

This document is received on 28 FEB 2025  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號



2500348

14/2

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-SS4/162
	Date Received 收到日期	28 FEB 2025

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

### 1. Name of Applicant 申請人姓名/名稱

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

Light Time Investments Ltd

### 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 )

Llewelyn-Davies Hong Kong Ltd

### 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 15 RP (Part), 18 (Part) and 19 (Part) in D.D. 207 and adjoining Government Land, Sai Sha, Shap Sz Heung, 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 2,172 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	1,897 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shap Sz Heung Outline Zoning Plan No. S/NE-SSH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Conservation Area"
(f) Current use(s) 現時用途	Currently, the Site is partly occupied by an existing path and partly vegetated  (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)"#  
已通知 ..... 名「現行土地擁有人」#。

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Retrievable Tiebacks for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 2,172 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> 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)	
..... ..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
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)	.....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
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)	.....

Proposed operating hours 擬議營運時間			
.....			
.....			
(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 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))	
	No 否	<input checked="" 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)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	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 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 style="text-align: center;">N/A</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> <b>位於鄉郊地區或受規管地區臨時用途/發展的許可續期</b>	
(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	<div style="display: flex; align-items: flex-start;"> <div style="flex: 1;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件           </div> <div style="flex: 1;"> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件           </div> </div> <div style="display: flex; align-items: flex-start;"> <div style="flex: 1;"> <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：           </div> <div style="flex: 2;"> <hr/> <hr/> <hr/> </div> </div> <div style="display: flex; align-items: flex-start;"> <div style="flex: 1;">           Reason(s) for non-compliance: 仍未履行的原因：         </div> <div style="flex: 2;"> <hr/> <hr/> <hr/> </div> </div> <div style="display: flex; align-items: flex-start;"> <div style="flex: 1;">           (Please use separate sheets if the space above is insufficient)            (如以上空間不足，請另頁說明)         </div> <div style="flex: 2;"> <hr/> <hr/> <hr/> </div> </div>
(f) Renewal period sought 要求的續期期間	<div style="display: flex; align-items: flex-start;"> <div style="flex: 1;"> <input type="checkbox"/> year(s) 年         </div> <div style="flex: 2;"> <hr/> </div> </div> <div style="display: flex; align-items: flex-start;"> <div style="flex: 1;"> <input type="checkbox"/> month(s) 個月         </div> <div style="flex: 2;"> <hr/> </div> </div>



## 7. Justifications 理由

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

Please refer to the attached planning 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

Winnie W.Y. WU

Planning Director

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☒ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

MRTPI

Llewelyn-Davies

Hong Kong Limited

Authorized Signature

on behalf of  
代表

Llewelyn-Davies Hong Kong Ltd

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

Date 日期

14/02/2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 15 RP (Part), 18 (Part) and 19 (Part) in D.D. 207 and adjoining Government Land, Sai Sha, Shap Sz Heung, New Territories  新界十四鄉西沙丈量約份第207約地段第15號餘段(部分)、第18號(部分)、第19號(部分)及毗連政府土地
Site area 地盤面積	2,172 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,897 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Shap Sz Heung Outline Zoning Plan No. S/NE-SSH/11 十四鄉分區計劃大綱核准圖編號 S/NE-SSH/11
Zoning 地帶	"Conservation Area" 「自然保育區」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <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 or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Retrievable Tiebacks for a Period of 3 Years 擬議臨時可移除錨杆(為期3年)



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input 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
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	<div style="text-align: right;">%</div> <input 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) <hr/> <hr/>		
	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) <hr/> <hr/>		

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 checked="" 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 type="checkbox"/>
<hr/>		
<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 checked="" type="checkbox"/>
Tree Findings and Review Report 樹木調查及檢討報告		
<hr/>		
<b>Ecological Appraisal 生態評核報告</b>		
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。



ARCHITECTS PLANNERS DESIGNERS  
Llewelyn-Davies Hong Kong Ltd

27 February 2025

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

*By Email*

Dear Sir

**Section 16 Planning Application for Proposed Temporary Retrievable Tiebacks for a Period of 3 Years in "Conservation Area" Zone at Lots 15 RP (Part), 18 (Part) and 19 (Part) in D.D. 207 and Adjoining Government Land, Sai Sha, Shap Sz Heung, New Territories**

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 14 February 2025. The Applicant now wishes to clarify that the applied use of the application should be **"Proposed Temporary Retrievable Tiebacks and Associated Excavation of Land for a Period of 3 Years"**. The replacement pages of the Application Form are provided in **Attachment 1**.

Please note that the enclosed information only serves as textual clarification with no change to the application particulars as submitted on 14 February 2025.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our Mr Arnold Koon at [REDACTED] Mr Jason Chan at [REDACTED].

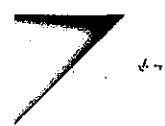
Yours faithfully  
for Llewelyn-Davies Hong Kong Ltd

Winnie Wu  
Planning Director

WW/AK/jc  
Encl

S:\13605 Sai Sha (Site A) Tie Back\Submission\Formal Submission\Cover Letter\20250226\_Clarification Letter.doc





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**Attachment 1**

**Replacement Pages of the**

**Application Form**

---

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Retrievable Tiebacks and Associated Excavation of Land for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b> Proposed uncovered land area 擬議露天土地面積 ..... 2,172 ..... sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 ..... sq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 ..... Proposed domestic floor area 擬議住用樓面面積 ..... sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 ..... sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 ..... sq.m <input type="checkbox"/> 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) ..... ..... .....	
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 ..... 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 旅遊巴士車位 ..... 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) .....	

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Plan 圖則	Approved Shap Sz Heung Outline Zoning Plan No. S/NE-SSH/11 十四鄉分區計劃大綱核准圖編號 S/NE-SSH/11
Zoning 地帶	"Conservation Area" 「自然保育區」
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Applied use/ development 申請用途/發展	Proposed Temporary Retrievable Tiebacks and Associated Excavation of Land for a Period of 3 Years 擬議臨時可移除錨杆和相關挖土工程(為期3年)



## **Section 16 Planning Application for**

**Proposed Temporary Retrievable Tiebacks for a Period of 3 Years in  
“Conservation Area” Zone at Lots 15 RP (Part), 18 (Part) and 19 (Part) in  
D.D. 207 and Adjoining Government Land, Sai Sha,  
Shap Sz Heung, New Territories**

# **Planning Statement**

**(February 2025)**

**llewelyn  
davies**

ARCHITECTS PLANNERS DESIGNERS  
Llewelyn-Davies Hong Kong Ltd

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## **EXECUTIVE SUMMARY**

### **BACKGROUND AND PURPOSE OF SUBMISSION**

This planning application is submitted to the Town Planning Board (the Board) under Section 16 (S16) of the Town Planning Ordinance (the Ordinance) to seek permission for proposed temporary retrievable tiebacks for a period of 3 years in "Conservation Area" zone at Lots 15 RP (Part), 18 (Part) and 19 (Part) in D.D. 207 and Adjoining Government Land, Sai Sha, Shap Sz Heung, New Territories (the Application Site). The proposed temporary retrievable tiebacks are in support of the basement construction of an adjoining comprehensive development approved under previous application Nos. A/NE-SSH/120-1 and A/NE-SSH/142, as well as for the purpose of protecting the slope in "Conservation Area" zone.

The approved comprehensive development comprises three portions (Sites A, B and C), with Site A still undergoing early site works. With a view to facilitating green construction and ensuring a safer working environment, the Applicant proposes to introduce a tieback system for basement construction in Site A, in replacement of the conventional strutting system. In order to implement the proposed tieback system, it would be necessary to install temporary retrievable tiebacks slightly extending beyond the boundary of Site A into the underground areas zoned "CA" to the west, which is the subject of the current application.

### **THE PROPOSED TIEBACK SYSTEM**

The Application Site, i.e. the extent of proposed temporary retrievable tiebacks that falls within "CA" zone, covers an underground area of about 2,172m<sup>2</sup>. Each proposed temporary retrievable tieback will have a maximum diameter of 219mm and with a length ranging from 14 to 31m, and will be inserted at a 30-degree angle from the pile wall within Site A of the development site outwards to the adjoining hillslope.

The proposed tiebacks are temporary and retrievable in nature. Upon completion of the basement construction in Site A, the tiebacks will be removed from the soil, preventing obstruction to any future underground works and minimising any potential impacts.

## **KEY JUSTIFICATIONS AND MERITS**

The major development justifications and merits in support of the application are listed as follows:

- The proposed tieback system is in line with government's policy in promoting the use of cost-effective construction technologies;
- The proposed tieback system only involves private lots owned by the Applicant and adjoining Government Land. It serves as a better alternative to conventional strutting system in terms of construction site safety, construction time, environmental sustainability, traffic impact / road safety and cost effectiveness;
- Tieback systems have already been successfully adopted in various construction projects in Hong Kong and thus the proposed adoption will not set any undesirable precedent;
- The proposed tieback system covers only a small underground area within the Application Site and is temporary and retrievable in nature, ensuring minimal disturbance (if any) to the "CA" zone;
- The proposed tieback extent has been carefully determined in consideration of the surrounding environment to avoid existing graves and vegetation; and
- The proposed tieback system has carefully taken into account the considerations of structural, and ecological and landscape aspects.

In light of the supporting evidence presented in this Planning Statement, the Board is cordially invited to consider the subject application favourably.

## 行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

## 申請背景及目的

申請人現根據城市規劃條例第 16 條 (第 131 章) 向城市規劃委員會 (下稱「城規會」) 遞交規劃申請，在劃為「自然保育區」地帶的新界十四鄉西沙丈量約份第 207 約地段第 15 號餘段 (部分)、第 18 號 (部分)、第 19 號 (部分) 及毗連政府土地 (下稱「申請地點」)，擬議臨時可移除錨杆 (為期 3 年)，以推進毗鄰已核准綜合發展 (規劃申請編號 A/NE-SSH/120-1 及 A/NE-SSH/142) 的地庫建設及保護「自然保育區」地帶內的斜坡。

已核准綜合發展由三個地盤組成 (地盤 A、B、C)，其中地盤 A 仍在進行前期工程。為了促進綠色建設及確保更安全的工作環境，申請人現建議在地盤 A 引入錨杆系統，以取代傳統的支柱系統作地庫建設。而為了實施擬議的錨杆系統，申請人需將可移除錨杆臨時延伸至地盤 A 邊界之外的「自然保育區」地帶內，亦即是次申請的申請內容。

## 擬議錨杆系統

申請地點 (即位於「自然保育區」地帶內的擬議臨時可移除錨杆範圍) 面積覆蓋約 2,172 平方米的地底部分。擬議的臨時可移除錨杆最大直徑為 219 毫米，長度為 14 至 31 米。錨杆將以 30 度角從地盤 A 的邊界向外安裝至毗鄰山坡。

擬議的錨杆系統只屬臨時性質並可移除。當地盤 A 的地庫建設完成後，錨杆將從土壤中移除，以避免對任何未來的地下工程帶來阻礙，並最大限度地減少任何潛在的影響。

## 發展理據及增益

以下為支持是次規劃申請的發展理據及增益：

- 擬議錨杆系統符合政府推廣具成本效益的建造技術的政策；
- 擬議錨杆系統只牽涉申請人擁有的地段及政府土地。與傳統的支柱系統相比，擬議錨杆系統在工地安全、施工時間、環境的可持續性、交通影響/道路安全及成本效益方面均為更好的替代方案；
- 香港已有多個建築項目採用錨杆系統，因此擬議方案不會成為不良的先例；



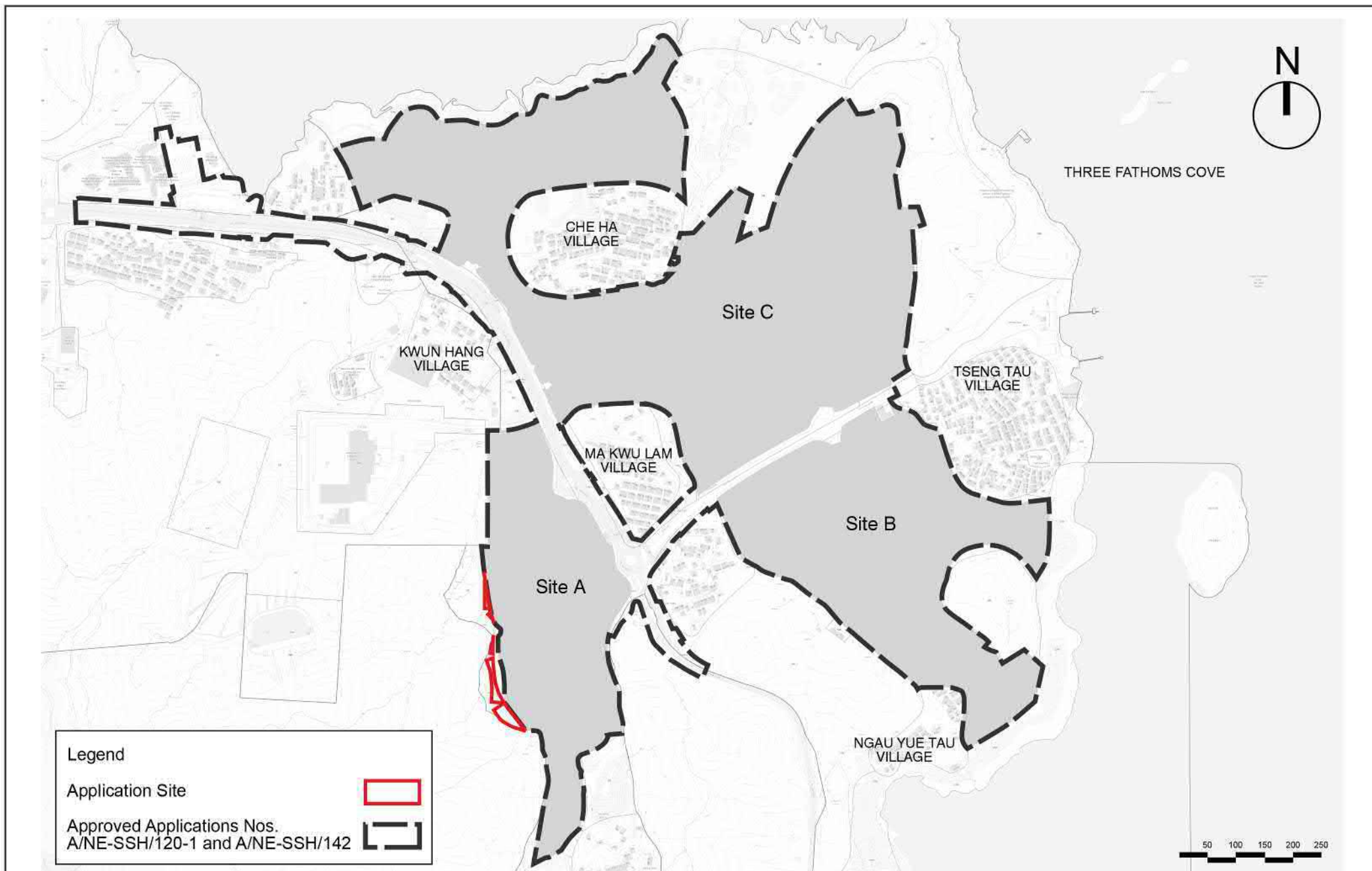
- 擬議錨杆系統只覆蓋申請地點的小部分地底，只屬臨時性質並可移除，因此對「自然保育區」地帶的潛在影響十分輕微；
- 擬議錨杆系統的範圍已仔細考慮到周邊環境，以避開現有的墳墓和植被；及
- 擬議錨杆系統已仔細考慮到結構、生態和園境方面的因素。

基於以上的發展理據現懇請城規會能對是次規劃申請予以贊同。

## 1 INTRODUCTION

### 1.1 Background

- 1.1.1 This planning application is submitted to the Town Planning Board (the Board) under Section 16 (S16) of the Town Planning Ordinance (the Ordinance) to seek permission for proposed temporary retrievable tiebacks for a period of 3 years at Lots 15 RP (Part), 18 (Part) and 19 (Part) in D.D. 207 and Adjoining Government Land, Sai Sha, Shap Sz Heung, New Territories (the Application Site). The Application Site falls within an area zoned "Conservation Area" ("CA") on the Approved Shap Sz Heung Outline Zoning Plan No. S/NE-SSH/11 (the OZP).
- 1.1.2 A S16 Planning Application (No. A/NE-SSH/120-1) was approved with conditions by the Director of Planning under the delegated authority of the Board on 14.10.2020 for a proposed comprehensive residential and commercial development with government, institution or community facilities with minor relaxation of gross floor area and building height restrictions at Tai Po Town Lots 157 RP, 253 S.A and 253 RP and Various Lots in D.D. 165, D.D. 207 and D.D. 218 and Adjoining Government Land, Sai Sha, Shap Sz Heung, New Territories. Subsequently, a S16 Planning Application (No. A/NE-SSH/142) for proposed amendments to the approved development scheme was approved with conditions by the Rural and New Town Planning Committee (RNTPC) of the Board (the Approved Comprehensive Development) (**Figure 1.1** refers). The Approved Comprehensive Development comprises three portions, with Sites A and B mainly for residential development and Site C mainly for recreational development. Subsequent to the planning approval, Site C has been substantially completed as "Go Park" whereas Site B is currently under construction. Site A (located within Lot No. TPTL 253 S.A), which adjoins the Application Site and relates to the current application, is still undergoing early site works.



