Consequence-to-life Category” is considered as 1, which means the concerned facilities lie within the expected travel distance of debris according to TGN15 and the Geotechnical Manual for Slopes.

According to TGN15 and the Geotechnical Manual for Slopes. According to SIS records, the latest date of inspection was Engineer Inspection carried out on 30 May 1997 by Geotechnical Engineering Office (GEO).

## 6 POTENTIAL GEOTECHNICAL IMPACTS

- 6.1 Based on the preliminary review of the geological conditions including the loading from the proposed buildings, surrounding natural terrain and slopes are considered feasible.

Proposed Works

Temporary Structures

- 6.2 The proposed scheme comprises 4 nos. of one to two stories low rise structure. As the loading from the low structure building is comparatively general, no foundation is proposed for the proposed buildings. The proposed temporary structures shall have no effect or impact to the stability of all slopes (man-made), retaining walls and existing building or structures near the Site.

Surrounding Geotechnical Feature

- 6.3 Stability, integrity and condition of the existing 2 registered features, 3NW-D/C 46 and 3NW-D/C 46, will have to be checked during the design stage of the proposed development. Any changes in the condition of the feature (e.g. Ground profile, surcharge, G.W.T., etc.) should be considered in the detail design stage. After the detail check, upgrading works if required will be proposed at the Geotechnical Assessment Report (GAR) submission stage. For the features outside the lot boundary, any adverse effect on the proposed development will also be considered at the GAR submission stage

## 7 PRELIMINARY NATURE TERRAIN HAZARD STUDY

- 7.1 There is no natural terrain within the subject Site. The natural terrain is located at the north-west side of the Site. Nature terrain hazard study may be required for the uphill areas at the forest track adjoining to the upper boundary lines of the site. The concerned areas are highlighted below for ease of reference. However, the actual extent will be subjected to final layout and activity zone of the academy. Nature terrain hazard study plan are attached in **Appendix H**.



Figure 4 – Extent of Potential Natural Terrain Hazard

## **8 CONCLUSION**

- 8.1 A review of the site conditions and the geotechnical works likely to be carried out for the proposed planning application has been carried out and the following conclusion can be made.

- 8.2 On the basis of the available geotechnical information, the following conclusions and recommendations are drawn:

Suitable groundwater control scheme shall be considered in design to avoid excessive groundwater drawdown at the adjacent area. Permanent drainage system shall also be proposed. Runoff from the surroundings will be collected and discharged to the new / existing channels via catch-pits, manholes, before discharging into the existing public storm water drainage system

The construction of foundation is not required in this application.

The site formation works, deep excavation and lateral support works for the proposed scheme shall not be required.

The construction of foundation is not required in this application.

A detailed investigation and assessment of all existing slopes located in the vicinity to the site for 3NW-D/C 46 and 3NW-D/C 47 will be carried out to ensure that the stability of the existing geotechnical features is complying with current geotechnical standards and will not induce any adverse effect on the proposed development. If necessary, appropriate measures including recommendation and implementation of any stabilization / upgrading / preventive works in order to acquire a safe geotechnical environment will be employed in detail in future studies. Upgrading works for the slopes and new foundation works will be proposed at the detail submission stage to relevant government departments if found necessary.

- 8.3 In the light of above, we consider that proposed development would not cause any adverse environmental nor geotechnical problems to the surrounding areas. Therefore, the proposed development is considered geotechnically satisfactory from the geotechnical point of view.

## **Appendix A**

### Site Location Plan



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,496 m<sup>2</sup> (ABOUT)

VEHICULAR ACCESS

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

萬屋壩  
Man Uk Pak

APPLICATION SITE

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

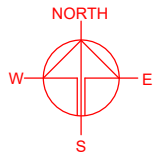
SHA TAU KOK ROAD - WO HANG

LEGEND



APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D.38, WO HANG, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY  
MN

DATE  
14.8.2023

REVISED BY  
OL

DATE  
25.8.2023

APPROVED BY

DATE

DWG. TITLE  
LOCATION PLAN

DWG NO.  
PLAN 1

VER.  
001

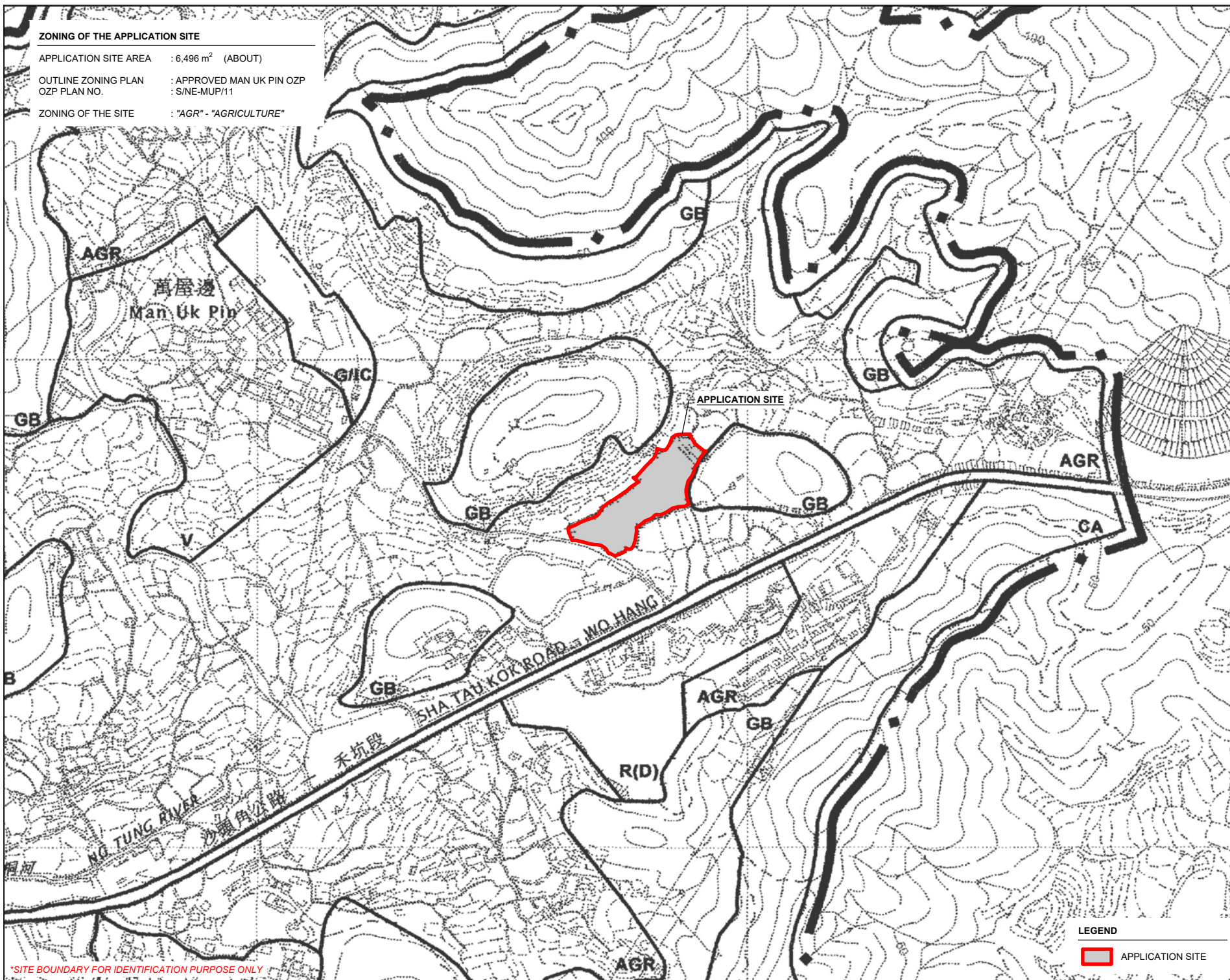
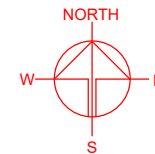
## **Appendix B**

### Proposed Development Plan



# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,496 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED MAN UK PIN OZP  
OZP PLAN NO. : S/NE-MUP/11  
ZONING OF THE SITE : "AGR" - "AGRICULTURE"



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

## LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D.38, WO HANG, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY : MN  
DATE : 14.8.2023

REVISED BY : OL  
DATE : 25.8.2023

APPROVED BY :  
DATE :

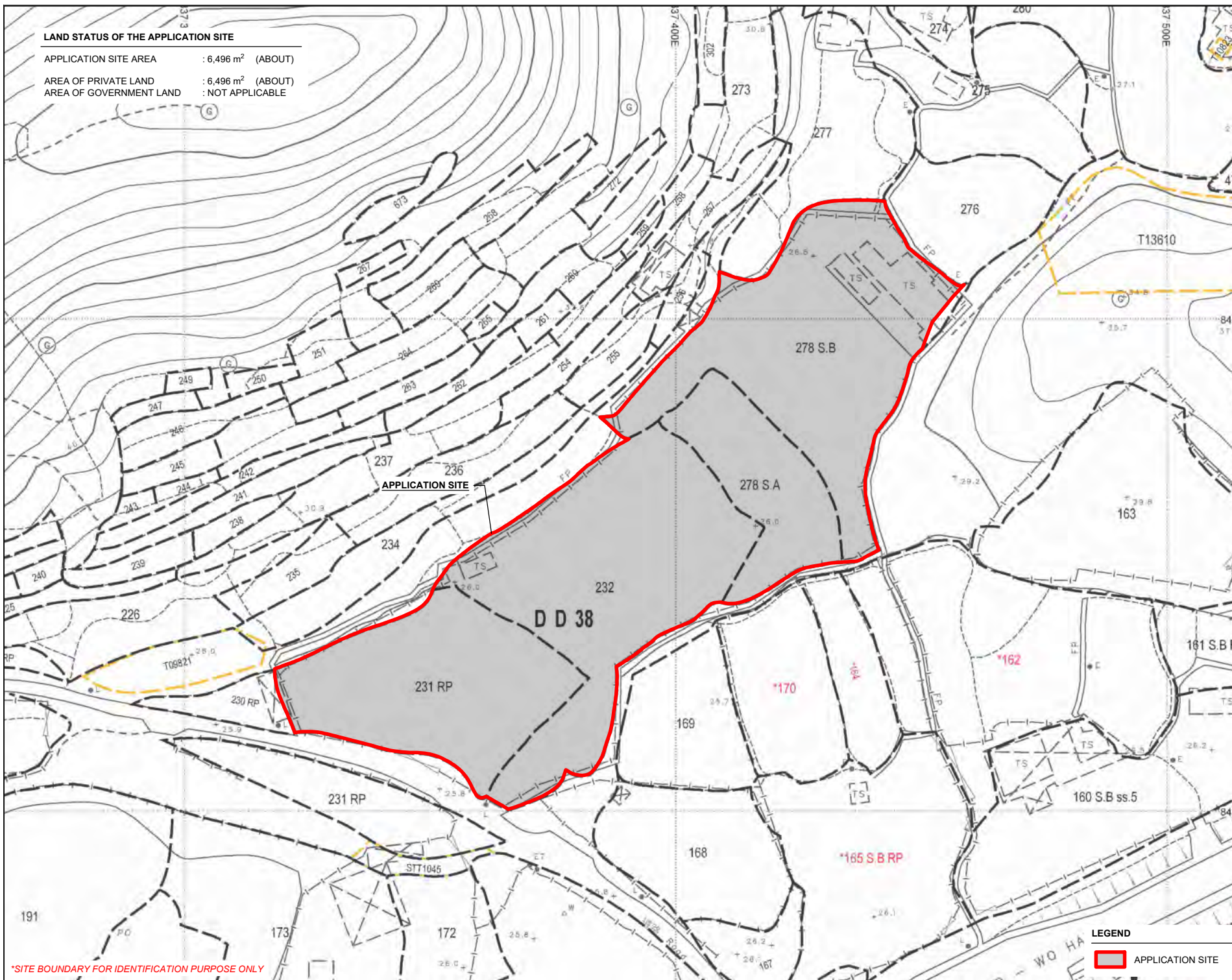
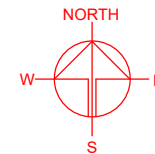
DWG. TITLE

ZONING OF THE SITE

DWG NO. : PLAN 2  
VER. : 001



APPLICATION SITE AREA	: 6,496 m <sup>2</sup> (ABOUT)
AREA OF PRIVATE LAND	: 6,496 m <sup>2</sup> (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE



**\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY**

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D.38, WO  
HANG, SHA TAU KOK, NEW  
TERRITORIES

SCALE  
1 : 1000 @ A4

DRAWN BY	DATE
MN	14.8.2023

REVISED BY	DATE
------------	------

APPROVED BY	DATE
-------------	------

DWG. TITLE  
LAND STATUS OF THE SITE

DWG NO.	VER
PLAN 3	00

### LEGEND

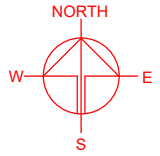
 APPLICATION SITE

# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,496 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 4,909 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,587 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 1.49	(ABOUT)
SITE COVERAGE	: 76 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 9,682 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 9,682 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 16.5 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.), OFFICE AND WASHROOM	4,773 m <sup>2</sup> (ABOUT)	9,546 m <sup>2</sup> (ABOUT)	16.5 m (ABOUT)(2-STOREY)
B2	CANOPY FOR LOADING / UNLOADING	94 m <sup>2</sup> (ABOUT)	94 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B3	FIRE SERVICE PUMP ROOM	24 m <sup>2</sup> (ABOUT)	24 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	METER ROOM	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		4,909 m <sup>2</sup> (ABOUT)	9,682 m <sup>2</sup> (ABOUT)	

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



## PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (MGV)
	LOADING / UNLOADING SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D.38, WO HANG, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	14.8.2023
REVISED BY	DATE
OL	25.8.2023
APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 6,496 m <sup>2</sup>	(ABOUT)
EXISTING SOILED GROUND AREA	: 6,496 m <sup>2</sup>	(ABOUT)
EXISTING SITE LEVELS	: +25.8 mPD TO +26.5 mPD	(ABOUT)



LEGEND

APPLICATION SITE

+3.4 SITE LEVEL

\*SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY

PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA	: 6,496 m <sup>2</sup>	(ABOUT)
COVERED BY STRUCTURE	: 4,909 m <sup>2</sup>	(ABOUT)
PROPOSED FILLING AREA	: 6,496 m <sup>2</sup>	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m	
PROPOSED SITE LEVELS	: +26.0 mPD TO +26.7 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, PARKING AND LOADING / UNLOADING SPACE AND CIRCULATION AREA	

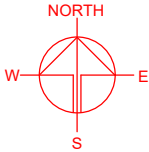


LEGEND

APPLICATION SITE

LAND FILLING AREA

+3.4 SITE LEVEL

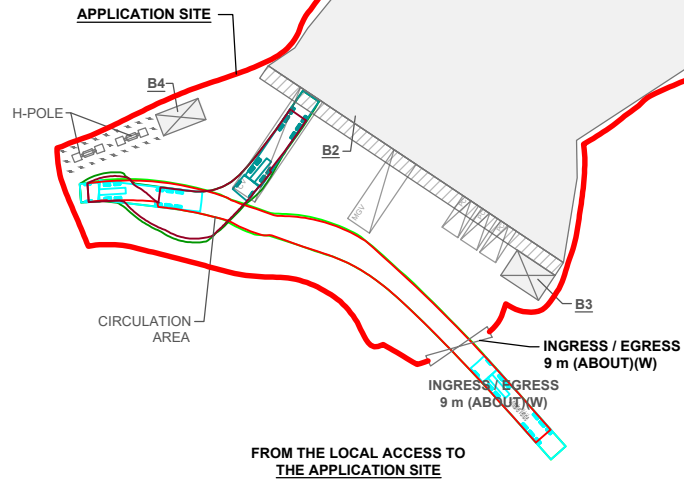


PLANNING CONSULTANT	
PROJECT	
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	
TEMPORARY (EXCLUDING DANGEROUS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	
SITE LOCATION	
VARIOUS LOTS IN D.D.38, WO HANG, SHA TAU KOK, NEW TERRITORIES	
SCALE	
1 : 1200 @ A4	
DRAWN BY	DATE
MN	14.8.2023
REVISED BY	DATE
OL	25.8.2023
APPROVED BY	DATE
DWG. TITLE	
FILLING OF LAND AREA	
DWG NO.	VER.
PLAN 5	001

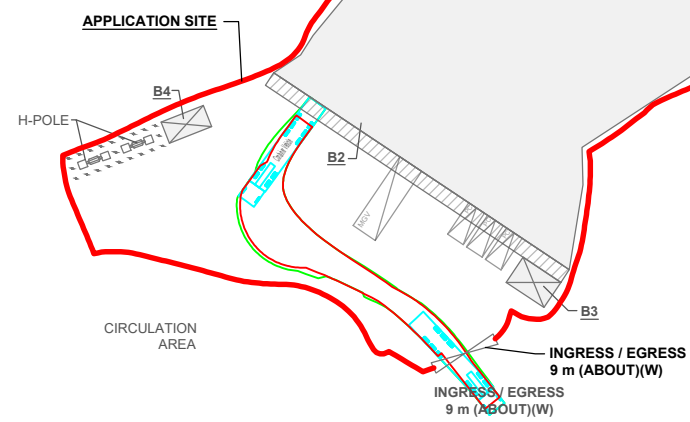
# SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS TO  
 THE APPLICATION SITE

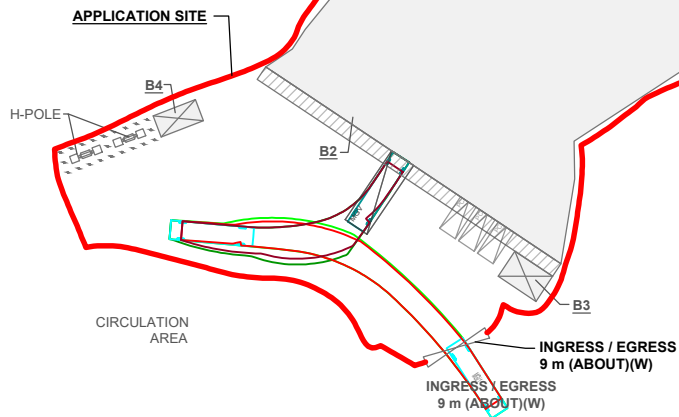


FROM THE APPLICATION SITE TO  
 THE LOCAL ACCESS

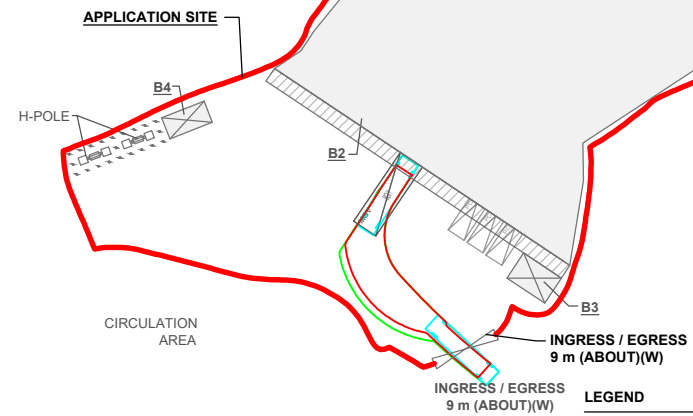
# SWEPT PATH ANALYSIS

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



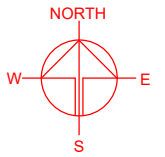
FROM THE LOCAL ACCESS TO  
 THE APPLICATION SITE



FROM THE APPLICATION SITE TO  
 THE LOCAL ACCESS

## LEGEND

- APPLICATION SITE
- PARKING SPACE
- L/L SPACE
- CV / MGW
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D.38, WO HANG, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

14.8.2023

CHECKED BY

OL

DATE

25.8.2023

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 6

VER.