1.1.3 In light of recent advancements in construction technology and with a view to facilitating green construction and ensuring a safer working environment, the Applicant has been actively exploring alternative construction methods for Site A. In particular, the Applicant proposes to introduce a tieback system (a form of excavation and lateral support system) for basement construction of the Approved Comprehensive Development in the adjoining "CDA" zone as well as for protecting the slope in the "CA" zone. The proposed tieback system is expected to offer various benefits in terms of construction site safety, cost effectiveness, works efficiency, environmental sustainability and more, which will be further discussed in **Section 3**.

1.1.4 In order to implement the proposed tieback system, temporary retrievable tiebacks will be installed from within Site A, an approved building lot primarily falling within "Comprehensive Development Area" ("CDA") zone. These tiebacks will extend to some underground areas of the adjacent hillslope zoned "CA". As temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board according to the Covering Notes of the OZP, the Applicant is submitting the subject S16 application for the proposed temporary tieback system within the "CA" zone for the Board's approval.

## 1.2 Report Structure

1.2.1 This Planning Statement includes the following sections:

- |           |   |
|-----------|---|
| Section 2 | describes the Application Site and its surrounding context, and reports the land status of the Application Site;                        |
| Section 3 | depicts the proposed temporary retrievable tieback in the Application Site and provides comparison with conventional strutting systems; |
| Section 4 | presents key considerations from landscape and ecological perspectives;   |
| Section 5 | highlights the justifications of the proposed temporary retrievable tieback system; and   |
| Section 6 | concludes the planning statement.   |

1.2.2 Other supplementary information are attached in **Appendices A to C2**.

Appendix A Tree Findings and Review Report

Appendix B Ecological Appraisal

Appendix C1 Letter from the Hong Kong Institution of Engineers to the Secretary for Development dated 18.6.2024

Appendix C2 Letter from the Secretary for Development to the Hong Kong Institution of Engineers dated 19.7.2024

## **2 SITE & SURROUNDING CONTEXT**

### **2.1 Existing & Surrounding Uses of the Site**

- 2.1.1 The Application Site comprises the underground area of four small strips of land zoned "CA" west of Site A of the Approved Comprehensive Development (**Figure 1.1** refers). The Application Site boundary indicates the area where the extent of the proposed temporary retrievable tiebacks, which will be inserted from the pile walls within Site A (zoned "CDA") outwards into the adjoining hillslope underground (zoned "CA"). The Application Site is currently partly occupied by an existing village path and partly vegetated.

### **2.2 Land Status**

- 2.2.1 The Application Site involves only three private lots (namely, Lots 15 RP (Part), 18 (Part) and 19 (Part) in D.D. 207) all owned by the Applicant and some adjoining Government land.

### **3 THE SUBJECT MATTER – TEMPORARY RETRIEVABLE TIEBACKS IN “CA” ZONE**

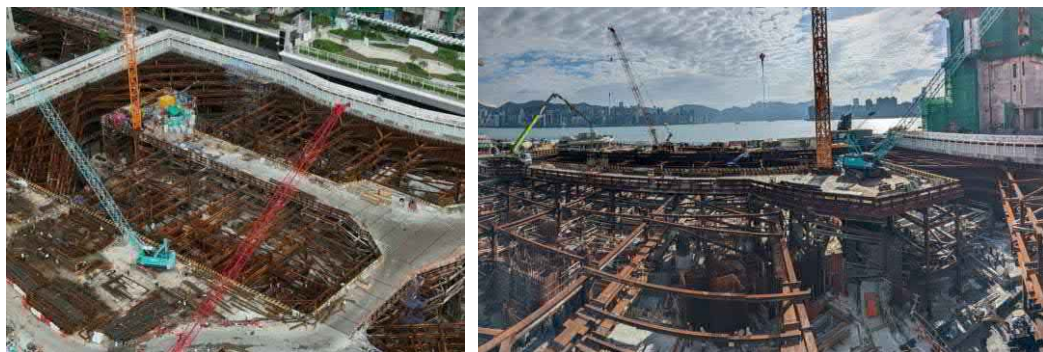
#### **3.1 Background – Two Types of Excavation and Lateral Support (ELS) Systems**

3.1.1 In Hong Kong, excavations are frequently undertaken for the construction of multi-level basements in development projects. To ensure stability and prevent adverse impacts on the surrounding environment, an excavation and lateral support (ELS) system is often necessary. Such a system provides crucial lateral support to the adjacent ground, preventing collapse or excessive deformation at the excavation site.

3.1.2 ELS systems come in various forms, each with its own advantages and considerations. While the conventional strutting system is the most widely adopted system in Hong Kong, an alternative ELS system, the tieback system, is proposed under the current application as a substitute for the conventional strutting approach.

#### Conventional Strutting System

3.1.3 The conventional strutting system is a method used to support excavation sites by placing horizontal struts between vertical pile walls that encircle the excavation area. These horizontal struts act as braces, supporting the pile walls against the pressure from the surrounding soil. This support is crucial for maintaining stability during the excavation process.



Reference Photos of Conventional Strutting System

### Tieback System

- 3.1.4 Contrary to conventional strutting system, a tieback system does not require horizontal struts inside the construction site. Instead, it provides lateral support in excavations by utilising tiebacks that are installed into the soil behind the pile walls. These tiebacks transfer the lateral forces generated by the soil pressure to the anchor points, effectively stabilising the pile walls.



Reference Photo of Tieback System

### Workflow of the Two Systems

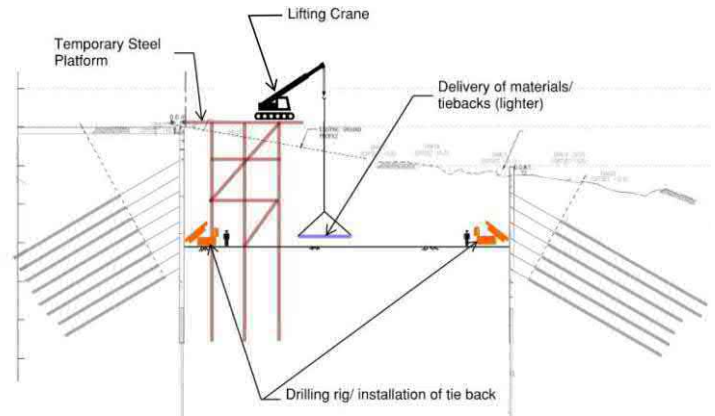
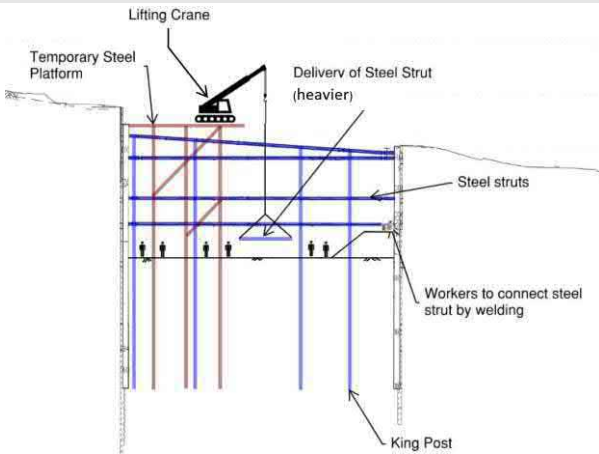
- 3.1.5 The following diagrams present a comparison of workflows of conventional strutting systems and tieback systems. In both scenarios, vertical pile walls are first installed around the excavation area prior to the commencement of excavation work. For conventional strutting systems, as soil excavation progresses, levels of struts are placed within development site to provide lateral support to the pile walls against the soil pressure, allowing the excavation to progress. As for tieback systems, instead of horizontal struts, tiers of tiebacks are installed at the pile walls projecting underground outside development site to stabilise the structure.



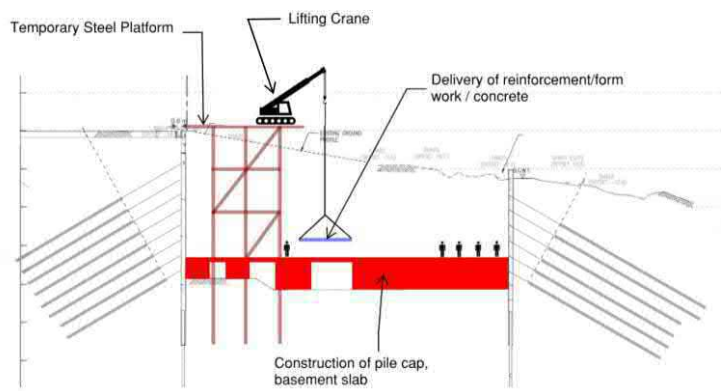
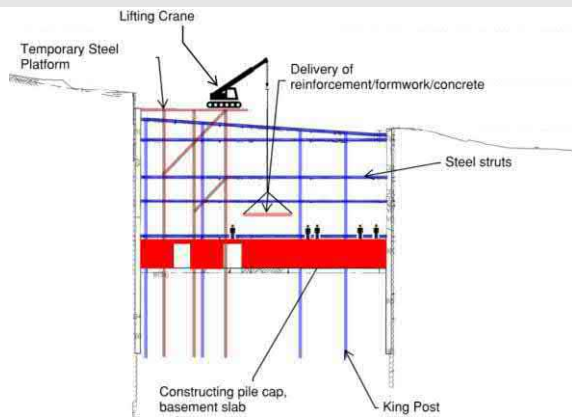
## Conventional Strutting System

## Tieback System

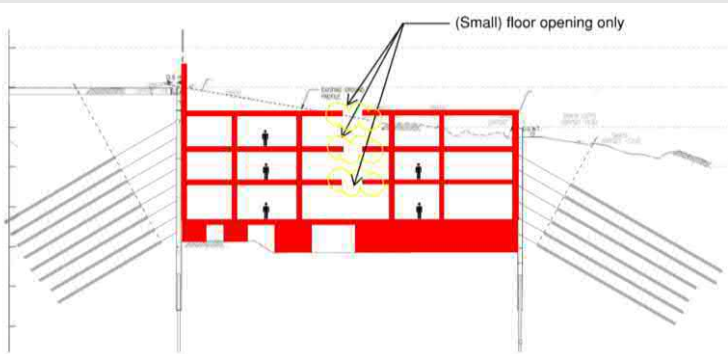
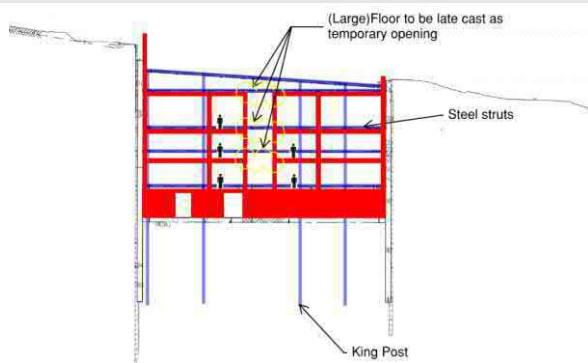
### Excavation



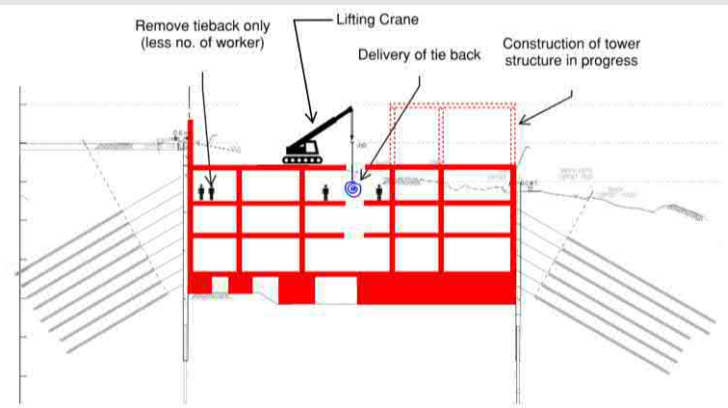
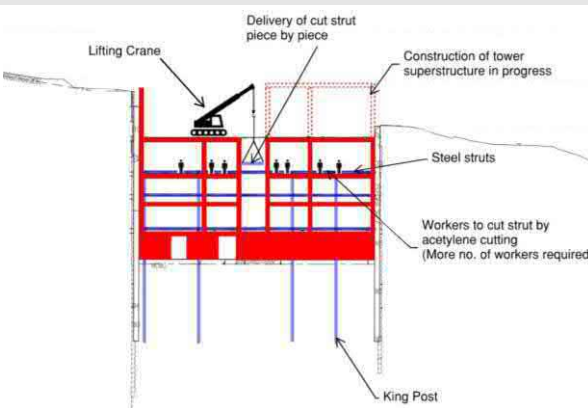
### Commencement of Basement Construction



### Completion of Basement Construction



### Removal of Struts/Tiebacks



Indicative Workflow of Conventional Strutting System and Tieback System

### 3.2 Benefits of Tieback System over Conventional Strutting System

3.2.1 As tieback systems require the installation of tiebacks beyond development site boundaries, ownership issues for the land outside the development site have hindered the widespread adoption of tieback systems in construction projects in Hong Kong. Nevertheless, in scenarios where encroachment onto the adjacent land is found feasible, tieback systems could offer distinct advantages over the conventional strutting systems in terms of construction site safety, construction time, environmental sustainability, traffic impact / road safety and cost effectiveness. These advantages have been acknowledged by both the construction industry and the Government, as outlined in the correspondence between the Hong Kong Institution of Engineers (HKIE) and the Secretary for Development (**Appendices C1 and C2** refer). These advantages are detailed as follows:

#### Enhancing Construction Site Safety

- 3.2.2 Compared to conventional strutting systems, tieback systems provide a strut-free excavation works area to enhance construction site safety. Conventional strutting, which involves the installation of a complex, multi-level strutting structure within the construction site, requires more workforce. It also requires delivery, welding and cutting of heavy steel struts in restricted headroom and congested space, posing a higher risk in fire hazard and object falling. All these threaten construction workers.
- 3.2.3 In contrast, a tieback system eliminates the use of strutting structure and facilitates the creation of a spacious and unobstructed works area. It utilises lighter materials, reduces welding and cutting works, and requires fewer workers in a much more spacious worksite, thereby enhancing the safety of workers. The system also helps enhance stability of the slope during basement excavation, minimising unexpected ground movement to the surroundings and further contributing to construction site safety.

### Shortening Construction Time

- 3.2.4 Another benefit of adopting a tieback system is to shorten construction time and thus minimising the duration of potential construction impact (if any) on surrounding areas. While conventional strutting systems require the installation of large amount of heavy and bulky steel struts, tiebacks are relatively easy and quick to install and can easily adapt to diverse soil conditions. The elimination of the complicated installation process for extensive strutting structures can reduce construction time by a few months, facilitating smoother project progress and reducing time delays and associated costs. By shortening the construction programme, potential disruptions from the construction site to neighbouring areas (such as Kwun Hang and Tai Tung Wo Liu villages) can also be minimised.

### Promoting Environmental Sustainability

- 3.2.5 The adoption of tieback system also presents a more eco-friendly approach to construction practices, thereby promoting environmental sustainability. Conventional strutting systems consume large number of steel which is energy consuming in production process with a high level of carbon emission. In Hong Kong, conventional strutting systems involve intensive use of steel waling and struts, of which most are tailored-made for each particular construction site. This process generates a substantial amount of used struts that may not be reusable in other construction sites due to varying site configurations. In contrast, the proposed tieback system minimises the use of heavy and long span steel struts in basement construction, and instead utilises steel wires which will be removed after completion of excavation works and basement construction and may be recycled as far as practicable. In such a way, the use of tieback system could significantly reduce construction waste and carbon footprint, which is in line with the government's environmental objectives to reduce carbon emissions during the construction process, and will serve as a good example to promote a more sustainable construction industry.

### Minimising Traffic Impact and Enhancing Road Safety

- 3.2.6 In addition to the reduction in construction materials, tieback systems also help mitigate traffic impact arising from construction activities and enhance road safety. When using conventional strutting systems, the transportation of long (usually 12m) and heavy steel struts to construction sites often involves a substantial number of

long vehicles, which can pose potential traffic impact on the surrounding road network and risks to other road users. In contrary, steel wires used in the proposed tieback system will be transported to the project site by normal-size trucks, with a significantly fewer amount of steel used compared with conventional strutting system. The proposed tieback system can thus reduce the traffic load and minimize the risk of traffic accidents.

#### Ensuring Cost Effectiveness

- 3.2.7 Tieback systems also stand out in comparison to conventional strutting systems in terms of cost effectiveness. By eliminating the need for extensive strutting structures, the proposed tieback system can significantly reduce material and labour costs, enhancing efficiency in resource management within construction projects.