001

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

## **Appendix C**

### **Information of Existing Slopes/Retaining Walls**

Slope Maintenance  
Responsibility Area

## Slope Maintenance Responsibility Report

(3NW-D/C46)



**ESTATE MANAGEMENT SECTION  
LANDS DEPARTMENT**

### List of Slope Maintenance Responsibility Area(s)

<b>1</b>	<b>3NW-D/C46</b>		<b>Sub-Division</b>	1
	<b>Location</b>	PARTLY WITHIN DD38 LOT237, LOT254, LOT226, LOT235 & LOT236		
	<b>Responsible Lot/Party</b>	DD38 Lot226	<b>Maintenance Agent</b>	Not Applicable
	<b>Remarks</b>	Not Applicable		

- End of Report -

#### Notes:

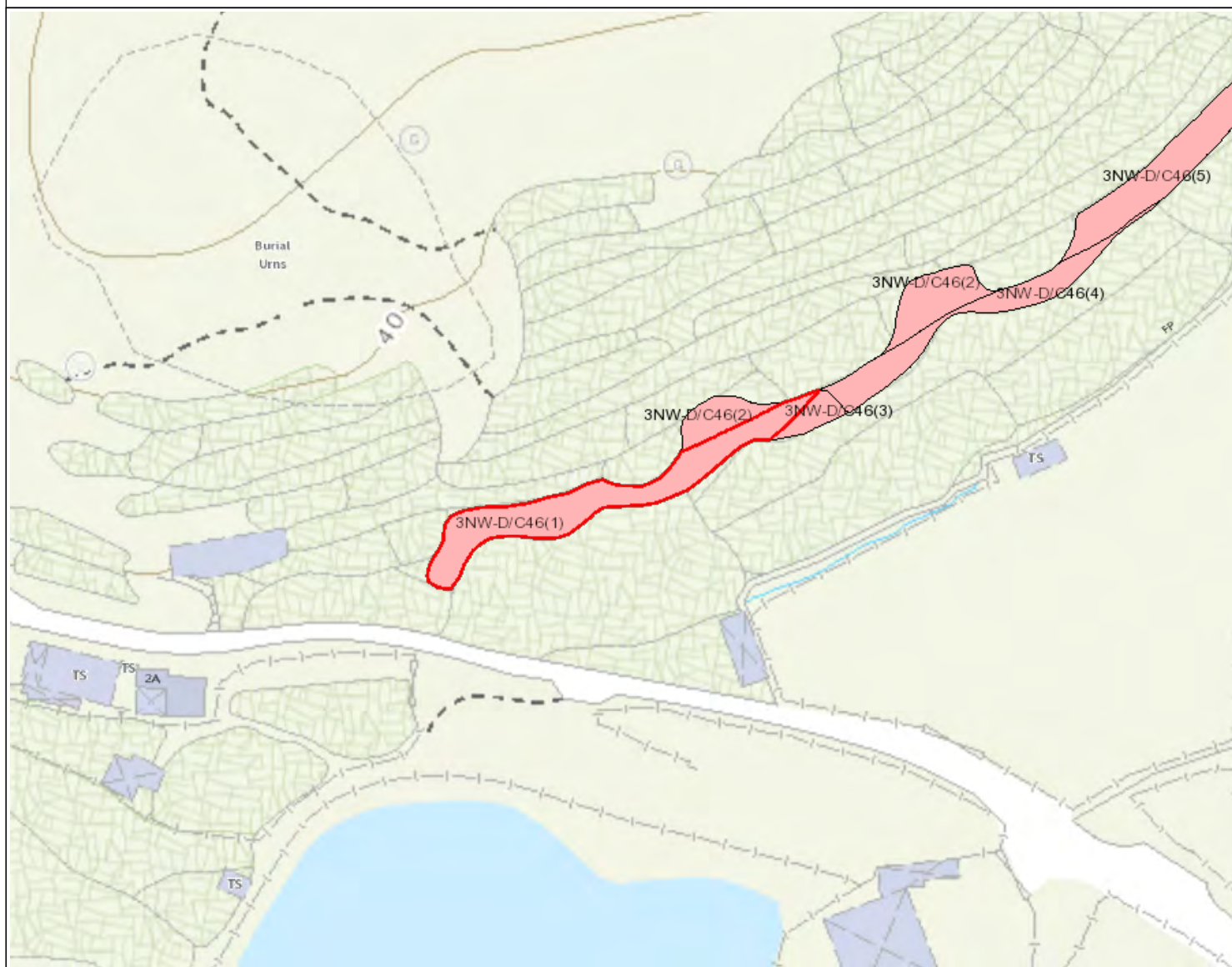
- (i) The location plan in Annex is for identification purposes of slope(s) only.
- (ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Search Criteria: 3NW-D/C46



## Location Plan



## Legend

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



**ESTATE MANAGEMENT SECTION**  
**LANDS DEPARTMENT**

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Search Criteria: 3NW-D/C46

## Slope Maintenance Responsibility Report

(3NW-D/C46)



**ESTATE MANAGEMENT SECTION  
LANDS DEPARTMENT**

### List of Slope Maintenance Responsibility Area(s)

<b>1</b>	<b>3NW-D/C46</b>		<b>Sub-Division</b>	1
	<b>Location</b>	PARTLY WITHIN DD38 LOT237, LOT254, LOT226, LOT235 & LOT236		
	<b>Responsible Lot/Party</b>	DD38 Lot226	<b>Maintenance Agent</b>	Not Applicable
	<b>Remarks</b>	Not Applicable		

- End of Report -

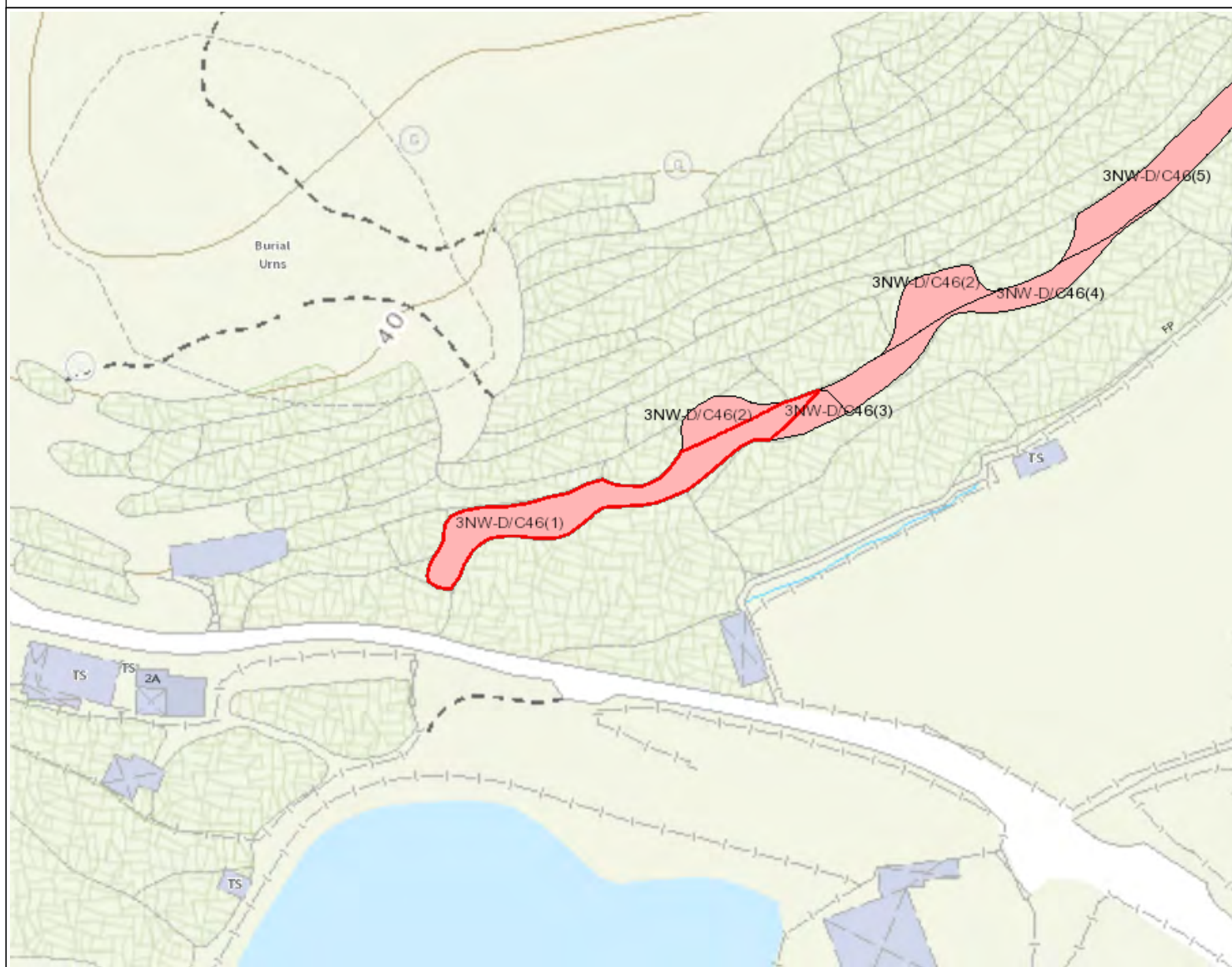
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Search Criteria: 3NW-D/C46

## Location Plan



## Legend

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



**ESTATE MANAGEMENT SECTION**  
**LANDS DEPARTMENT**

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Search Criteria: 3NW-D/C46

## Slope Maintenance Responsibility Report

(3NW-D/C46)



ESTATE MANAGEMENT SECTION  
LANDS DEPARTMENT

### List of Slope Maintenance Responsibility Area(s)

1	3NW-D/C46		Sub-Division	3
	Location	PARTLY WITHIN DD38 LOT237, LOT254, LOT226, LOT235 & LOT236		
	Responsible Lot/Party	DD38 Lot235	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		

- End of Report -

#### Notes:

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Search Criteria: 3NW-D/C46



## Location Plan



## Legend

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



**ESTATE MANAGEMENT SECTION**  
**LANDS DEPARTMENT**

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Search Criteria: 3NW-D/C46

## Slope Maintenance Responsibility Report

(3NW-D/C46)



**ESTATE MANAGEMENT SECTION  
LANDS DEPARTMENT**

### List of Slope Maintenance Responsibility Area(s)

<b>1</b>	<b>3NW-D/C46</b>		<b>Sub-Division</b>	4
	<b>Location</b>	PARTLY WITHIN DD38 LOT237, LOT254, LOT226, LOT235 & LOT236		
	<b>Responsible Lot/Party</b>	DD38 Lot236	<b>Maintenance Agent</b>	Not Applicable
	<b>Remarks</b>	Not Applicable		

- End of Report -

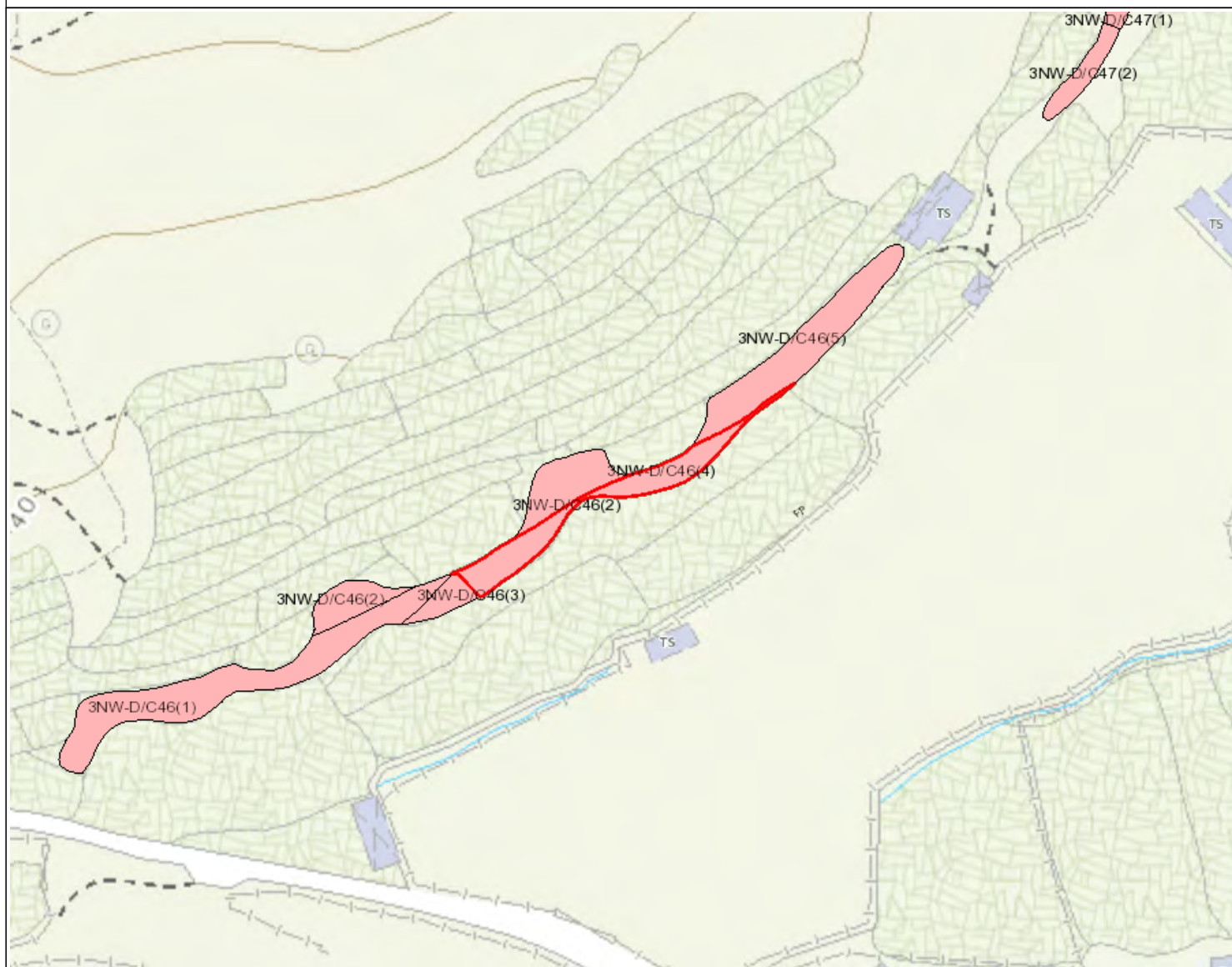
#### Notes:

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Search Criteria: 3NW-D/C46

## Location Plan



## Legend

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



**ESTATE MANAGEMENT SECTION**  
**LANDS DEPARTMENT**

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Search Criteria: 3NW-D/C46

## Slope Maintenance Responsibility Report

(3NW-D/C46)



**ESTATE MANAGEMENT SECTION  
LANDS DEPARTMENT**

### List of Slope Maintenance Responsibility Area(s)

<b>1</b>	<b>3NW-D/C46</b>		<b>Sub-Division</b>	5
	<b>Location</b>	PARTLY WITHIN DD38 LOT237, LOT254, LOT226, LOT235 & LOT236		
	<b>Responsible Lot/Party</b>	DD38 Lot254	<b>Maintenance Agent</b>	Not Applicable
	<b>Remarks</b>	Not Applicable		