### **3.3 Proposed Tieback System under the Current Application**

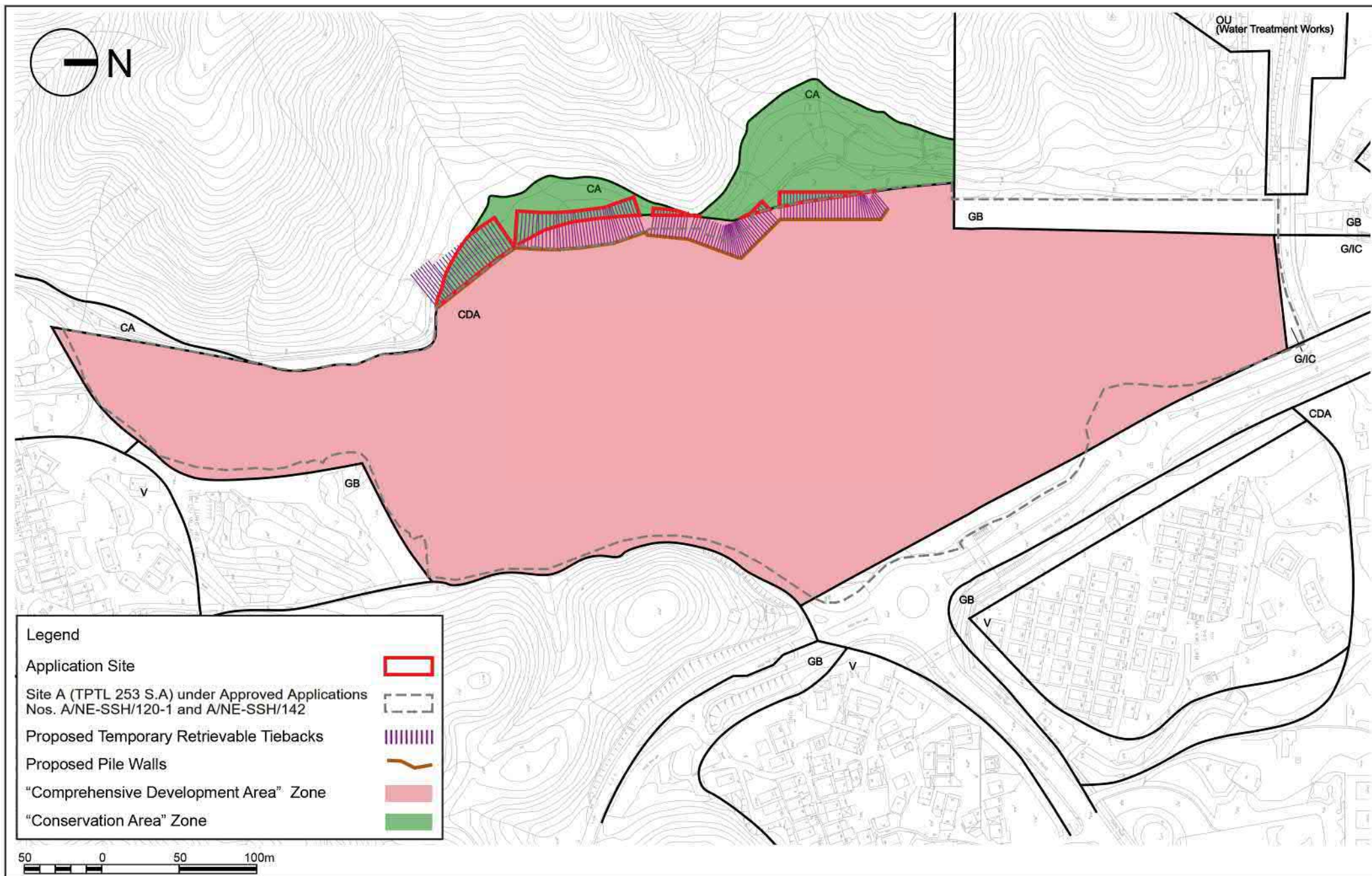
#### The Proposed Tieback System

- 3.3.1 With a view to facilitating green construction and ensuring a safer working environment, and noting the various benefits of tieback system as elaborated in **Section 3.2**, the Applicant wishes to adopt a tieback system for Site A to facilitate basement construction of the Approved Comprehensive Development in the adjoining "CDA" zone as well as for protecting the slope in the "CA" zone. The proposed temporary retrievable tiebacks will be provided underground along the western boundary of Site A, with its extent partially and temporarily overlapping with the adjoining "CA" zone. The temporary overlapping area (i.e. the Application Site) concerns only the underground area of about 2,172m<sup>2</sup> within the "CA" zone. **Figures 3.1 to 3.2** illustrate the proposed locations of the temporary retrievable tiebacks.

#### Installation of Tiebacks

- 3.3.2 As discussed in **Section 3.1**, when implementing a tieback system, vertical pile walls are first installed underground around the excavation area (i.e. within Site A under the Approved Scheme). Once soil excavation reaches the designated depth, the first layer of tiebacks is installed. The installation process involves drilling an inclined hole into the ground at the front of the pile wall, inserting the tieback anchor





Legend

Application Site

Site A (TPTL 253 S.A) under Approved Applications  
Nos. A/NE-SSH/120-1 and A/NE-SSH/142

Proposed Temporary Retrievable Tiebacks

Proposed Pile Walls

"Comprehensive Development Area" Zone

"Conservation Area" Zone



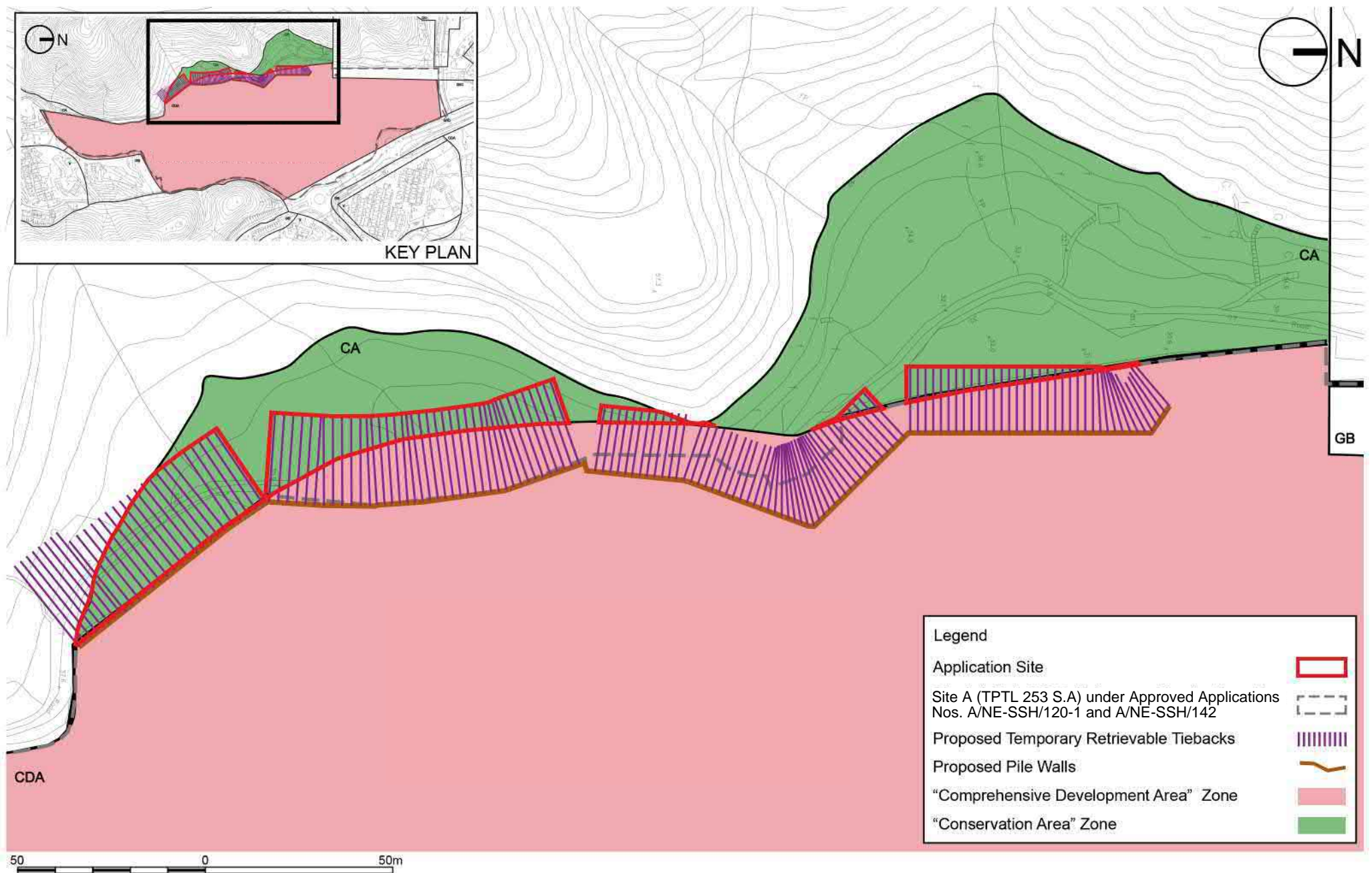
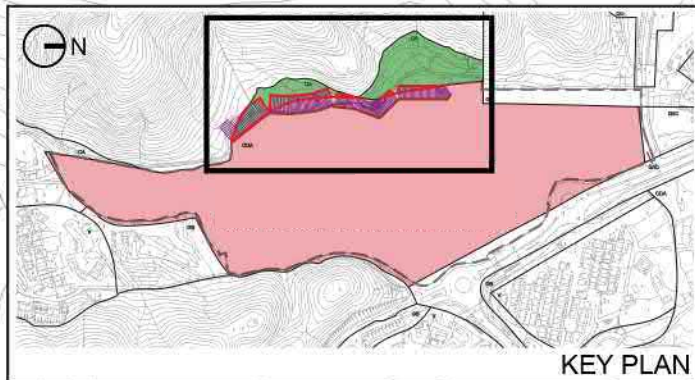
50 0 50 100m

**llewelyn  
davies**

Title

Indicative Location of Proposed Temporary Retrievable Tiebacks (Underground)

Checked	DH	Drawn	PW
Rev	0	Date	Feb 2025
Scale	N/A	Figure	3.1



Legend	
Application Site	
Site A (TPTL 253 S.A) under Approved Applications Nos. A/NE-SSH/120-1 and A/NE-SSH/142	
Proposed Temporary Retrievable Tiebacks	
Proposed Pile Walls	
"Comprehensive Development Area" Zone	
"Conservation Area" Zone	

**llewelyn  
davies**

Title Indicative Location of Proposed Temporary Retrievable Tiebacks (Underground)  
(Detailed View)

Checked	DH	Drawn	PW
Rev	0	Date	Feb 2025
Scale	N/A	Figure	3.2



and the cable strands into the hole, and backfilling the hole with cement grout. The tieback will then be connected to the waling beam supporting the pile wall. While the excavated soil will not be used to backfill the tiebacks, they will be re-used in the project site as far as practicable or properly disposed of as construction materials at later stage.

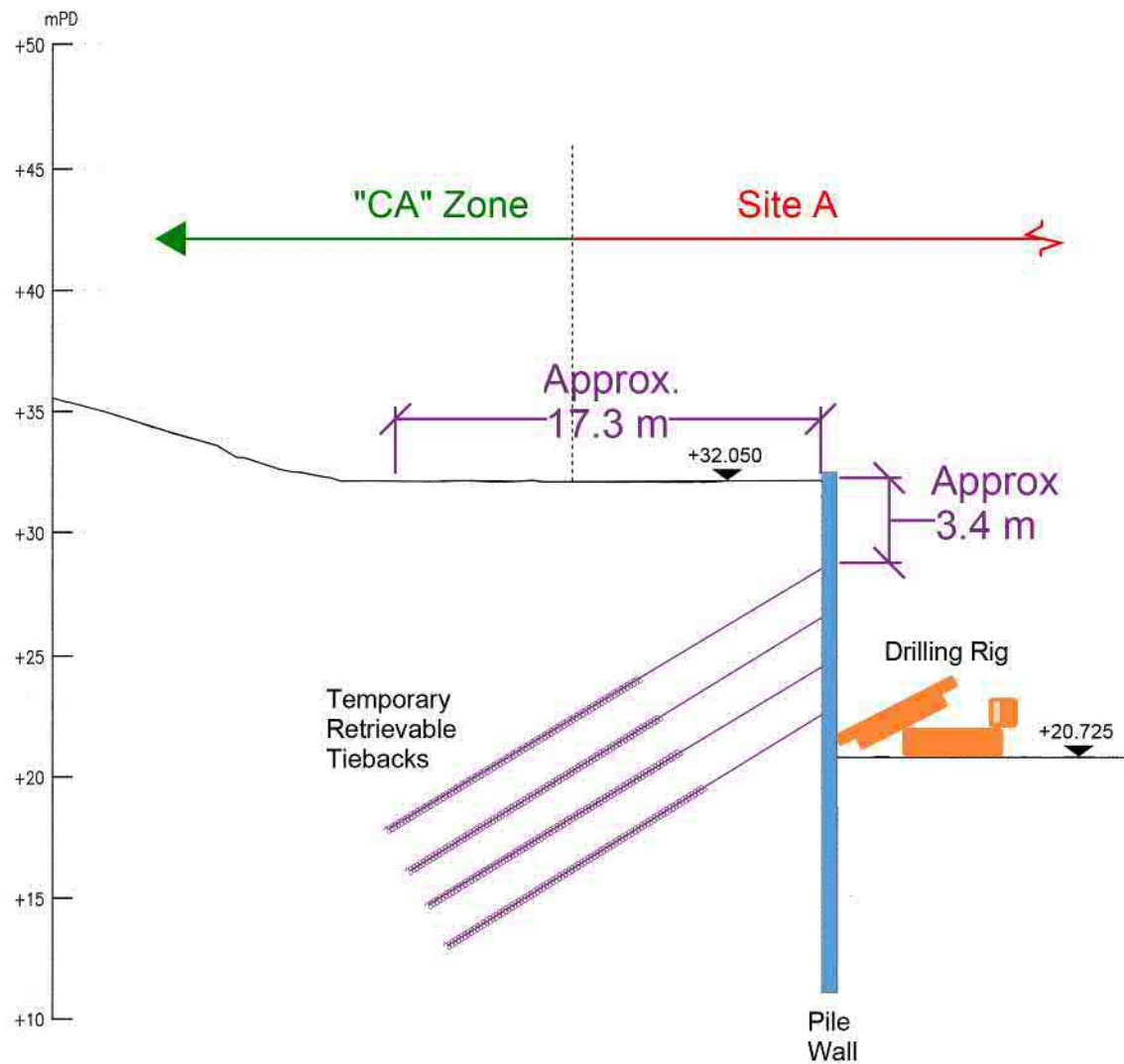
- 3.3.3 Each proposed temporary retrievable tieback will have a maximum diameter of 219mm and with a length ranging from 14 to 31m, and will be inserted at a 30-degree angle from the pile wall within Site A of the development site outwards to the adjoining hillslope. It is important to note that all tiebacks will be located underground and no above-ground work will be conducted within the "CA" zone. For illustrative purpose, **Figure 3.3** shows a section of the proposed temporary retrievable tiebacks. The details of the tiebacks are summarised in **Table 3.1**.

**Table 3.1 – Details of the Proposed Temporary Retrievable Tiebacks**

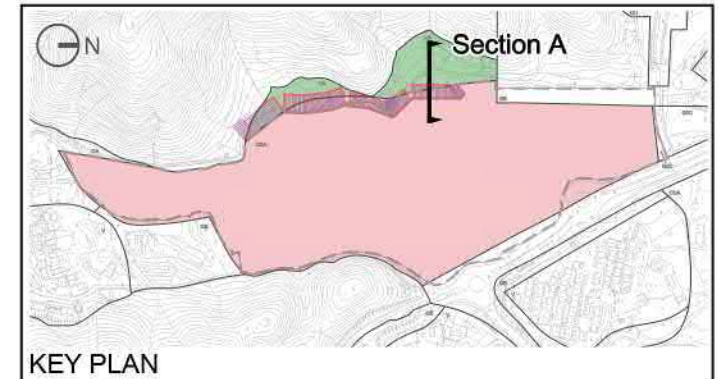
<b>General</b>	
Site Area (i.e. underground area of "CA" zone affected) (m <sup>2</sup> ) (about)	2,172
• Government Land (about)	1,897
• Private Lots (about)	275
<b>Tieback Particulars</b>	
Length of tieback (about)	14 to 31m
Dimension / diameter of tieback (about)	Max. 219mm
Insertion Angle (about)	30 degrees
Number of tiebacks (about)	480
Total amount of earth materials generated from drill holes (about)	110m <sup>3</sup>

*Carefully Determined Tieback Locations to Avoid Existing Graves and Vegetation*

- 3.3.4 The locations and lengths of the proposed temporary tiebacks have been carefully determined by geotechnical engineers and relevant experts, taking into account the surrounding environment. Special attention has been given to avoid encroachment upon the boundary of the permitted burial ground to the west as far as practical. In cases where encroachment is inevitable, the tieback locations have been carefully adjusted to completely avoid the existing graves, minimizing potential conflicts.

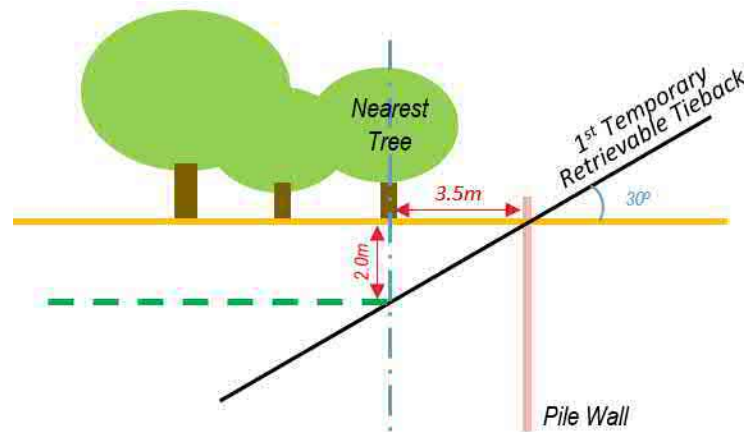


Section A





- 3.3.5 In addition, a minimum 3.5m horizontal buffer distance will be maintained between the line of tieback installation and any existing vegetation. As illustrated in the diagram below, this 3.5m separation allows a minimum 2m vertical clearance from the ground level to existing trees, given a 30-degree angle of tieback insertion. Considering that majority of tree roots are generally located at the top 1m depth of soil<sup>1</sup>, a 2m vertical distance would be enough to keep existing tree roots undisturbed.