- End of Report -

#### Notes:

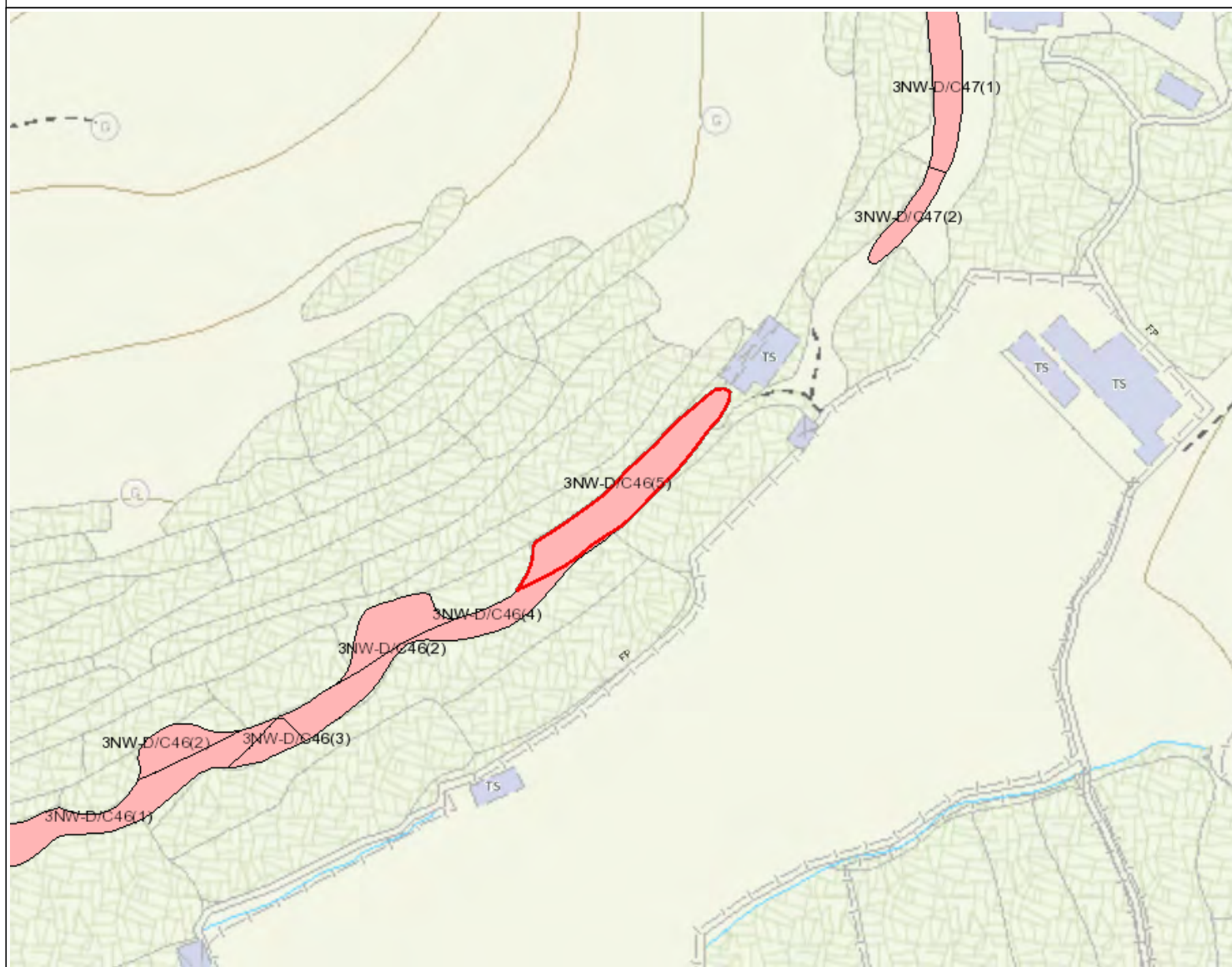
- (i) The location plan in Annex is for identification purposes of slope(s) only.
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Search Criteria: 3NW-D/C46



## Location Plan



## Legend

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



**ESTATE MANAGEMENT SECTION**  
**LANDS DEPARTMENT**

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Search Criteria: 3NW-D/C46

## Slope Maintenance Responsibility Report

(3NW-D/C47)



ESTATE MANAGEMENT SECTION  
LANDS DEPARTMENT

### List of Slope Maintenance Responsibility Area(s)

1	3NW-D/C47		Sub-Division	1
	Location	PARTLY WITHIN DD38 LOT277 & LOT257		
	Responsible Lot/Party	DD38 LOT277	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		

- End of Report -

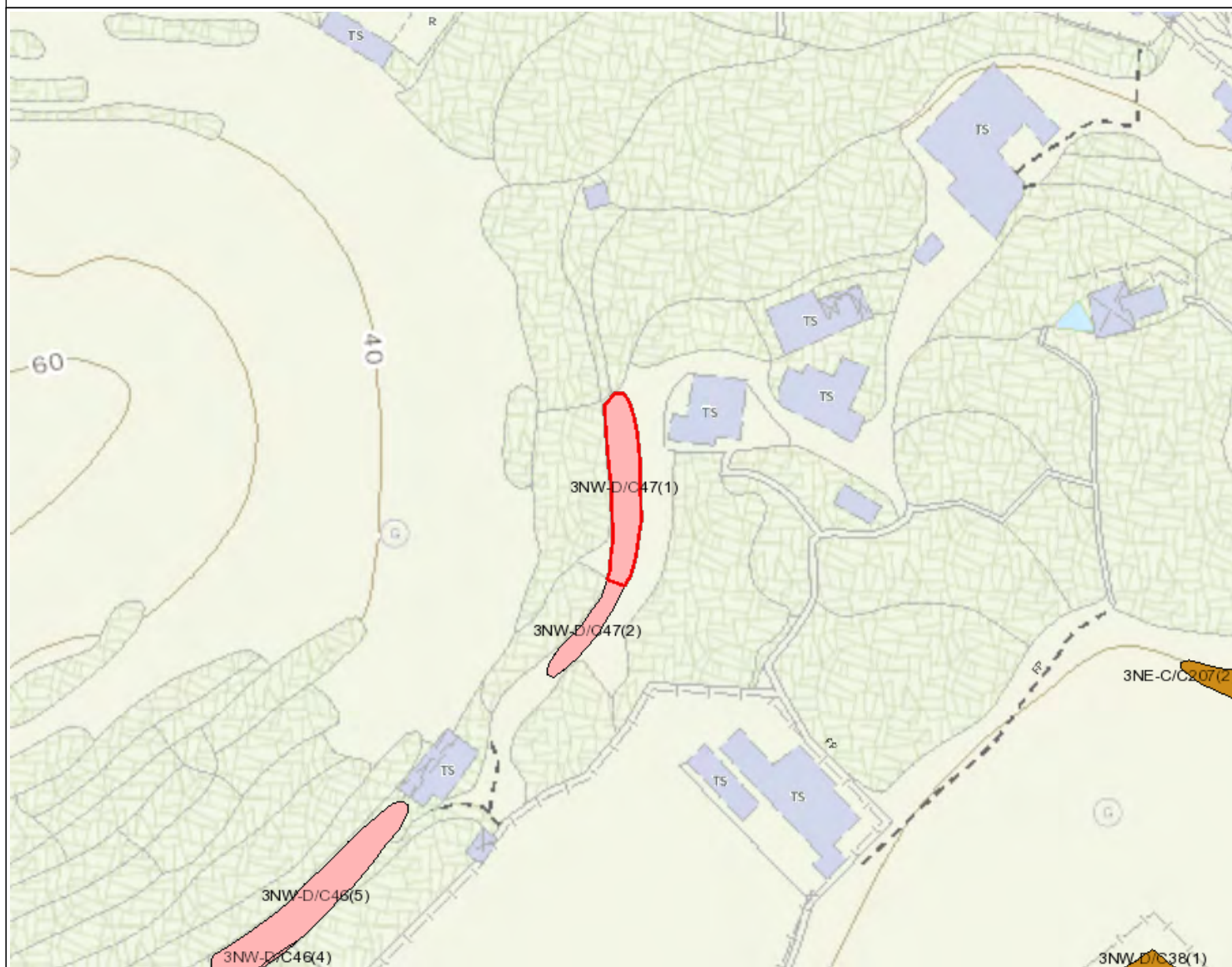
#### Notes:

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

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Search Criteria: 3NW-D/C47

## Location Plan



## Legend

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



**ESTATE MANAGEMENT SECTION**  
**LANDS DEPARTMENT**

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

Printed on: 21/11/2023

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Search Criteria: 3NW-D/C47

## Slope Maintenance Responsibility Report

(3NW-D/C47)



**ESTATE MANAGEMENT SECTION  
LANDS DEPARTMENT**

### List of Slope Maintenance Responsibility Area(s)

<b>1</b>	<b>3NW-D/C47</b>		<b>Sub-Division</b>	1
	<b>Location</b>	PARTLY WITHIN DD38 LOT277 & LOT257		
	<b>Responsible Lot/Party</b>	DD38 LOT277	<b>Maintenance Agent</b>	Not Applicable
	<b>Remarks</b>	Not Applicable		

- End of Report -

#### Notes:

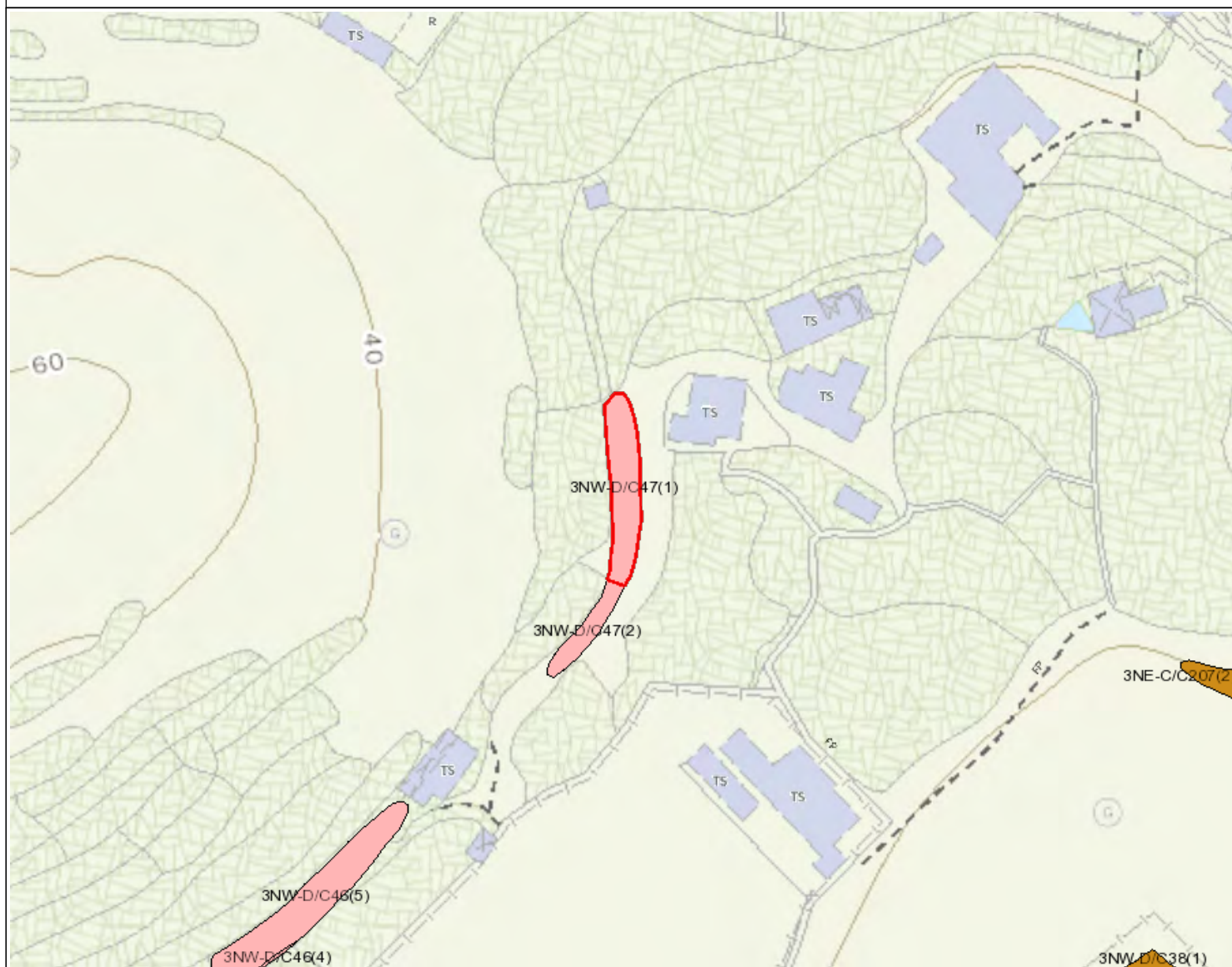
- (i) The location plan in Annex is for identification purposes of slope(s) only.
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Search Criteria: 3NW-D/C47



## Location Plan



## Legend

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



**ESTATE MANAGEMENT SECTION**  
**LANDS DEPARTMENT**

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Printed on: 21/11/2023

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Search Criteria: 3NW-D/C47

SIS

## 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 Rainuage 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



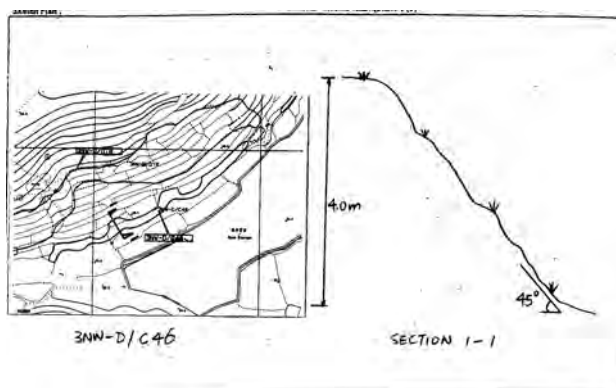
Advisory Letter (To Be Confirmed with Buildings Department): None  
LPMIS: None

## ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 25/09/2023)

## 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**







## BASIC INFORMATION

Location: 400M DUE EAST OF MAN UK BIN VILLAGE, SHA TAU KOK ROAD-WO HANG, NORTH  
Registration Date: 24-10-1997  
Ranking Score (NPRS): 0 (Notional)  
Date of Formation: pre-1977  
Date of Construction/ Modification:  
Data Source: SIRST  
Approximate Coordinates: Easting : 837423 Northing : 842942

## CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Horticulture garden  
Distance of Facility from Crest (m): 1.5  
Facility at Toe: Cottage, licensed and squatter area  
Distance of Facility from Toe (m): 1.5  
Consequence-to-life Category: 1  
Remarks: N/A

## SLOPE PART

(1) Max. Height (m): 4 Length (m): 45 Average Angle (deg): 40

## WALL PART

N/A

## MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1	Private Feature	Party: DD38 LOT277	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 15-05-2008
(2) Sub Div.: 2	Private Feature	Party: DD38 LOT257	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 15-05-2008

## DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 30-05-1997  
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: Rock Geology: N/A  
Berm: No. of Berms: N/A Min. Berm Width (m): N/A  
Weepholes: Size (mm): N/A Spacing (m): N/A

## WALL PART

N/A

## SERVICES

(1) Utilities Type: Water Main    Size(mm): 50    Location: On crest    Remark: N/A

## CHECKING STATUS INFORMATION

N/A

## BACKGROUND INFORMATION

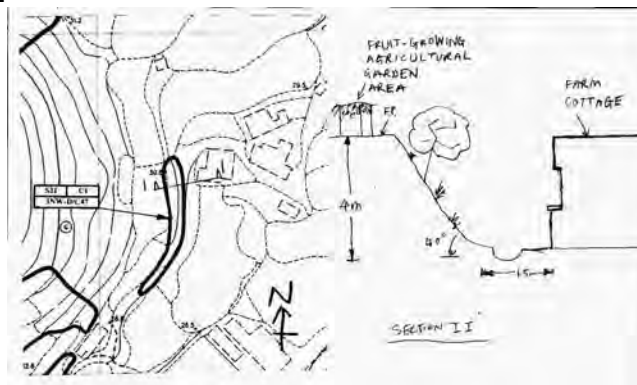
GIU Cell Ref.:	3NW25B6
Map Sheet Reference (1:1000):	3NW-25B
Aerial Photos:	Y10133 (1963), Y10134 (1963)
Nearest Rainguage Station (Station Number):	Cheung Chi House, Cheung Wah Estate(N05)
Data Collected On:	30-05-1997
Date of Construction, Subsequent Modification and Demolition:	Modification: Constructed    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:	Agreement No.: CE48/2006    Report No.: S2R269/2007

## ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 25/09/2023)

## STAGE 1 STUDY REPORT

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



Section No: 1-1  
Height(m): H1 : 4 , H2 : 0  
Type of Toe Facility: Cottage, licensed and squatter area  
Distance from Toe(m): 1.5  
Type of Crest Facility: Horticulture garden  
Distance from Crest(m): 1.5  
Consequence Category: 1  
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: 1  
Engineering Judgement: U  
Sign of Seepage: Slope : Signs of seepage  
Wall : N/A  
Criterion A satisfied: N  
Sign of Distress: Slope : Reasonable (mid-portion)  
Wall : N/A  
Criterion D satisfied: N  
Non-routine maintenance required: N  
Note: N/A  
Masonry wall/Masonry facing: N  
Note: N/A  
Consequence category (for critical section): 1  
Observations: N/A  
Emergency Action Required: N  
Action By: N/A

## ACTION TO INITIATE PREVENTIVE WORKS

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

## OTHER EXTERNAL ACTION

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

## eLPMIS

### LPM/LPMit Details Report

LPM Study Feature No.:	3NW-D/C 47
Location:	400M DUE EAST OF MAN UK BIN VILLAGE, SHA TAU KOK ROAD - WO HANG, NORTH
District Council:	North
Maintenance Responsibility (At the Time of Selection):	Private
Responsible Party for Maintenance of Government Portion:	N/A
Private Lot No.:	DD38 LOT257,DD38 LOT277

### LPM/LPMit Study

Agreement No.:	CE48/2006
Study Type:	Stage 2 Study
Consultant:	Halcrow China Ltd.
GEO Managing Section / Engineer:	SS / SS2
Study Status:	Study completed
Design Approach:	N/A
Option Assessment Accepted:	N/A
Study Report No.:	S2R269/2007
Programme / Actual Commencement:	21-09-2007
Programme / Actual Completion:	26-03-2010
Report Recommendation (For Stage 2 Study):	No action required
District Check Status:	Checked
Checking Certificate No.:	N/A
GEO Engineer's Remarks:	N/A

### LPM/LPMit Works

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





## SLOPE INFORMATION SYSTEM

GEOTECHNICAL ENGINEERING OFFICE  
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