Sectional Illustration of Tieback

#### Removal and Reuse of Tiebacks

- 3.3.6 The proposed tiebacks under the current application are made of steel wire and cement grout installed in ground with temporary steel casing. They are temporary in nature and are designed to be retrievable, allowing them to be removed from the "CA" zone once basement construction is completed and the lateral support they provide is no longer necessary at the excavation site. These steel wires, once removed from the ground, may be recycled as far as practicable or properly disposed of as construction waste. The completion of removal works will also be certified by engineers and photographic records will be retained.

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<sup>1</sup> According to "Guidelines on Tree Preservation during Development (April 2015)" and "Guidelines on Soil Volume for Urban Trees" issued by Greening, Landscape and Tree Management Section (GLTMS) of Development Bureau, for common tree species, majority of tree roots (up to 90%) are typically found within top 1m soil surface.

### **3.4 Implementation**

- 3.4.1 Upon approval of the current planning application, the Applicant will proceed with the excavation and basement construction works within Site A. The excavation works and installation of tiebacks will be carried out first, followed by the basement construction works. Upon completion of the basement construction works with permanent lateral support provided on Site A, the proposed temporary tiebacks within the Application Site / "CA" zone would be removed from within Site A. It is believed that the whole process of provision and removal of the proposed temporary tiebacks would take about 3 years for completion.

## 4 TECHNICAL CONSIDERATIONS

### 4.1 Landscape Considerations

4.1.1 A Tree Findings and Review Report (TFRR) has been prepared to assess the potential impact of the proposed temporary retrievable tiebacks on the existing tree groups. The details of the TFRR are summarised in **Appendix A**.

4.1.2 Existing trees within the Application Site consist of common native woodland species generally in poor condition or invasive species. No protected or rare species, Old and Valuable Trees (OVT), or "Champion Trees" have been identified. In the absence of extra-large or rare tree species, the tree root extent of existing woodland trees would generally be within the top 1m of the soil surface. Considering that the proposed temporary tiebacks will be installed underground without any above-ground construction works in the Application Site / "CA" zone, and given that a minimum 2m vertical clearance will be reserved between the soil surface and the proposed temporary tiebacks to be provided underground, there would be sufficient buffer to keep existing tree roots undisturbed by the proposed temporary tiebacks. In this regard, with careful planning of tieback installation method and implementation of tree protection measures such as regular tree monitoring and good control on contaminated surface run-off, no identifiable potential impact on the existing tree groups within the Application Site would be anticipated.

### 4.2 Ecological Considerations

4.2.1 An Ecological Appraisal has been prepared to assess the potential ecological impact of the proposed temporary retrievable tiebacks on the "CA" zone. The details of the Ecological Appraisal are summarised in **Appendix B**.

4.2.2 Compared with the conventional strutting system, the proposed tieback system will not create additional disturbance to existing surrounding vegetation and fauna, given its works within "CA" zone will be totally underground. A 3.5m horizontal buffer distance between the line of tieback installation and any existing vegetation will be maintained so as to provide a minimum 2m vertical clearance from the ground level to existing trees. As the works proceed, works within Site A will take place at even lower levels, and hence further away from the ground surface of the adjacent "CA" zone / Application Site. The pile walls provided in Site A will

effectively shield disturbance from Site A to the "CA" zone. As such, it is anticipated that the ecological impact arising from the proposed temporary tieback system would be negligible.

- 4.2.3 According to Q.1 of Part I of Schedule 2 of the Environmental Impact Assessment Ordinance (EIAO) (Cap. 499), all projects including earthworks and other building works partly or wholly in a conservation area will constitute a designated project (DP) under the EIAO unless it belongs to one of the exception items. While the proposed temporary retrievable tieback system partially encroaches onto "CA" zone, the rationale of adopting a tieback system is to provide sufficient soil stability to the steep hillslopes and to protect the natural habitat and vegetation within the "CA" zone against potential failure of existing geotechnical features. In this regard, the proposed temporary retrievable tieback system could be regarded as "slope works relating to the protection of conservation areas", which is an exemption item under Item Q.1(g) of Part I of Schedule 2 of the EIAO.

## 5 JUSTIFICATIONS

### 5.1 In line with government's policy in promoting the use of cost-effective construction technologies

- 5.1.1 In the 2024 Policy Address, the Government reaffirmed its determination to sustain efforts in land production by cutting red tapes and reducing costs. As part of this effort, a strategic study on construction costs is underway to propose improvement measures, such as facilitating local application of cost effective construction materials and technologies. In this connection, the proposed temporary tieback system for the Application Site, which serves as a more cost-effective alternative in providing lateral support in excavation and basement construction and slope stability, aligns seamlessly with the Government's initiative.
- 5.1.2 Additionally, as detailed in the letter from the Secretary for Development to the HKIE (**Appendix C2** refers), the Development Bureau (DevB) has been actively reviewing any streamlining development-related procedures to expedite housing and land supply. DevB is of the view that the use of tieback system in excavation could offer distinct advantages and would actively collaborate with relevant departments to facilitate the use of tieback systems in private development. The adoption of the proposed temporary tieback system is therefore fully in line with the Government's objectives and serves as a positive exemplar for future initiatives.

### 5.2 Serving as a better alternative to conventional strutting system

- 5.2.1 As discussed in **Sections 3.1 and 3.2**, in scenarios where encroachment onto the adjacent land is found feasible, which, in this case, involves only private lots owned by the Applicant and adjoining Government Land, tieback systems could offer distinct advantages over conventional strutting systems in terms of construction site safety, construction time, environmental sustainability, traffic impact / road safety and cost effectiveness. These benefits are summarised as follows:

(i) Enhancing Construction Site Safety

Compared to the conventional strutting systems, tieback systems will provide a more spacious, strut-free excavation works area. It utilises lighter materials, reduces welding and cutting works, and requires fewer workers in a much more spacious worksite, thereby enhancing the safety of workers. The fire hazard

risk due to welding process and the risk of falling and accidents are also reduced through the elimination of multi-level strutting system. The system also enhances stability of the slope within "CA" zone during basement excavation, minimizing unexpected ground movement to the surroundings.

(ii) Shortening Construction Time

Tieback systems can shorten construction time and hence minimising the effect on surrounding areas during construction period. Tiebacks are relatively easy and quick to install and can easily adapt to diverse soil conditions. It can reduce construction time by a few months, facilitating smoother project progress and reducing time delays and associated costs. By shortening the construction programme, disruptions to neighbouring areas can also be minimised.

(iii) Promoting Environmental Sustainability

The adoption of tieback system presents a more eco-friendly approach to construction practices to promote environmental sustainability. It reduces the use of construction materials and construction waste, thereby significantly reduces carbon footprints, which is in line with the government's environmental objectives to reduce carbon emissions during construction process and serves as a good example to promote a more sustainable construction industry.

(iv) Minimising Traffic Impact and Enhancing Road Safety

Tieback systems help mitigate traffic impacts generated by construction activities. It reduces the use of long vehicles for delivery of long, heavy and bulky steel struts, hence reducing potential road hazards and traffic congestion.

(v) Ensuring Cost Effectiveness

Tieback systems can ensure cost effectiveness by eliminating the need for extensive strutting structures, thereby reducing material and labour costs, enhancing efficiency in resource management within construction projects.

5.2.2 As shown from the correspondence between the Secretary for Development to HKIE (**Appendices C1 and C2** refer), the above-mentioned advantages of

temporary tieback systems have been acknowledged by both the construction industry and the government. These merits over conventional strutting system suggest that the proposed tieback system would be a more preferable option to provide lateral support in excavation and basement construction in Site A.

### **5.3 Tieback systems have already been adopted in various construction projects**

5.3.1 While the conventional strutting system is the most commonly-adopted ELS system in Hong Kong, tieback systems have in fact already been used in a number of public and private development projects. As shown in the letter from the Secretary for Development (**Appendix C2** refers), with a view to fast-tracking the delivery of site formation works for public housing development, a memo of guidelines was issued by DevB in October 2022 regarding the use of soil nails scheme (i.e. tieback system), benefiting many public housing development projects.

5.3.2 In addition, the 2023-published Geotechnical Engineering Office (GEO) Publication No.1/2023 on "Deep Excavation Design and Construction" also detailed the use of tieback systems as temporary support measures in a number of construction projects and suggest its advantage of providing an excavation area free of strutting. Notable examples include the hillside excavation project in Stubbs Road, the construction of the Lung Shan Tunnel portal, the MTR viaduct in Wong Chuk Hang, the redevelopment of Grantham Hospital, among others. The successful application of tieback system in these projects suggests its reliability as an alternative to the conventional strutting system in providing lateral support, and that the proposed adoption of a tieback system will in no way set any undesirable precedent.

### **5.4 The limited works extent, along with the temporary and retrievable nature of the proposed tieback system, could minimise disturbance to "CA" zone**

5.4.1 The proposed tieback system within the Application Site is small in scale, covering only the underground area of about 2,172m<sup>2</sup>. It will not involve any above-ground works on the Application Site / "CA" zone. Furthermore, the proposed tieback system is temporary and retrievable in nature, allowing them to be removed from the soil once basement construction and slope stability works are completed. Under the current estimation, the whole basement construction and slope stability works period, including removal of the proposed tiebacks will take about 3 years for completion. In this regard, by limiting the works area [including their extent

and location (i.e. underground only)] and duration of provision of the proposed tieback system, the potential disturbance (if any) to "CA" zone will be minimised.

## **5.5 Proposed tieback extent has been carefully designed to avoid existing graves and vegetation**

5.5.1 The locations and lengths of the proposed tiebacks have been carefully determined to avoid existing graves and vegetation. Encroachment into the adjoining permitted burial ground has been avoided as practical as possible. In cases where encroachment is inevitable, the tieback locations have been adjusted to completely avoid existing graves, minimizing potential conflicts. As for vegetation, a minimum 3.5m horizontal buffer distance will be maintained between the line of tieback installation and any existing vegetation. This buffer distance allows a minimum 2m vertical clearance underground so as to keep existing tree roots undisturbed.

## **5.6 Proposed tieback system has carefully taken into account the considerations of structural, landscape and ecological aspects**

5.6.1 The proposed tieback system serves as an alternative ELS system for the basement construction in Site A and protecting the slope in "Conservation Area" zone. The current scheme was formulated after careful consideration from structural perspective to ensure adequate lateral support is provided by the tiebacks, as well as from landscape and ecological perspectives to minimise any potential impact on existing vegetation and ecology. As indicated by the findings of the Tree Findings and Review Report and the Ecological Appraisal, the proposed tieback system will be fully acceptable in landscape and ecological terms.



## **6 CONCLUSION**

- 6.1 This planning application is submitted to the Board under S16 of the Ordinance to seek permission for proposed temporary retrievable tiebacks for a period of 3 years in "CA" zone at Lots 15 RP (Part), 18 (Part) and 19 (Part) in D.D. 207 and Adjoining Government Land, Sai Sha, Shap Sz Heung, New Territories.
- 6.2 The Applicant proposes to introduce a temporary retrievable tieback system for basement construction of the Approved Comprehensive Development in the adjoining "CDA" zone as well as for protecting the slope in the "CA" zone. In order to implement the proposed tieback system, it would be necessary to install temporary retrievable tiebacks extending beyond the boundary of the Approved Comprehensive Development, which includes the underground areas zoned "CA" to the west of Site A. As temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board, the Applicant is submitting the subject S16 application for the Board's approval.
- 6.3 Relevant reports on ecological and landscape impacts within the "CA" zone have been prepared and the findings concluded that there will be no insurmountable problems due to the proposed small-scale underground works.
- 6.4 The subject planning application is considered acceptable on the following grounds:-
- the proposed tieback system is in line with government's policy in promoting the use of cost-effective construction technologies;
  - the proposed tieback system only involves private lots owned by the Applicant and adjoining Government Land. It serves as a better alternative to conventional strutting system in terms of construction site safety, construction time, environmental sustainability, traffic impact / road safety and cost effectiveness;
  - tieback systems have already been successfully adopted in various construction projects in Hong Kong and thus the proposed adoption will not set any undesirable precedent;
  - the proposed tieback system covers only a small underground area within

the Application Site and is temporary and retrievable in nature, ensuring minimal disturbance (if any) to the "CA" zone;

- the proposed tieback extent has been carefully determined in consideration of the surrounding environment to avoid existing graves and vegetation; and
- the proposed tieback system has carefully taken into account the considerations of structural, ecological and landscape aspects.

6.5 In light of the above presented in this Planning Statement, the Board is cordially invited to consider the subject application favourably.

## **Appendix A**

### **Tree Findings and Review Report**

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**Section 16 Planning Application for Proposed Temporary  
Retrievable Tiebacks for a Period of 3 Years in  
“Conservation Area” Zone at Lots 15 RP (Part), 18 (Part)  
and 19 (Part) in D.D. 207 and Adjoining Government Land,  
Sai Sha, Shap Sz Heung, New Territories**

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**Tree Findings and Review Report**

**FEBRUARY 2025**

Landscape Government  
Submission Consultant

Axxa Group Limited



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  - 4.1 Understanding Tree Root Structure
  - 4.2 Reference for the Extent of Tree Roots to be Undisturbed
  - 4.3 Relationship of Undisturbed Tree Groups and Proposed Tieback Installation
- 5.0 Conclusion**

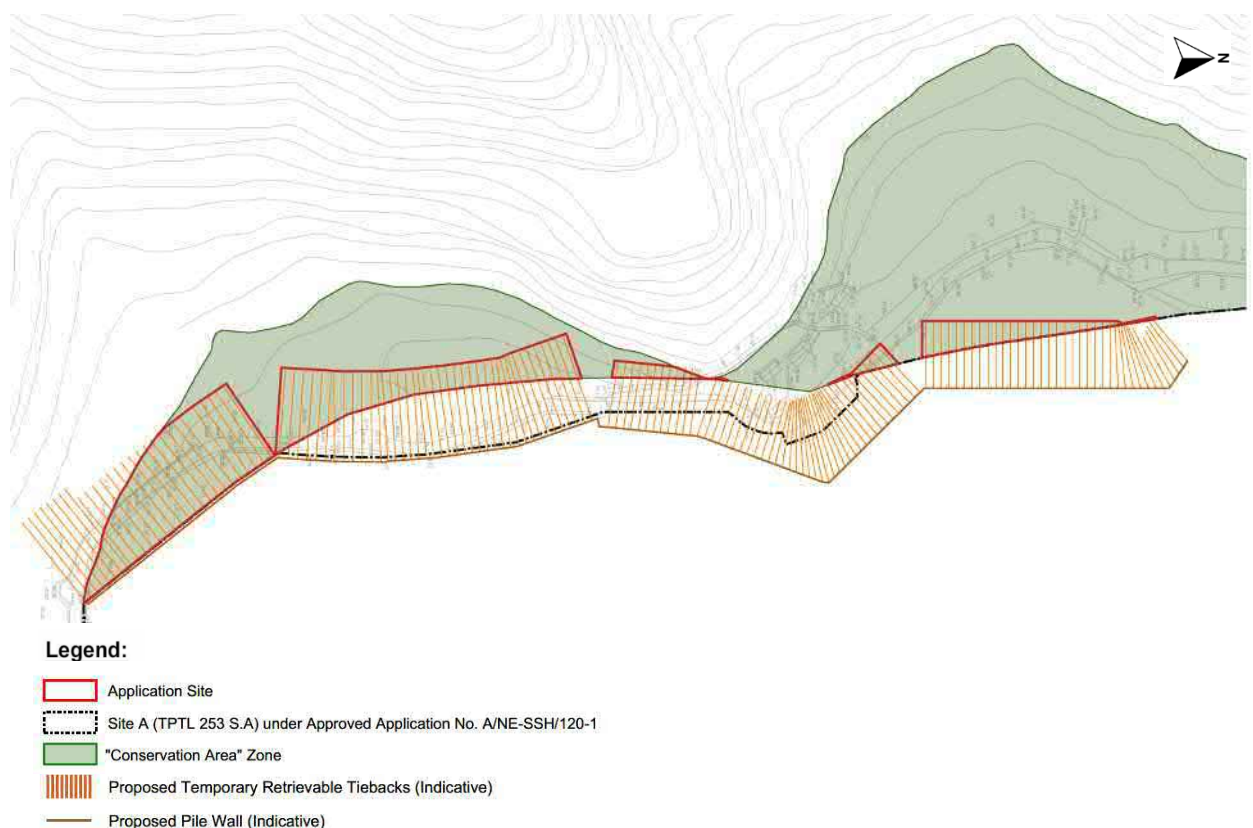
## **ATTACHMENT**

- Attachment 1** Proposed Temporary Retrievable Tiebacks and Existing Tree Groups within the “Conservation Area” Zone (“CA”)

## 1.0 INTRODUCTION

- 1.1 This Tree Findings and Review Report is submitted to support Section 16 Planning Application for Proposed Temporary Retrievable Tiebacks for a Period of 3 Years in “Conservation Area” (“CA”) Zone at Lots 15 RP (Part), 18 (Part) and 19 (Part) in D.D.207 and Adjoining Government Land, Sai Sha, Shap Sz Heung, New Territories. The Application Site, with an area of about 2,172m<sup>2</sup>, consists of “Conservation Area” (“CA”) zone partially adjoining to the western boundary of TPTL 203 S.A., i.e. Site A development area under approved application no. A/NE-SSH/120-1 and 142.
- 1.2 In order to facilitate environmentally sustainable construction and to ensure a safer construction environment, the Applicant proposes to introduce a tieback system (a form of excavation and lateral support system) for basement construction, in replacement of the conventional strutting system commonly adopted in construction sites in Hong Kong. During implementation of the proposed tieback system, it would be necessary to install temporary retrievable tiebacks from the pile walls within the lot boundary of TPTL 203 S.A., i.e. Site A development area, to underground areas of the “CA” zone to the west beyond the lot boundary. As temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board (the Board) according to the Covering Notes of the OZP, the subject S16 planning application is hence submitted for the Board’s approval. Refer to **Figure 1** for the Application Site location.