Feature No. 3NW-D/C 47

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

**PHOTO**



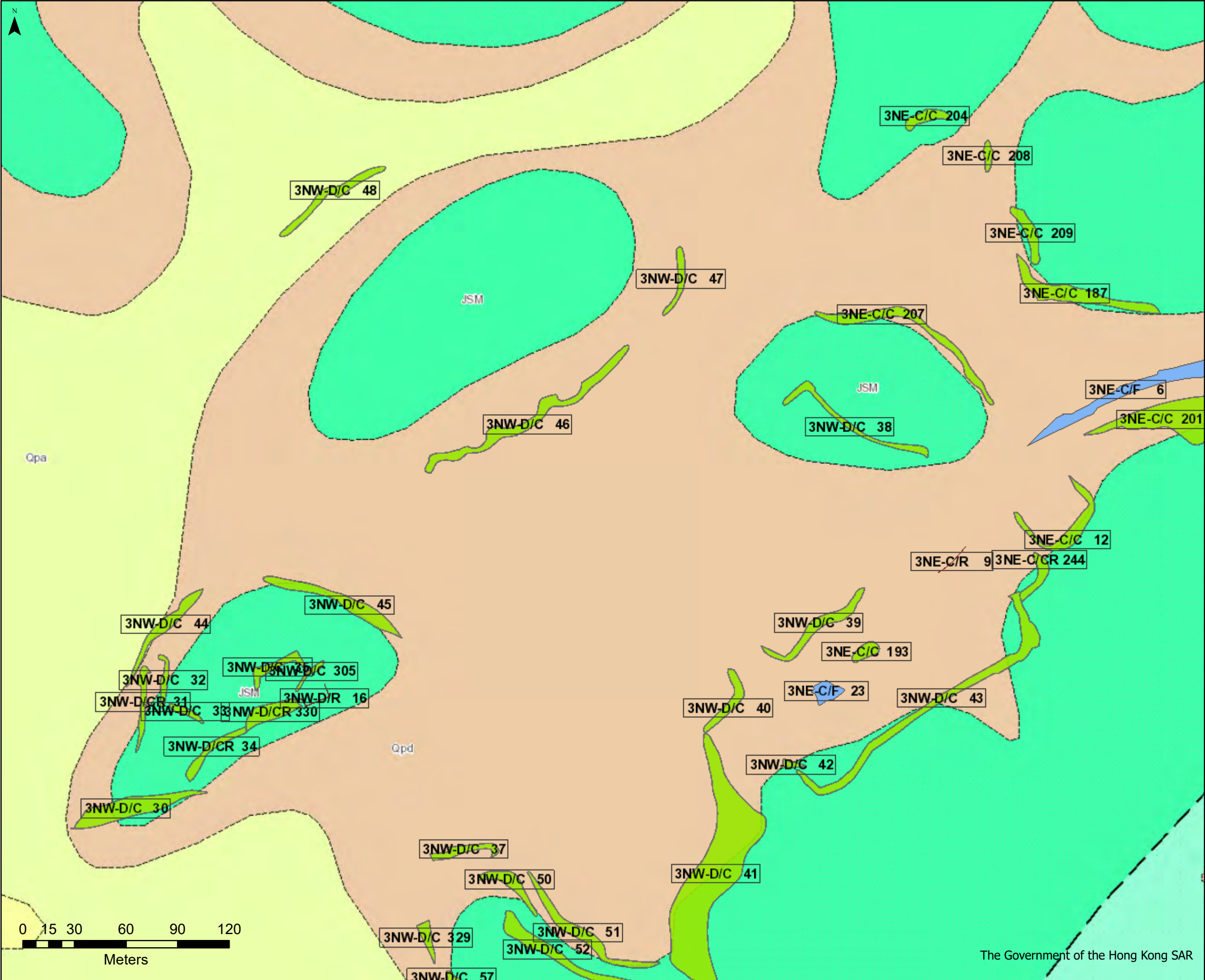
3NW-D/C47



## **Appendix D**

Part Print of The Geological Survey Map





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

sheet2\_stru\_symb

- ANTIC2
- ANTICL
- BEDING
- BEDNG2
- BEDNG3
- BEDNG4
- BHNFIL
- BOHOLE
- DOT
- EPD
- FABIC4
- FABIC5
- FABRIC
- FOSSIL
- HFABR1
- HJOINT
- INSTAB
- JOINT
- MADIT
- MINE
- SEYODI
- SLICK
- SURFA
- SURFA2
- SYNCL2
- SYNCLI
- TRI
- TRIBAR
- U\*BED
- U\*FAB
- U\*FOLI
- U\*JOIN
- VFLOW
- VJOIN
- VTRIBA

sheet3\_stru\_symb

- ANTIC2
- ANTICL
- BEDING
- BEDNG2
- BEDNG3
- BEDNG4
- BHNFIL
- BOHOLE
- DOT
- EPD
- FABIC4
- FABIC5
- FABRIC

Division Development

Scale 1:2000

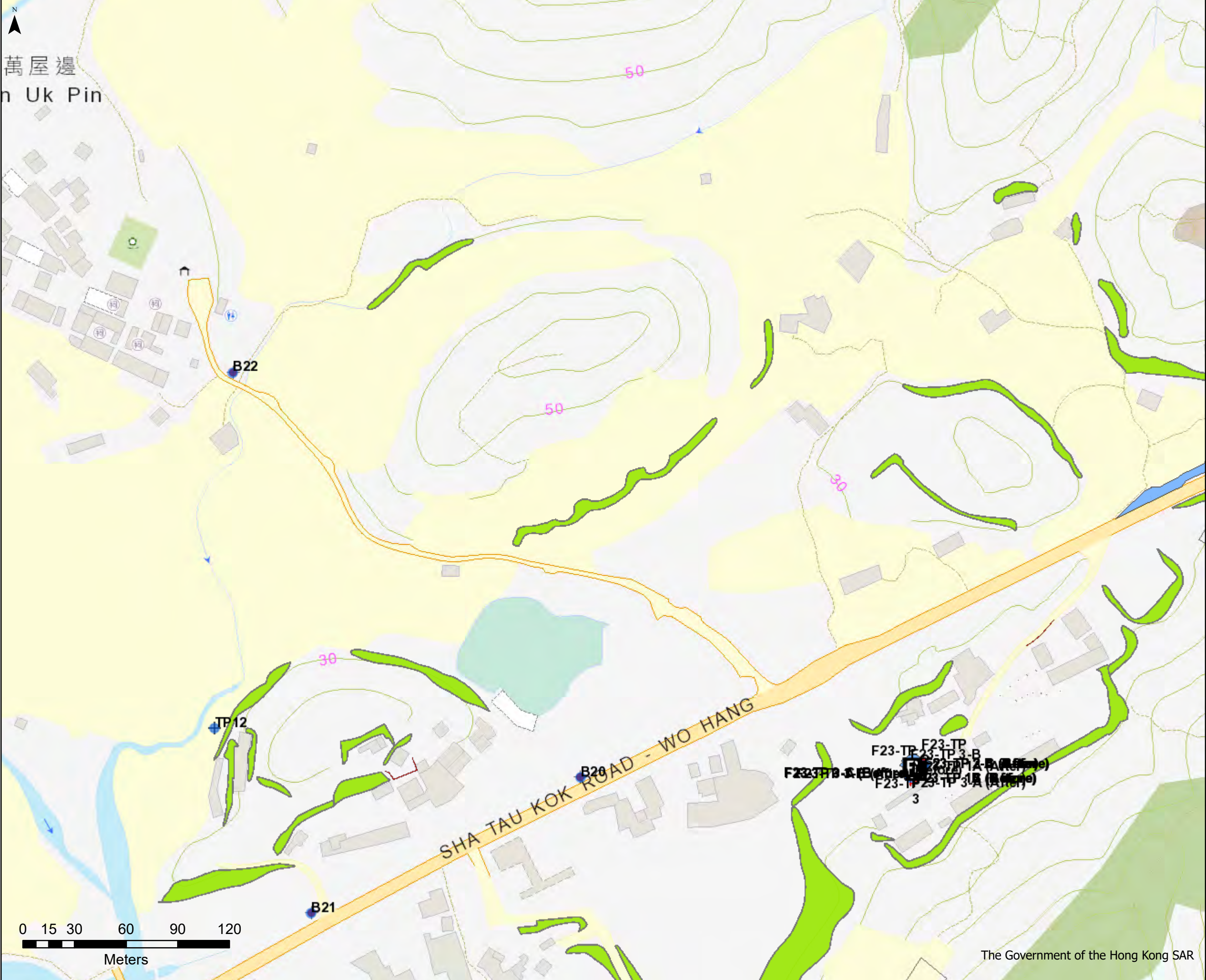
Date 27/11/2023



## **Appendix E**

### **Previous G.I. Information in Vicinity**





- R

GIU Report

●

GI with AGS
- GI Location

●

<all other values>

—

Slope striping

—

Cone Penetration Test

—

GCO Probe

—

Grab Samples

—

Impression Packer Test

+

Trial pit

—

PR

—

Rock joint survey

—

Trial trench
- Man-made Features

—

Cut slopes

—

Disturbed terrain

—

Fill slopes

—

NT defence measures

—

NT stabilisation measures

—

Retaining walls

—

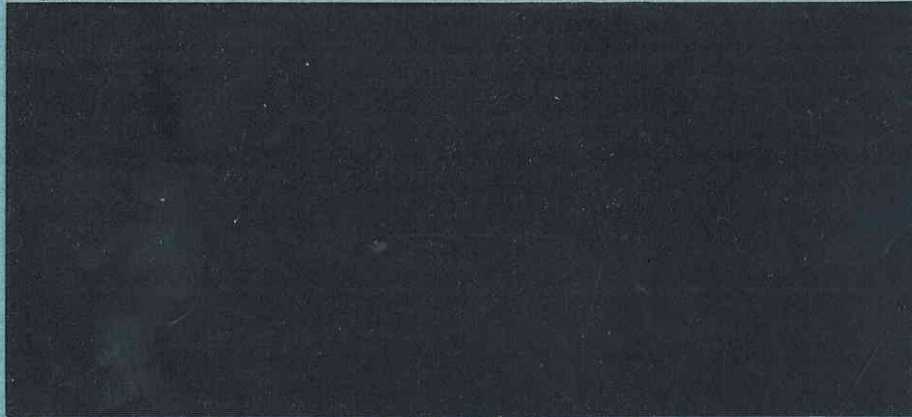
GI
- |  |             |
|--|-------------|
| Division   | Development |
| Scale  | 1:2000      |
| Date   | 27/11/2023  |
| <div><div><div>CEDD</div><div>GEOTECHNICAL ENGINEERING OFFICE<br/>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</div></div></div> |             |
- (Print by Siu Ming Chung)



41501

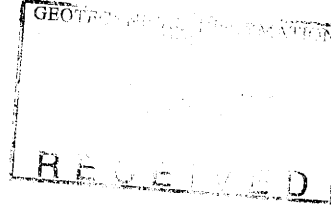
**DRILTECH**

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





**DRiLTECH**



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

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

Ground Investigation

FINAL FIELD WORK REPORT

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

Signed [Signature] Date 14/4/05

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

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

With ( ) 3 1/2' diskettes

Certified as Checked

[Signature]  
Clement Lun  
Geotechnical Engineer

Certified as Complete by

[Signature]  
K C Sung  
Contractor's Representative

CONTRACTOR

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

CLIENT

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

24<sup>th</sup> March 2005

### CONTRACT DATA SUMMARY

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

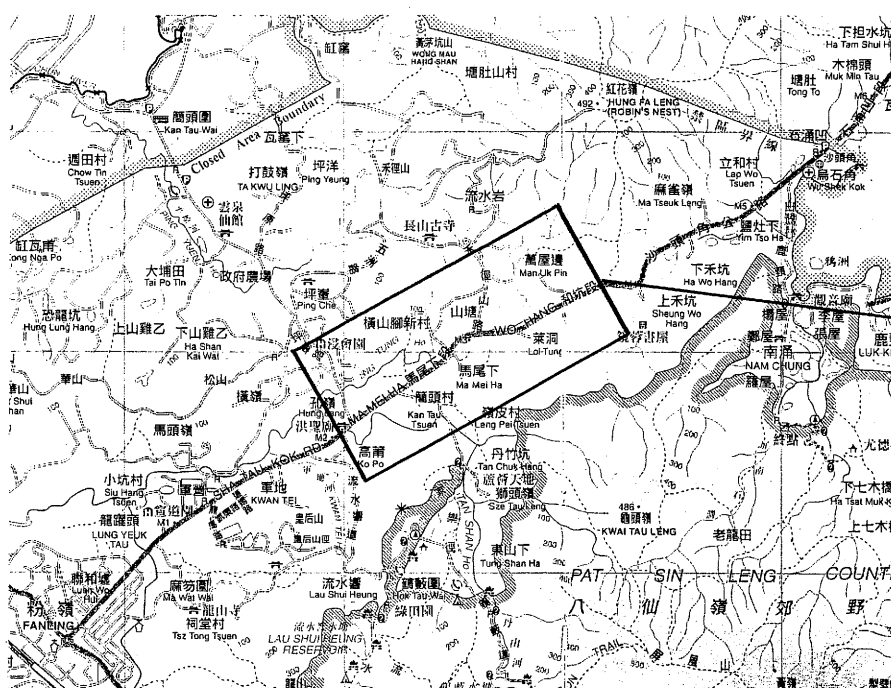
### FIELD WORK SUMMARY

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

### LABORATORY TESTING SUMMARY

No. of each type of test:		Date:	to
SOIL	Physical Properties	LL	PL
		SG	PSD
	Strength Tests	Cum	MC
	Compaction & CBR Tests	Stand	Shear Box
	Oedometer & Perma. Tests	Cv	CBR
ROCK	Others	Split Mazier	
		Pt Load	UC
			Shear Box
			US Vel.

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



THE SITE

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

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

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

Ground Investigation

FINAL FIELD WORK REPORT

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Contract Data Summary

1. Introduction
2. Site Location
3. Geology
4. Field Works
  - 4.1 Drillholes
  - 4.2 Field Tests
    - 4.2.1 Standard Penetration Tests
    - 4.2.2 Constant Head Permeability Tests
    - 4.2.3 Falling Head Permeability Test
    - 4.2.4 Impression Packer Surveys
    - 4.2.5 Dynamic Probing (GCO Probe) Tests
  - 4.3 Inspection Pits and Trial Pits
  - 4.4 Field Installations
    - 4.4.1 Piezometers
    - 4.4.2 Standpipes
    - 4.4.3 Piezometer (Halcrow) Buckets
5. Soil and Rock Descriptions
6. Surveying
7. Digital Data Record
8. References

- Table 1 - Survey Records  
Table 2 - Summary of Drillhole Records  
Table 3 - Summary of Field Testing and Field Installations

- Appendix A - Checklists for Soil & Rock Descriptions  
Appendix B - Legends for Use on Drillhole and Trial Pit Records  
Appendix C - Drillhole and Trial Pit Records  
Appendix D - Photographs of Drillholes and Trial Pits  
Appendix E - Constant Head Permeability Tests  
Appendix F - Falling Head Permeability Test  
Appendix G - Impression Packer Surveys  
Appendix H - Dynamic Probing (GCO Probe) Test Records  
Appendix I - Drillhole Piezometer/Standpipe Detail and Response Test Record Sheets  
Appendix J - Water Level Monitoring Records  
Appendix K - Piezometer Buckets Records  
Appendix L - Drawing (No. D269/1929/D001)  
Appendix M - Digital Data Record

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

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

Ground Investigation

FINAL FIELD WORK REPORT

1. Introduction

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

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

2. Site Location

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

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

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

3. Geology

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

### 3. Geology (Cont'd)

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

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

The drillhole results are further summarized in Table 2.

### 4. Field Works

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

#### 4.1 Drillholes

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

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

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

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

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

## 4.2 Field Tests

### 4.2.1 Standard Penetration Tests

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

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

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

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

### 4.2.2 Constant Head Permeability Tests

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

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

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

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

#### 4.2.3 Falling Head Permeability Test

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

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

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

#### 4.2.4 Impression Packer Surveys

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

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

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



#### 4.2.5 Dynamic Probing (GCO Probe) Tests

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

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

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

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

#### 4.3 Inspection Pits and Trial Pits

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

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

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

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

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

#### **4.4 Field Installations**

##### **4.4.1 Piezometers**

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

##### **4.4.2 Standpipes**

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

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

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

The details of installation are summarized in Table 3.

##### **4.4.3 Piezometer (Halcrow) Buckets**

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

A summary of installations is presented in Table 3.

#### **5. Soil and Rock Descriptions**

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

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

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

## 5. Soil and Rock Descriptions (Cont'd)

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

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

## 6. Surveying

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

## 7. Digital Data Record

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

## 8. References

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

## TABLES

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

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

Final Field Work Report

Table 1 - Survey Records

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

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Agreement No. CE 6/2002 (DS)  
Drainage Improvement in Northern NT - Package C  
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Table 2 - Summary of Drillhole Record

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

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

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Investigation, Design and Construction (Man Uk Ping)

Final Field Work Report

Table 2 - Summary of Drillhole Record

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

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



**Table 3 - Summary of Field Testing and Field Installation**

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

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

## **APPENDIX A**

### **Checklists for Soil & Rock Descriptions**

# CHECKLIST FOR SOIL DESCRIPTION

GEOTECHNICAL ENGINEERING OFFICE, HKSAR

## 1. STRENGTH (Compactness & Consistency)

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

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

## 2. COLOUR

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

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

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

State whether sample was wet or dry when described.

## 3. PARTICLE SHAPE & COMPOSITION

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

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

## 4. STRUCTURE

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

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

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

## 5. WEATHERING

### Soils Derived from Insitu Weathering of Rocks

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

### Sedimentary (Transported) Soils

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

Fine Soils: Describe overall discolouration of soil where apparent.

## 6. SOIL NAME

### A. Basic Soil Types

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

### B. Composite Soil Types (Mixtures of Basic Types)

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

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

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

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

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

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

## 7. DISCONTINUITIES

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

## 8. ADDITIONAL GEOLOGICAL INFORMATION

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

## NOTES:

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

# CHECKLIST FOR ROCK DESCRIPTION

GEOTECHNICAL ENGINEERING OFFICE, HKSAR

## 1. STRENGTH

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

## 2. COLOUR

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

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

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

State whether sample was wet or dry when described.

## 3. TEXTURE/FABRIC

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

**Fabric**  
Describe preferred orientation of grains/crystals where apparent.

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

## 4. MATERIAL WEATHERING/ALTERATION

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

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

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

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

## 5. ROCK NAME (Including Grain Size)

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

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

## 6. STRUCTURE

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

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

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

## 7. DISCONTINUITIES

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

### Location and Orientation

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

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

### Spacing

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

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

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

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

### Roughness

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

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

Rough stepped	Smooth stepped	Slickensided stepped
Rough undulating	Smooth undulating	Slickensided undulating
Rough planar	Smooth planar	Slickensided planar

### Aperture Size

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

### Infilling (Nature)

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

Give full description of infill materials/minerals where appropriate.

### Seepage

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

### Fracture State

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

## 8. MASS WEATHERING

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

## 9. ADDITIONAL GEOLOGICAL INFORMATION

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

### NOTES:

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

## **APPENDIX D**

### **Photographs of Drillholes and Trial Pits**

**DRILTECH****DRILLHOLE RECORD**

CONTRACT NO. GE/2003/19

HOLE NO.

**B20**

SHEET

1

of

2

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

METHOD ROTARY

CO-ORDINATES

WORKS ORDER NO.

GE/2003/19.29

MACHINE SD-8

E 837313.12

N 842697.16

DATE

20.01.2005 to 21.01.2005

FLUSHING MEDIUM WATER

ORIENTATION VERTICAL

GROUND LEVEL

+25.74 mPD

Drilling Progress	Casing Size	Water Level (m) Shift Start/End	Water Return%	TCR%	SCR%	RQD%	Fracture Index	Tests	Samples	Reduced Level	Depth (m)	Legend	Grade	Description
20.01.2005	SW								1 = 0.45	+25.74	0.00			Light yellowish brown (2.5Y6/4), dry, clayey silty sandy subangular GRAVEL of moderately strong tuff and quartz fragments. (FILL)
1									2 = 0.95	+25.24	0.50			Soft, moist, brown (10YR4/3), sandy clayey SILT with occasional subangular gravel and rootlets. (FILL)
2									3 = 1.45	+24.74	1.00			Soft, moist, light yellowish brown (2.5Y6/3), slightly sandy, silty CLAY with occasional subangular fine gravel of quartz and rootlets. (ALLUVIUM)
3			80	100					4 = 2.00	+23.74	2.00			Soft, light greenish grey (10Y8/1), silty sandy CLAY with some subangular gravel of quartz. (ALLUVIUM)
4	SW							1.1 2.3,3.4 N=12	5 = 3.00	+22.64	3.10		V	Extremely weak, occasionally very weak, light grey (2.5Y7/2) to light yellowish brown (2.5Y6/4), completely decomposed coarse ash crystal TUFF with iron and manganese oxide stained relict joints. (Firm, slightly sandy, clayey SILT with occasional subangular gravel, occasional cobble sized rock fragments)
5	PW							4.12 21.27,19,17 N=84	6 = 3.10					
6			80	100					7 = 3.50					
7								4.13 20.23,35,22/45mm 100bbs/270mm	8 = 4.00					
8									9 = 5.00					
9									10 = 5.10					
10									11 = 5.50					
11									12 = 6.00					
12			80	100					13 = 7.00	+18.74	7.00		V-IV	Very weak to weak, light yellowish brown (2.5Y6/4), completely to highly decomposed coarse ash crystal TUFF. (Very stiff, sandy clayey SILT with much gravel and occasional cobbles)
13									14 = 7.10					
14									15 = 7.47					
15									16 = 8.00					
16	PW		80	100					17 = 9.00					
17	HW								18 = 9.10					
18									19 = 9.31					
19									20 = 9.72	+16.02	9.72		III	Moderately strong, light grey to brownish grey,
20	HW								T2-101	-9.86	10.00			

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

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

LOGGED

L. Zhang

DATE

26.01.2005

CHECKED

C. Lun














DATE

26.01.2005

## REMARKS

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



										<b>DRILLHOLE RECORD</b> CONTRACT NO. GE/2003/19										HOLE NO. <b>B20</b> SHEET <b>2</b> of <b>2</b>									
PROJECT <b>Agreement No. CE6/2002(DS), Drainage Improvement in Northern NT - Package C Investigation, Design and Construction (Man Uk Ping), Ground Investigation</b>																													
METHOD <b>ROTARY</b>															CO-ORDINATES E <b>837313.12</b> N <b>842697.16</b>										WORKS ORDER NO. <b>GE/2003/19.29</b>				
MACHINE <b>SD-8</b>																									DATE <b>20.01.2005</b> to <b>21.01.2005</b>				
FLUSHING MEDIUM <b>WATER</b>															ORIENTATION <b>VERTICAL</b>										GROUND LEVEL <b>+25.74 mPD</b>				
Drilling Progress	Casing Size	Water Level (m) Shift Start/End	Water Return %	TCR %	SCR %	RQD %	Fracture Index	Tests	Samples	Reduced Level	Depth (m)	Legend	Grade	Description															
11			80	85	52	33	12.2 >20 5.9		T2-101	10.15 10.38 10.66			III	moderately decomposed coarse ash crystal TUFF. Joints are closely to medium, occasionally very closely spaced, rough planar, very narrow to narrow, iron and manganese oxide stained, dipping at 5° to 15°, 25° to 35° and 65° to 75°.															
12			80	100	90	85	7.1		T2-101	12.28																			
13			80	100	93	87	>20 7.7		T2-101	13.38 13.51 13.77 13.87																			
14							>20 5.6			14.23																			
15		1.96 at 1800	80	100	97	62	18.6 5.3		T2-101	14.66 15.23																			
16										+10.51	15.23			End of hole at 15.23 m.															
17																													
18																													
19																													
20																													
↓ SMALL DISTURBED SAMPLE ↑ LARGE DISTURBED SAMPLE  U76 SAMPLE  U100 SAMPLE  PISTON SAMPLE (76mm)  MAZIER / PT SAMPLE  SPT LINER SAMPLE  WATER SAMPLE										↓ STANDARD PENETRATION TEST  IN-SITU VANE SHEAR TEST  IMPRESSION PACKER TEST  PERMEABILITY TEST  PRESSUREMETER TEST  PIEZOMETER TIP  STANDPIPE TIP										LOGGED <u>L. Zhang</u> DATE <u>26.01.2005</u> CHECKED <u>C. Lun</u> DATE <u>26.01.2005</u>					REMARKS				



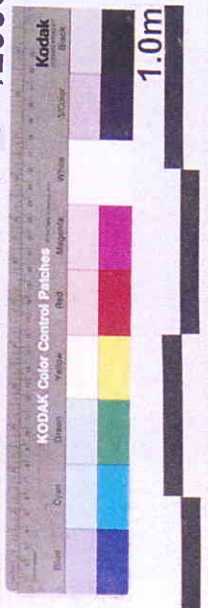
B20

DRILTECH GROUND ENG. LTD.



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

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



0m



(CONT'D)



**DRILTECH**

DRILTECH GROUND ENG. LTD.

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

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

HOLE NO.: **B 20**

BOX NO.: **2 OF 3**

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

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



0m

1.0m

(CONT'D)

10.86

12.28

13.77

(14.33)

(CONT'D)



DRILTECH GROUND ENG. LTD.

**DRILTECH**

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

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

HOLE NO.: **B 20**

BOX NO.: **3 OF 3**

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

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



0m

1.0m

(1433)

15.23  
END

(END)

## **APPENDIX I**

### **Drillholes Piezometer / Standpipe Detail and Response Test Record Sheets**



## **APPENDIX J**

### **Water Level Monitoring Records**

[illegible]

\* Delete as appropriate

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

## **APPENDIX K**

### **Piezometer Buckets Records**



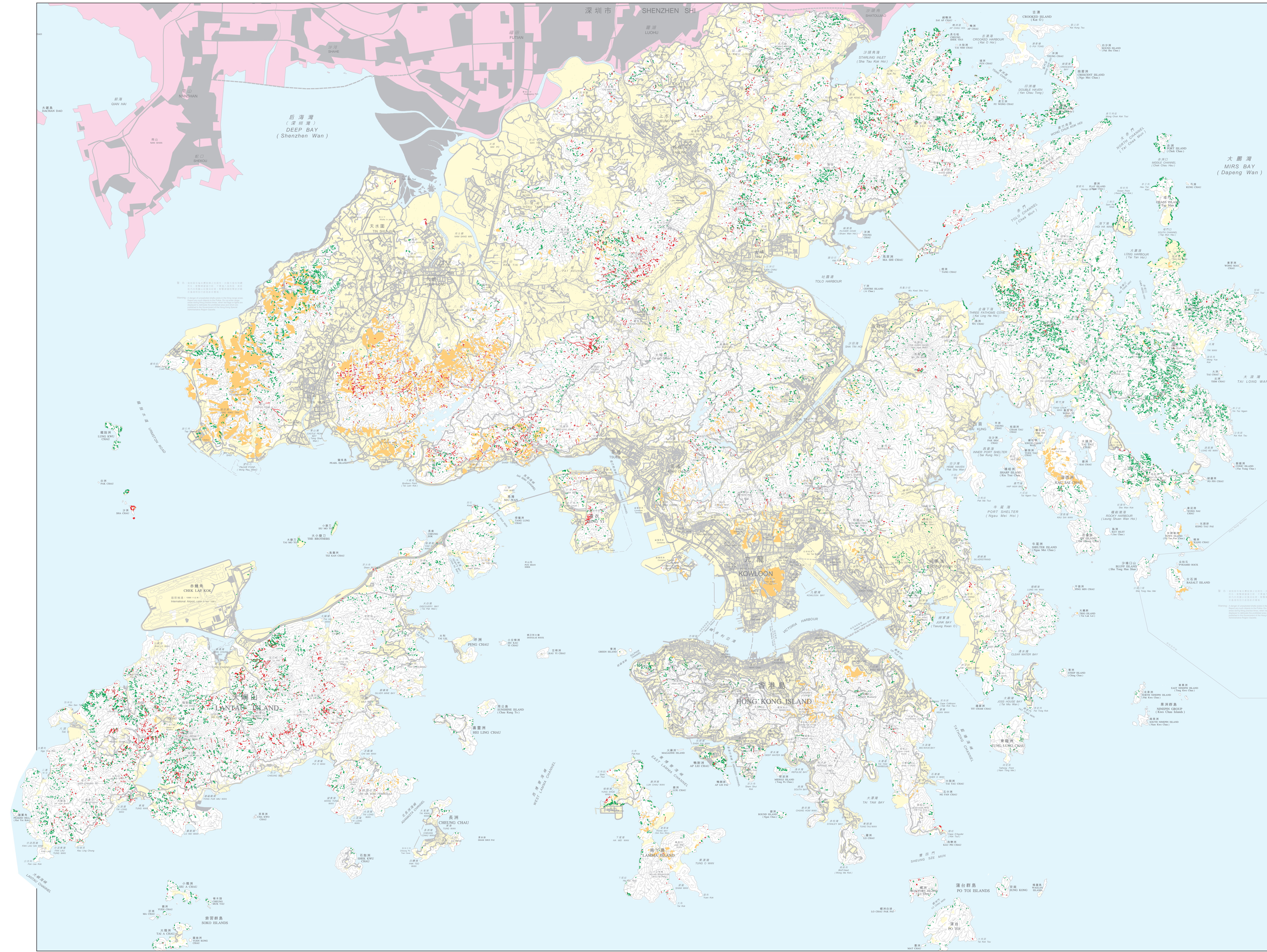




## **Appendix F**


### **Natural Terrain Landslide Inventory Map**





LEGEND

- Undeveloped Area (1994)
- Developed Area (1994)
- Gully
- Recent Landslide
- Relict Landslide

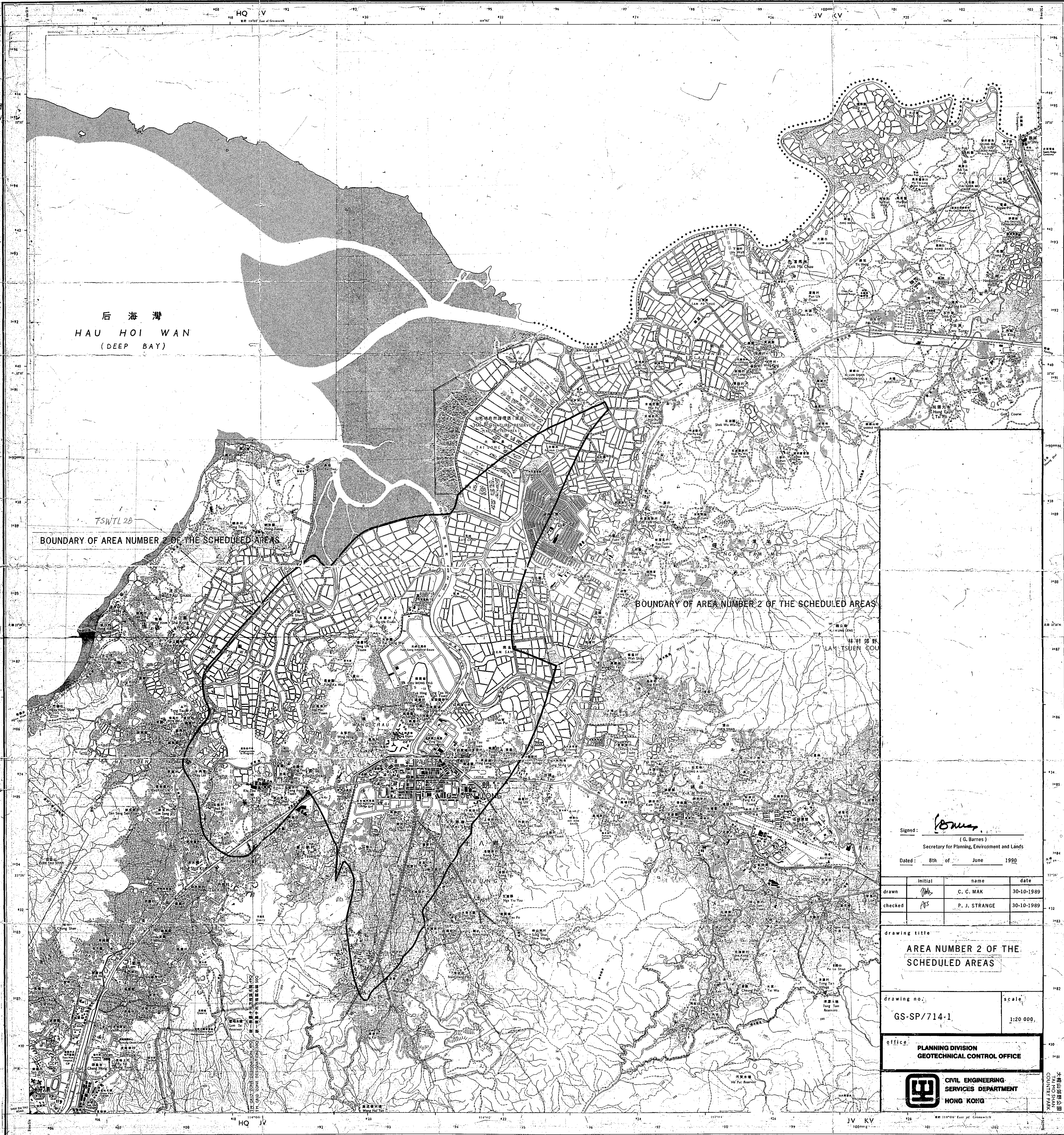
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REVISION			
		name	date
prepared	Intergraph Hong Kong Ltd.		
checked	N. W. Woods		
file no.	GCP 2/A1/3		
project			
NATURAL TERRAIN LANDSLIDE STUDY PHASES I & 2			
drawing title			
NATURAL TERRAIN LANDSLIDE INVENTORY MAP			
drawing no.		scale	
GEO/P/PTE/10		1:70 000	
office			
PLANNING DIVISION GEOTECHNICAL ENGINEERING OFFICE			
		CIVIL ENGINEERING DEPARTMENT	



## **Appendix G**

### **Scheduled Area**





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

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

drawing title  
**AREA NUMBER 2 OF THE  
SCHEDULED AREAS**

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

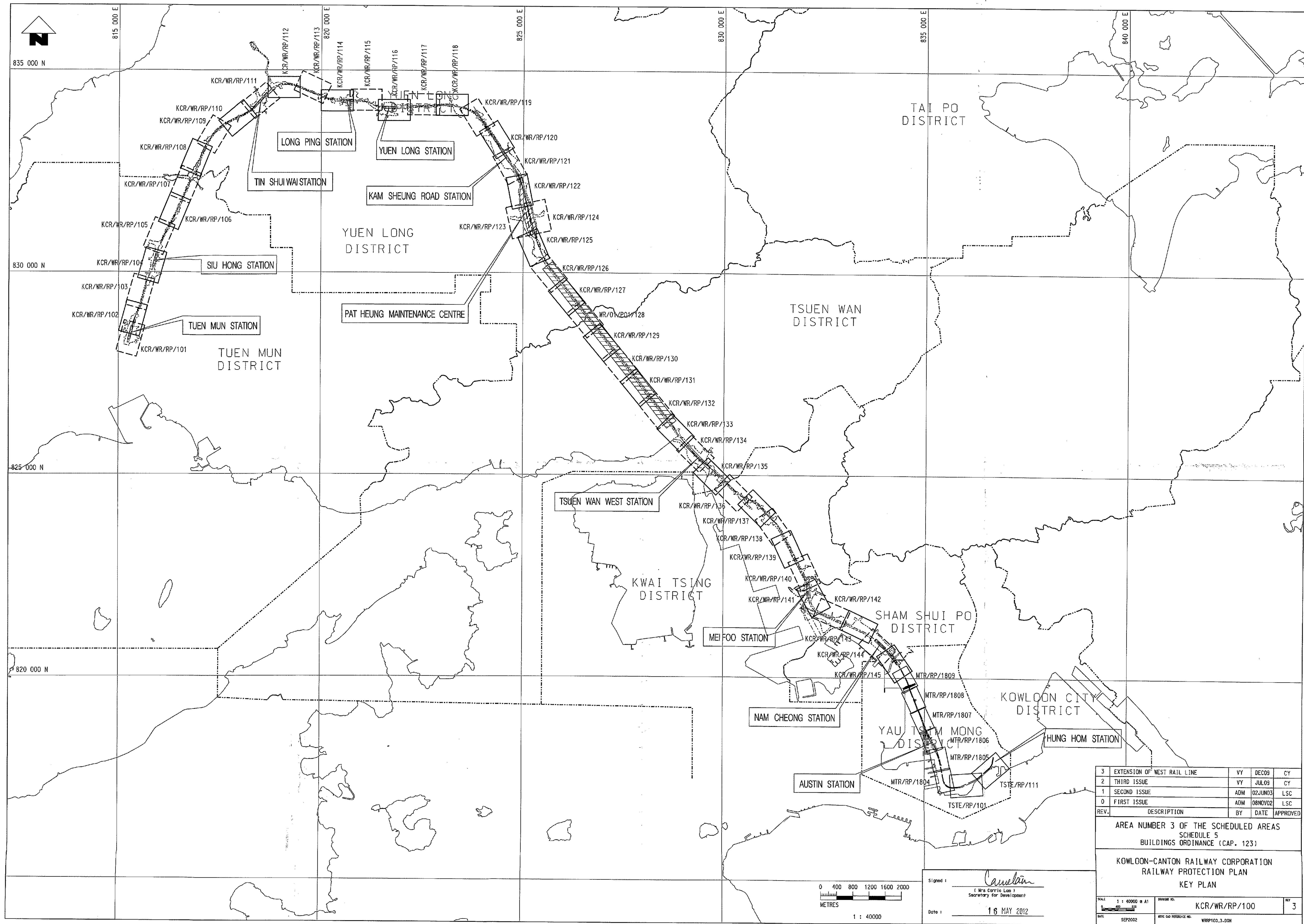
office **PLANNING DIVISION  
GEOTECHNICAL CONTROL OFFICE**