**Figure 1 Location of the “Conservation Area” (“CA”) and the proposed tieback underground extent**



- 1.3 This report intends to provide an overall tree survey finding on existing vegetations located within the proposed tieback underground extent in the Conservation Area (“CA”), and to demonstrate that no identifiable potential impact on existing tree groups would be anticipated with careful planning of tieback locations and soil nail installation method.

- 1.4 Relevant government circulars and guidelines as listed below have been observed in this report.

DEVB TC (W) No. 4/2020 Tree Preservation

DEVB TC (W) No. 5/2020 Registration and Preservation of Old and Valuable Trees in Hong Kong

DEVB TC (W) No. 6/2015 Maintenance of Vegetation and Hard Landscape Features

GLTMS of DevB (April 2015) Guidelines on Tree Preservation during Development

GLTMS of DevB (2023) Guidelines for Tree Risk Assessment and Management Arrangement (10<sup>th</sup> Edition)

GLTMS of DevB (June 2023) Guidelines on Soil Volume for Urban Trees

GEO Publication No.1/2011 Technical Guidelines on Landscape Treatment for Slopes

Webb, R. (1991) Tree Planting and Maintenance in Hong Kong. Standing Interdepartmental Landscape Technical Group, HKSAR Government, Hong Kong

Websites: Types of Registered Tree Management Personnel

[https://www.greening.gov.hk/rstmp/en/types\\_of\\_registered\\_tree\\_management\\_personnel/index.html](https://www.greening.gov.hk/rstmp/en/types_of_registered_tree_management_personnel/index.html)

## 2.0 PROPOSED TEMPORARY RETRIEVABLE TIEBACKS

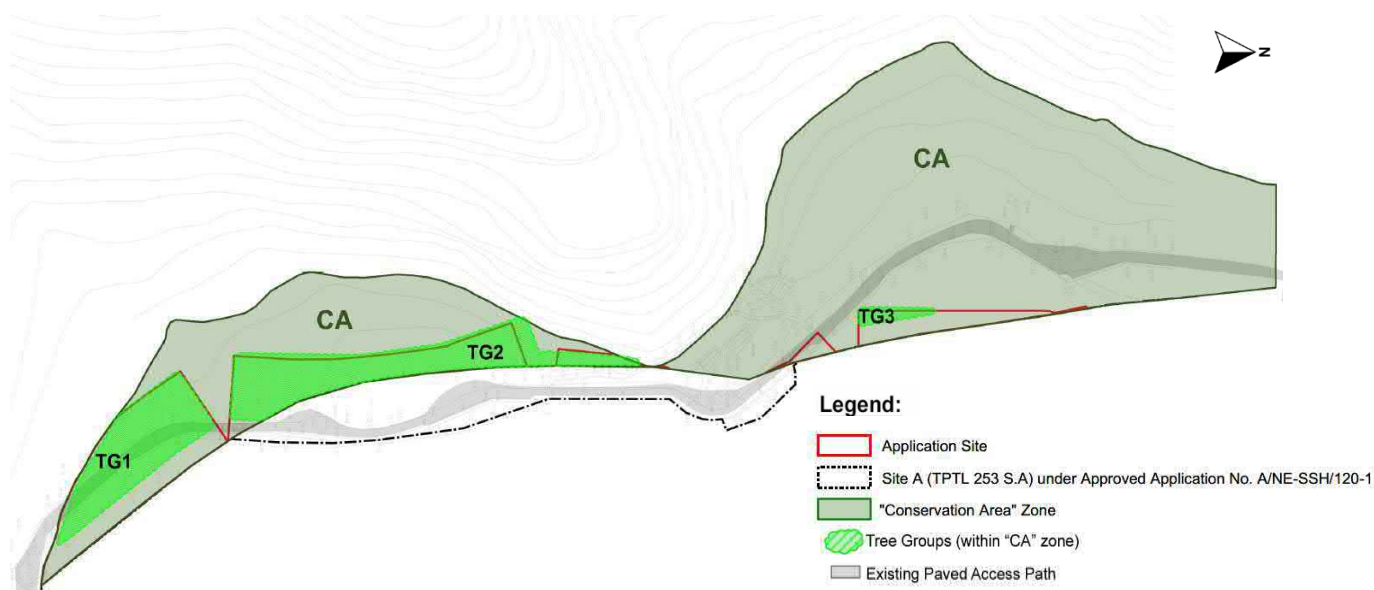
- 2.1 The proposed installation of temporary retrievable tiebacks involves (i) works from above ground within Lot TPTL 203 S.A., i.e. Site A development area under relevant approved planning applications, and (ii) works into the underground of the adjacent "CA" zone under relevant OZP.
- 2.2 The construction is a standard practice as in other tieback systems in Hong Kong, including drilling of an angled hole through the completed pile wall within the development area of Site A, inserting tieback into an angled drillhole through the wall with grout into the drillhole. The proposed tiebacks have a maximum diameter of 219mm and lengths ranging from 14 to 31m, and will be installed downwards at about 30 degrees. No above-ground work will be conducted within the "CA" zone.
- 2.3 The proposed tiebacks are temporary and retrievable in nature. Upon completion of the basement construction in the development area of Site A, the tiebacks will be removed from the soil, preventing obstruction to any future underground works and minimising any potential impacts.

## 3.0 EXISTING TREE GROUPS IDENTIFICATION AND ASSESSMENT

### 3.1 Identification and Assessment of Existing Tree Groups

- 3.1.1 For the purpose of this report, tree groups located within the proposed tieback underground extent in the "CA" zone are assessed and studied. According to the tree survey carried out in July 2024, approximate **69** nos. of living trees are growing in groups within the plan of proposed tieback underground extent on existing steep hillslopes. Majority of them are frequently occurring common woodland species, such as *Aporosa dioica*, *Microcos nervosa*, *Macaranga spp.*, *Machilus velutina* and *Cinnamomum camphora*.
- 3.1.2 As observed, Tree Group 1 (TG1) and Tree Group 2 (TG2) are characterized by presence of native evergreen woodland species *Aporosa dioica* and *Microcos nervosa*. Tree Group 3 (TG3) is dominated by exotic species such as *Leucaena leucocephala*. All groups are abundant with undergrowth shrubs and vines.
- 3.1.3 Please refer to **Figure 2** for location of existing tree groups and **Table 1** for overall species distribution of existing tree groups (Refer to **Attachment 1**).

**Figure 2 Location of existing tree groups (TG1-TG3)**



**Table 1: Overall species distribution of existing tree groups**

Scientific Name	Chinese Name	Percentage (%)	Quantity
<i>Aporosa dioica</i>	銀柴	18.84	13
<i>Leucaena leucocephala</i>	銀合歡	18.84	13
<i>Microcos nervosa</i>	布渣葉	13.04	9
<i>Macaranga spp.</i>	血桐屬	11.59	8
<i>Machilus velutina</i>	絨毛潤楠	5.8	4
<i>Cinnamomum camphora</i>	樟	4.35	3
<i>Machilus spp.</i>	潤楠屬	4.35	3
<i>Syzygium hancei</i>	韓氏蒲桃	4.35	3
<i>Syzygium jambos</i>	蒲桃	4.35	3
<i>Choerospondias axillaris</i>	南酸棗	2.9	2
<i>Sterculia lanceolata</i>	假蘋婆	2.9	2
<i>Acronychia pedunculata</i>	山油柑	1.45	1
<i>Antidesma bunius</i>	五月茶	1.45	1
<i>Rhus succedanea</i>	野漆樹	1.45	1
<i>Syzygium levinei</i>	山蒲桃	1.45	1
<i>Mallotus paniculatus</i>	白楸	1.45	1
<i>Tetradium glabrifolium</i>	棟葉吳茱萸	1.45	1
<b>Total</b>		<b>100%</b>	<b>69</b>



### 3.2 Condition of Existing Tree Groups

- 3.2.1 Most trees growing within the proposed tieback underground extent are in the vicinity of existing paved access path and located on the upsloping hillside. They are considered mature to immature woodland trees with poor to fair condition. Canopy height ranges from 4m to 17m. No trees are identified as protected or rare species, Old and Valuable Tree (OVT), and no “Champion Tree” has been identified within the site. Please refer to **Figures 3 and 4** for overall view of existing tree groups.

**Figure 3 Existing tree groups with typical woodland species and with dense understorey**



**Figure 4 Existing hard paved access path adjacent to the existing tree groups**



### 4.0 NO IDENTIFIABLE IMPACT OF EXISTING UNDISTURBED TREE GROUPS WITH PROPOSED TEMPORARY RETRIEVABLE TIEBACKS

#### 4.1 Understanding Tree Root Structure

- 4.1.1 For common tree species, majority of tree roots (up to 90%) are typically found within top 1m soil surface, as mentioned in “*Guidelines on Tree Preservation during Development (April 2015)*” and “*Guidelines on Soil Volume for Urban Trees*” issued by Greening, Landscape and Tree Management Section (GLTMS) of Development Bureau (DevB).
- 4.1.2 For the sloped “CA” zone, the solid bedrock is not located deep, and soft soil layer is expected to be thin. In other words, majority of tree roots in “CA” zone grow no more than 2m deep underground due to limited access to soft soil and air at such depth. The tieback system has been designed to take proactive avoidance approach to go downwards from Site A development area at 30 degrees into the “CA”’s lifeless, solid bedrock zone more than 15 meter below ground to avoid the “CA”’s upper 2m soil.

## 4.2 Reference for the Extent of Tree Roots to be Undisturbed

- 4.2.1 To maintain sustainable healthy tree growth in general, sufficient soil depth zone for tree rooting shall be undisturbed and adequately preserved over and above the conventional standard. Thus, the referencing principle of tree root preservation shall be referred to **para. 26** of "*Registration and Preservation of Old and Valuable Trees*" under DEVB TC(W) No. 5/2020, "A zone encompassing the tree along its (OVTs) dripline projecting vertically from the tree canopy and extending 2m below the ground level and 2m above the top of an OVT shall be designated as tree protection zone".

## 4.3 Relationship of Undisturbed Tree Groups and Proposed Tieback Installation

- 4.3.1 In light of the above, the proposed temporary retrievable tieback system, particularly its installation method, has taken into consideration the topographic levels along the upsloping hillside and tree root structure. It has also been designed in a way that existing tree groups and its roots within the proposed underground work extent will be undisturbed and untouched. The following measures are proposed with an aim to retaining existing woodland character without disturbance to existing tree groups:

The soil nails of the proposed temporary retrievable tieback system will be installed underground with an angle diverging from the root base of existing tree groups located on upside hillside;

- No above-ground construction works will be conducted within the "CA" zone where existing tree groups are located;
- Soil nail locations are proposed as follow (Refer to **Figure 5**):

### **Vertical Positioning:**

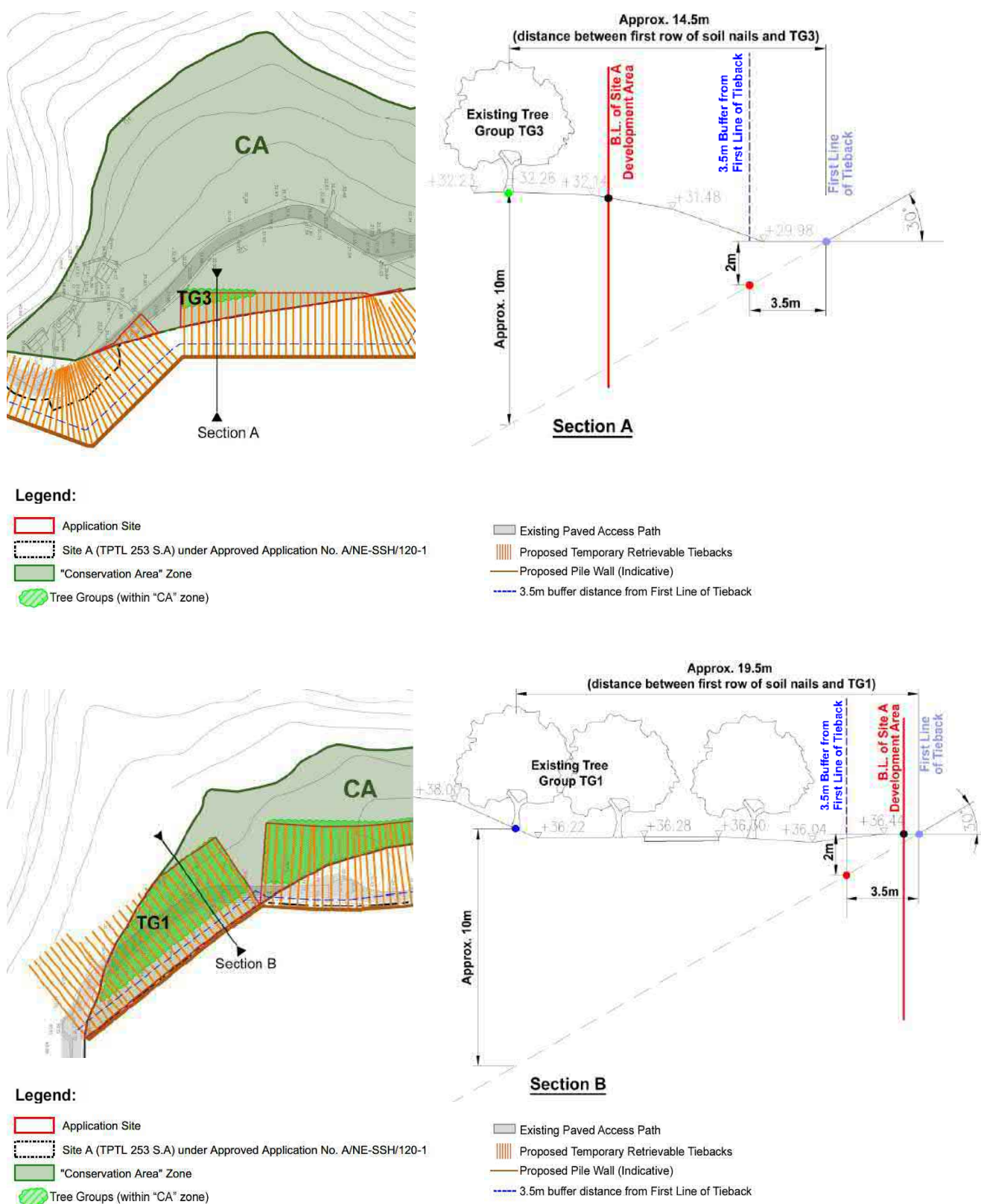
With a pre-requisite to maintain an undisturbed 2m tree root zone of any existing tree as discussed in **Section 4.2**, a physical distance of at least 3.5m shall be allowed when measuring horizontally from the first line of completed pile wall with a soil nail inclination angle of 30 degrees. As a good rule of thumb, this approach is sufficed to demonstrate that no existing tree roots would be affected by the proposed tieback soil nails.

As the soil nails going further downward at 30-degree inclination, the vertical distance between the root base of existing trees and the soil nails would be only increased. Because of this divergence in vertical distance, potential impact of soil nails on existing tree groups growing on steep slope can be considered negligible.

### **Planar Positioning:**

Tie-back soil nails have been designed to be installed from and within the western boundary of development area of Site A outwards. Therefore, no above-ground construction works will be conducted within the "CA" zone.

**Figure 5 Typical section showing the relationship between the proposed temporary retrievable tiebacks and existing undisturbed tree groups (refer to Attachment 1)**



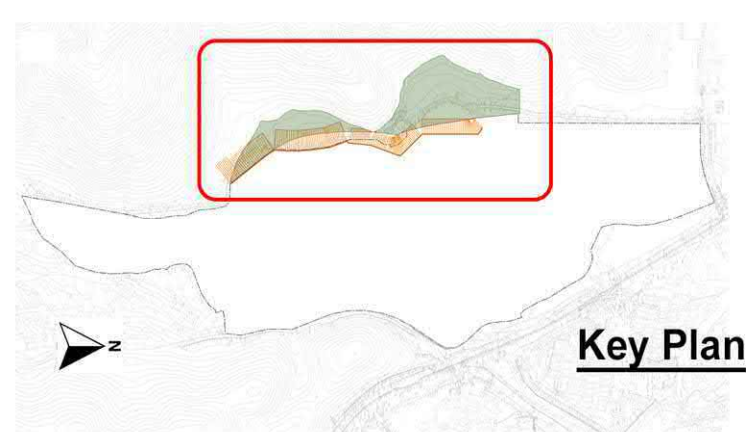
## 5.0 CONCLUSION

- 5.1 With the adoption of proposed temporary retrievable tieback along the western boundary of Site A development area facing “CA” zone, **NO** impact on existing untouched tree groups is anticipated.
- 5.2 First of all, all soil nails will be installed underground without any above-ground construction works in the “CA” zone. Secondly, given a 30-degree angle of tieback insertion, there is a minimum 3.5m horizontal buffer distance between the line of tieback installation within Site A and existing tree groups, and a minimum 2m vertical clearance on the upsloping topographic level of existing trees. It is important to note that the angles and depths of proposed soil nail will ensure that they are sufficiently away from tree roots and keep existing tree groups undisturbed and micro-environment untouched.
- 5.3 Furthermore, existing trees growing within the proposed tieback underground extent are either common native woodland species generally in poor condition or invasive species such as *Leucaena leucocephala*. In absence of extra-large or rare tree species, tree roots extent of existing woodland trees would be within top 1m soil surface. The refencing principle of 2m soil depth zone measuring vertically from soil surface will leave sufficient buffer for continuous tree rooting and provide undisturbed soil volume. Therefore, the evolution of local woodland within the “CA” zone will remain undisturbed.
- 5.4 With careful planning of tieback installation method, **NO** identifiable potential impact on existing tree groups would be anticipated.

## **ATTACHMENT 1**

### **Proposed Temporary Retrievable Tiebacks and Existing Tree Groups within the “Conservation Area” Zone (“CA”)**





**View 1**



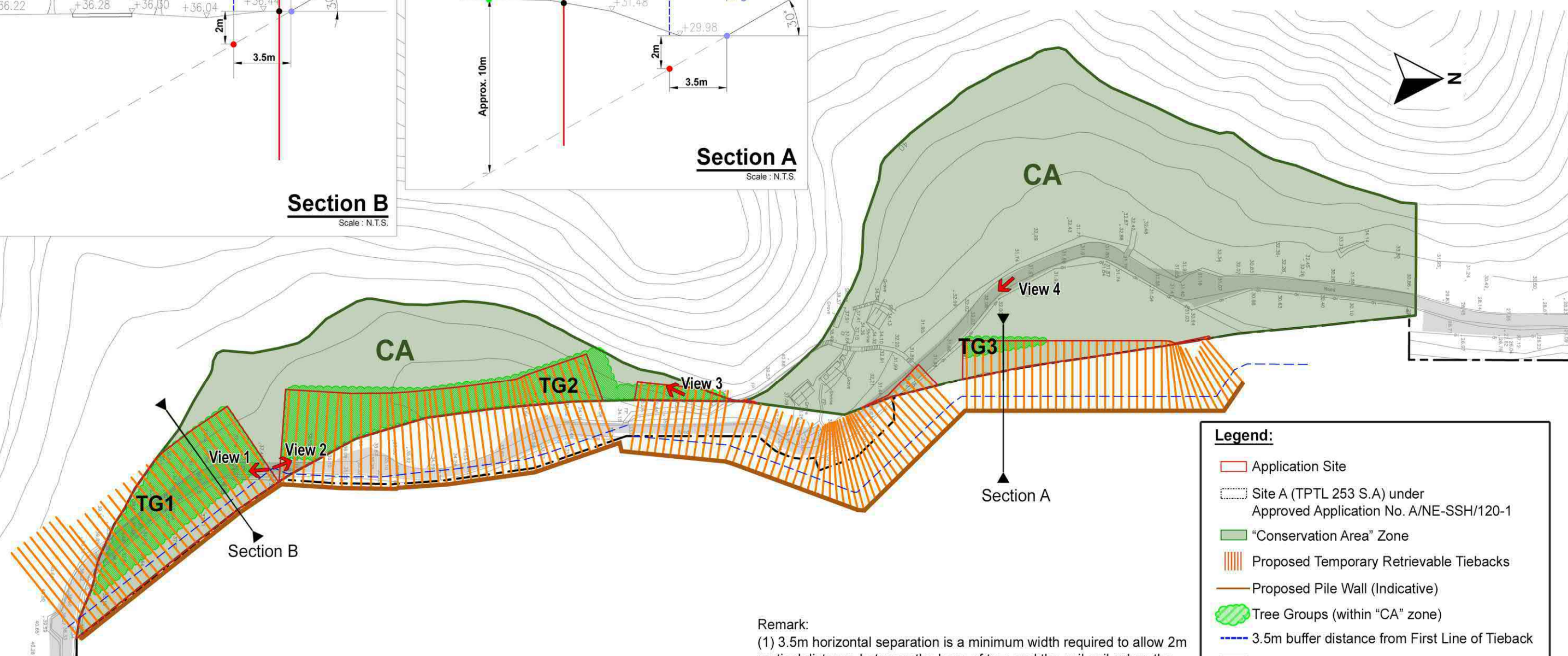
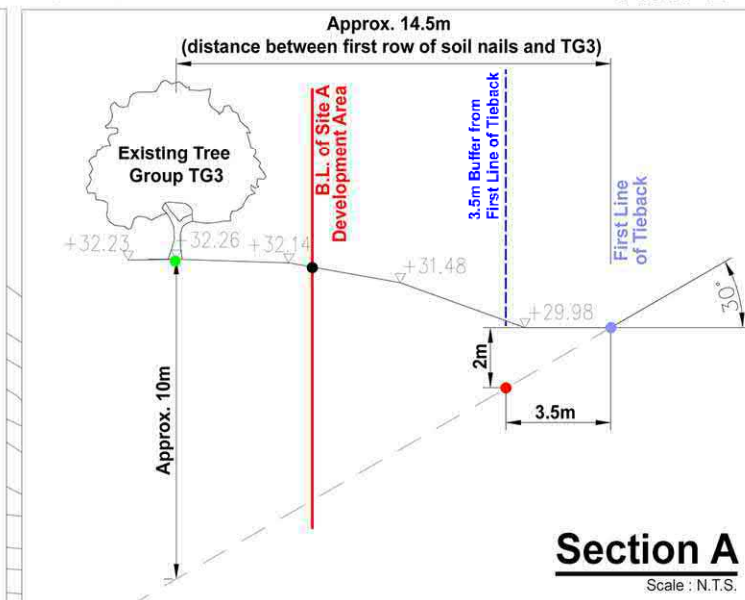
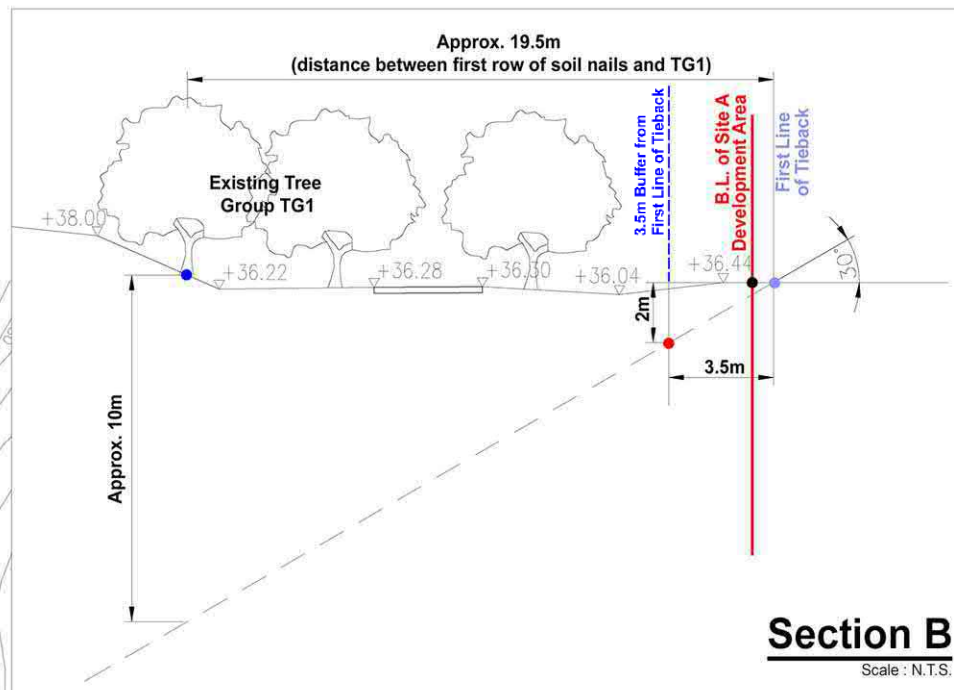
**View 2**



**View 3**



**View 4**



- Legend:**
- Application Site
  - Site A (TPTL 253 S.A) under Approved Application No. A/NE-SSH/120-1
  - "Conservation Area" Zone
  - Proposed Temporary Retrievable Tiebacks
  - Proposed Pile Wall (Indicative)
  - Tree Groups (within "CA" zone)
  - 3.5m buffer distance from First Line of Tieback
  - Existing Paved Access Path

Remark:  
(1) 3.5m horizontal separation is a minimum width required to allow 2m vertical distance between the base of tree and the soil nail, when the angle of soil nail is set to incline downwards at 30 degree

**Section 16 Planning Application for Proposed Temporary Retrievable Tiebacks for a Period of 3 Years in "Conservation Area" Zone at Lots 15 RP (Part), 18 (Part) and 19 (Part) in D.D. 207 and Adjoining Government Land, Sai Sha, Shap Sz Heung, New Territories**  
Proposed Temporary Retrievable Tiebacks and Existing Tree Group within the "Conservation Area" Zone ("CA")

Dwg. No. : 2009201-SA-TB-DP-01a

Date : FEB 2025  
Scale : 1:1000 (A3-size)



## **Appendix B**

### **Ecological Appraisal**

# Section 16 Planning Application for Proposed Temporary Retrievable Tiebacks for a Period of 3 Years in “Conservation Area” Zone at Lots 15 RP (Part), 18 (Part) and 19 (Part) in D.D. 207 and Adjoining Government Land, Sai Sha, Shap Sz Heung, New Territories

## Ecological Appraisal

Reference: REP-

Issue 01 | February 2025

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 272008

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# Document Verification

**Project title** Section 16 Planning Application for Proposed Temporary Retrievable Tiebacks for a Period of 3 Years in “Conservation Area” Zone at Lots 15 RP (Part), 18 (Part) and 19 (Part) in D.D. 207 and Adjoining Government Land, Sai Sha, Shap Sz Heung, New Territories

**Document title** Ecological Appraisal

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Issue Document Verification with Document ☐

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## Appendices

No table of contents entries found.

# 1. Project Description

## 1.1 Purpose of the Project

- 1.1.1 Tieback scheme for excavation and lateral support (ELS) in construction sites is a better alternative due to its environmental friendliness and cost efficiency. Implementing a tieback system can improve construction site safety, reduce construction time, minimize traffic, and reduce waste production. In view of these advantages, tieback scheme is proposed as a substitution for the ELS used in Lot TPTL 253 S.A. (also known as “Site A” of the “CDA” under relevant approved planning applications).

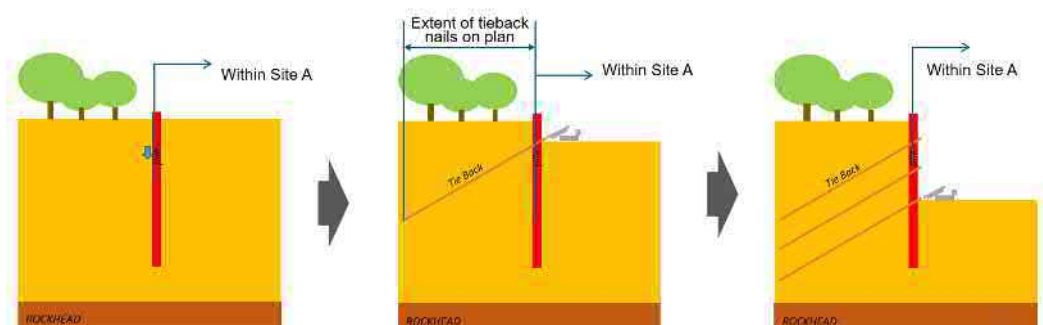
## 1.2 Brief Description of the Proposed Tieback System

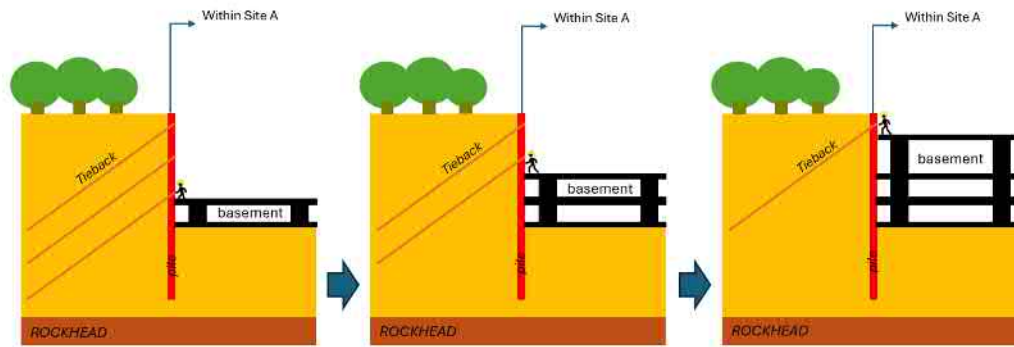
- 1.2.1 The proposed tieback system involves the works to be implemented:

- From the aboveground of Site A
- Into the underground of the adjacent “CA” under relevant OZP

- 1.2.2 The construction is a standard practice as in other tieback systems in Hong Kong, including those commonly adopted in urban areas and country parks. It will involves:

- **Step 1** – construct pile walls within Site A (already completed onsite)
- **Step 2** – drill the earth at 30-degree downward and install temporary, retrievable tieback nails into the underground of the “CA” via Site A
- **Step 3** – excavate down within Site A and repeat Step 2
- **Step 4** – construct lower basement within Site A
- **Step 5** – retrieve the tieback nails from the underground of “CA” via Site A
- **Step 6** – construct upper basement within Site A and repeat Step 5





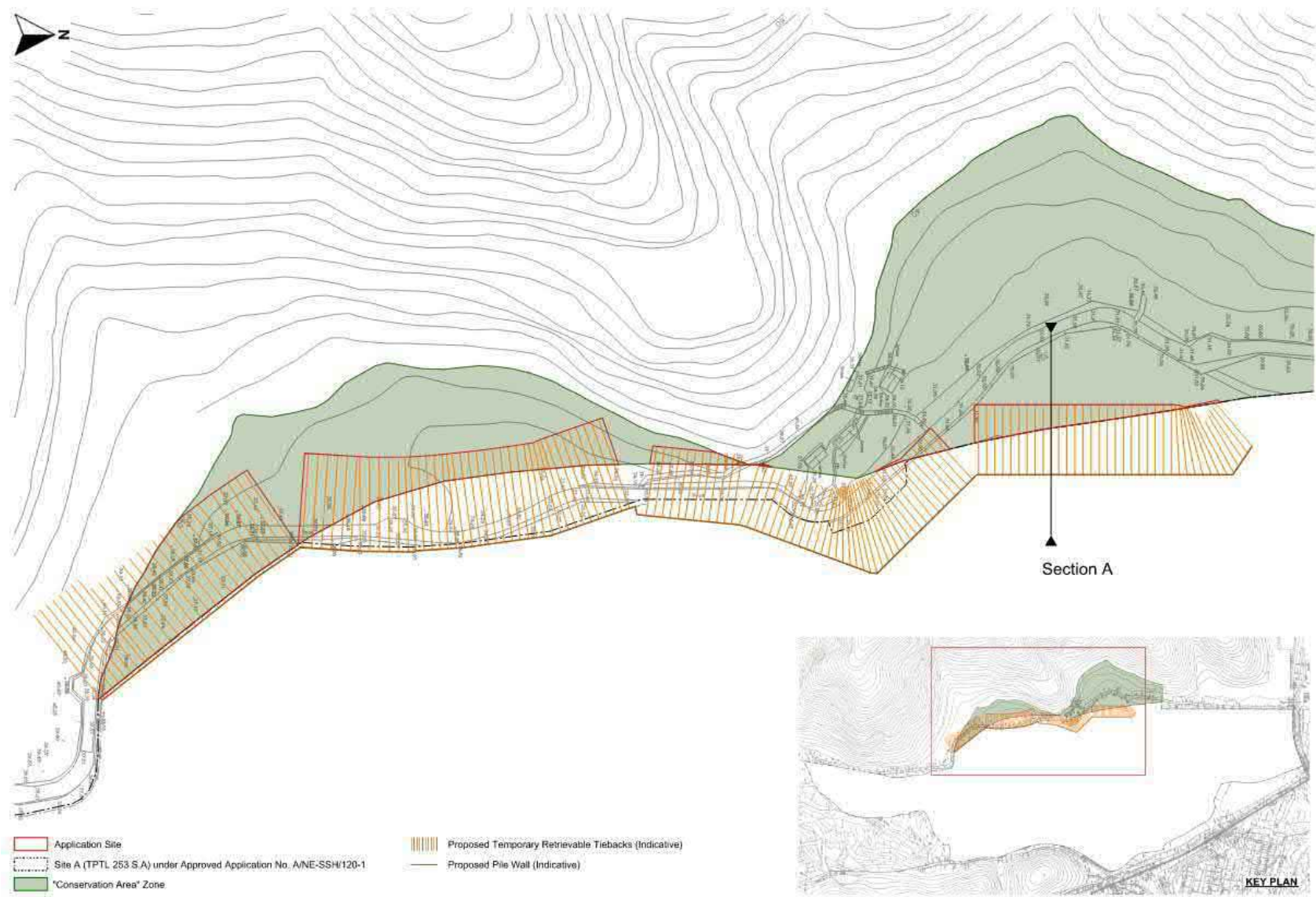
1.2.3 Approximate quantity and dimensions of the tieback system is provided in **Table 1.1**:

**Table 1.1 Dimension of the Proposed Tieback System within “CA” zones**

Aspect	Approx. Quantity / Dimension
Drillhole diameter	219mm
Number of tiebacks required within “CA” zones; all are retrievable	480
Length of the tieback nails	14 – 31m
Earth materials generated from the drill holes	110m <sup>3</sup>

1.2.4 The majority of tree roots grow within top 1m soil. This is an ideal situation on ideal land. For the sloped “CA”, the solid bedrock is not located deep, and soft soil layer is expected to be thin; otherwise, the slope would have been flattened due to weathering and mass wasting in geological timeline scale. The tieback system has been designed to take proactive avoidance approach to go downwards from Site A at 30 degrees into the “CA”’s lifeless, solid bedrock zone more than 15 metre below ground to avoid the “CA”’s top 1m soil surface. Accurate plans and section are provided on **Figure 1.1.**, Section A.

Figure 1.1 Plan and Section of the Proposed Tieback System



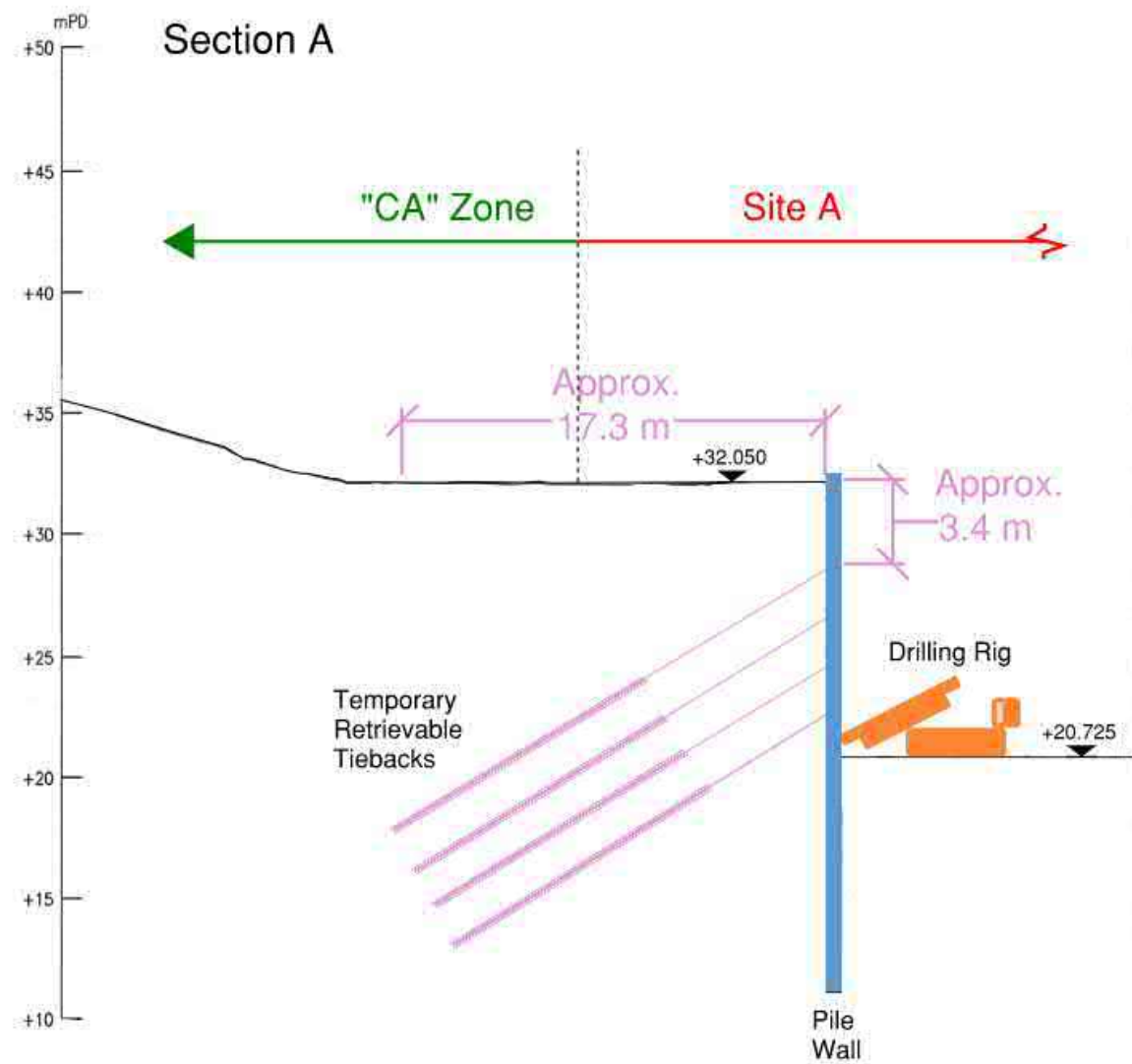
Client Name

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Section 16 Planning Application for Proposed Temporary Retrievable Tiebacks for a Period of 3 Years in "Conservation Area" Zone at Lots 15 RP (Part), 18 (Part) and 19 (Part) in D.D. 207 and Adjoining Government Land, Sai Sha, Shap Sz Heung, New Territories

Ecological Appraisal

Page 3



Section 16 Planning Application for Proposed Temporary Retrievable Tiebacks for a Period of 3 Years in "Conservation Area" Zone at Lots 15 RP (Part), 18 (Part) and 19 (Part) in D.D. 207 and Adjoining Government Land, Sai Sha, Shap Sz Heung, New Territories

## 2. Review of Ecological Impacts

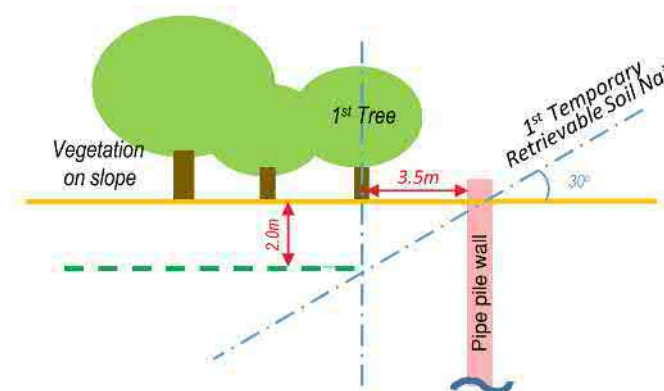
### 2.1 Construction Phase

- 2.1.1 Based on the ecological surveys conducted for the approved planning applications A/NE-SSH/120-1 and A/NE-SSH/142, habitats within the Project extent include secondary woodland, grassland/shrubland, watercourse, and developed area. In order to ensure no impacts on trees, the below approaches would be undertaken.

**Table 2.1 Approaches to Install Tieback System to Avoid Impacts on Trees within "CA" Zones**

Description	Engineering Approach
Buffer distance $\geq 3.5\text{m}$	A minimum 3.5m buffer distance will be maintained between the line of tieback installation and any existing vegetation. This 3.5m horizontal separation provides a minimum 2m vertical clearance from the ground level to existing trees, given a 30-degree angle of tieback insertion and assuming flat land.  (see Figure 2.1)

**Figure 2.1 Horizontal Buffer Distance and Vertical Separation**



- 2.1.2 According to the broadbrush group tree survey recently conducted, no existing tree was found within the 3.5m horizontal buffer distance. Common tree species such as *Leucaena leucocephala* (銀合歡), *Syzygium hancei* (韓氏蒲桃), *Aporosa dioica* (銀柴), *Machilus velutina* (絨毛潤楠), *Mallotus paniculatus* (白楸) were found further up the hill in the "CA". Since the "CA" is on a slope higher than Site A, vertical separation between any tree and the tieback nails will be even larger. No tree will be adversely affected and no habitat loss due to tieback works is expected.
- 2.1.3 Compared with the conventional strut system, the proposed tieback system will not create additional disturbance to existing surrounding vegetation and fauna, given its works within "CA" zones will be totally underground. As the works proceed, works within Site A will take place at even lower levels. The pile walls within Site A will essentially shield disturbance from Site A to the "CA".

- 2.1.4 The tieback system has been designed to take proactive avoidance approach. Its anticipated ecological impact is expected to be **negligible**. No mitigation measure is required.

## **2.2 Operational Phase**

- 2.2.1 The temporary tieback nails in the underground of the “CA” will be retrieved upon the completion of Site A’s basement. No adverse ecological impacts are anticipated.



## **Appendix C1**

**Letter from the Hong Kong Institution of Engineers to the  
Secretary for Development dated 18.6.2024**

18 June 2024

Ms LINN Hon Ho, Bernadette  
Secretary for Development  
Development Bureau  
18/F, West Wing  
Central Government Offices  
2 Tim Mei Avenue  
Tamar, Hong Kong

Dear Bernadette

**Promoting the Use of Temporary Tie-Back Systems  
for Deep Excavations in Private Developments**

We hope this letter finds you in good health and high spirits.

We are writing to bring your esteemed attention to the merits of utilizing tie-back system (which is an acceptable solution in public development) as an alternative to the traditional strutting system for deep excavations. Whilst these temporary tie-backs will be projected into adjoining government lands, which are entrusted to Lands Department (LandsD) and Highways Department (HyD), we firmly believe this construction methodology can significantly benefit the construction industry by enhancing site safety, cost-effectiveness, works efficiency and environmental sustainability. Please note that the temporary tie rods will be completely retracted/abandoned upon completion of basement structures without affecting the future development potentials and use of the government lands/properties.

Temporary tie-back system offers several distinct advantages that make it an attractive alternative to the traditional strutting system. Its merits are elaborated as below:

1. Construction Site Safety: The utilization of a tie-back system enhances site safety by providing lateral support to temporary earth retaining walls for a strut-free excavation works (Photo 1 refer) area which can certainly minimize hazards and accidents to people working under restricted headroom with closely spaced strutting in deep basement works (Photo 2 refer). The system also offers enhanced stability, minimizing unexpected ground movement, creating a safer working environment for construction personnel and facilitating the adoption of safer construction practices.
2. Faster Construction: The tie-back system enables faster construction by offering increased flexibility and adaptability. It can be efficiently adapted to various soil conditions and limited-access areas, facilitating smoother project progress and reducing time delays and associated costs. By enhancing construction program and minimizing disruptions to neighbouring areas, the system benefits both the construction industry and local community.

.../2

18 June 2024

Ms LINN Hon Ho, Bernadette

3. Cost Effectiveness: Compared to the traditional strutting system which requires heavy and lengthy steel struts, the tie-back system reduces material and labour costs. The elimination of extensive excavation support structures translates into reduced construction time and associated expenses including site preliminaries. This cost-saving advantage contributes to more efficient resource allocation within construction projects.
4. Environmental Sustainability: The tie-back system presents a more eco-friendly approach to construction. By omitting heavy and long-span steel struts, the demand for steel production and transportation is significantly reduced. This reduction in carbon footprint aligns with the government's environmental objectives and promotes a more sustainable construction industry.
5. Traffic Impact: The adoption of a tie-back system minimizes traffic impact. The delivery of heavy and lengthy steel struts to construction sites often requires specialized vehicles and can cause disruptions to traffic flow, particularly in urban areas. By eliminating the need for such deliveries, the tie-back system reduces congestion and potential road hazards, creating a smoother experience for commuters and pedestrians alike.

Actually, similar Soil Nail System is recently adopted in Public Sector to fast-track the delivery of site formation for subsequent Public Housing Developments. Furthermore, there are also successful cases of utilizing temporary tie-back systems in the private sector, with the recently completed Hopewell Centre II project between Queen's Road East and Kennedy Road being a notable example (Photo 3 refer).

In conclusion, the merits of using temporary tie-back system for deep excavations are evident. By prioritizing construction site safety, faster construction, cost-effectiveness, environmental sustainability, and reduced traffic impact without compromising the development potential of government lands and properties, this alternative approach offers numerous benefits for both the construction industry and the community at large.

- 3 -

18 June 2024

Ms LINN Hon Ho, Bernadette

Upon consideration of the above merits, we kindly request you to appeal your supporting departments, such as LandsD, BD, CEDD, HyD, and other related works departments (WDs) such as WSD, DSD, Planning Dept. and AFCD etc. to support the approval of ELS works with “Temporary Tie-back System” projected outside private building lots for private developments. We firmly believe that such a shift will contribute to safer, more efficient, and environmentally conscious construction practices. By doing so, we can ensure that our construction industry remains at the forefront of technological advancements while prioritizing safety, efficiency, and sustainability.

Thank you for your time and attention to this matter. We would welcome the opportunity to discuss this further or provide any additional information that would assist in promoting the acceptance and utilization of tie-back systems.

We have also submitted a similar letter to the Secretary for Transport and Logistics, advocating for the broader acceptance and utilization of tie-back systems. We are hopeful that the two government bureaux can work collaboratively to implement and facilitate the aforementioned enhancement measures for the benefit of Hong Kong.

We look forward to your positive response and the possibility of creating a more progressive construction landscape.

Thank you.

Yours sincerely



Ir Dr Barry LEE  
President

c.c. Secretary for Transport and Logistics, Ir S H Lam  
Under Secretary for Transport & Logistics, Ir C S Liu  
Under Secretary for Development, Mr David Lam  
Chairman of AP/RSE/RGE Committee of HKIE, Ir Terence Yau



Photo 1 : Tie-back system

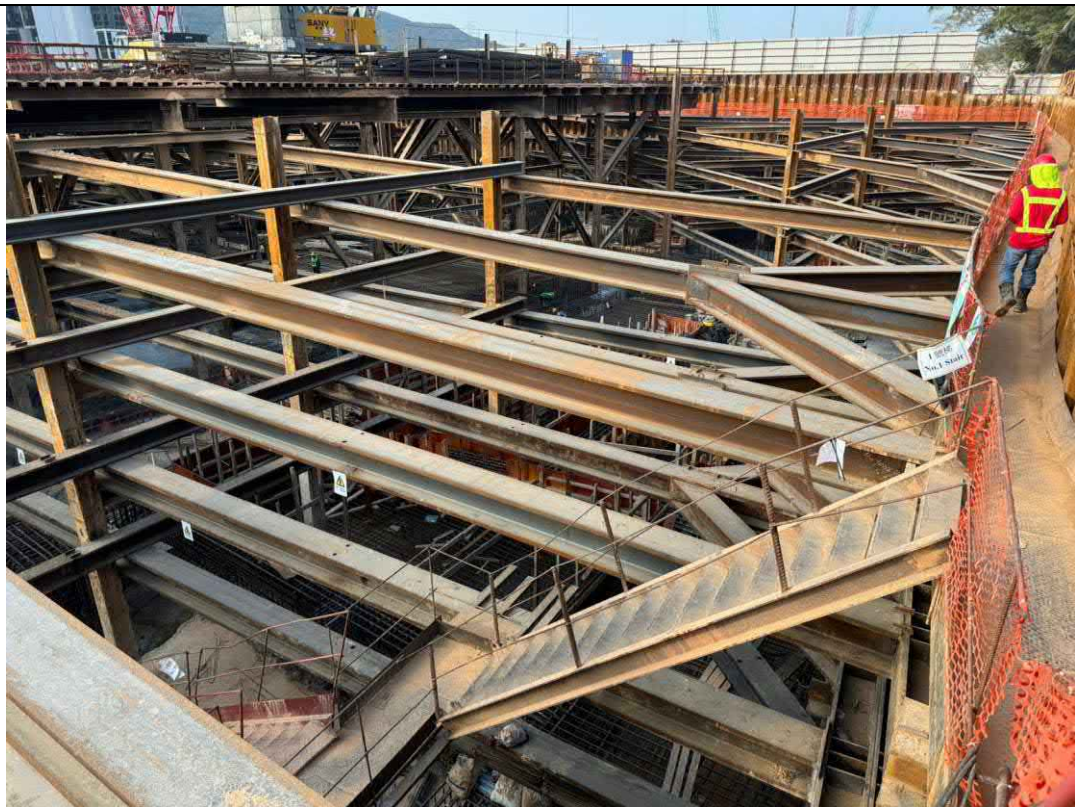


Photo 2: Strutting System





Photo 3: Temporary Tie-back of Hopewell Centre II

## **Appendix C2**

**Letter from the Secretary for Development to the  
Hong Kong Institution of Engineers dated 19.7.2024**

政府總部  
發展局  
工務科  
香港添馬添美道 2 號  
政府總部西翼



Works Branch  
Development Bureau  
Government Secretariat

West Wing, Central Government Offices,  
2 Tim Mei Avenue, Tamar, Hong Kong

本局網址 Our Website: <http://www.devb.gov.hk>

本局檔號 Our Ref.: ( ) in DEVB(PSGO) 60/2

電話 Tel No.: 3509 8331

傳真 Fax No.: 2537 1961

電郵 E-mail: [josephkklo@devb.gov.hk](mailto:josephkklo@devb.gov.hk)

19 July 2024

The Hong Kong Institution of Engineers  
9/F Island Beverley,  
No. 1 Great George St.,  
Causeway Bay, Hong Kong  
(Attn: Ir Eric MA)

Dear Ir MA,

**Promoting the Use of Temporary Tie-Back Systems  
For Deep Excavations in Private Developments**

Thank you for your letter dated 18 June 2024 to the Secretary for Development providing your valuable views on the captioned.

With fast-tracking housing and land supply being a high priority, the Development Bureau constantly keeps reviewing and streamlining development-related procedures. Among the measures taken, we issued a memo of guidelines on the use of the soil nails scheme to fast track the delivery of site formation works for public housing development in October 2022, benefiting a lot of public housing development projects.

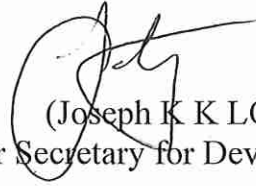
We share your views that use of the tie back system, instead of the strutting system could benefit deep excavation in private developments in terms of site safety, cost effectiveness, works efficiency and environmental sustainability. In this regard, we would actively consider your proposal and collaborate with relevant departments to balance the views/needs of different stakeholders for facilitating the use of the tie-back system for deep excavations in private development.

We would like to take this opportunity to update you that we will establish the Building Technology and Research Institute (BTRI) by this year to promote innovation. Apart from research and development (R&D) activities for innovative materials, construction methods and technologies, etc., the BTRI will also devise standards, conduct testing and provide accreditation, in order to spearhead innovation in the construction industry and attract R&D talent to Hong Kong.



We look forward for your full support to the BTRI and our future events.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Joseph K K LO', written over the printed name.

(Joseph K K LO)  
for Secretary for Development

3 April 2025

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

***By Hand & Email***

Dear Sir

**Section 16 Planning Application for Proposed Temporary Retrievable Tiebacks for a Period of 3 Years in “Conservation Area” Zone at Lots 15 RP (Part), 18 (Part) and 19 (Part) in D.D. 207 and Adjoining Government Land, Sai Sha, Shap Sz Heung, New Territories**

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 14 February 2025, and our subsequent tele-conversation with the Sha Tin, Tai Po and North District Planning Office of Planning Department (DPO/STN, PlanD).

As per comments from DPO/STN, PlanD, the Applicant wishes to provide the following clarifications and submit herewith 4 copies of the current Further Information to substantiate the captioned application:

(i) *Tieback Particulars*

In terms of composition, the proposed tiebacks are made up of multiple strands, each with a diameter of about 15.7mm. The amount and diameter of strands within tieback shall be subject to design load at detailed design stage.

(ii) *No Backfilling of Soil Required Upon Removal of Tiebacks*

As mentioned in the submitted Planning Statement, the proposed tiebacks will be removed once basement construction is completed. Upon removing the tieback, no backfilling of soil will be required.

(iii) *Reference Cases for Construction Projects Utilising Tiebacks*

As mentioned in the submitted Planning Statement, tieback systems have already been adopted in various construction projects in Hong Kong. For illustration, a list of examples of construction projects utilising tieback systems is enclosed in **Attachment 1**.

.../2

Town Planning Board  
Page 2 of 2  
3 April 2025

Please note that the current Further Information only serves as technical clarification / supplement with no change to the application particulars as submitted on 14 February 2025. The Applicant sincerely requests that the captioned application be processed and considered by the Board at the soonest.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our Mr Arnold Koon at [REDACTED] / Mr Jason Chan at [REDACTED]

Yours faithfully  
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu  
Planning Director

WW/AK/jc  
Encl

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## **Attachment 1**

### **Examples of Construction Projects Utilising Tieback Systems**

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## Construction Projects Utilising Tieback Systems



### **Grantham hospital (Private project)**

Reasons of utilising tiebacks:

- To provide a strut-free system to save construction cost and time for public interest
- To provide more space for construction of basement and other sub-structures to enhance site safety
- To serve as a material-saving and environmentally friendly solution



### **Phase II Development of Hopewell Centre (Private project)**

Possible reasons of utilising tiebacks:

- To avoid the use of massive shoring system
- To provide more space for construction of basement and other sub-structure to enhance site safety
- To serve as a material-saving and environmentally friendly solution



### **Yin Ping Rd, Tai Wo Ping (Private project)**

Possible reasons of utilising tiebacks:

- Massive shoring / foundation system required
- To provide more space for construction to enhance site safety
- To serve as a material-saving and environmentally friendly solution

## Construction Projects Utilising Tieback Systems



### **Braemar Hill Pedestrian Link (Government Project)**

Possible reasons of utilising tiebacks:

- No feasible cross-lotting scheme
- To provide more space to house the piling rig to enhance site safety
- To serve as a material-saving and environmentally friendly solution



### **Tolo Highway Widening Project (near Shek Lin Road, Tai Po) (Government Project)**

Possible reasons of utilising tiebacks:

- No feasible cross-lotting scheme
- To provide more space for road-widening works
- To serve as a material-saving and environmentally friendly solution

*Photo Source: Internet*

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- no objection to the application subject to no objection and no adverse comment from the relevant department(s);
- the Site comprises Lots 15 RP (Part), 18 (Part) and 19 (Part), all in DD. 207 and some Government Land adjoining Tai Po Town Lot (TPTL) 253 s.A. The three private lots are all Old Schedule Agricultural Lots held under the Block Government Lease and not covered by any modification of tenancy/building licence. No structures shall be allowed to be erected without the prior approval of the Government; and
- his advisory comments are at **Appendix III**.

**2. Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no comment on the application from nature conservation perspective, in view that the proposed tiebacks will be installed well below ground level, and the impact to nearby vegetation and habitats is considered minor.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no comment on the application from environmental planning perspective, considering that neither aboveground works nor tree felling/vegetation clearance will be involved in the “Conservation Area” (“CA”) zone; and
- his advisory comments are at **Appendix III**.

**4. Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2023, the Site is partly located in an area of uplands and hillsides landscape character and partly located in an area of settled valleys landscape character comprising vegetation, woodland, and work site at the adjacent “Comprehensive Development Area” zone. The proposed use only involves underground area and no aboveground construction works will be conducted within the “CA” zone. The proposed use is considered not incompatible with its surrounding environment; and

- according to paragraph 2.1.1 of the Supplementary Planning Statement (SPS) (**Appendix Ia**), the Site is partly occupied by an existing village path and partly vegetated. According to Appendix A of the SPS, approximate 69 existing trees in three tree groups are identified within the Site boundary. As stated in paragraph 3.3.5 of the SPS, a minimum 3.5m horizontal buffer distance will be maintained between the line of tieback installation and any existing vegetation to allow a minimum 2m undisturbed tree root zone for existing trees. The woodland within the “CA” zone will remain undisturbed and untouched. Significant adverse impact on existing landscape resources within the Site arising from the proposed use is not anticipated; and
- her advisory comments are at **Appendix III**.

## 5. **Geotechnical**

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H/GEO, CEDD):

- no geotechnical comment on the proposed temporary retrievable tiebacks at the Site, which are equivalent to “removal or retractable ground anchors” in GEO Publication No. 1/2023<sup>1</sup> for the excavation and lateral support works for the development under the approved applications No. A/NE-SSH/120-1 and A/NE-SSH/142.

## 6. **Drainage**

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

- no in-principle objection to the application from drainage operation and maintenance viewpoint; and
- her advisory comments are at **Appendix III**.

## 7. **Fire Safety**

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

- no comment on the application.

## 8. **Traffic**

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

- no comment on the application from traffic engineering point of view.

## 9. **Archaeological Interest**

Comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES(AM), AMO):

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<sup>1</sup> GEO Publication No. 1/2023 – “Deep Excavation Design and Construction”:  
[https://www.cedd.gov.hk/filemanager/eng/content\\_1024/ep1\\_2023.pdf](https://www.cedd.gov.hk/filemanager/eng/content_1024/ep1_2023.pdf)



- no objection in-principle to the application from archaeological preservation perspective, in view of the location and scope of the proposed works; and
- her advisory comments are at **Appendix III**.

#### **10. Building Matters**

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

- no comment on the application; and
- his advisory comments are at **Appendix III**.

#### **11. Other Departments**

The following departments have no objection to/no comment on the application:

- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Electrical and Mechanical Services (DEMS);
- Project Manager/North, Civil Engineering and Development Department (PM/N, CEDD); and
- District Officer (Tai Po), Home Affairs Department (DO(TP), HAD).

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
- portions of the Government Land (GL) involved fall within the Permitted Burial Ground (PBG) (TP/SKN1) and in the close proximity of the existing graves. Generally, any encroachment on PBG should be avoided as far as possible. The applicant is reminded to avoid an encroachment to the access/footpath to the said PBG and impact to the existing graves, and to implement mitigation measures to alleviate such impact arisen from their proposal; and
  - the applicant is required to submit an application for cutting into GL to LandsD to implement the proposal. The application, if any, will be considered by LandsD acting in the capacity of the landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium/fees, as may be imposed by the LandsD;
- (b) to note the comments of the Director of Environmental Protection (DEP) that the applicant is reminded to follow the Recommended Pollution Control Clauses for Construction Contracts to minimise the environmental impacts during installation and retrieval of tiebacks (e.g., site runoff, etc.);
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant is reminded to carry out necessary tree stabilising measures to prevent tree failure. Should works within tree protection zone/interference with existing tree unavoidable, the applicant is reminded to observe relevant circulars/ guidelines and approach relevant authority/government department(s) direct to obtain necessary approval;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the proposed works should not affect/damage DSD's assets in the vicinity. Should such damage occur, the applicant is requested to inform DSD immediately and carry out remedial works so required to DSD's satisfaction; and
  - the applicant shall ensure that there will be no adverse drainage impact to the adjoining areas and drainage facilities in the vicinity;
- (e) to note the comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES(AM), AMO) that pursuant to the Antiquities and Monuments Ordinance (Cap. 53), the project proponent is required to inform AMO immediately when any antiquities or supposed antiquities are discovered in the course of works; and

- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that the proposed temporary retrievable tiebacks and associated excavation of land, which are in support of the basement construction of the adjoining comprehensive development, are building works under the control of the Buildings Ordinance (BO). Before the proposed works is to be carried out on the application site, the prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed site formation in accordance with the BO.

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

有關的規劃申請編號 The application no. to which the comment relates A/NE-SSH/162

意見詳情（如有需要，請另頁說明）

**Details of the Comment** (use separate sheet if necessary)

我覺得申請人申請這個挖土工程建議值得支持，原因是這個地盤本身位處於自然保育區地帶，擬議工程採用屬於臨時性質並且完工後可以移除的鐵杆取代一些傳統鐵枝形式支撐以挖掘地洞，會減低對環境造成的影響，而且最重要的是地盤常見發生鐵枝倒塌造成工業意外，如採用這類形鐵杆技術系統施工上一定較傳統的支柱系統相比安全。

「提意見人」姓名／名稱 Name of person/company making this comment TSUI PIK HO

簽署 Signature Tsui 日期 Date 21-3-2025



2  
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

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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-SS17/162

意見詳情（如有需要，請另頁說明）

**Details of the Comment** (use separate sheet if necessary)

項目申請用金屬杆系統來建設地庫及保護「自然保護區」內斜坡。該系統比傳統方法更環保，更省金錢，而且更安全。新的金屬杆系統已在香港很多建築項目已使用，對環境只影響地下部份，對生態破壞很小，完工後會拆除，在安全上更比傳統更安全，所以我十分支持以上方案。

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

簽署 Signature

Lung

日期 Date

23/03/2025



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

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有關的規劃申請編號 The application no. to which the comment relates A/NE-SSH/162

意見詳情（如有需要，請另頁說明）

**Details of the Comment** (use separate sheet if necessary)

我支持西沙這個項目以錨杆系統施工，而且符合政府推廣具成本效益的建造技術的政策。

因為比起傳統的支柱系統對於工地的工人更安全，又省卻運輸大量傳統系統的大量廢枝，相對對交通的影響沒那麼大，道路更安全，相對較環保。

而且錨杆系統只需覆蓋小部份地底並且只屬臨時性，完成便可移除，對環境的影響亦較小。

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

簽署 Signature

日期 Date

岑穎

21. 3. 2025





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

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有關的規劃申請編號 The application no. to which the comment relates A/NE-SSH/162

意見詳情（如有需要，請另頁說明）

**Details of the Comment** (use separate sheet if necessary)

- 我十分支持此申請。原因如下：
- 1) 提議鋼杆系統只覆蓋申請地點的小部分地底，而且只屬臨時性質，完工後可移除，並不是永久放在地底，所以對「自然保育區」地帶的影響十分小。
  - 2) 其實本港已有多個建築項目採用此鋼杆系統，所以此提議申請不會成為不良先例，而且它有一定好處才會令很多建築項目使用。
  - 3) 現在申請地點未有墳墓，但此鋼杆系統已仔細考慮到周圍環境，施工時還需開。

「提意見人」姓名／名稱 Name of person/company making this comment Jasmine.

簽署 Signature Jasmine. 日期 Date 20 Mar 2025.



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

有關的規劃申請編號 The application no. to which the comment relates A/NE-SSH/162

意見詳情（如有需要，請另頁說明）

**Details of the Comment** (use separate sheet if necessary)

本人十分支持申請項目中所採用的錨杆系統，因為這是一種環保、安全且可行的技術，已在很多建築項目都已使用，而且對自然保育區影響極小，只影響地下的部份，之後可排除，更比傳統的方式更安全，所以我十分支持以上方案！

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

簽署 Signature

Ae

日期 Date

21/03/2025





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

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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

有關的規劃申請編號 The application no. to which the comment relates A/NE-SSH1162

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

申請項目為錨杆系統符合政府推廣而具成本

效益建造技術的政策，適合用在這項目中，而這系統

與傳統的支撐系統相比，比較安全，~~確~~確及在

施工時間及環境等可持續因素，更為有效率的

而這系統只覆蓋申請地點的小部份地底，所

以符合及贊同是次規劃申請

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

簽署 Signature

日期 Date

K. T. Yip

21-3-2025



7

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

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有關的規劃申請編號 The application no. to which the comment relates A/NE-SSH/162

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人是支持有關的申請

申請中擬議鑽杆系統是符合政府  
推廣具成本效益的建造技術政策  
其實香港已有多個建築項目採用鑽  
杆系統，因此擬議方法不會成為不  
良先例，另外這申請已仔細考慮到  
結構、生態和環境方面的因素

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

簽署 Signature

日期 Date

Alan

22-3-2025  
March



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

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意見詳情（如有需要，請另頁說明）

**Details of the Comment** (use separate sheet if necessary)

此申請將引入臨時鋼杆系統以取代傳統的支柱系統作地庫建設，有以下優點：

- 一、施工速度更快，用鋼杆系統更大的靈活性及減少作業人員的調配才搬動。
- 二、提升現場施工的安全性，降低發生意外的風險
- 三、達到環境的可持續性，令對大量鋼材的生產和運輸需求減少，促進建築業永續發展。

總結而言，臨時鋼杆系統具有多項優點，而且完工後將拆除並不會影響鄰近政府土地之潛力或使用，值得支持。

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

簽署 Signature

日期 Date

Nick Chiu

21/3/2025





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致城市規劃委員會秘書：

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有關的規劃申請編號 The application no. to which the comment relates A/NE-SSH/162

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

有關於上述提議之臨時可移除錨杆及相關之  
挖土工程，本人十分贊成引入系統，相信這個已於  
多個建築項目使用的錨杆系統是較傳統沿用  
的支柱系統為安全，能有效減少工地意外；同  
時新系統的使用也能將對環境的影響減到  
最少，其臨時性質既可於施工後移除，對「自然  
保育區」的影響甚微，也可避免對日後地下工程  
所帶來的不便，故對環境的可持續性也是  
正面的，因此同意採用方案。

「提意見人」姓名／名稱 Name of person/company making this comment A. Lui

簽署 Signature [Signature] 日期 Date 24 Mar 2025



**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

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有關的規劃申請編號 The application no. to which the comment relates A/NE-SSII/162

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我支持這申請項目因為這個建築系統符合現時政府政策，又比  
節省成本，又比對地帶的影響減少，而這錨杆系統比之前的  
錨杆更安全，少些施工時間，對附近的道路或交通影響也會更少  
所以這是更好的替代方案

「提意見人」姓名／名稱 Name of person/company making this comment Charlie Chan

簽署 Signature



日期 Date

24/3/25



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致城市規劃委員會秘書：

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持該計劃，鋼杆系統只屬建議申請地點小部分  
地底，只屬臨時的性質，因此對自然保育區的影  
響十分輕微，而香港已有多個建築項目採用鋼杆  
系統，因此該方案應該不會成為不良的先例。

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

簽署 Signature [Signature]

日期 Date

25/3/2025

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

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From:  
Sent: 2025-03-27 星期四 03:23:18  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: A/NE-SSH/162 DD 207 Sai Sha, Shap Sz Heung SHKP CA

A/NE-SSH/162

Lots 15 RP(Part), 18(Part) and 19(Part) in D.D. 207 and Adjoining Government Land, Sai Sha, Shap Sz Heung

Site area: About 2,172sq.m Includes Government Land of about 1,897sq.m

Zoning: "Conservation Area"

Applied development: Tiebacks / **Excavation of Land**

Dear TPB Members,

Strongest Objections. The further encroachments into Conservation is on top of

A/NE-SSH/120

Tai Po Town Lot 157 and Various Lots in D.D. 165, D.D. 207 and D.D. 218 and Adjoining Government Land, Sai Sha, Shap Sz Heung, New Territories

Site area : **About 748,400m<sup>2</sup> Includes Government Land of about 109,297m<sup>2</sup>**

Zoning : "CDA", "VTD", "**GIC**", "**Open Space**", "**Green Belt**", "**Country Park**" and „Road"

It is absolutely unacceptable that a massive development that has already obliterated a considerable amount of Country Park, GB and GIC zoning and is almost 800,000sq.mts in size is not accommodated well within the site parameters.

Why have government agencies allowed construction so close to 'Conservation Area'.

This is developer greed that is out of control. There are already reports that the development will not be popular because of poor accessibility and the downturn in the residential market. Clearly allowing it to extend further is not a prudent use of Government Land.

The application must be rejected.

Mary Mulvihill