**CIVIL ENGINEERING  
SERVICES DEPARTMENT  
HONG KONG**

大嶼山郊野公園  
TAI MO SHAN  
COUNTRY PARK





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

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

KOWLOON-CANTON RAILWAY CORPORATION  
RAILWAY PROTECTION PLAN  
KEY PLAN

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

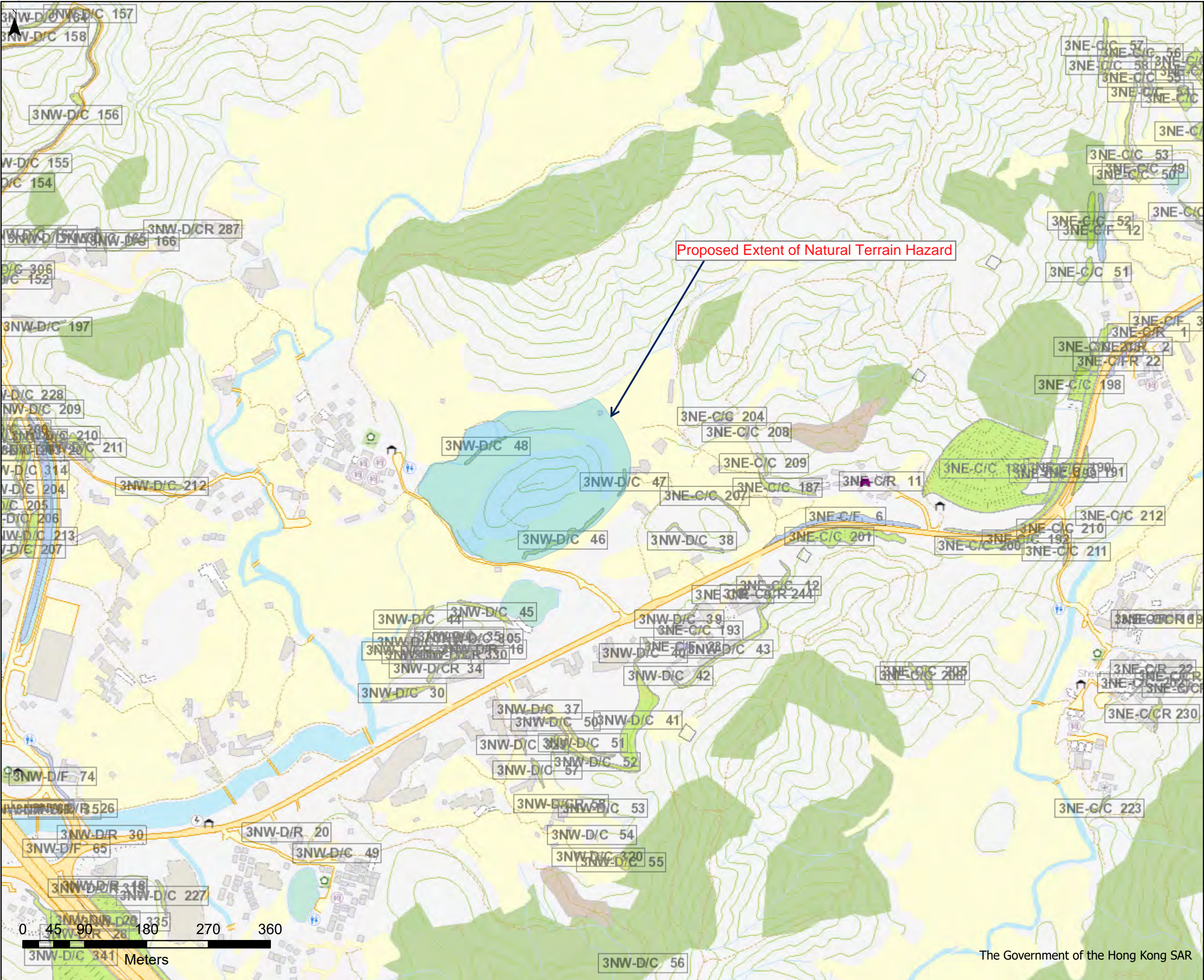
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1 : 40000

SCALE 1 : 40000 @ A1  
DRAWING NO. KCR/WR/RP/100  
REV. 3  
DATE SEP2002  
MTR CO REFERENCE NO. WRP100\_3.DGN

## **Appendix H**

### **Nature Terrain Hazard Study Plan**





Man-made Features

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

Division Development

Scale 1:5000

Date 27/11/2023





Our Ref. : DD38 Lot 231 RP & VL  
Your Ref. : TPB/A/NE-MUP/194

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

**By Email**

29 December 2023

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,  
Various Lots in D.D. 38, Wo Hang, Sha Tau Kok, New Territories**

**(S.16 Planning Application No. A/NE-MUP/194)**

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) 2339 0884 / orpheuslee@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Louis TSE**  
Town Planner

cc DPO/STN, Pland

(Attn.: Mr. Ken HO)

email: kcsho@pland.gov.hk



## Responses-to-Comments

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,  
Various Lots in D.D. 38, Wo Hang, Sha Tau Kok, New Territories**

**(Application No. A/NE-MUP/194)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of District Lands Officer/North, Lands Department (Contact Person: Ms. S. P. TSANG; Tel: 2675 1745)</b>		
(a)	The application site comprises Old Schedule Agricultural Lots held under the Block government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the application site.	Noted. The applicant will submit Short Term Wavier application to rectify the applied use after planning permission has been obtained from the Town Planning Board (the Board).
(b)	There are unauthorized structures erected on the application site. The lot owner should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the lease breaches without separate notice.	Noted. The applicant will apply for approval accordingly.
(c)	The GL adjoining the application site has been fenced off without ant permission. The illegally occupied GL is not included in the application but currently uses for access to the application site. Any occupation of GL without Government's prior notice is an offence. The lot owner/the applicant should immediately cease the occupation. His office reserves the rights to take necessary land control action against the illegal occupation of GL without separate notice.	The applicant will submit Short Term Tenancy application to rectify the applied use after planning permission has been obtained from the Board.

(d)	As land filling works is proposed in the planning application, the applicant should comply with all the filling requirements imposed by relevant Government department. GL should not be disturbed unless with prior approval.	Noted.
(e)	Should planning approval be given to the subject application, the lot owner will need to apply to his office for a Short Term Waiver to permit the structures erected/to be erected on the application site. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. The application will be considered by the LandsD acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, its commencement date would be the first date of the occupation and it will be subject to such terms and conditions, including among others the payment of fee and administrative fee, as may be imposed by the LandsD.	Noted. The applicant will apply for approval accordingly.
<b>2. Comments of Director of Agriculture, Fisheries and Conservation Department (DAFC)</b>		
(a)	The subject site falls within the "AGR" zone and is generally vacant. The agricultural activities are active in the vicinity, and agricultural infrastructure such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from an agricultural perspective.	Fencing will be erected along the site boundary to avoid the watercourse from reaching. At least 2 m set back and sandbags will be placed along the watercourse at the southeast portion of the Site during the planning approval period to avoid any disturbance.  The applicant will also implement good site practices so as not to pollute the watercourse at the southern of the Site. The applicant will reinstate the Site upon the expiry of the planning approval period.
(b)	There is a watercourse located to the southeast of the subject site. The applicant	



	shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling and operation.	
--	---	--

Our Ref. : DD38 Lot 231 RP & VL  
Your Ref. : TPB/A/NE-MUP/194

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

**By Email**

16 January 2024

Dear Sir,

**3<sup>rd</sup> Further Information**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,  
Various Lots in D.D. 38, Wo Hang, Sha Tau Kok, New Territories**

**(S.16 Planning Application No. A/NE-MUP/194)**

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) 2339 0884 / orpheuslee@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Louis TSE**  
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Carman CHEUNG  
(Attn.: Ms. Katie LEUNG

email: ccyccheung@pland.gov.hk )  
email: kyyleung@pland.gov.hk )



## Responses-to-Comments

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,  
Various Lots in D.D. 38, Wo Hang, Sha Tau Kok, New Territories**

**(Application No. A/NE-MUP/194)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Head of Geotechnical Engineering Office, Civil Engineering and Development Department (Head of GEO, CEDD)</b> <b>(Contact Person: Mr. S C Mok; Tel: 2762 5390)</b>		
(a)	Section 4.7 Figure 2 – Please show the boundary of the application site and legends of recent and relict natural terrain landslide in the figure.	<p>Noted and revised accordingly. Details please refer to the replacement pages of the Geotechnical Planning Review Report in <b>Annex I</b>).</p> <p>Section 4.7 Figure 2 is updated to show the site boundary and legends of recent and relict natural terrain landslide.</p>
(b)	Section 7.1 – Please be advised that the application site is overlooked by steep natural terrain and meets the alert criteria for a natural terrain hazard study (NTHS). In the Geotechnical Planning Review Report (GPRR), the applicant is required to indicate a commitment to undertake the NTHS and to carry out any necessary mitigation measures as part of the proposed development. As such, please revise the content of this section accordingly.	Noted. Section 7.1 is revised. Nature terrain hazard study would be conducted and to carry out any necessary mitigation measures as part of the proposed development.
(c)	Section 7.1 Figure 4 and Appendix H – Please revise the wordings “Proposed Extent of Natural Terrain Hazard” to “Proposed Extent of Natural Terrain Hazard Study”.	The wordings in Section 7.1 Figure 4 and the drawing in <b>Appendix H</b> are revised to “Proposed Extent of Natural Terrain Hazard Study”.

---

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

**Various Lots in D.D.38, Wo Hang, Sha Tau Kok, New Territories**

**Geotechnical Planning Review Report (GPRR)**

Applicant

**Sing Wui Property Limited**

**January 2024**



## Soil Properties

### FILL

Light greyish brown, dry, clayey silty sandy subangular GRAVEL of moderately strong tuff and quartz fragments

### ALLUVIUM

Soft, Light greyish brown, silty CLAY with occasional subangular fine gravel of quartz and rootlets

### TUFF

Tuff was classified as weak to strong, light grey to brownish grey, highly to slightly decomposed, coarse ash crystal.

#### 4.5 Existing Registered Retaining Wall

#### 4.6 There is no existing registered retaining wall observed within or in the vicinity of the Site.

### Existing Structure

#### 4.7 There are two abandoned 1 storey concrete structures within the site area, these existing structures are proposed to be demolished.

### Landslide of Natural Terrain

#### 4.8 According to the Natural Terrain Landslide Inventory Map, no Relict Landslide or Recent Landslide is found in the vicinity of the Site (Figure 2). The map is enclosed in **Appendix F** for easy reference.

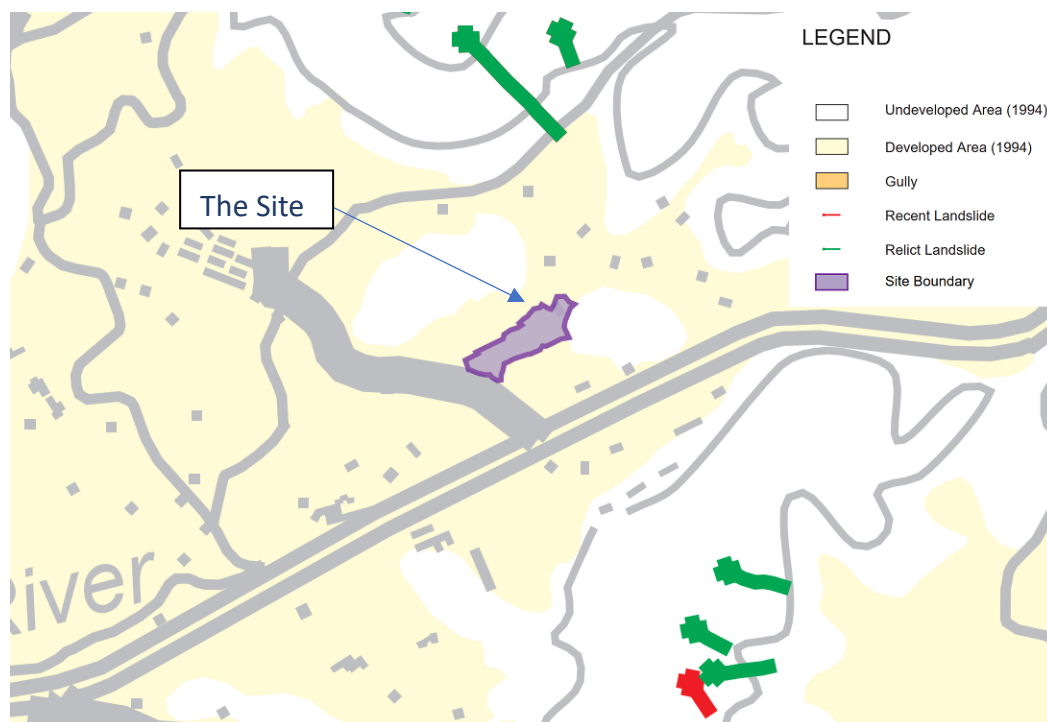


Figure 2 – Extract from Natural Terrain Landslide Inventory Map

## 6 POTENTIAL GEOTECHNICAL IMPACTS

- 6.1 Based on the preliminary review of the geological conditions including the loading from the proposed buildings, surrounding natural terrain and slopes are considered feasible.

## Proposed Works

## Temporary Structures

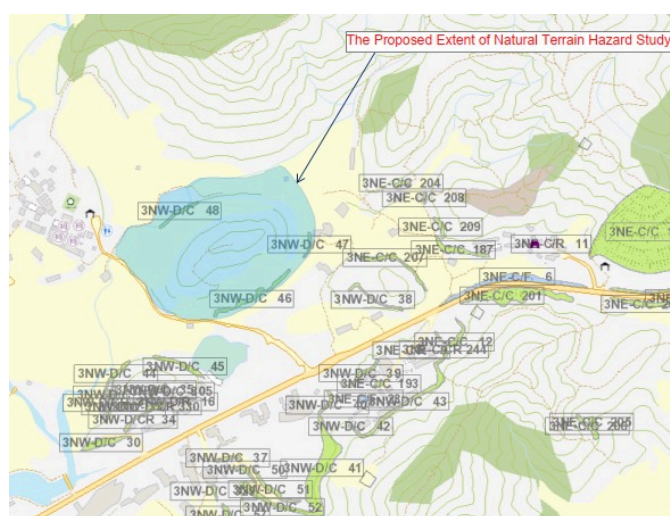
- 6.2 The proposed scheme comprises 4 nos. of one to two stories low rise structure. As the loading from the low structure building is comparatively general, no foundation is proposed for the proposed buildings. The proposed temporary structures shall have no effect or impact to the stability of all slopes (man-made), retaining walls and existing building or structures near the Site.

### Surrounding Geotechnical Feature

- 6.3 Stability, integrity and condition of the existing 2 registered features, 3NW-D/C 46 and 3NW-D/C 46, will have to be checked during the design stage of the proposed development. Any changes in the condition of the feature (e.g. Ground profile, surcharge, G.W.T., etc.) should be considered in the detail design stage. After the detail check, upgrading works if required will be proposed at the Geotechnical Assessment Report (GAR) submission stage. For the features outside the lot boundary, any adverse effect on the proposed development will also be considered at the GAR submission stage

## 7 NATURE TERRAIN HAZARD STUDY

- 7.1 There is no natural terrain within the subject Site. The natural terrain is located at the north-west side of the Site. Nature terrain hazard study would be conducted and to carry out any necessary mitigation measures as part of the proposed development. The proposed extent of natural terrain hazard study is highlighted under **Figure 4** below and attached in **Appendix H**. However, the actual extent will be subjected to final layout and activity zone of the academy.

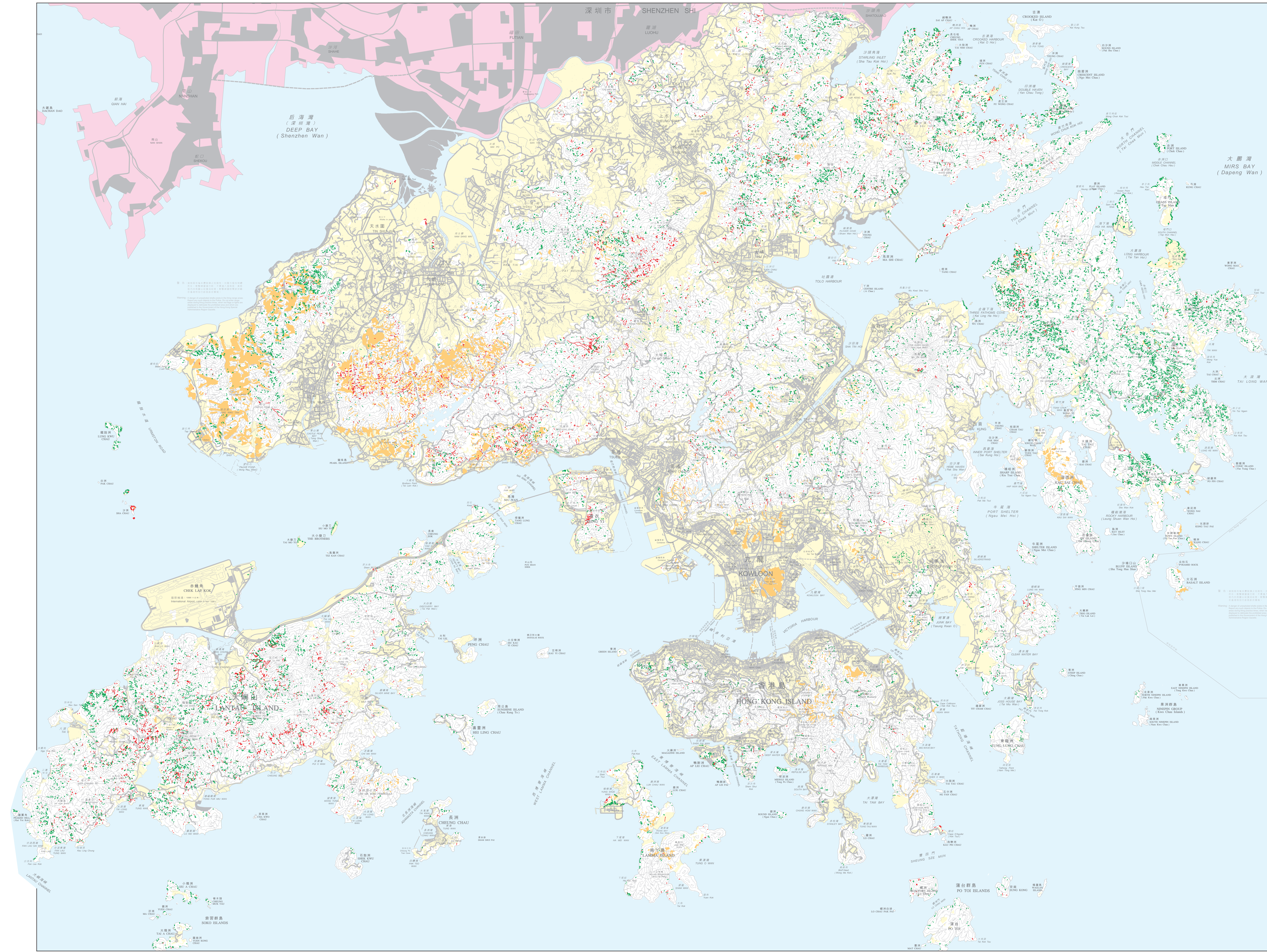


**Figure 4 – The Proposed Extent of Natural Terrain Hazard Study**

## **Appendix F**


### **Natural Terrain Landslide Inventory Map**





LEGEND

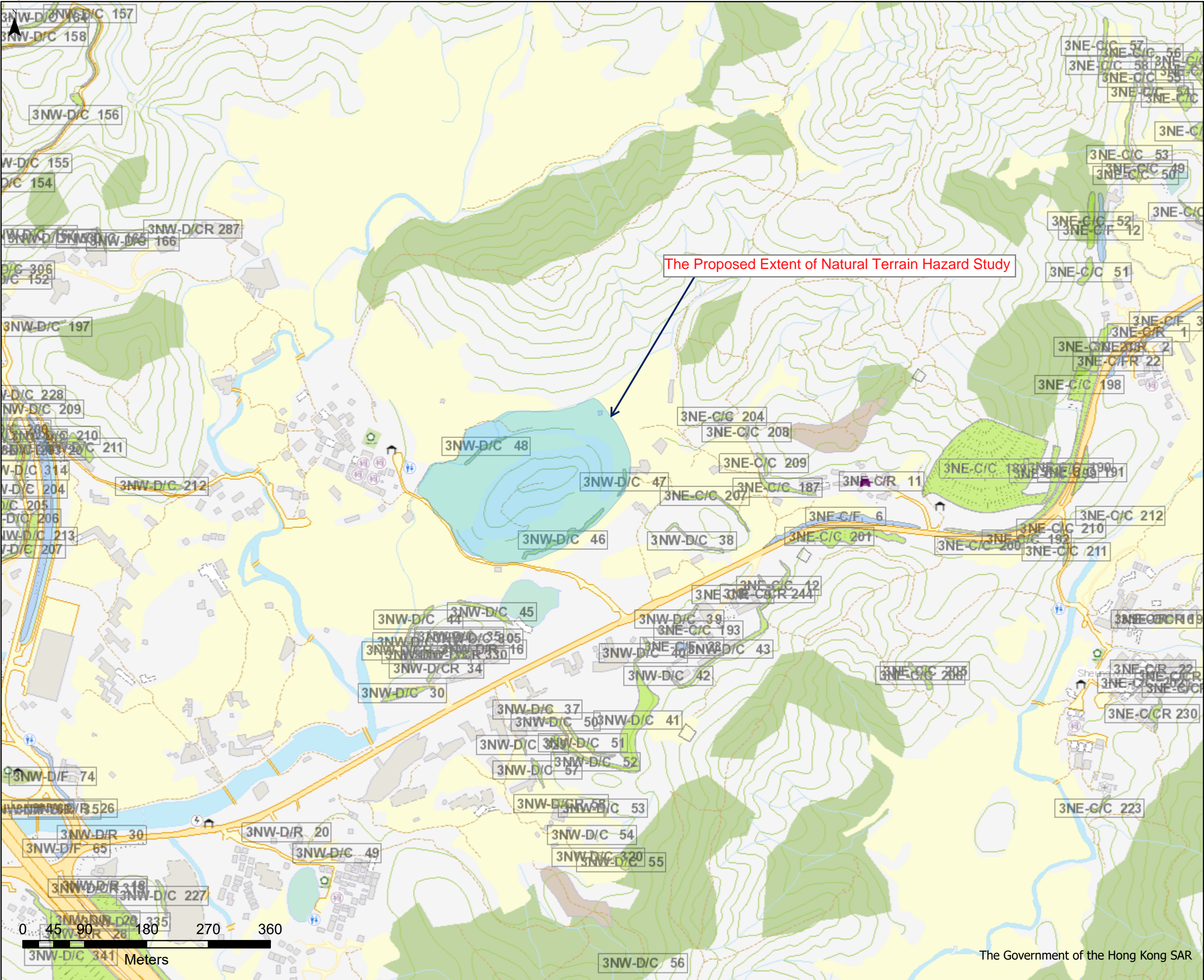
- Undeveloped Area (1994)
- Developed Area (1994)
- Gully
- Recent Landslide
- Relict Landslide
- Site Boundary

no.	date	description	initial
REVISION			
		name	date
prepared	Intergraph Hong Kong Ltd.		
checked	N. W. Woods		
file no.	GCP 2/A1/3		
project			
NATURAL TERRAIN LANDSLIDE STUDY PHASES I & 2			
drawing title			
NATURAL TERRAIN LANDSLIDE INVENTORY MAP			
drawing no.		scale	
GEO/P/PTE/10		1:70 000	
office			
PLANNING DIVISION GEOTECHNICAL ENGINEERING OFFICE			
		CIVIL ENGINEERING DEPARTMENT	



## **Appendix H**

### **Nature Terrain Hazard Study Plan**



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

Division Development

Scale 1:5000

Date 27/11/2023



Our Ref. : DD38 Lot 231 RP & VL  
Your Ref. : TPB/A/NE-MUP/194

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

**By Email**

29 January 2024

Dear Sir,

**4<sup>th</sup> Further Information**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,  
Various Lots in D.D. 38, Wo Hang, Sha Tau Kok, New Territories**

**(S.16 Planning Application No. A/NE-MUP/194)**

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) 2339 0884 / orpheuslee@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Louis TSE**  
Town Planner

cc DPO/STN, PlanD (Attn.: Ms. Sheren LEE  
(Attn.: Ms. Katie LEUNG

email: sswlee@pland.gov.hk )  
email: kyyleung@pland.gov.hk )

## Responses-to-Comments

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,  
Various Lots in D.D. 38, Wo Hang, Sha Tau Kok, New Territories**

**(Application No. A/NE-MUP/194)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of District Lands Officer/North, Lands Department (Contact Person: Ms. S. P. TSANG; Tel: 2675 1745)</b>		
(a)	<p>The lot owner should rectify the lease breaches and cease illegal occupation of the Government Land (GL) not covered by the subject planning application immediately or include the GL being illegally occupied in the subject planning application for the further consideration by the relevant departments. His office reserves the rights to take necessary lease enforcement action against the breaches and land control action against any illegal occupation of GL without separate notice.</p> <p>Unless and until the unlawful occupation of GL is duly rectified by the lot owner/applicant or entirely included in the subject planning application, please take it as his office's objection to the application which must be brought to the attention of the Town Planning Board when they consider when they consider the application.</p>	<p>Please note that the concerned structures erected on the Government Land (GL) have been demolished. A photographic record showing the existing condition of the application site (the Site) is provided for your consideration (<b>Annex I</b>).</p> <p>The applicant will strictly follow the proposed scheme to ensure that no occupation of GL will be carried out. Fencing will be erected along the site boundary to avoid encroaching onto the adjacent GL.</p>



## Photographic Record

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,  
Various Lots in D.D. 38, Wo Hang, Sha Tau Kok, New Territories**

**(Application No. A/NE-MUP/194)**

- (i) The structures and fencing erected on Government Land (GL) have been demolished. A photograph record showing the existing condition of the application site (the Site) is provided, details are as follows:

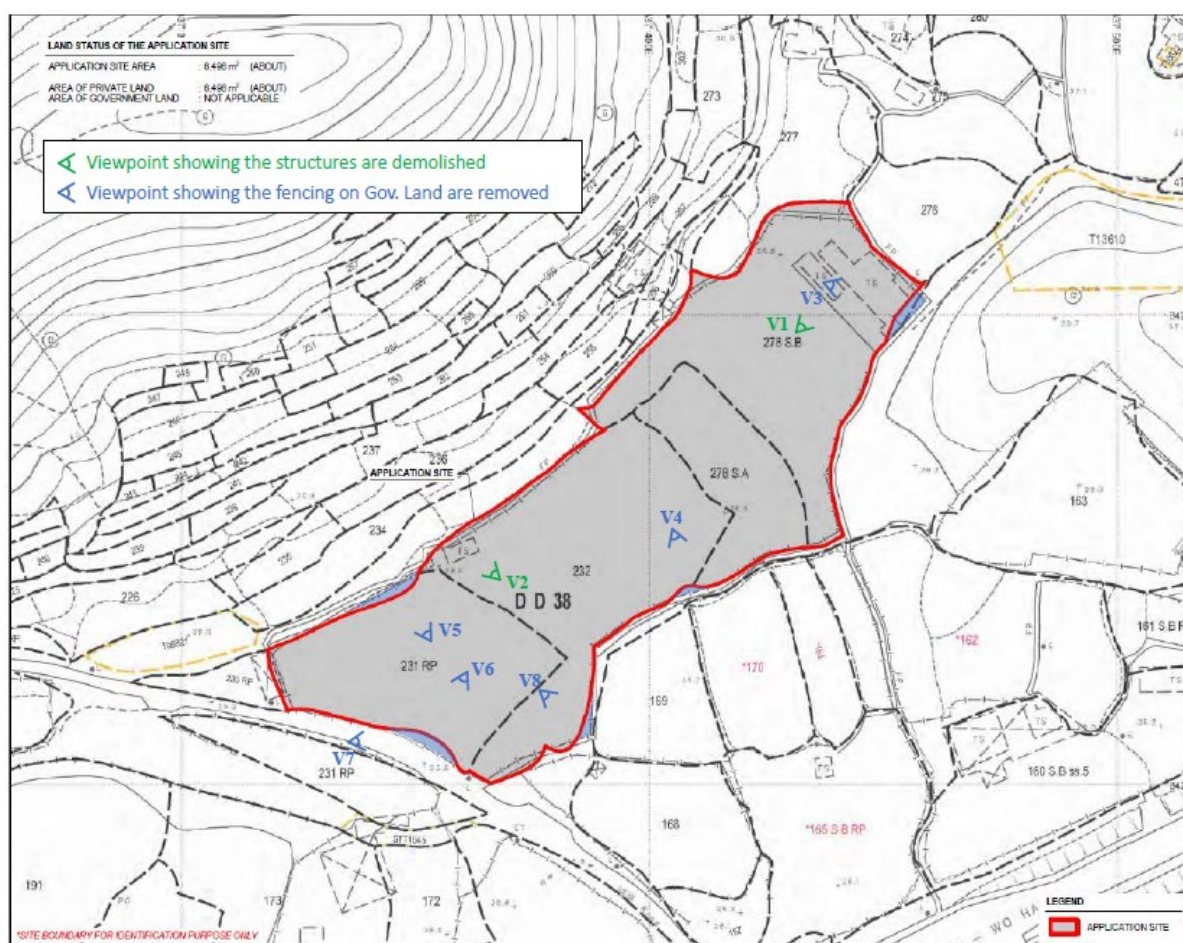






Photo V1 (Structures are demolished)



Photo V2 (Structures are demolished)

\*All photos are taken on 29.1.2024 p.m.





Photo V3 (Fencing on GL are removed)



Photo V4 (Fencing on GL are removed)

\*All photos are taken on 29.1.2024 p.m.





Photo V5 (Fencing on GL are removed)



Photo V6 (Fencing on GL are removed)

\*All photos are taken on 29.1.2024 p.m.





Photo V7 (Fencing on GL are removed)



Photo V8 (Fencing on GL are removed)

\*All photos are taken on 29.1.2024 p.m.

**Previous S.16 Application**

**Rejected Application**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-MUP/12	Temporary Open Storage of plant machinery/equipment and construction materials for a period of 12 months	2.8.1996 (On review)	R1-R3

**Rejection Reasons**

- R1      The subject open storage use was not in line with the planning intention for the area which was to retain and safeguard good agricultural land for agricultural purposes and to retain fallow arable land with good potential for rehabilitation. In this regard, no strong justification had been included in the submission to merit a departure from such planning intention even on a temporary basis.
- R2      The subject development was incompatible with the surrounding land uses which were predominantly rural in character.
- R3      The approval of the application would set an undesirable precedent for similar applications and would result in a general degradation of the environment.

**Government Departments' General Comments**

**1. Traffic**

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

- having considered the further information (FI), no comment on the application from traffic engineering viewpoint; and
- the access road adjacent to the Site is not managed by TD.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no comment on the planning application; and
- the access road adjacent to the Site is not maintained by HyD.

**2. Drainage**

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

- no objection to the application;
- a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area. The drainage system should be properly maintained at all times during the planning approval period and rectify if they are found inadequate/ineffective during operation;

**3. Fire Safety**

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

- no in-principle objection to the proposal subject to fire service installations and water supplies for fire-fighting being provide to the satisfaction of the Direct of Fire Services.
- in consideration of the design/ nature of the proposal, the applicants are advised to submit relevant layout plans incorporated with the proposed FSIs to his satisfaction;

**4. Building Matters**

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

- there is no record of approval by the Building Authority for the building/structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.



## **5. Other Departments**

- The following government departments have no comments on the application:
  - (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
  - (b) Commissioner of Police (C of P); and
  - (c) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD).

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains a restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via government land (GL) is granted to the Site;
  - (ii) there are unauthorized structures erected on the Site. The lot owner should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without separate notice; and
  - (iii) the GL adjoining the Site has been fenced off without any permission. The illegally occupied GL is not included in the application but currently uses for access to the Site. Any occupation of GL without Government's prior notice is an offence. The lot owner/the applicant should immediately cease the occupation. His office reserves the rights to take necessary land control action against the illegal occupation of GL without separate notice;
  - (iv) the lot owner should rectify the lease breaches and cease illegal occupation of the GL not covered by the subject planning application immediately or include the GL being illegally occupied in the subject planning application for the further consideration by the relevant departments. His office reserves the rights to take necessary lease enforcement action against the breaches and land control action against any illegal occupation of GL without separate notice.
  - (v) should planning approval be given to the subject application, the lot owner will need to apply to his office for a Short Term Waiver (STW) to permit the structures to be erected and regularize the irregularities on the Site. Besides, given that the proposed use is temporary in nature, only applications for regularization or erection of temporary structure(s) will be considered. The application will be considered by the LandsD acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, its commencement date would be the first date of the occupation and it will be subject to such terms and conditions, including among others the payment of fee and administrative fee, as may be imposed by the LandsD.

- (vi) as land filling works is proposed in the planning submission, the applicant should comply with all the filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;

(b) to note the comments of the Director of Environmental Protection (DEP) that:

- (i) the applicant is advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by EPD to minimize potential environmental nuisance to the surrounding area;
- (ii) the applicant is advised to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test; and
- (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

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

- (i) in consideration of the design/nature of the proposal, the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his satisfaction;
- (ii) the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans;
- (iii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(d) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;
- (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted



development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;

- (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
- (iv) before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained unless they are exempted building works or commenced under simplified requirement under the Minor Works Control System, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (v) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application Site under the BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vii) you may wish to note that in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the B(P)R 72 and Division 3 of Design Manual: Barrier Free Access 2008;
- (viii) The applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fittings, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively;
- (ix) the applicant's attention is also drawn to the headroom of the storey not be excessive, otherwise GFA of the storey will be considered double counting under Regulation 23(3)(a) of the B(P)R subject to justification; and
- (x) formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access,

private streets and/or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines (SBD), etc., will be formulated at the formal building plan submission stage.

- (e) Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):
  - (i) the subject site is overlooked by steep natural terrain and it meets the alert criteria for a natural terrain hazard study (NTHS). The applicant is required to undertake the NTHS and to carry out any necessary mitigation measures as part of the proposed development as proposed in the Geotechnical Planning Review Report submitted.
- (f) Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):
  - (i) no public stormwater system in the vicinity of the Site. The applicant should construct and maintain the proposed drainage works whether within or outside the lot boundary by lot owner at their own expense; and
  - (ii) the Site is in an area where public sewerage connection is not available.

**Appendix V of RNTPC  
Paper No. A/NE-MUP/194A**

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To : Secretary, Town Planning Board**

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

By Fax : 2877 0245 or 2522 8426

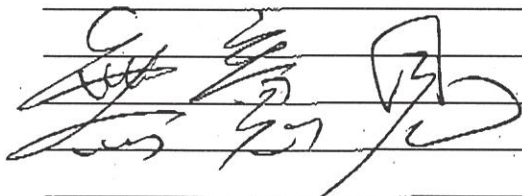
By e-mail : tpbpd@pland.gov.hk

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有關的規劃申請編號 The application no. to which the comment relates  
**A/NE-MUP/194**

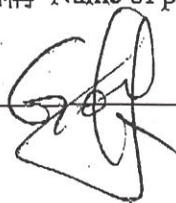
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date 2023.9.14



2

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



**A/NE-MUP/194 DD 38 Sha Tau Kok**

28/09/2023 02:25

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

A/NE-MUP/194

Lots 231 RP (Part), 232, 278 S.A and 278 S.B in D.D. 38, Sha Tau Kok

Site area: About 6,496sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 5 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. No previous approvals. The applicant intends to fill in the entire site.

The administration has pledged to phase out brownfield use and promised that the future would be for logistic firms to be sited in custom built industrial estates.

There is no justification to approval of filling in of good land and the conversion of Sha Tau Kok Road into another Kam Sheung Road third world scenario of ramshackle rusting sheds. Approval of applications like this discourages operators from make necessary investments in modern facilities with high standards of compliance to exacting standards.

The application should be rejected as it would set a most undesirable precedent.

Mary Mulvihill

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



**KFBG's comments on five planning applications**

28/09/2023 19:04

From:

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

File Ref:

4 attachments



230928 s16 SLC 182 & 183.pdf 230928 s16 MUP 194.pdf 230928 s16 LYT 807.pdf 230928 s16 HLH 66.pdf

Dear Sir/ Madam,

Attached please see our comments regarding five applications. There are FOUR pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Also, please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

**Email Disclaimer:**

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

28th September, 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with  
Ancillary Facilities for a Period of 3 Years and Associated Filling of Land  
(A/NE-MUP/194)**

1. We refer to the captioned.
2. According to the Town Planning Board Statutory Planning Portal 3 website, there are two rejected applications for (temporary) open storage (A/DPA/NE-MUP/16 & A/NE-MUP/12; rejected in 1994 & 1996, respectively) covering the application site, and there is no approved Section 16 application covering the site.
3. According to the information from the Planning Enquiry Counter, there was an enforcement case (E/NE-MUP/0145; for unauthorised storage use) covering the site; Compliance Notice was issued only very recently (on 14th July 2023).
4. We urge the Board to consider all the above and also whether the approval of this application would cause potential cumulative impacts on the Agriculture zone of the Man Uk Pin area.
5. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

4

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



反對規劃申請編號：A/NE-MUP/194  
09/01/2024 20:22

From:

To: tpbpd@pland.gov.hk  
Sent by: tpbpd@pland.gov.hk  
File Ref:

1 attachment



致：城市規劃委員會.pdf

從我的iPhone傳送



致：城市規劃委員會

**反對規劃申請編號 A/NE-MUP/194**

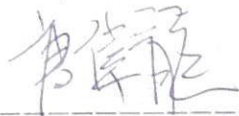
本人為萬屋邊村居民代表，現致函反對上述標題編號規劃申請，主要原因如下：

1. 申請臨時倉庫的位置需使用本村出入的唯一人車共用道路，村民無論是駕駛人士或行人均需使用該道路出入，而該道路只是鄉郊村路，比較狹窄，若申請地點成為臨時倉庫，會導致大量大型貨車使用該條狹窄的道路，除道路本身難以負荷外，亦阻礙村民出入外，更對行人造成安全隱患。
2. 申請人興建的貨倉規模太大，對本區產生的不良影響難以估量。申請人擬建貨倉的上蓋面積達 5 萬多平方呎，並且為高 16.5 米的兩層貨倉，即實用面積達 10 萬平方呎。規模實為大型貨倉，所帶來的重型貨車及大量員工會讓本區的鄉村道路及公共交通的載客量亦一時難以容納。加上大型倉庫帶來的治安、環境保育等衍生的問題，一時三刻亦難以估量。即使政府意向開放沙頭角部份土地以緩解其他地區對露天貯物用地的需求，亦應循序漸進，以免對地區帶來不可逆轉的破壞。
3. 大型倉庫日常營運將會長期帶來重型貨車行駛及響咁的嘈音，鄉郊地區素來清靜，相關嘈音便顯得更為嚴重，影響本村村民作息。
4. 萬屋邊村一帶的土地多為綠化地帶（GB）及農地（AGR），附近仍然保留大面積的適種耕地及自然風光。為香港的生物多樣性發揮一定作用。本村附近的農地及山邊常有侯鳥、蝴蝶、蝙蝠、狐狸、東亞豪豬、赤麂、豹貓等多樣野生動物，沙頭角亦是「食蟹獾」（*Herpestes Urva*）為數不多的棲息地之一，「食蟹獾」是香港漁農自然護理署列出的具特別保育價值的陸上哺乳物種。於農地上興建大型倉庫所造成的水污染、光污染、嘈音污染等等的問題，均會對於區內生存的野生動物造成不良影響，危害本港的生物多樣性環境。
5. 大型倉庫將導致區內水浸問題更嚴重，申請地點附近一帶多年來均有水浸問題。每次暴雨均會出現大面積水浸，申請人於申請地點填土及興建倉庫，必會導致申請地點地勢高於周邊土地，而且大面積構築物亦會阻礙去水方向，於下雨時，申請地點周邊的農田、道路將要面對更嚴重的水浸問題。

6. 申請地點為先破壞、後規劃的不良例子。申請地點涉及的土地 DD38 LOT 231(RP)、232、278 S.A 及 278 S.B 土地，已在本村惡名昭彰，因該土地本身規劃為農地，但一直未有作規劃申請便自行填土及作露天貯物用途。本村村民多次向相關部門投訴其對地區環境的破壞，但該土地的使用人均未有理會，更明言「如此大面積的土地，繳交規劃署罰款比繳交租金划算」。請各規劃委員查看申請地段於規劃署的檔案紀錄，相關土地有多次違規紀錄。若現貴會通過其申請，實為本區建立不良先例，變相鼓勵本區連綿的農地業主「先破壞、再規劃」。此等視法例為無物的行為實應予以糾正，以免造成不良風氣。

祈望貴會考量上亦原因，拒絕規劃申請編號 A/NE-MUP/194 的臨時倉庫規劃申請。如有查詢請致電 或郵寄至 與本人聯絡。

反對人：



唐偉龍  
萬屋邊村居民代表

二零二四年一月六日

5

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反對規劃申請編號： **A/NE-MUP/194**  
09/01/2024 21:43

From:

To: tpbpd@pland.gov.hk

Sent by: tpbpd@pland.gov.hk

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致：城市規劃委員會.pdf

致：城市規劃委員會

**反對規劃申請編號 A/NE-MUP/194**

吾等為萬屋邊村村民及申請地點周邊的住戶，本村一向為民風純樸的原居民村落，不少村民仍有務農習慣，而且村內長者居多，吾等對於申請人於入村的必經之路申請大型倉庫感到不安，現反對標題編號的規劃申請，主要原因如下：

1. 申請位置必會導致交通擠塞，亦容易造成交通事故。申請的臨時倉庫的出入口使用連接沙頭角公路禾坑段以及萬屋邊村的無名村路，該條村路是村民出入的唯一道路，因不是正式道路，土地平整程度及闊度均不如正式道路，遇上「對頭」私家車時需要互相讓路，而且該道路是人車共用，村內的不少長者使用該道路步行出沙頭角公路以乘搭巴士及小巴，本村平日均會提點私家車司機駕駛時須慢駛及禮讓村中的長者，以免發生意外。若申請地點成為臨時倉庫，必定有大量大型貨車出入。該連接貨倉的無名村路，闊度根本不足以讓「對頭」車通過，申請人如何保障其運作不會導致擠塞，不會影響本村村民出入？還有本村的年長路人的安全，是否由申請人作出保障？
2. 申請人興建的貨倉規模太大，對本區產生的不良影響難以估量。申請人申述其申請為臨時貨倉（為期3年），根本是資本家使用文字混淆視聽，欺騙純樸村民，讓其規劃申請蒙混過關。請各規劃委員查看其擬建圖則，申請人擬建貨倉的上蓋面積達5萬多平方呎，並且為高16.5米的兩層貨倉。規模實為大型貨倉，必定帶來大量重型貨車，同時倉庫亦需聘請大量員工。除鄉村道路難以負荷外，本身鄉村公共交通工具的載客量亦難以服務如此大型倉庫的員工。加上治安、環境保育等相關因大型倉庫衍生出的問題，一時三刻亦難以估量。並且本區多年來產業均以務農、種花、養魚為主，民風純樸，一時間興建如此大規模的貨倉，與原本社區格格不入，凡事均需時磨合，建議申請人考慮循序漸進，先縮小申請倉庫的規模，待社區接納相關產業後才慢慢發展，以降低大型急速發展對周邊不可逆轉的負面影響。
3. 大型倉庫將帶來嘈音問題。興建大型倉庫，日常營運會帶來重型貨車行駛及響咩的嘈音，鄉郊地區素來清靜，相關嘈音便顯得更為嚴重，除會影響吾等村民作息外，亦對周遭自然環境的多樣性生物產生不良影響。
4. 倉庫帶來環境保育疑慮，受惠於地政總署及規劃署多年來的努力不懈執法，沙頭角一帶的農地（AGR）仍然保留大面積的適種耕地及自然風光，為香港



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                    或郵寄                     與吾等代表鍾先生聯絡。若貴會需更多的資料證實吾等所述為實情，吾等可隨時提供，亦願意出席城規會之會議提供資料。

萬屋邊村村民及周邊住戶簽署：

鍾望為	唐偉星	唐偉英
黃國威	邱德成	黎坤明
朱偉富	張春源	黃寶文

2024 年 1 月 5 日 反對規劃編號 A/NE-MUP/194

萬屋邊村村民及周邊住戶簽署：

朱達明	嚴春	鍾麗花
唐偉龍	劉錦年	王清如
唐瑞霞	曾敏婷	張佳軍
黃沃坤		

致：城市規劃委員會

反對規劃申請編號 A/NE-MUP/194



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黃國威	邱德成	黎坤明
朱偉富	張春源	黃貫文



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唐偉龍	劉銀年	王清如
唐碧霞	曾敏婷	張偉軍
黃沃坤	黃文俊	

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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To : Secretary, Town Planning Board**

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

By Fax : 2877 0245 or 2522 8426

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

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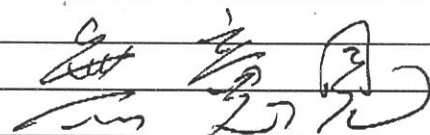
有關的規劃申請編號 The application no. to which the comment relates

A/NE-MUP/194 Received on 19/12/2023

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature



日期 Date

2024.1.5

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10/01/2024 21:57

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敬啟者：

敝司於申請地點附近發展了約50萬平方呎農地作現代養漁及務農業。上述申請編號之規劃申請，對敝司的作業影響甚大，主要反對理據陳述於附件信中，敬請查閱。

如有查詢，請致電 與敝司經理鍾先生聯絡。謝謝

愉富農業科技有限公司

敬啟者：

**反對規劃申請編號 A/NE-MUP/194**

本公司愉富農科為一家結合現代科技、環保理念及漁農技術的創新漁農業投資公司，本公司於沙頭角萬屋邊村一帶發展了約 50 萬平方公呎土地作現代種植及飼養食用魚產業。本公司所發展的土地，大多於申請地點附近，其中 DD 38 LOT 207,266,196,191,190,173,188,1745B.RP,171RP 及 167 土地更是幾乎與申請倉庫的地點相連。本公司作為於申請地點附近的農地使用者，現反對上述編號的規劃申請，原因如下：

1. 倉庫建造容易造成周邊農地水浸，因填土工程令自身有吸水疏水能力的農地土壤變為混凝土，且填地後的地基水平會稍高於周邊農地，日後於雨季，申請地點一帶約 7 萬呎的土地積水會流向向周邊土地，導致周邊土地水浸。同時，於農地上興建數萬呎的構築物亦會阻擋積水走向，令四周的農地面對水浸風險。
2. 進出申請地點的道路狹窄，並不適合重型貨櫃進出。本公司與擬建倉庫的出入口使用同一道路，該道路為鄉村道路，人車共用，本公司偶爾使用 5.5 噸小型貨車進出該道路已幾乎佔了整條路，若於申請地點興建大型倉庫，屆時重型貨車車流大幅增加，該道路難以負荷，更對路人造成危險。
3. 沙頭角一帶自然環境得天獨厚，除保留了連綿的適耕農地外，亦常見不少種類的野生動物蹤跡，若在申請地點建立倉庫，必會造成嘈音、土壤、污水等多方面的污染，破壞環境。
4. 若 貴會准許於農地（AGR）興建倉庫，會造成區內先例，這是否意味沙頭角一帶大片的農地亦可更改規劃申請為倉庫？本公司正使用的 50 萬平方呎土地亦可申請為倉庫？倉庫的商業價值高於漁農業使用之土地，若有附近的農地成功規劃為倉庫，周遭土地業主均會跟隨，變相扼殺漁農業發展。

祈望 貴會考量上述原因，按土地原來規劃用途目的，保護本土碩果僅存的漁農生態，拒絕規劃申請編號 A/NE-MUP/194 的臨時倉庫規劃申請。

如有查詢請致電 或郵寄

與本公司聯絡。

反對人：



愉富農科

2024 年 1 月 8 日



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**A/NE-MUP/194**

13/01/2024 16:38

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**反對規劃申請編號 A/NE-MUP/194**

吾等為萬屋邊村村民及申請地點周邊的住戶，本村一向為民風純樸的原居民村落，不少村民仍有務農習慣，而且村內長者居多，吾等對於申請人於入村的必經之路申請大型倉庫感到不安，現反對標題編號的規劃申請，主要原因如下：

1. 申請位置必會導致交通擠塞，亦容易造成交通事故。申請的臨時倉庫的出入口使用連接沙頭角公路禾坑段以及萬屋邊村的無名村路，該條村路是村民出入的唯一道路，因不是正式道路，土地平整程度及闊度均不如正式道路，遇上「對頭」私家車時需要互相讓路，而且該道路是人車共用，村內的不少長者使用該道路步行出沙頭角公路以乘搭巴士及小巴，本村平日均會提點私家車司機駕駛時須慢駛及禮讓村中的長者，以免發生意外。若申請地點成為臨時倉庫，必定有大量大型貨車出入。該連接貨倉的無名村路，闊度根本不足以讓「對頭」車通過，申請人如何保障其運作不會導致擠塞，不會影響本村村民出入？還有本村的年長路人的安全，是否由申請人作出保障？
2. 申請人興建的貨倉規模太大，對本區產生的不良影響難以估量。申請人申述其申請為臨時貨倉（為期3年），根本是資本家使用文字混淆視聽，欺騙純樸村民，讓其規劃申請蒙混過關。請各規劃委員查看其擬建圖則，申請人擬建貨倉的上蓋面積達5萬多平方呎，並且為高16.5米的兩層貨倉。規模實為大型貨倉，必定帶來大量重型貨車，同時倉庫亦需聘請大量員工。除鄉村道路難以負荷外，本身鄉村公共交通工具的載客量亦難以服務如此大型倉庫的員工。加上治安、環境保育等相關因大型倉庫衍生出的問題，一時三刻亦難以估量。並且本區多年來產業均以務農、種花、養魚為主，民風純樸，一時間興建如此大規模的貨倉，與原本社區格格不入，凡事均需時磨合，建議申請人考慮循序漸進，先縮小申請倉庫的規模，待社區接納相關產業後才慢慢發展，以降低大型急速發展對周邊不可逆轉的負面影響。
3. 大型倉庫將帶來嘈音問題。興建大型倉庫，日常營運會帶來重型貨車行駛及響咗的嘈音，鄉郊地區素來清靜，相關嘈音便顯得更為嚴重，除會影響吾等村民作息外，亦對周遭自然環境的多樣性生物產生不良影響。
4. 倉庫帶來環境保育疑慮，受惠於地政總署及規劃署多年來的努力不懈執法，沙頭角一帶的農地（AGR）仍然保留大面積的適種耕地及自然風光，為香港

的生物多樣性發揮一定作用。本村附近的農地及山邊常有侯鳥、蝴蝶、蝙蝠、狐狸、東亞豪豬、赤麂、豹貓等多種野生動物，沙頭角亦是「食蟹獾」（*Herpestes Urva*）為數不多的棲息地之一，「食蟹獾」是香港漁農自然護理署列出的具特別保育價值的陸上哺乳物種。於農地上興建大型倉庫所造成的水污染、光污染、嘈音污染等等的問題，均會對於區內生存的野生動物造成不良影響，危害本港的生物多樣性環境。

5. 大型倉庫將導致區內水浸問題更嚴重，沙頭角區每次暴雨均會出現大面積水浸，須出動大量警方及消防員幫忙搬遷居民。申請人於申請地點填土及興建倉庫，必會導致申請地點地勢高於周邊土地，而且大面積構築物亦會阻礙去水方向，於下雨時，申請地點周邊的農田、道路將要面對更嚴重的水浸問題。
6. 申請地點為先破壞、後規劃的不良例子。申請地點涉及的土地 DD38 LOT 231(RP)、232、278 S.A 及 278 S.B 土地，已為本村村民熟悉，因該土地本身規劃為農地，但一直未有作規劃申請便自行填土及作露天貯物用途。本村村民多次向相關部門投訴其對地區環境的破壞，但該土地的使用人均未有理會，更明言「如此大面積的土地，繳交規劃署罰款比繳交租金划算」。請各規劃委員查看申請地段於規劃署的檔案紀錄，相關土地有多次違規紀錄。若現貴會通過其申請，實為本區建立不良先例，變相鼓勵「先破壞、再規劃」的不良風氣。此等視法例為無物的行為實應予以糾正，以體現本港法規公平、公正、公義、公開的原則。吾等認為貴會對其他守法的農地業主公平起見，應先要求申請人還原其土地為農地後，再按正常規劃程序申請更改用途。

基於上述強而有力的理據，吾等懇請貴會拒絕規劃申請編號 A/NE-MUP/194 的臨時倉庫規劃申請。如有查詢請致電                     、電郵至  
或郵寄                      與吾等代表鍾先生聯絡。若貴會需更多的資料證實吾等所述為實情，吾等可隨時提供，亦願意出席城規會之會議提供資料。

萬屋邊村村民及周邊住戶簽署：

何諾香	溫偉香	羅日發
鍾容薇	林國輝才	林清海
洪巧琦	XU YU AN 2	

2024 年 1 月 5 日 反對規劃編號 A/NE-MUP/194

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**KFBG's comments on six planning applications**

18/01/2024 21:20

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6 attachments



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240118 s16 HLH 71.pdf



240118 s16 MUP 194.pdf



240118 s16 TKL 731c.pdf



240118 s16 HTF 1158.pdf



240118 s16 KTN 977.pdf

Dear Sir/ Madam,

Attached please see our comments regarding six applications. There are six pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: tpbpd@pland.gov.hk)

18th January, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with  
Ancillary Facilities for a Period of 3 Years and Associated Filling of Land  
(A/NE-MUP/194)**

1. We refer to the captioned.
2. We would like the Board to investigate the current site status with relevant authorities and also to investigate whether there is ongoing enforcement case covering the application site; if yes, is it appropriate to approve this application?
3. We object to this application as it is unlikely to be in line with the planning intention of the Agriculture (AGR) zone. We urge the Board to reject this application.
4. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden