

Form No. S16-II  
表格第 S16-II 號

APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE

(CAP.131)

此文件在 2023 年 1 月 30 日收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 30 JAN 2023  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

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 Construction of  
“New Territories Exempted House(s)”**

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TK/770
	Date Received 收到日期	30 JAN 2023

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

1. Name of Applicant 申請人姓名/名稱	
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
WONG Tin-lok 黃天 公木	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Not Applicable 不適用	
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)	新界大埔大尾督丈量約份第 28 約 政府土地
(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 ..... 59.7 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 179.1 ..... 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)	59.7 ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE - TK/19
(e) Land use zone(s) involved 涉及的土地用途地帶	G B
(f) Current use(s) 現時用途	Vacant land  (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

6. Development Proposal 擬議發展計劃			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	WONG Tin-lok 黃天樂		
(b) 原居民所屬的原居鄉村 (如適用) The related indigenous village of the indigenous villager(s) (if applicable)	Tai Mei Tuk Tsuen 大尾督村		
(c) Proposed gross floor area 擬議總樓面面積	..... 179.1 ..... sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	1	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	..... 59.7 ..... sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	..... 8.23 ..... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Not Applicable  (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) 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"/>  No 否 <input checked="" type="checkbox"/>	<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)) ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input checked="" type="checkbox"/>  No 否 <input type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)  (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

**7. 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。

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"/>																														
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"/>																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;">On environment 對環境</td> <td style="width:15%;">Yes 會 <input type="checkbox"/></td> <td style="width:15%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <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)                  請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

## 8. 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。

本人欲於申請地點興建一座小型屋宇（丁屋），

理由如下：

- ① 本人就申請書所提及的申請地點，曾於 2015 年向規劃署作出申請並獲得申請許可（Application No.: A/NE-TK/540）及後於 2018 年，本人就上述申請作出續期申請並獲得續期許可（編號：TPD/A/NE-TK/540-1 (EOT)）。
- ② 本人已向土地註冊處作出小型屋宇（丁屋）申請興建（Ref: 164 LM 20 DLO TP 1/2013），並且申請已取得一定進展。因此希望本申請可再次獲得批准。
- ③ 長洲居民郭卓堅於 2015 年就丁屋政策提出司法覆核，2019 年高等法院裁定私人協約及換地方式興建丁屋屬違憲。直至 2021 年，終審法院頒下判辭，裁定丁屋政策合法合憲。上述事件導致 2019 年至 2021 年，村屋申請進度因而暫停及擱置長達兩年多，因此希望本申請可作特別例子處理。

**9. 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

WONG Tin-lok 黃天樂

Not Applicable 不適用

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

Member 會員 /  Fellow of 資深會員

HKIP 香港規劃師學會 /  HKIA 香港建築師學會 /

HKIS 香港測量師學會 /  HKIE 香港工程師學會 /

HKILA 香港園境師學會 /  HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

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

Date 日期

04/01/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	新界大埔大尾督丈量約份第28約 政府土地	
Site area 地盤面積	59.7	sq. m 平方米 <input type="checkbox"/> About 約
	(includes Government land of 包括政府土地 59.7	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE - TK 19	
Zoning 地帶	Green Belt 綠化地帶	
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇	
(i) Proposed Gross floor area 擬議總樓面面積	179.1	sq.m 平方米 <input type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1	
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23	m 米 <input type="checkbox"/> (Not more than 不多於)
	3	Storeys(s) 層

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

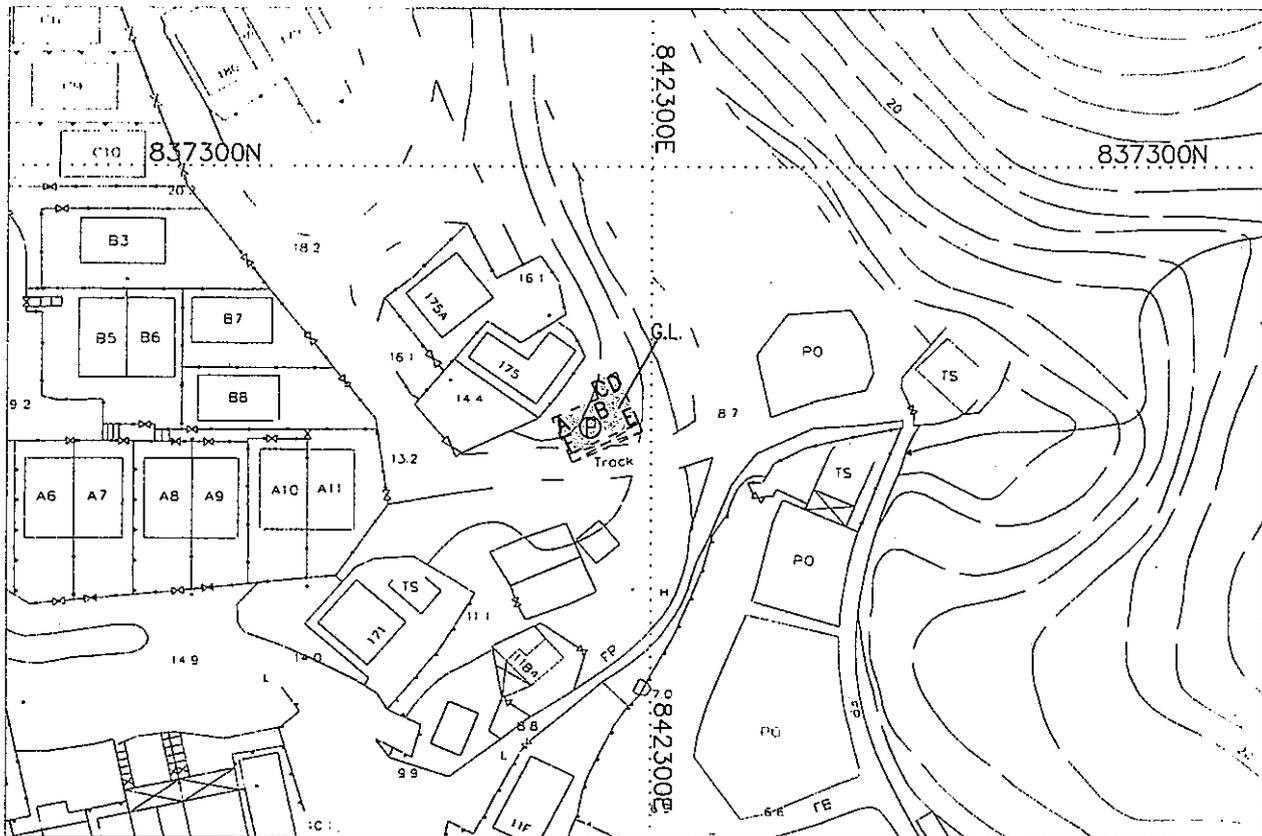
	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Lot Index Plan 地段索引圖</u>		
<u>Sewage Connection Plan 污水渠接駁圖</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

# DIMENSION PLAN OF PROPOSED SMALL HOUSE ON GOVERNMENT LAND IN D.D.28



(P) Coloured Pink Area: 59.7 sq.m. (About)

SIDE	DISTANCE	BEARING	NORTHING	EASTING	PT.
A-B	6.500	65° 52' 27"	837266.699	842287.188	A
B-C	2.248	335° 52' 27"	837269.356	842293.120	B
C-D	3.500	65° 52' 27"	837271.408	842292.201	C
D-E	7.427	155° 52' 27"	837272.838	842295.396	D
E-F	10.000	245° 52' 27"	837266.060	842298.431	E
F-A	5.179	335° 52' 27"	837261.973	842289.305	F

☒ Balcony (1.220m x 10.000m)

註備: 污水接駁污水井

Survey District : Tai Po  
 Date : January, 2018  
 Survey Sheet No.: 3-SE-19C  
 Scale : 1:1000  
 Ref. Plan No. : SRP/TP/002/28/607-D  
 & Lot Index Plan  
 Plan No. : LBP/TP/002/28/GL(NR607)-SH7

### LOCATION PLAN



SCALE 1:10000

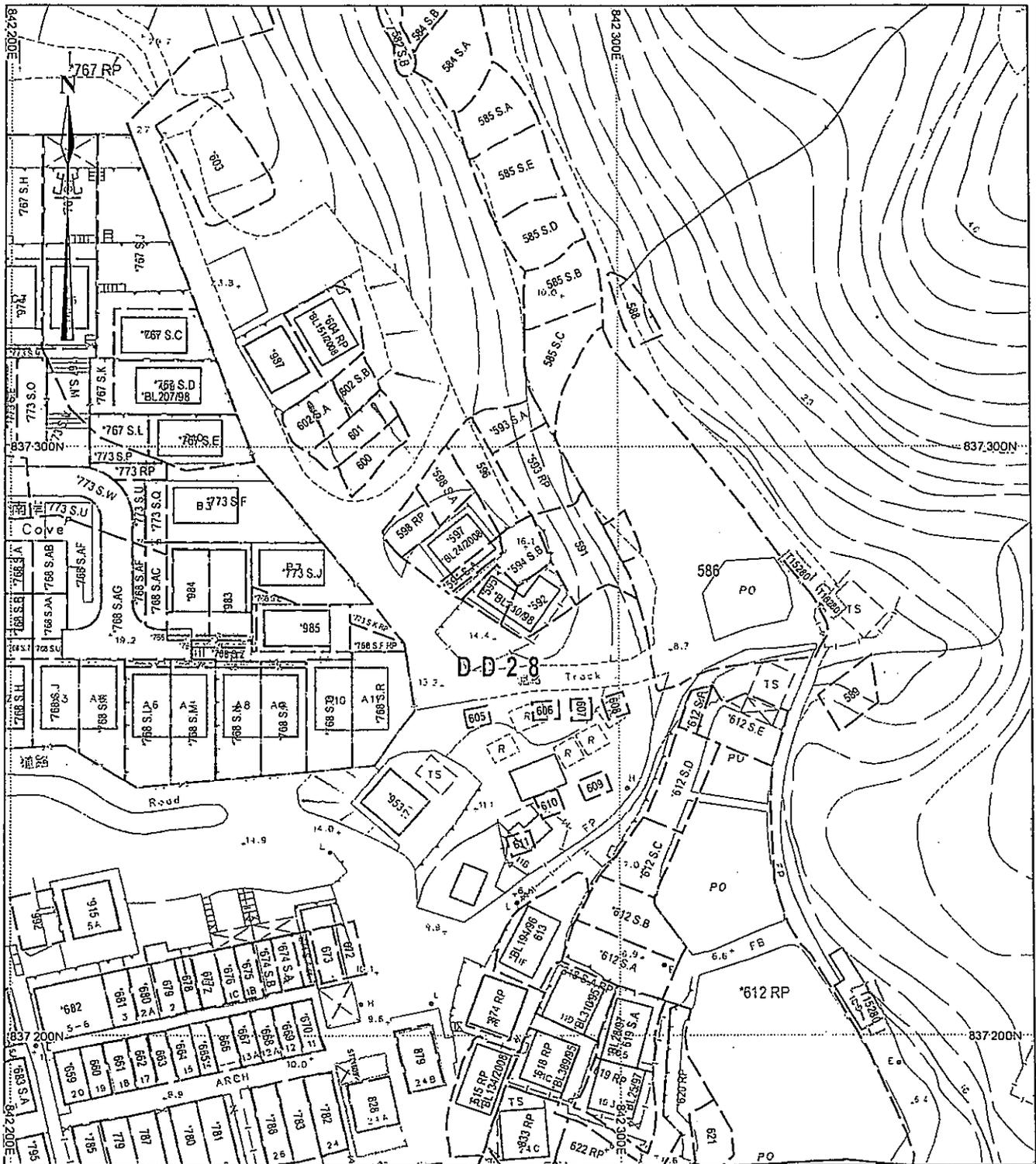
**馬容江測量有限公司**  
 HELICON MA SURVEYING LTD.  
 CHARTERED LAND SURVEYORS  
 AUTHORIZED LAND SURVEYORS



*Ma Yung-kong*

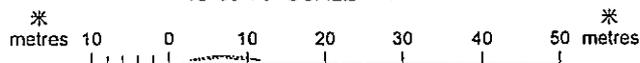
MA Yung-kong, Helicon  
 Authorized Land Surveyor  
 Date: 30th November, 2022

# 地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



Locality :D.D.28

Lot Index Plan No. : TP0141102014

District Survey Office : Tai Po

Date : 09-Oct-2014

Reference No. : 3-SE-19C,3-SE-24A



**免責聲明**

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

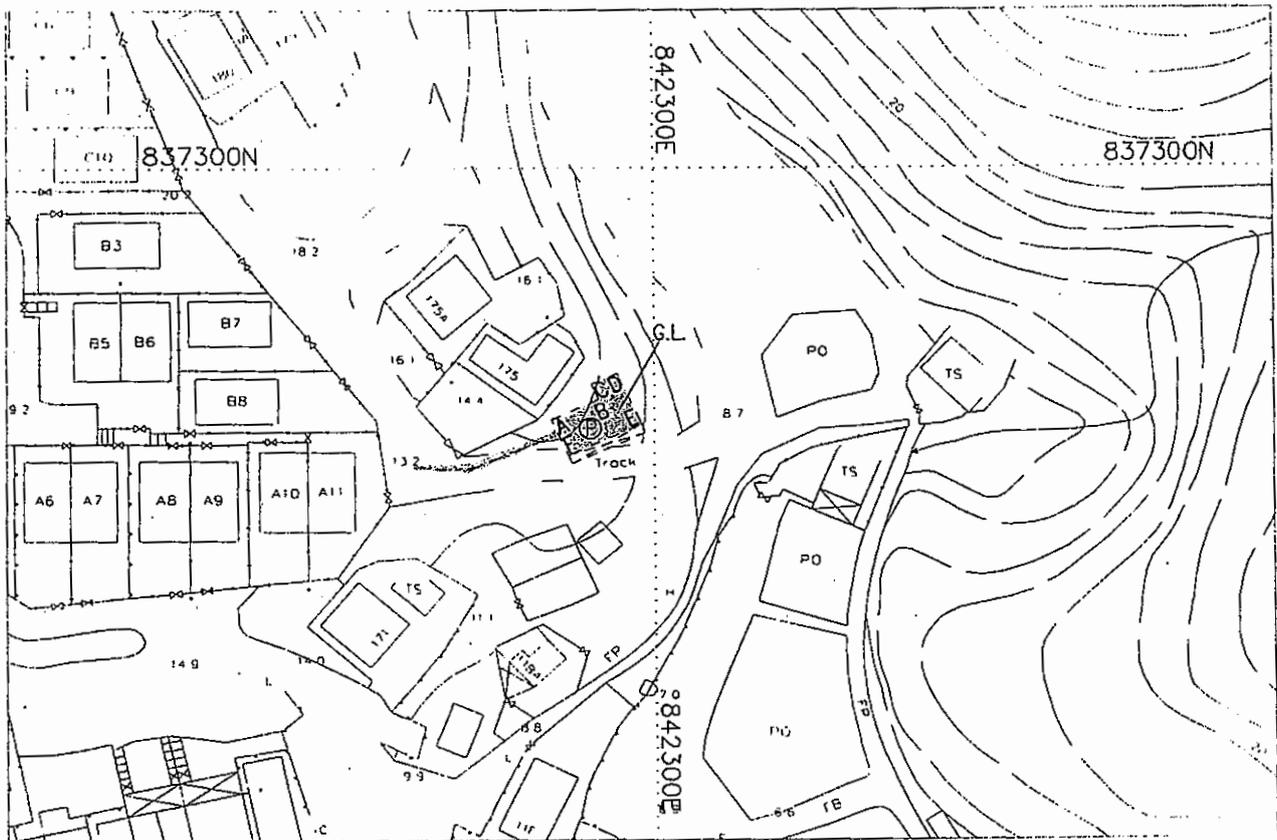
**Disclaimer**

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification or better or new boundary evidence.

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# DIMENSION PLAN OF PROPOSED SMALL HOUSE ON GOVERNMENT LAND IN D.D.28



(P) Coloured Pink Area: 59.7 sq.m. (About)

SIDE	DISTANCE	BEARING	NORTHING	EASTING	PT.
A-B	6.500	65° 52' 27"	837266.699	842287.188	A
B-C	2.248	335° 52' 27"	837269.356	842293.120	B
C-D	3.500	65° 52' 27"	837271.408	842292.201	C
D-E	7.427	155° 52' 27"	837272.838	842295.396	D
E-F	10.000	245° 52' 27"	837266.060	842298.431	E
F-A	5.179	335° 52' 27"	837261.973	842289.305	F

Balcony (1.220m x 10.000m)

註備: 污水接駁污水井

Survey District : Tai Po  
 Date : January, 2018  
 Survey Sheet No.: 3-SE-19C  
 Scale : 1:1000  
 Ref Plan No. : SRP/TP/002/28/607-D  
 & Lot Index Plan  
 Plan No. : LBP/TP/002/28/GL(NR607)-SH7

LOCATION PLAN



SCALE 1:10000

**馬容江測量有限公司**

HELICON MA SURVEYING LTD.

CHARTERED LAND SURVEYORS  
 AUTHORIZED LAND SURVEYORS



*Yung-kong*

MA Yung-kong, Helicon  
 Authorized Land Surveyor  
 Date: 30th November, 2022

Urgent    Return receipt    Sign    Encrypt    Mark Subject Restricted    Expand personal&public groups

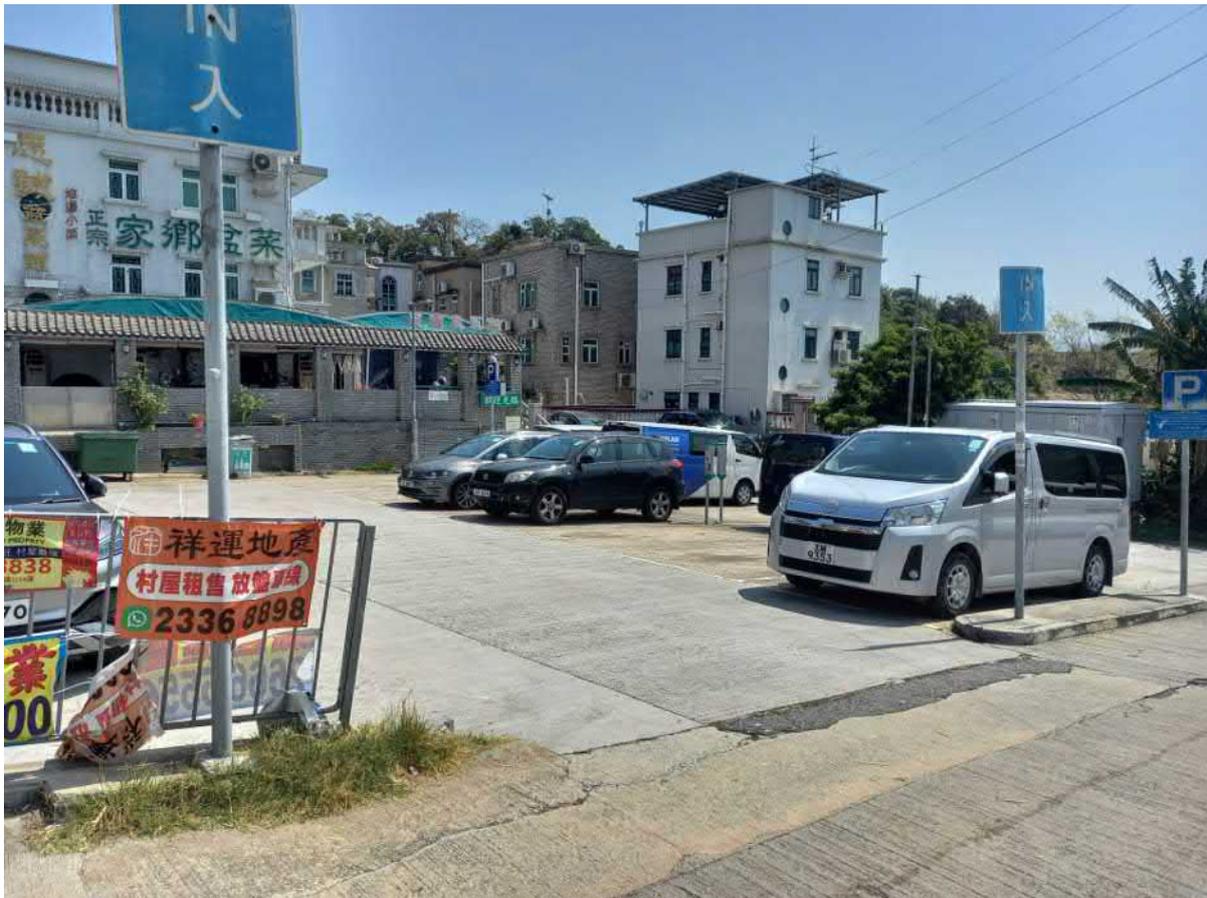


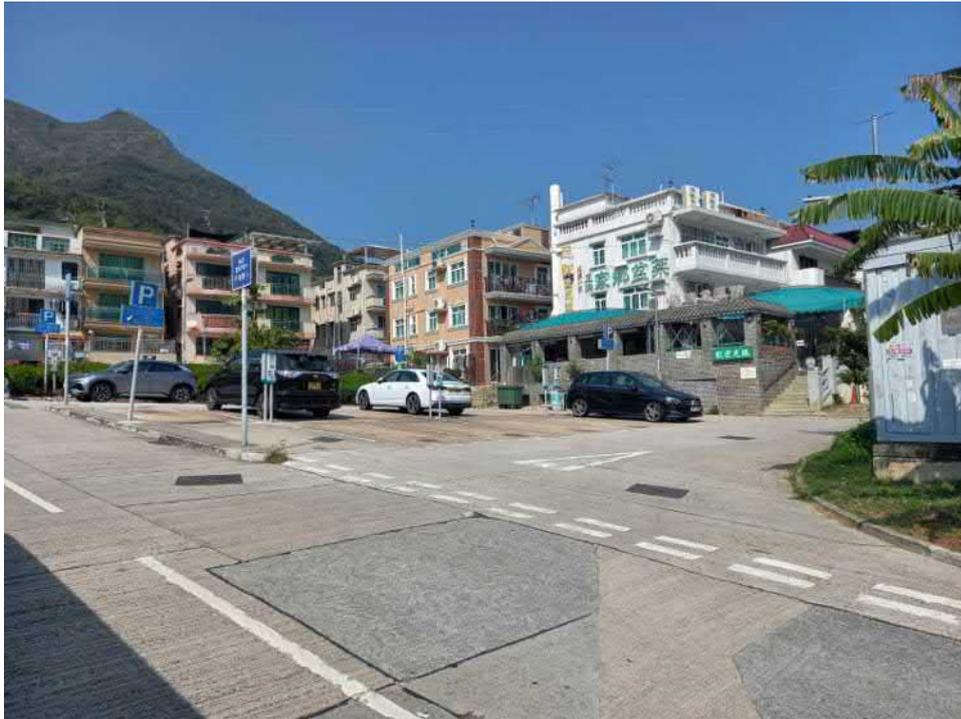
To: akycheng@pland.gov.hk  
Cc: [REDACTED]  
Bcc:  
Subject: Re: Planning Application No. A/NE-TK/770  
From: Wong Ronnie <[REDACTED]> - Thursday 03/02/2023 06:31 AM

Dear Aileen,

Attached please find the photos of the carparks mentioned in the previous email:

Carpark near the entrance of Tai Mei Tuk Village:





Carpark near Tai Mei Tuk bus stop:





For your reference, please.

Best regards,  
Ronnie Wong

從我的iPhone傳送

Wong Ronnie <[REDACTED]>於2023年2月28日 20:37寫道：

Dear Aileen,

Thank you for your email. For the comment from Transport Department, as there are two public carparks nearby, which located next to Tai Mei Tuk bus stop and Lung Mei Beach. Hence, no parking space is required for my application.

Regarding the comment from Geotechnical Engineering Office of the Civil Engineering and Development Department, time is required to confirm if the said criterion 1(i) of "GEO Advice Note for Planning Applications under Town Planning Ordinance (Cap. 131)" is met, and also the preparation of Geotechnical Planning Review Report (GPRR) (if affirmative).

As such, I would like to apply for a postpone of the meeting to two months for my better preparation of the required document.

Should you have any queries, please contact [REDACTED]  
[REDACTED]. Thank you.

Best regards,  
Wong Tin Lok (Ronnie)

**Appendix Ib of RNTPC  
Paper No. A/NE-TK/770A**

Urgent  Return receipt  Sign  Encrypt  Mark Subject Restricted  Expand personal&public groups



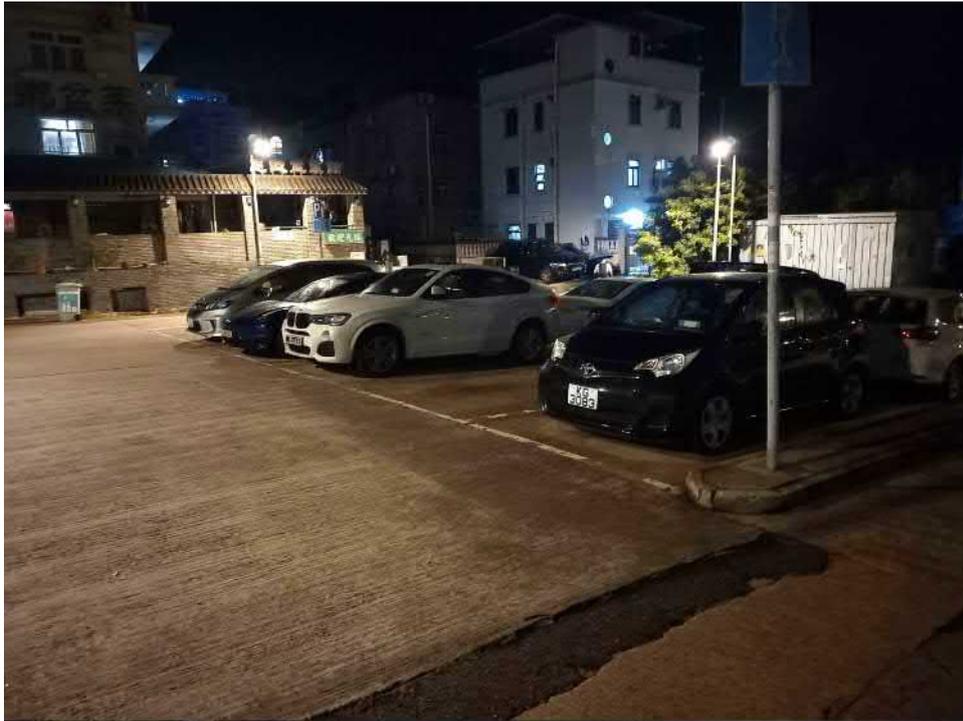
**To:** akycheng@pland.gov.hk  
**Cc:** [REDACTED]  
**Bcc:**  
**Subject:** Re: Planning Application No. A/NE-TK/770  
**From:** Wong Ronnie <[REDACTED]> - Wednesday 04/19/2023 10:11 PM

Dear Ms CHENG,

Regarding the comments from the Transport Department, I have attached two photos below, which showed at least 3 empty parking lots in the carpark near the entrance of Tai Mei Tuk Village at night (around 2100 hours on weekdays), which provided sufficient parking space to accommodate the parking issue. On the other hand, I believe the illegal parking issue is due to the visitors who come to Tai Mei Tuk Village during the weekend, which is not likely to bring a long term adverse inference to the local parking issue.

Regarding the carpark near Tai Mei Tuk Bus Terminus, the carpark is actually **within 3-minute walking distance** from the Tai Mei Tuk Village, which is definitely a reasonable distance for the villagers of Tai Mei Tuk village to park their car therein. In fact, some of the locals parked their cars in that carpark, which provided a large amount of parking space within a reasonable walking distance and solved the parking demand nearby. A photo is attached which showered plenty of empty parking lots at night (around 2100 hours).





Should you have any queries, please contact [REDACTED],  
thank you.

Best regards,  
Ronnie Wong

Urgent  Return receipt  Sign  Encrypt  Mark Subject Restricted  Expand personal&public groups



To: akycheng@pland.gov.hk

Cc: [REDACTED]

Bcc:

Subject: Re: Fw: Planning Application No. A/NE-TK/770

From: Wong Ronnie <[REDACTED]> - Wednesday 04/19/2023 10:16 PM

1 attachment



GPRR - WONG Tin-lok.pdf

Dear Ms CHENG,

Attached please find a draft of GPRR of my application for your kindly advise, please.

Should you have any queries, please do not hesitate to contact [REDACTED].

Thank you.

Best Regards  
Ronnie Wong.



**TROIKA ENGINEERING LTD.**  
**Design Consultant in Engineering**

**Geotechnical Planning Review Report**

for

Planning Application

of

NTEH

at Government Land near to Lot 607 in DD28, Tai Po, N.T.

April 2023

Flat D, 10<sup>th</sup> Floor, European Asian Bank Building, 749 Nathan Road, Kowloon

Tel: (852) 2395 0828 Fax: : (852) 2395 6332

E-Mail: [info@troikahk.net](mailto:info@troikahk.net) Web: [www.troikahk.net](http://www.troikahk.net)

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- 3. Desk Study and Background Information Search ..... 6
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## **APPENDIX**

Appendix A – Slope Information Record

Appendix B – Existing GI Record

Appendix C – Preliminary Site Formation Design

## 1. Introduction

Troika Engineering Limited is commissioned by the Applicant to submit the Geotechnical Planning Review Report to present geotechnical assessments to support the planning application for government Land near to Lot 607 in DD28, Tai Mei Tuk, Tai Po, N.T. to become a 3-storey New Territories Exempted House (NTEH).

The following geotechnical aspects are covered in this appraisal report:

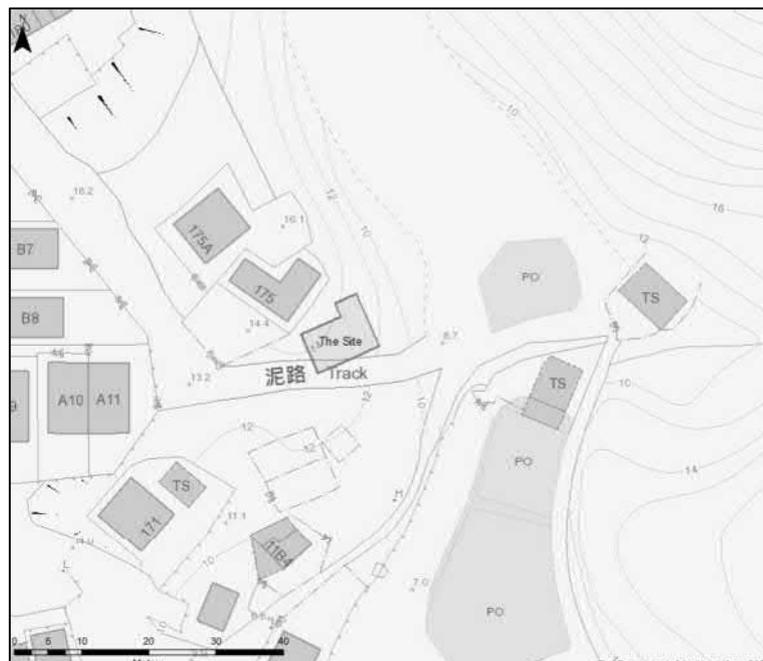
1. Desk study and background information search of existing structures and geotechnical features located in the vicinity of the site.
2. A review of the site conditions and findings of the geotechnical investigation.
3. Brief assessment of the geotechnical feasibility of this planning application.
4. A proposed scheme of site formation, slope upgrading works and/or mitigation measures which are likely to be carried out in connection with this planning application.

## 2. The Site

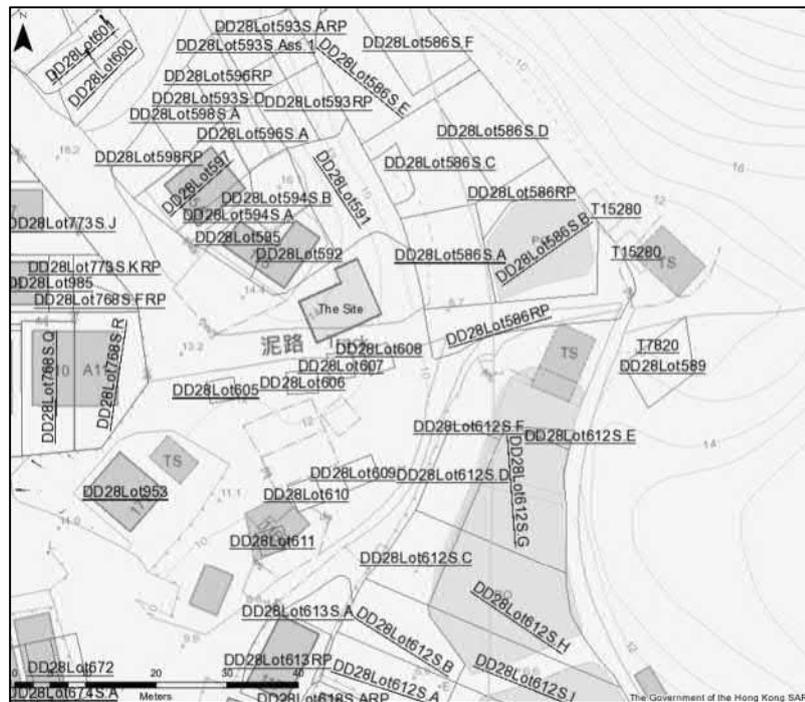
### 2.1 Site Description

The proposed lot for the project in question is perfectly shaped for the proposed NTEH, and the site is currently vacant. It is situated on a sloping ground that ranges from 15.98 mPD to 13mPD.

**Fig.1** and **Fig.2** below shows the location of the project site and the lots near to the site.



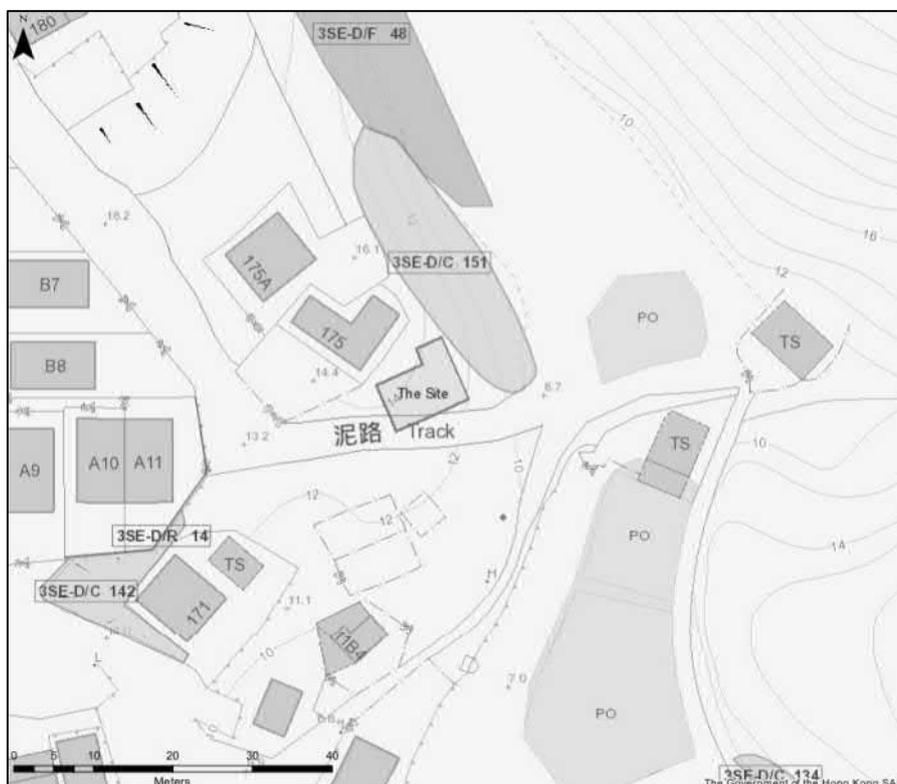
**Fig.1 Location Plan**



**Fig.2 Lot Index Plan**

## 2.2 Existing Geotechnical Features

According to the Slope Information System, there are four registered features are within the area of 50m away from the proposed Site. The registered feature layout plan is presented in the **Fig.3** below.



A brief description on these geotechnical features is given as follows. The information of these features extracted from GEO is presented in **Appendix A**.

Feature No. 3SE-D/C142

Feature No. 3SE-D/C142 is located at the southwest of the Site and 30m away from the Site. The feature is a 20m long cut slope with 3m high and a gradient of 25 deg. The slope is covered by vegetation on surface. The consequence-to-life category is 1 and GEO checking certificate to this feature was issued in 2010.

The maintenance responsibility of the feature is tabulated as follows:

Sub-division No.	Maintenance Party
1	Lot768Q in DD28
2	Lot768R in DD28
3	Lot953 in DD28

Considering the small-scale nature of the project and the distance between the proposed site and the feature, we do not anticipate any geotechnical effects from the proposed works on the feature, nor do we expect the site to be impacted by any failure of the feature.

Feature No. 3SE-D/R14

Feature No. 3SE-D/R14 is located at the west and southwest of the Site and 25m away from the Site. The feature is a 33m long RC retaining wall with 4m high. There are existing 225mm surface channel located at the toe and crest of the feature. The consequence-to-life category is 1 and GEO checking certificate to this feature was issued in 2014.

The maintenance responsibility of the feature is tabulated as follows:

Sub-division No.	Maintenance Party
1	Lot768Q in DD28
2	Lot768R in DD28

Considering the small-scale nature of the project and the distance between the proposed site and the feature, we do not anticipate any geotechnical effects from the proposed works on the feature, nor do we expect the site to be impacted by any failure of the feature.

Feature No. 3SE-D/F48

Feature No. 3SE-D/F48 is located at the north of the Site and 17m away from the Site. The feature is a 50m long fill slope with max. 10m high and a gradient of 45 deg. The slope is covered by vegetation on surface. The consequence-to-life category is 3.

The maintenance responsibility of the feature is tabulated as follows:

Sub-division No.	Maintenance Party
1	Lot585SB in DD28
2	Lot585SC in DD28
3	Lot585SG in DD28
4	Lot586SE in DD28
5	Lot586SC in DD28
6	Lot593RP in DD28
7	Lot593SC in DD28
8	Lot593SARP in DD28

Considering the small-scale nature of the project and the distance between the proposed site and the feature, we do not anticipate any geotechnical effects from the proposed works on the feature, nor do we expect the site to be impacted by any failure of the feature.

Feature No. 3SE-D/C151

Feature No. 3SE-D/C151 is located at the northeast of the Site and 1m away from the Site. The feature is a 63m long cut slope with max 9m high and a gradient of 26 deg. The slope is covered by vegetation on surface. The consequence-to-life category is 1.

The maintenance responsibility of the feature is tabulated as follows:

Sub-division No.	Maintenance Party
1	Lot591 in DD28
2	Lot593SD in DD28
3	Lot593RP in DD28
4	Lot586SC in DD28
5	Lot586SA in DD28
6	Lands Department

The close proximity between feature 3SE-D/C151 and the proposed site warrants a discussion on the potential geotechnical impact of the proposed development on the feature, as well as the likelihood of the development being affected by any failure of the feature. This will be addressed in the following section.

### **3. Desk Study and Background Information Search**

#### *3.1 Buildings Department*

We have searched record files in the Buildings Department concerning this site and we could not find any structural plans nor any site formation plans relating to this site.

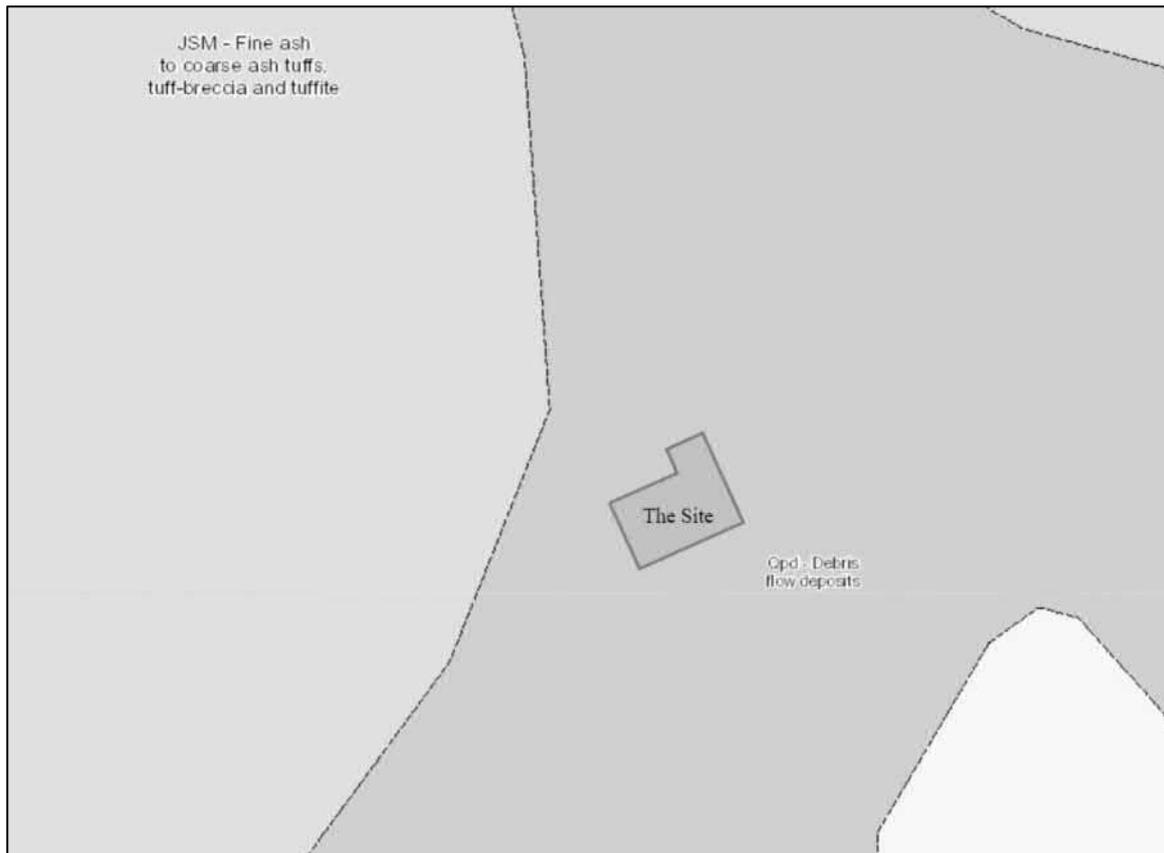
#### *3.2 Previous Ground Investigation Records at GIU*

Also, no records of study report on the adjacent feature 3SE-D/C151 or related to the study site are available.

### **4. Geotechnical Investigation Works**

#### *4.1 Outline of Site Geology*

The Hong Kong Geological Survey Map, Sheet 3 (1:20 000), Solid and Superficial Geology of Sheung Shui published by the GEO indicates that the site is underlain by Qpd (Debris Flow Deposit).



**Fig.4 Extract of Geological Map**

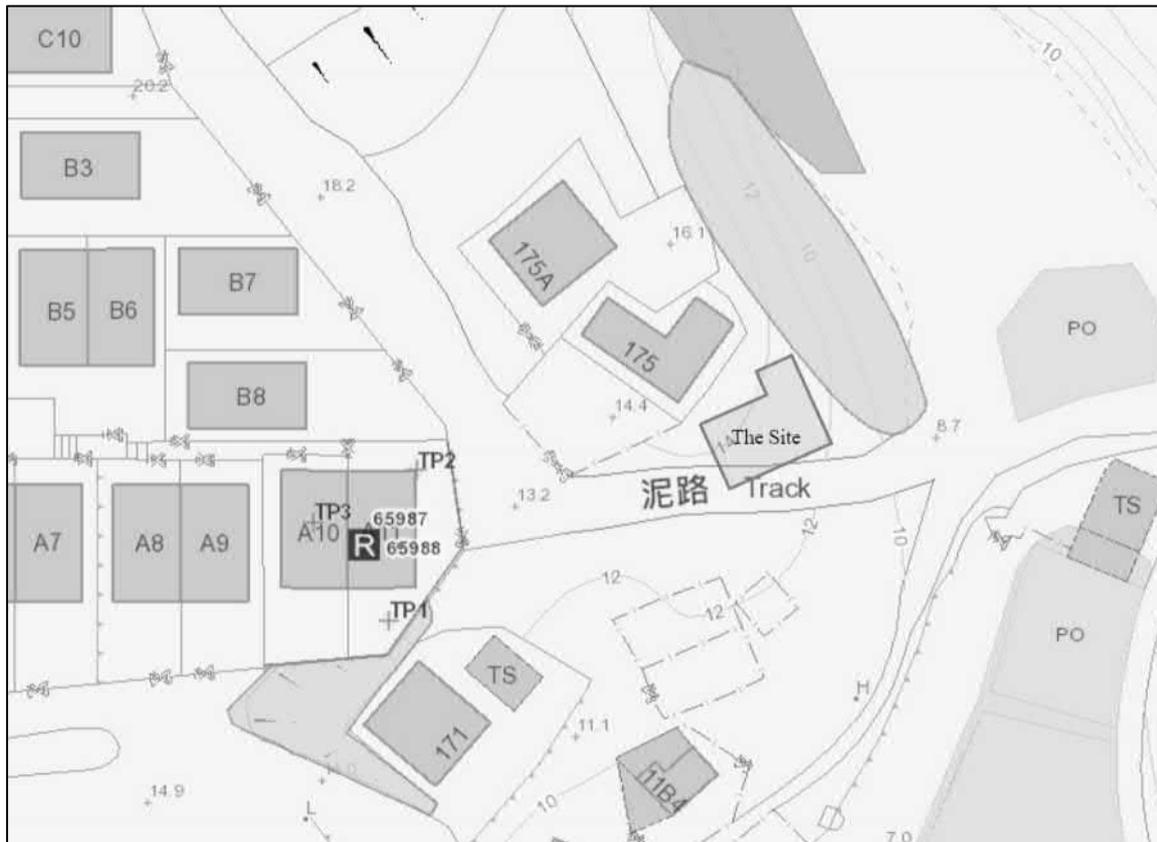
#### *4.2 Information Retrieval*

Existing information has been retrieved from GIU of GEO concerning the previous ground investigation works of the subject site and adjoining area. The obtained information is summarized below.

##### Information from GIU of GEO

There are three trial pits, TP1, TP2 and TP3, located at approx. 55m away from the site conducted in December 2008 by Winfield Engineering Co.. The report is appended in **Appendix B**.

Since the existing ground investigation (GI) information extracted from trial pits, is located considerably far away from the subject site, a new ground investigation works should be carried out to review the sub-surface condition of the site in detail in future studies.



**Fig.5 Existing GI Layout Plan**

## **5. Geotechnical Works**

The schematic geotechnical works for the proposed development are discussed below:

### *5.1 Proposed Site Formation Work*

To prevent any surcharge from the proposed building on the existing feature 3SE-D/C151, the proposed NTEH will be situated on a site formation level of +15.98mPD, with a 1m thick concrete footing at +13.00mPD. We anticipate that the proposed NTEH will not be impacted by any potential failure of 3SE-D/C151 in a view of travel angle.

The detailed site formation proposal will be submitted to Buildings Department for approval. The preliminary design for site formation works is given **Appendix C**.

## **6. Conclusion**

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

1. It is envisaged that the proposed planning application is geotechnically feasible since the footing of the proposed NTEH will be found at a considerably deep level that no additional adverse effect will be induced on the adjacent ground and geotechnical features.
2. The proposed NTEH will be rested on a site formation level of +15.98mPD, which is close to the existing level and no new retaining structure is required.

**Appendix A**  
**Slope Information Record**

## BASIC INFORMATION

Location: Tai Mei Tuk Village, Tai Po, N.T - Lot 768 s.Q, s.R, s.F R.P., s.K. ss1 & s.P in D.D.28

Registration Date: 19-01-2011

Ranking Score (NPRS): 0 (Notional)

Date of Formation: post-1977

Date of Construction/  
Modification: 19-08-2010

Modification:

Data Source: AP

Approximate Coordinates: Easting : 842264 Northing : 837252

## CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Residential building

Distance of Facility from Crest (m): 0

Facility at Toe: Residential building

Distance of Facility from Toe (m): 6

Consequence-to-life Category: 1

Remarks: N/A

## SLOPE PART

N/A

## WALL PART

(1) Max. Height (m): 4 Length (m): 33 Face Angle (deg): 90



## MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1	Private Feature	Party: DD28 LOT 768Q	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 30-01-2012
(2) Sub Div.: 2	Private Feature	Party: DD28 LOT 768R	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 30-01-2012

## DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 28-10-2010  
Data Source: AP  
Slope Part Drainage: N/A

Wall Part Drainage: (1) Position: Crest Size(mm): 225  
(2) Position: Toe Size(mm): 225

## SLOPE PART

N/A



## WALL PART

Wall Part (1)

Type of Wall: Wall Material: Concrete Wall Location: Retaining wall with level platform

Berm: No. of Berms: N/A Min. Berm Width (m): N/A

Weepholes: Size (mm): 75 Spacing (m): 1

## SERVICES

N/A



## CHECKING STATUS INFORMATION

Tagmark: SCS\_14906    Part: 0    Checking Status: Feature checked up to current standard    Checking Certificate No.: N/A

## BACKGROUND INFORMATION

GIU Cell Ref.: N/A

Map Sheet Reference (1:1000): N/A

Aerial Photos: N/A

Nearest Rainguage Station  
(Station Number): ()

Data Collected On: 28-10-2010

Date of Construction, Subsequent  
Modification and Demolition: N/A

Related Reports/Files or Documents: N/A

Remarks: N/A

Follow Up Actions: N/A



DH-Order (To Be Confirmed  
with Buildings Department): None

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

LPMIS: None

## **ENHANCED MAINTENANCE INFORMATION**

From Maintenance Department: (Last Updated Date: 26/09/2022)

**STAGE 1 STUDY REPORT**

Inspected On:

Weather:

District: N/A

Section No: 1-1

Height(m):

Type of Toe Facility: Residential building

Distance from Toe(m): 6

Type of Crest Facility: Residential building

Distance from Crest(m): 0

Consequence Category:

Engineering Judgement:

Section No: 2-2

Type of Toe Facility:

Distance from Toe(m):

Type of Crest Facility:

Distance from Crest(m):

Consequence Category:

Engineering Judgement:



Sign of Seepage:

Criterion A satisfied:

Sign of Distress:

Criterion D satisfied:

Non-routine maintenance required:

Note:

Masonry wall/Masonry facing:

Note:

Consequence category (for critical section):

Observations: N/A

Emergency Action Required:

Action By: N/A

### ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A

Action By: N/A

Further Study:

Action By: N/A

### OTHER EXTERNAL ACTION

Check / repair Services:

Action By: N/A

Non-routine Maintenance:

Action By: N/A

**PHOTO**







Slope Checking Status

Name	Value
SCS ID	SCS_14906
SCS Feature	3SE-D/R 14
SCS Part	0
SCS Status	1
Checking Status	Feature checked up to current standard
Check Cert	N/A
Feature Remark	N/A
Reviewer	LAM L.H. CARIE
GEO Reply	N/A
Last Update	23-04-2014
Easting	843911
Northing	824420
-----	-----
File Ref	GCME 3/5/9106/08
ERKS File Ref	ME-10-2010-4-9106/08
File Title	Tai Mei Tuk Tsuen, Tai Po - DD28 Lot768 SQ & SR
Project Type	Private



## BASIC INFORMATION

**Location:** Behind the NW side of House No. 171, Tai Mei Tuk Tsuen, Tai Po

**Registration Date:** 11-09-2007

**Ranking Score (NPRS):** 0 (LPMit)

**Date of Formation:** pre-1977

**Date of Construction/**

**Modification:**

**Data Source:** AP

**Approximate Coordinates:** Easting : 842253 Northing : 837241

## CONSEQUENCE-TO-LIFE CATEGORY

**Facility at Crest:** Residential building

**Distance of Facility from Crest (m):** 0

**Facility at Toe:** Residential building

**Distance of Facility from Toe (m):** 0

**Consequence-to-life Category:** 1

**Remarks:** N/A

## SLOPE PART

(1) Max. Height (m): 3 Length (m): 20 Average Angle (deg): 25

## WALL PART

N/A



**MAINTENANCE RESPONSIBILITY**

(1) Sub Div.: 1	Private Feature	Party: DD28 LOT 768Q	Agent: N/A	Land Cat.: 5a	Reason Code: 48	MR Endorsement Date: 07-09-2012
(2) Sub Div.: 1	Private Feature	Party: DD28 LOT 768R	Agent: N/A	Land Cat.: 5a	Reason Code: 48	MR Endorsement Date: 07-09-2012
(3) Sub Div.: 2	Private Feature	Party: DD28 LOT 953	Agent: N/A	Land Cat.: 5a	Reason Code: 48	MR Endorsement Date: 07-09-2012

**DETAILS OF SLOPE / RETAINING WALL**

Date of Inspection: 28-10-2010  
 Data Source: AP  
 Slope Part Drainage: N/A

Wall Part Drainage: N/A

**SLOPE PART**

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



**WALL PART**

N/A

**SERVICES**

N/A



## CHECKING STATUS INFORMATION

Tagmark: SCS\_11245    Part: 0    Checking Status: Feature modified/upgraded to current standard    Checking Certificate No.: N/A

## BACKGROUND INFORMATION

GIU Cell Ref.: N/A

Map Sheet Reference (1:1000): N/A

Aerial Photos: N/A

Nearest Rainguage Station  
(Station Number): ()

Data Collected On: 28-10-2010

Date of Construction, Subsequent  
Modification and Demolition: N/A

Related Reports/Files or Documents: N/A

Remarks: N/A

Follow Up Actions: N/A



DH-Order (To Be Confirmed  
with Buildings Department): None

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

LPMIS: None

## **ENHANCED MAINTENANCE INFORMATION**

From Maintenance Department: (Last Updated Date: 26/09/2022)

**STAGE 1 STUDY REPORT**

Inspected On:

Weather:

District: N/A

Section No: 1-1

Height(m):

Type of Toe Facility: Residential building

Distance from Toe(m): 0

Type of Crest Facility: Residential building

Distance from Crest(m): 0

Consequence Category:

Engineering Judgement:

Section No: 2-2

Type of Toe Facility:

Distance from Toe(m):

Type of Crest Facility:

Distance from Crest(m):

Consequence Category:

Engineering Judgement:



Sign of Seepage:

Criterion A satisfied:

Sign of Distress:

Criterion D satisfied:

Non-routine maintenance required:

Note:

Masonry wall/Masonry facing:

Note:

Consequence category (for critical section):

Observations: N/A

Emergency Action Required:

Action By: N/A

### ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A

Action By: N/A

Further Study:

Action By: N/A

### OTHER EXTERNAL ACTION

Check / repair Services:

Action By: N/A

Non-routine Maintenance:

Action By: N/A

**PHOTO**







Slope Checking Status

Name	Value
SCS ID	SCS_11245
SCS Feature	3SE-D/C 142
SCS Part	0
SCS Status	5
Checking Status	Feature modified/upgraded to current standard
Check Cert	N/A
Feature Remark	N/A
Reviewer	LAM L.H. CARIE
GEO Reply	2010/11/29
Last Update	23-04-2014
Easting	842259
Northing	837245
-----	-----
File Ref	GCME 3/5/9106/08
ERKS File Ref	ME-10-2010-4-9106/08
File Title	Tai Mei Tuk Tsuen, Tai Po - DD28 Lot768 SQ & SR
Project Type	Private



## BASIC INFORMATION

Location: 300m East of Wong Chuk Tsuen, Tai Mei Tuk, Tai Po

Registration Date: 06-09-2018

Ranking Score (NPRS): 0 (Notional)

Date of Formation: post-1977

Date of Construction/  
Modification:

Data Source: Project Office

Approximate Coordinates: Easting : 842295 Northing : 837282

## CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Undeveloped green belt

Distance of Facility from Crest (m): 0

Facility at Toe: Residential building

Distance of Facility from Toe (m): 2

Consequence-to-life Category: 1

Remarks: N/A

## SLOPE PART

(1) Max. Height (m): 9 Length (m): 63 Average Angle (deg): 26

## WALL PART

N/A



**MAINTENANCE RESPONSIBILITY**

(1) Sub Div.: 1	Mixed Feature	Party: DD28 LOT 591	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 13-05-2020
(2) Sub Div.: 2	Mixed Feature	Party: DD28 LOT 593 S.D	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 13-05-2020
(3) Sub Div.: 3	Mixed Feature	Party: DD28 LOT 593 RP	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 13-05-2020
(4) Sub Div.: 4	Mixed Feature	Party: DD28 LOT 586 S.C	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 13-05-2020
(5) Sub Div.: 5	Mixed Feature	Party: DD28 LOT 586 S.A	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 13-05-2020
(6) Sub Div.: 6	Mixed Feature	Party: Lands D	Agent: Lands D	Land Cat.: 5b(vi)	Reason Code: 62	MR Endorsement Date: 13-05-2020

**DETAILS OF SLOPE / RETAINING WALL**

Date of Inspection: 10-01-2018  
 Data Source: Project Office  
 Slope Part Drainage: N/A

Wall Part Drainage: N/A

**SLOPE PART**

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



**WALL PART**

N/A

**SERVICES**

N/A



**CHECKING STATUS INFORMATION**

N/A

**BACKGROUND INFORMATION**

GIU Cell Ref.: N/A

Map Sheet Reference (1:1000): N/A

Aerial Photos: N/A

Nearest Rainguage Station (Station Number): ()

Data Collected On: 10-01-2018

Date of Construction, Subsequent Modification and Demolition: N/A

Related Reports/Files or Documents: N/A

Remarks: N/A

Follow Up Actions: N/A



DH-Order (To Be Confirmed  
with Buildings Department):    None

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

LPMIS:    Agreement No.: CE63/2019    Report No.: /

### **ENHANCED MAINTENANCE INFORMATION**

From Maintenance Department: (Last Updated Date: 26/09/2022)

**STAGE 1 STUDY REPORT**

Inspected On:

Weather:

District: N/A

Section No: 1-1

Height(m):

Type of Toe Facility: Residential building

Distance from Toe(m): 2

Type of Crest Facility: Undeveloped green belt

Distance from Crest(m): 0

Consequence Category:

Engineering Judgement:

Section No: 2-2

Type of Toe Facility:

Distance from Toe(m):

Type of Crest Facility:

Distance from Crest(m):

Consequence Category:

Engineering Judgement:



Sign of Seepage:

Criterion A satisfied:

Sign of Distress:

Criterion D satisfied:

Non-routine maintenance required:

Note:

Masonry wall/Masonry facing:

Note:

Consequence category (for critical section):

Observations: N/A

Emergency Action Required:

Action By: N/A

**ACTION TO INITIATE PREVENTIVE WORKS**

Criterion A/Criterion D: N/A

Action By: N/A

Further Study:

Action By: N/A

**OTHER EXTERNAL ACTION**

Check / repair Services:

Action By: N/A

Non-routine Maintenance:

Action By: N/A

## eLPMIS

### LPM/LPMit Details Report

LPM Study Feature No.: 3SE-D/C 151

Location: 300m East of Wong Chuk Tsuen, Tai Mei Tuk, Tai Po

District Council: Tai Po

Maintenance Responsibility (At the Time of Selection): Mixed

Responsible Party for Maintenance of Government Portion: Lands D

Private Lot No.: DD28 LOT 586 S.A, DD28 LOT 586 S.C, DD28 LOT 591, DD28 LOT 593 RP, DD28 LOT 593 S.D

### LPM/LPMit Study

Agreement No.: CE63/2019

Study Type: Stage 2 Study

Consultant: Mannings-ESA Joint Venture

GEO Managing Section / Engineer: SS / SS2

Study Status: Study terminated - Feature/catchment currently under redevelopment, being studied or being upgraded by other parties

Design Approach: N/A

Option Assessment Accepted: N

Study Report No.: /

Programme / Actual Commencement: N/A

Programme / Actual Completion: N/A

Report Recommendation (For Stage 2 Study): N/A

District Check Status: N/A

Checking Certificate No.: N/A

GEO Engineer's Remarks: N/A

### LPM/LPMit Works

Works Contract No.: N/A

GEO Managing Section / Engineer: N/A / N/A

Contractor: N/A

Progress Status: N/A

Reason of Study Termination / Works Deletion (If Necessary): N/A

Forecast Commencement Date: N/A

Forecast Completion Date: N/A

Completion Cert. Issued: N/A

Site Handed Over to Maintenance Department on: N/A

Estimated Cost for Upgrading (HK\$M): N/A

Maintenance Manual No.: N/A

Actual Works: N/A

No. of Tree Felled: N/A

No. of Tree Planted (Incl. Transplant): N/A

% Bare of Slope Surfacing: N/A

% Vegetated of Slope Surfacing: N/A

% Shotcrete of Slope Surfacing: N/A

Other Hard Surface of Slope Surfacing: N/A

**PHOTO**







## BASIC INFORMATION

Location: Lot No. 591 in DD28, Tai Mei Tuk, Pak Sin Wu, Tai Po

Registration Date: 31-08-2011

Ranking Score (NPRS): 0 (EI)

Date of Formation: pre-1977

Date of Construction/  
Modification:

Data Source: EI(Lands D)

Approximate Coordinates: Easting : 842287 Northing : 837310

## CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Lightly-used open area/facilities

Distance of Facility from Crest (m): 0

Facility at Toe: Catchwater-Group 5 facilities

Distance of Facility from Toe (m): 0

Consequence-to-life Category: 3

Remarks: N/A

## SLOPE PART

(1) Max. Height (m): 10 Length (m): 50 Average Angle (deg): 45

## WALL PART

N/A

**MAINTENANCE RESPONSIBILITY**

(1) Sub Div.: 1	Mixed Feature	Party: DD28 LOT 585 S.B	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 17-09-2019
(2) Sub Div.: 2	Mixed Feature	Party: DD28 LOT 585 S.C	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 17-09-2019
(3) Sub Div.: 3	Mixed Feature	Party: DD28 LOT 586 S.G	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 17-09-2019
(4) Sub Div.: 4	Mixed Feature	Party: DD28 LOT 586 S.E	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 17-09-2019
(5) Sub Div.: 5	Mixed Feature	Party: DD28 LOT 586 S.C	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 17-09-2019
(6) Sub Div.: 6	Mixed Feature	Party: DD28 LOT 593 RP	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 17-09-2019
(7) Sub Div.: 7	Mixed Feature	Party: DD28 LOT 593 S.C	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 17-09-2019
(8) Sub Div.: 8	Mixed Feature	Party: DD28 LOT 593 S.A RP	Agent: N/A	Land Cat.: 1	Reason Code: 1	MR Endorsement Date: 17-09-2019
(9) Sub Div.: 9	Mixed Feature	Party: Lands D	Agent: Lands D	Land Cat.: 5b(vi)	Reason Code: 62	MR Endorsement Date: 17-09-2019

**DETAILS OF SLOPE / RETAINING WALL**

Date of Inspection: 15-05-2013  
 Data Source: EI(Lands D)  
 Slope Part Drainage: N/A

Wall Part Drainage: N/A

**SLOPE PART**

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



**WALL PART**

N/A

**SERVICES**

N/A



**CHECKING STATUS INFORMATION**

N/A

**BACKGROUND INFORMATION**

GIU Cell Ref.: N/A

Map Sheet Reference (1:1000): N/A

Aerial Photos: N/A

Nearest Rainguage Station (Station Number): ()

Data Collected On: 15-05-2013

Date of Construction, Subsequent Modification and Demolition: N/A

Related Reports/Files or Documents: N/A

Remarks: N/A

Follow Up Actions: N/A



DH-Order (To Be Confirmed  
with Buildings Department): None

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

LPMIS: None

## **ENHANCED MAINTENANCE INFORMATION**

From Maintenance Department: (Last Updated Date: 26/09/2022)

**STAGE 1 STUDY REPORT**

Inspected On:

Weather:

District: N/A

Section No: 1-1

Height(m):

Type of Toe Facility: Catchwater-Group 5 facilities

Distance from Toe(m): 0

Type of Crest Facility: Lightly-used open area/facilities

Distance from Crest(m): 0

Consequence Category:

Engineering Judgement:

Section No: 2-2

Type of Toe Facility:

Distance from Toe(m):

Type of Crest Facility:

Distance from Crest(m):

Consequence Category:

Engineering Judgement:



Sign of Seepage:

Criterion A satisfied:

Sign of Distress:

Criterion D satisfied:

Non-routine maintenance required:

Note:

Masonry wall/Masonry facing:

Note:

Consequence category (for critical section):

Observations: N/A

Emergency Action Required:

Action By: N/A

**ACTION TO INITIATE PREVENTIVE WORKS**

Criterion A/Criterion D: N/A

Action By: N/A

Further Study:

Action By: N/A

**OTHER EXTERNAL ACTION**

Check / repair Services:

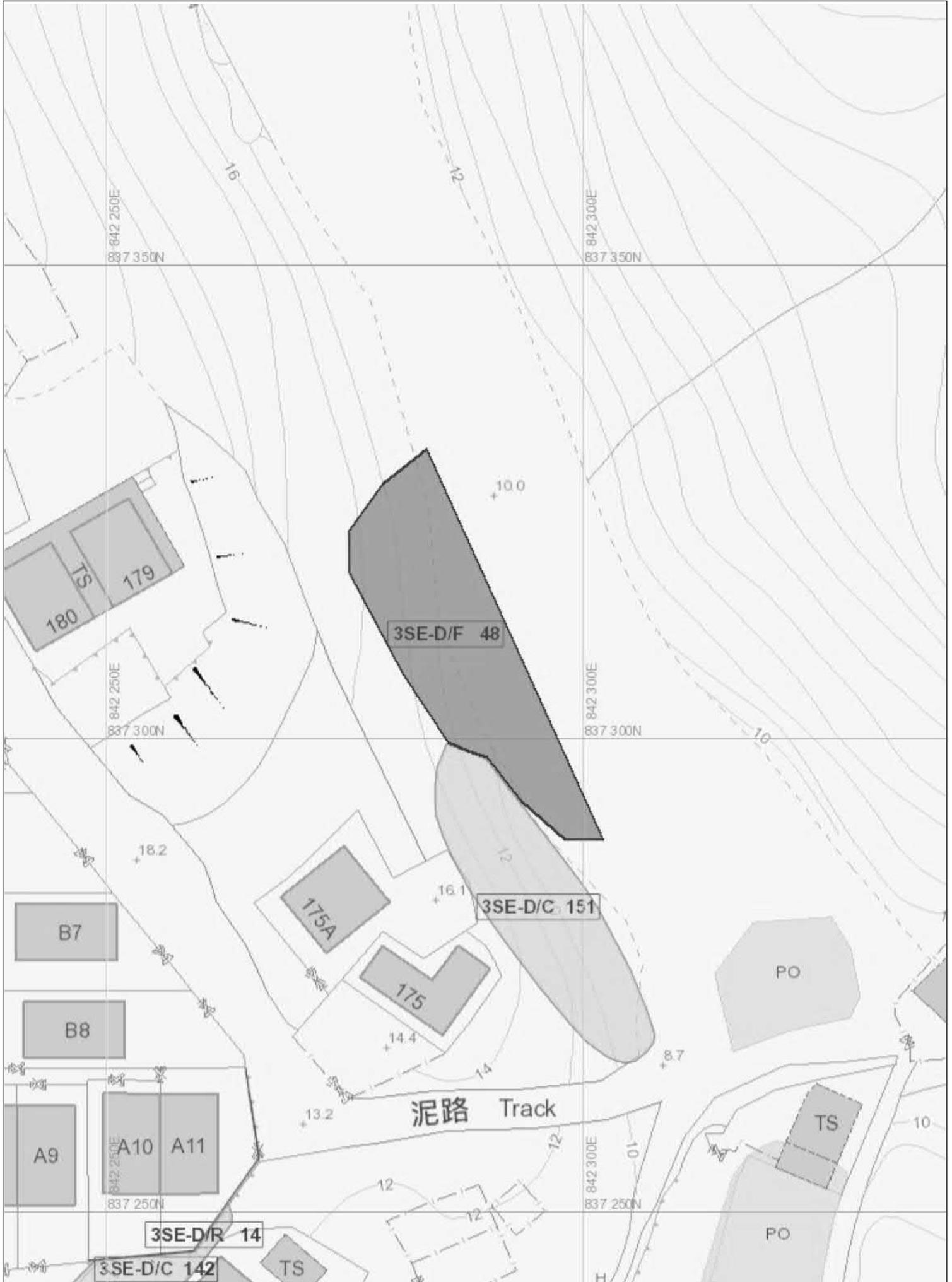
Action By: N/A

Non-routine Maintenance:

Action By: N/A

**PHOTO**





**Appendix B**  
**Existing GI Record**

65987

GCME 3/5 / 9106 / 08 PEZ

GEOTECHNICAL INFORMATION UNIT
-9 MAY 2018 9.5.18
RECEIVED

f (4)

GROUND INVESTIGATION WORKS AT  
LOT 768 S.Q & S.R IN DD28, TAI MEI TUK,  
TAI PO, N.T.

FINAL FIELDWORK REPORT

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

GEOTECHNICAL INFORMATION UNIT	
Report No.	65987
AREA Ref.	



For related reports(s),  
please refer to GIS-GILS

CONTRACTOR  
Winfield Engineering Co.

Date: 31st July 2008

**GROUND INVESTIGATION WORKS AT  
LOT 768 S.Q & S.R IN DD28, TAI MEI TUK,  
TAI PO, N.T.**

**FINAL FIELDWORK REPORT**

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---------	---

**Appendices**

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Appendix 2	- Material Code for Log Legend
Appendix 3	- Trial Pit Records
Appendix 4	- Trial Pit Photographs
Appendix 5	- Installation Details of Standpipe and Response Test Record
Appendix 6	- Groundwater Monitoring Records
Appendix 7	- Investigation Station Location Plan
Appendix 8	- Certificate of Compliance / Certificate of Supervision



**SITE LOCATION PLAN**

**GROUND INVESTIGATION WORKS AT  
LOT 768 S.Q & S.R IN DD28, TAI MEI TUK,  
TAI PO, N.T.**

**Scale: NA**

**Date: July 2008**

**Drawing No.: NA**

**GROUND INVESTIGATION WORKS AT  
LOT 768 S.Q & S.R IN DD28, TAI MEI TUK,  
TAI PO, N.T.**

**FINAL FIELDWORK REPORT**

**1. INTRODUCTION**

In July 2008, Winfield Engineering Co. was appointed as the registered specialist contractor (Ground Investigation Fieldworks Category) for carrying out the ground investigation works for "G.I. Works at Lot 768 S.Q & S.R in DD28, Tai Mei Tuk, Tai Po, N.T. ".

The ground investigation works for excavation of three trial pits were carried out during the period of 16<sup>th</sup> July 2008 to 18<sup>th</sup> July 2008. This report presents the results of the works.

**2. THE SITE**

This site location is at Lot 768 S.Q & S.R in DD28, Tai Mei Tuk, Tai Po, N.T. (See Site Location Plan) and bounded within the following co-ordinates:

842252 E	837248 N
842252 E	837263 N
842262 E	837248 N
842262 E	837263 N

The locations of the investigation Stations are shown in **Appendix 5** and the survey records are shown in Table 1.

**3. GEOLOGY**

The 1:20000 scale HGM 20 series geological map of Hong Kong Sheet 3 (Sheung Shui, Edition 1, 1991) indicates that the site is underlain by Upper Jurassic to Lower Cretaceous coarse ash crystal TUFF. The findings of the ground investigation works are generally in accordance with the geological map.

For a full description of the materials encountered, reference should be made to the individual trial pit records given in **Appendix 3**.

**4. FIELDWORK**

**4.1 Scope of the Works**

The fieldworks consist of the following:

- Excavation of three trial pits by hand tools at each location (nos. TP1 to TP3).
- Backfilling of all trial pits.

**4.2 Investigation Station Locations and Levels**

The investigation stations were set out at the locations agreed with the Engineer. The as-built co-ordinates and ground levels of each station are given in **Table 1**. The locations were shown in the Investigation Station Location Plan (**Appendix 5**).

**4.3 Trial Pits**

Trial pits were excavated manually using hand tools.

The trial pits were excavated to expose the underground materials for inspection. Undisturbed samples (U76) were obtained at the specified depths instructed by the Engineer. Trial pits were inspected and logged and the results are reported in the Trial Pit Record in **Appendix 3**. Record photographs taken on each side of the trial pits are presented in **Appendix 4**.

**GROUND INVESTIGATION WORKS AT  
LOT 768 S.Q & S.R IN DD28, TAI MEI TUK,  
TAI PO, N.T.**

**FINAL FIELDWORK REPORT**

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

**4.4 Instrumentation and Groundwater Monitoring**

Standpipes were installed in all trial pits (nos. TP1 to TP3) at depths as specified by the consultant's engineer on site. After installation, a response test was carried out to ensure proper functioning of the instruments. The instrumentation details and 7-day water monitoring record is presented in **Appendix 5** and **Appendix 6** respectively.

**4.5 Rock and Soil Descriptions**

The soil and rock encountered in the trial pits have been described in accordance with the general principles given in Geoguide 3 – Guide to Rock and Soil Descriptions (GEO, 2000) with the exception of the use of Munsell Colour Charts.

The checklist for the Soil & Rock description system recommended in Geoguide 3 is presented in **Appendix 1**. The legend used on the trial pit logs is shown in **Appendix 2**.

**4.6 Photography**

Photographs for the trial pits were included in **Appendix 4**. The reference board shown in the photographs gives details of the photographs contents.

**4.7 Surveying**

The location of investigation stations was surveyed using theodolite and the results are related to the Hong Kong Grid System 1980. The co-ordinates and the levels of these investigation stations are presented on the relevant records and are summarized in **Table 1**.

**5. DIGITAL RECORDS**

**5.1 Method**

Both the preliminary and final trial pit records have been produced using gINT (Windows version 5.1), a commercially available software package capable of providing the ground investigation data in ASCII digital format.

**6. REFERENCES**

- AGS (1994): 'Electronic Transfer of Geotechnical Data from Ground Investigations'. Association of Geotechnical Specialists, UK.
- GEO (1988): 'Guide to Rock and Soil Descriptions. Geoguide 3.' Geotechnical Engineering Office, Hong Kong.
- GEO (1990): 'Guide to Site Investigation. Geoguide 2.' Geotechnical Engineering Office, Hong Kong.
- GEO (1991): 'Hong Kong Geological Survey, Solid and Superficial Geology Map of Sheung Shui (Sheet 3), Series HGM20, Edition 1.' Geotechnical Engineering Office, Hong Kong.

**TABLE**

**Table 1**  
Investigation Station Co-ordinates and Levels

**GROUND INVESTIGATION WORKS AT  
LOT 768 S.Q & S.R IN DD28, TAI MEI TUK,  
TAI PO, N.T.**

**FINAL FIELDWORK REPORT**

Table 1 - Investigation Station Co-ordinates and Levels

Station Number	Easting	Northing	Ground Level/ Reference Level (mPD)	Remark
TP1	842259.28	837248.98	+13.55	
TP2	842261.74	837262.50	+15.03	
TP3	842252.48	837257.84	+15.51	

## APPENDICES

**Appendix 1**  
Checklist for Rock and Soil Descriptions

# CHECKLIST FOR SOIL DESCRIPTION

GEOTECHNICAL ENGINEERING OFFICE, HKSAR

## 1. STRENGTH (Compactness & Consistency)

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

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

## 2. COLOUR

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

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

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

State whether sample was wet or dry when described.

## 3. PARTICLE SHAPE & COMPOSITION

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

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

## 4. STRUCTURE

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

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

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

## 5. WEATHERING

### Soils Derived from Insitu Weathering of Rocks

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

### Sedimentary (Transported) Soils

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

Fine Soils: Describe overall discoloration of soil where apparent.

## 6. SOIL NAME

### A. Basic Soil Types

Soil Type	Particle Sizes (mm)	Identification
BOULDERS	> 200	Only seen complete in pits or exposures. Often difficult to recover from boraholes.
COBBLES	60 - 200	Easily visible to naked eye; particle shape and grading can be described.
GRAVELS	Coarse 20 - 60	Well-graded: wide range of grain sizes.
	Medium 6 - 20	Poorly-graded; not well-graded (split further into uniform or gap-graded).
	Fine 2 - 6	Visible to naked eye; very little or no cohesion; grading can be described.
SANDS	Coarse 0.8 - 2	May be well-graded or poorly-graded (uniform or gap-graded) as for gravel.
	Medium 0.2 - 0.6	Only coarse silt barely visible to naked eye; exhibits little plasticity and marked dilatancy; slightly granular or silky to the touch. Disintegrates in water; lumps dry quickly; possesses cohesion but can be powdered easily between fingers.
	Fine 0.06 - 0.2	Dry lumps can be broken by hand but not powdered between the fingers. Disintegrates in water more slowly than silt; smooth to the touch; exhibits plasticity but no dilatancy; sticks to the fingers and dries slowly; shrinks appreciably on drying, usually showing cracks. These properties more noticeable with increasing plasticity.
SILTS	Coarse 0.02 - 0.06	Contains much organic vegetable matter; often has a noticeable smell and changes colour on oxidation.
	Medium 0.006 - 0.02	
	Fine 0.002 - 0.005	
CLAYS	< 0.002	Predominantly plant remains; usually dark brown or black in colour, often with distinctive smell; low bulk density.
ORGANIC CLAYS, SILTS OR SANDS	varies	
PEATS	varies	

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

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

<sup>A</sup> Full name of finer material should be given (see examples below).

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

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

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

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

## 7. DISCONTINUITIES

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

## 8. ADDITIONAL GEOLOGICAL INFORMATION

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

### NOTES:

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

# CHECKLIST FOR ROCK DESCRIPTION

GEOTECHNICAL ENGINEERING OFFICE, HKSAR

## 1. STRENGTH

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

## 2. COLOUR

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

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

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

State whether sample was wet or dry when described.

## 3. TEXTURE/FABRIC

**Texture Terms** (Applicable Mainly to Igneous Rocks)

Equigranular, Inequigranular, Megacrystic, Porphyritic, Crystalline, Cryptocrystalline, Aphanitic

**Fabric**

Describe preferred orientation of grains/crystals where apparent.

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

## 4. MATERIAL WEATHERING/ALTERATION

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

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

**Disintegration**

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

**Alteration**

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

## 5. ROCK NAME (Including Grain Size)

Igneous	: Coarse- (5-20 mm), Medium- (2-5 mm) & Fine- (0.05-2 mm) grained GRANITE; GRANODIORITE. Very Fine-grained (< 0.05 mm) RHYOLITE; BASALT. (Common types only, see Geoguide 3 for others).
Pyroclastic	: PYROCLASTIC BRECCIA (> 50 mm), Lapilli TUFF (2-50 mm), Coarse ash TUFF (0.05-2 mm), Fine ash TUFF (< 0.05 mm).
Metamorphic	: Foliated - SCHIST (> 0.05 mm), PHYLLITE (< 0.05 mm). Non-foliated - MARBLE, QUARTZITE, FAULT BRECCIA.
Sedimentary	: CONGLOMERATE, BRECCIA (> 2 mm), SANDSTONE (0.05-2 mm), MUDSTONE (< 0.05 mm) = SILTSTONE (0.002-0.05 mm) + CLAYSTONE (< 0.002 mm). (Common types only).

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

## 6. STRUCTURE

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

**Spacing of Planar Structures**  
 Very thick (> 2 m), Thick (0.5-2 m), Medium (200-500 mm), Thin (50-200 mm), Very thin (20-50 mm), Thickly-laminated (Sedimentary) (5-20 mm) or Narrow (Igneous, Metamorphic) (5-20 mm), Thinly-laminated (Sedimentary) (< 5 mm) or Very narrow (Igneous, Metamorphic) (< 5 mm).  
 Examples: Thickly-bedded SANDSTONE. Narrowly flow-banded RHYOLITE.

## 7. DISCONTINUITIES

**Nature** (Type of Discontinuity)

Fault zone	Cleavage	Fissure	Bedding
Fault	Schistosity	Tension crack	
Joint	Shear plane	Foliation	

**Location and Orientation**

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

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

**Spacing**

Extremely widely-spaced (> 5 m), Very widely-spaced (2-5 m), Widely-spaced (0.5-2 m), Medium-spaced (200-500 mm), Closely-spaced (50-200 mm), Very closely-spaced (20-50 mm), Extremely closely-spaced (< 20 mm).

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

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

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

**Roughness**

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

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

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

**Aperture Size**

Wide (> 200 mm), Moderately wide (50-200 mm), Moderately narrow (20-50 mm), Narrow (5-20 mm), Very narrow (2-5 mm), Extremely narrow (> 0-2 mm), Tight (zero).

**Infilling** (Nature)

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

Give full description of infill materials/minerals where appropriate.

**Seepage**

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

**Fracture State**

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

## 8. MASS WEATHERING

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

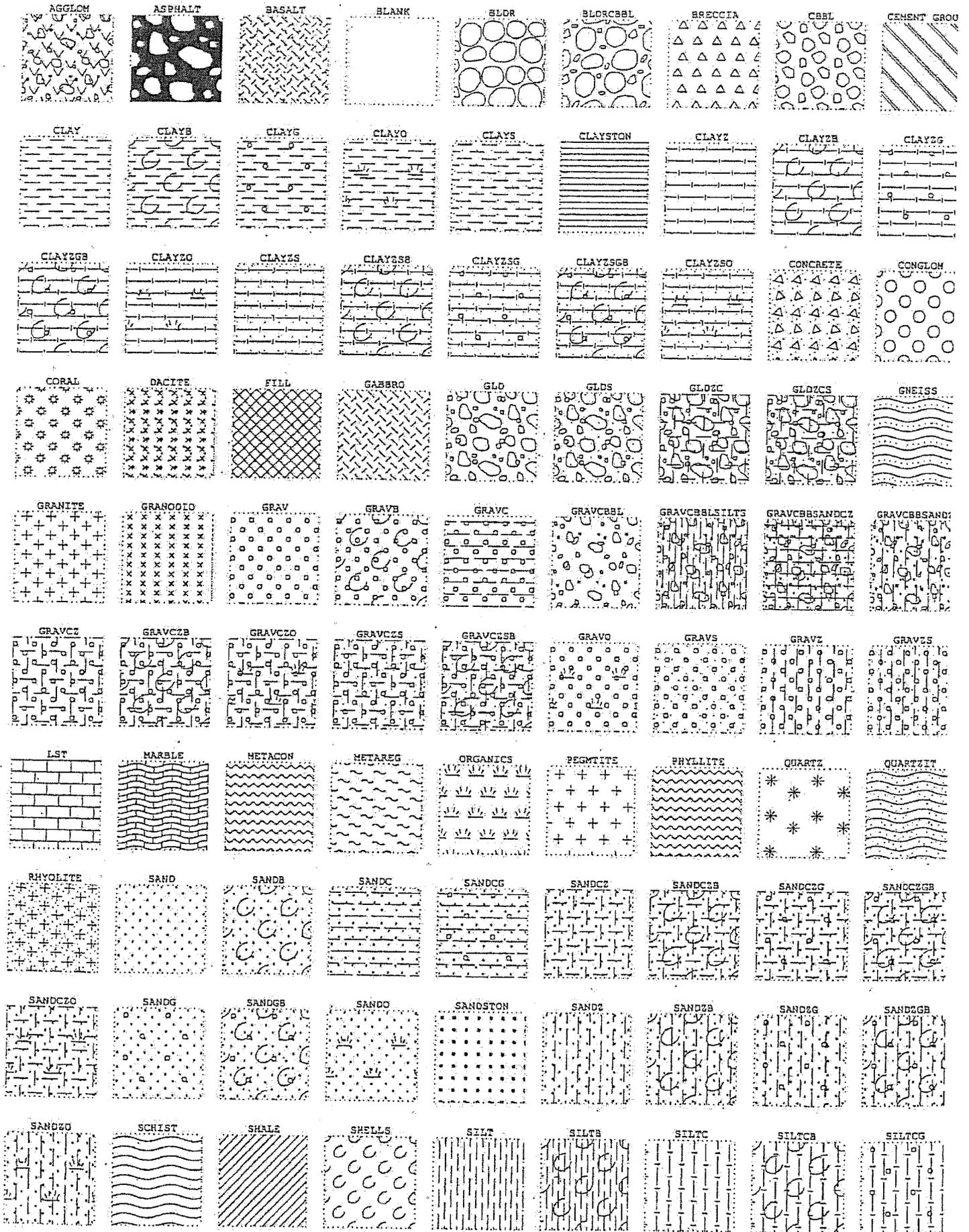
## 9. ADDITIONAL GEOLOGICAL INFORMATION

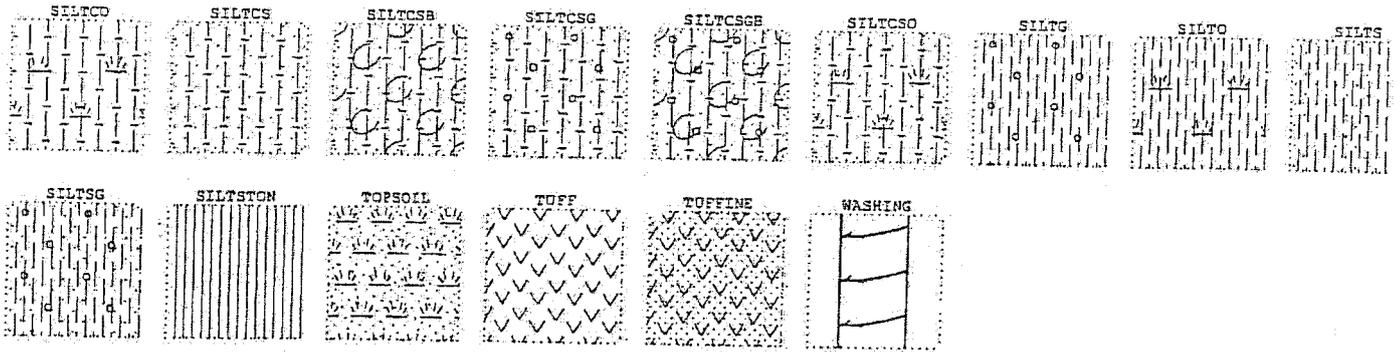
Record geological formation name if known. Avoid conjecture. Refer to HKGS maps & memoirs for further information.

**NOTES:**

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

**Appendix 2**  
Material Code for Log Legend





Name	Description
AGGLOM	PYROCLASTIC BRECCIA
ASPHALT	ASPHALT
BASALT	BASALT
BLANK	NO RECOVERY
BLDR	BOULDERS
BLDRCBBL	BOULDERS and COBBLES
BRECCIA	SEDIMENTARY BRECCIA
CBBL	COBBLE
CEMENT GROUT	Cement Grout
CLAY	CLAY
CLAYB	CLAY with shell fragments
CLAYG	Gravelly CLAY
CLAYO	CLAY with Peats
CLAYS	Sandy CLAY
CLAYSTON	CLAYSTONE / MUDSTONE
CLAYZ	Silty CLAY
CLAYZB	Silty CLAY with shells
CLAYZG	Silty CLAY with gravel
CLAYZGB	Silty CLAY with gravel and shell fragments
CLAYZO	Silty CLAY with peats
CLAYZS	Sandy silty CLAY
CLAYZSB	Sandy silty CLAY with shells
CLAYZSG	Sandy silty CLAY with gravel
CLAYZSGB	Sandy silty CLAY with gravel and shells
CLAYZSO	Sandy silty CLAY with peats
CONCRETE	CONCRETE
CONGLOM	CONGLOMERATE
CORAL	CORAL, NOT USED
DACITE	DACITE / LATITE / ANDESITE / TRACHYTE / TRACHYANDESITE
FILL	FILL (made ground)
GABBRO	GABBRO / LAMPROPHYRE
GLD	GRAVEL, COBBLES and BOULDERS
GLDS	GRAVEL, COBBLES and BOULDERS with sand
GLDZC	GRAVEL, COBBLES and BOULDERS with silt and clay
GLDZCS	GRAVEL, COBBLES and BOULDERS with sand, silt and clay
GNEISS	GNEISS
GRANITE	GRANITE
GRANODIO	GRANODIORITE / SYENITE / MONZONITE
GRAV	GRAVEL
GRAVB	GRAVEL with shell fragments
GRAVC	Clayey GRAVEL
GRAVCBBL	GRAVEL and COBBLES
GRAVCBBSILTS	gravels & cobbles in sandy silt
GRAVCBBSANDCZ	gravel & cobble in silty sand
GRAVCBBSANDZ	gravel & cobble in silty sand
GRAVCZ	Silty clayey GRAVEL
GRAVCZB	Silty clayey GRAVEL with shell fragments
GRAVCZO	Silty clayey GRAVEL with peats
GRAVCZS	Sandy silty clayey GRAVEL
GRAVCZSB	Sandy silty clayey GRAVEL with shell fragments
GRAVO	GRAVEL with peats
GRAVS	Sandy GRAVEL
GRAVZ	Silty GRAVEL
GRAVZS	Sandy silty GRAVEL
LST	LIMESTONE

Name	Description
MARBLE	MARBLE
METACON	Metamorphic Rocks - Contact
METAREG	Metamorphic Rocks - Regional
ORGANICS	PEAT
PEGMTITE	PEGMATITE, Coarse-grained GRANITE
PHYLLITE	PHYLLITE / MYLONITE
QUARTZ	Quartz
QUARTZIT	QUARTZITE
RHYOLITE	RHYOLITE
SAND	SAND
SANDB	SAND with shell fragments
SANDC	Clayey SAND
SANDCG	Clayey SAND with gravel
SANDCZ	Silty, clayey SAND
SANDCZB	Silty, clayey SAND with shells
SANDCZG	Silty, clayey SAND with gravel
SANDCZGB	Silty, clayey SAND with gravel and shells
SANDCZO	Silty, clayey SAND with peats
SANDG	Gravelly SAND
SANDGB	Gravelly SAND wth shell fragments
SANDO	SAND with Peat
SANDSTON	SANDSTONE
SANDZ	Silty SAND
SANDZB	Silty SAND with shell fragments
SANDZG	Silty SAND with gravels
SANDZGB	Silty SAND with gravels and shells
SANDZO	Silty SAND with peats
SCHIST	SCHIST
SHALE	SHALE
SHELLS	Shells
SILT	SILT
SILTB	SILT with shell fragments
SILTC	Clayey SILT
SILTCB	Clayey SILT wth shells
SILTCG	Clayey SILT wth gravel
SILTCO	Clayey SILT wth peaf
SILTCS	Sandy Clayey SILT
SILTCSB	Sandy Clayey SILT with shells
SILTCSG	Sandy Clayey SILT with gravel
SILTCSGB	Sandy Clayey SILT with gravel and shells
SILTCSO	Sandy Clayey SILT with peaf
SILTG	Gravelly SILT
SILTO	SILT with peaf
SILTS	Sandy SILT
SILTSG	Gravelly sandy SILT
SILTSTON	SILTSTONE
TOPSOIL	Topsoil
TUFF	Coarse Ash TUFF, Lapilli Tuff
TUFFINE	Fine Ash TUFF
WASHING	Wash Boring

**Appendix 3**  
Trial Pit Records



# TRIAL PIT RECORD

JOB NO.:		PROJECT:		Logged by:		Co-ordinates:		Excavation Dates:		TRIAL PIT No.	
		Ground Investigation Works at Lot 768 S.Q & S.R in DD28, Tai Mei Tuk, Tai Po, N.T.		Gary Tam Date: 19/07/2008		E 842261.74 N 837262.50 Ground Level: 15.03 mPD		16/07/2008 to 18/07/2008 Backfill Dates: 19/07/2008		TP 2	
Sample & Tests	Depth (m)	Sketch				Depth (m)	Legend	Grade	Description		
		Face A 1.50 m	Face B 1.50 m	Face C 1.50 m	Face D 1.50 m						
1	1.00					1.00	[Cross-hatch pattern]		Soft, greyish brown, sandy clayey SILT with some subangular to subrounded fine to coarse gravel, cobble and boulder sized rock and occasional brick fragments. (FILL)		
2	2.00					1.60	[Horizontal line pattern]		Soft, dark greyish brown, sandy clayey SILT with some angular to subangular fine to coarse gravel and cobble sized rock and brick fragments. (FILL)		
3	3.00					3.00	[Vertical line pattern]	V	Extremely weak, reddish brown, completely decomposed coarse ash crystal TUFF. (Firm, slightly sandy clayey SILT)		
	4.00										

SYMBOL	PLAN	SECTION	REMARKS
<ul style="list-style-type: none"> <li> Small disturbed sample</li> <li> Large disturbed sample</li> <li> Undisturbed vertical sample</li> <li> Undisturbed horizontal sample</li> <li> Block sample</li> <li> In-situ density test</li> <li> Water sample</li> <li> Groundwater</li> </ul>			<ol style="list-style-type: none"> <li>1. Groundwater was not encountered.</li> <li>2. Average depth: 3.00m</li> <li>3. Trial pit sides were stable during excavation.</li> <li>4. A standpipe was installed to 3.00m below ground level.</li> </ol>

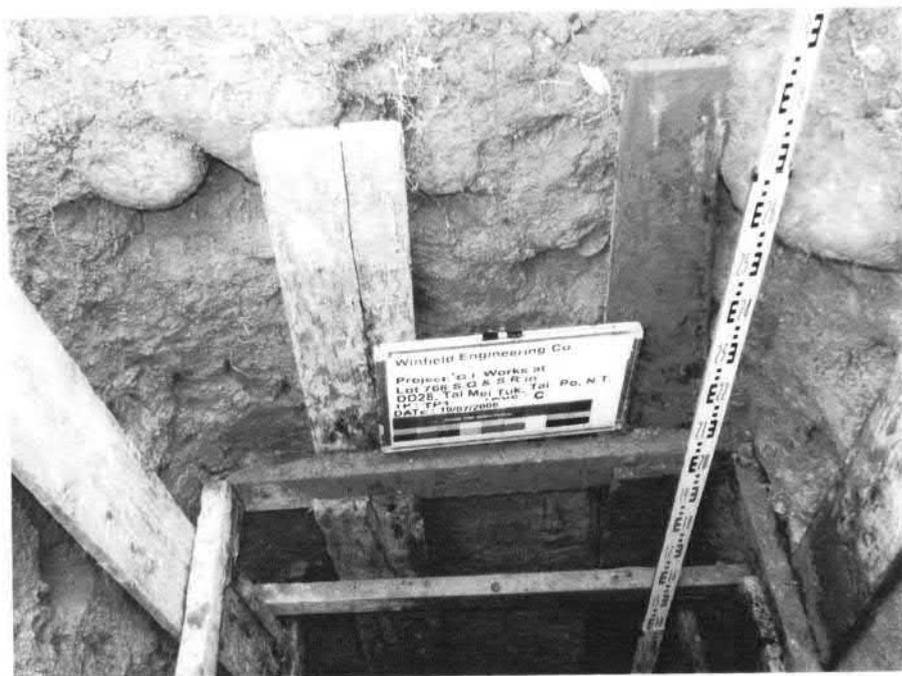
# TRIAL PIT RECORD

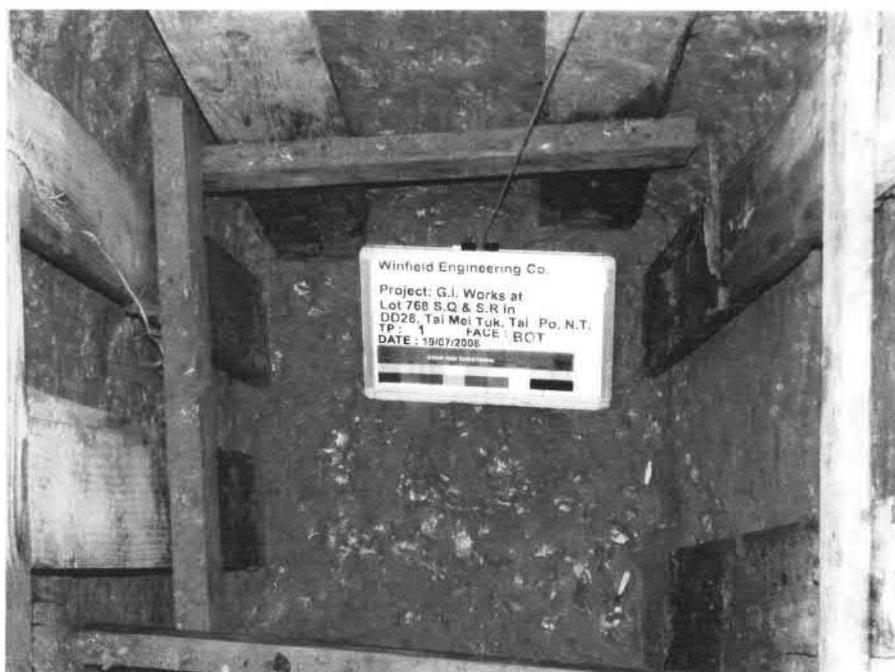
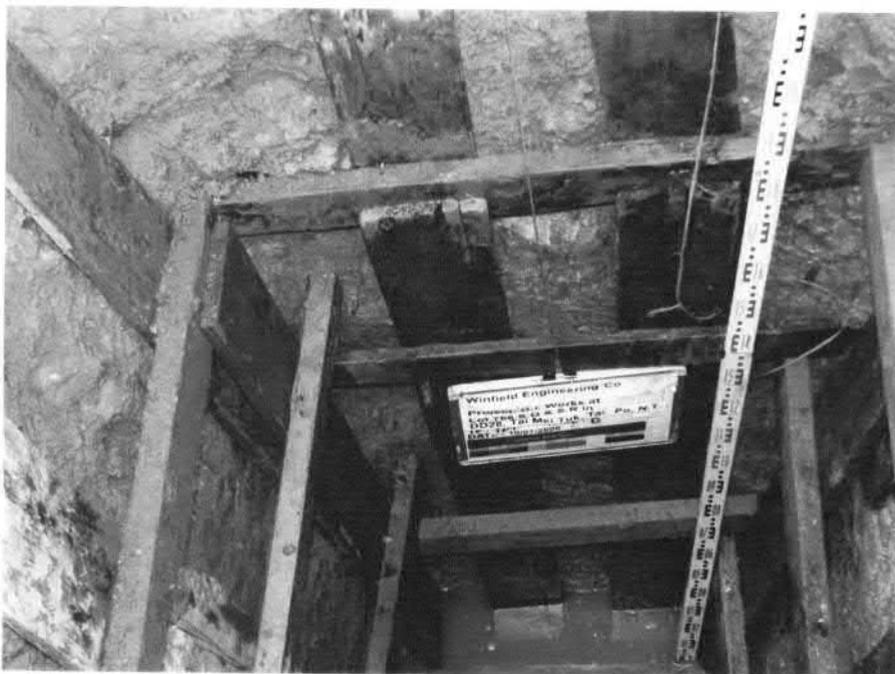
<b>WINFIELD ENGINEERING CO.</b>		<b>JOB NO. :</b>				<b>Excavation Dates:</b> 16/07/2008 to 19/07/2008		<b>TRIAL PIT NO.</b> TP 3	
<b>PROJECT:</b> Ground Investigation Works at Lot 768 S.Q & S.R in DD28, Tai Mei Tuk, Tai Po, N.T.		<b>Logged by:</b> Gary Tam Date: 19/07/2008		<b>Co-ordinates:</b> E 842252.48 N 837257.84 Grid Level: 15.51 mPD					
<b>Sample &amp; Tests</b>	<b>Depth (m)</b>	<b>Sketch</b>				<b>Depth (m)</b>	<b>Legend</b>	<b>Grade</b>	<b>Description</b>
		Face A 1.50 m	Face B 1.50 m	Face C 1.50 m	Face D 1.50 m				
1	1.00					1.00			Soft, greyish brown, sandy clayey SILT with some subangular to subrounded fine to coarse gravel, cobble and boulder sized rock fragments. (FILL)
2	3.00					3.00	V		
	4.00								

<b>SYMBOL</b>	<b>PLAN</b>	<b>SECTION</b>	<b>REMARKS</b>
<ul style="list-style-type: none"> <li> Small disturbed sample</li> <li> Large disturbed sample</li> <li> Undisturbed vertical sample</li> <li> Undisturbed horizontal sample</li> <li> Block sample</li> <li> In-situ density test</li> <li> Water sample</li> <li> Groundwater</li> </ul>			<ol style="list-style-type: none"> <li>1. Groundwater was not encountered.</li> <li>2. Average depth: 3.00m.</li> <li>3. Trial pit sides were stable during excavation.</li> <li>4. A Standpipe was installed to 3.00m below ground level.</li> </ol>

**Appendix 4**  
Trial Pit Photographs





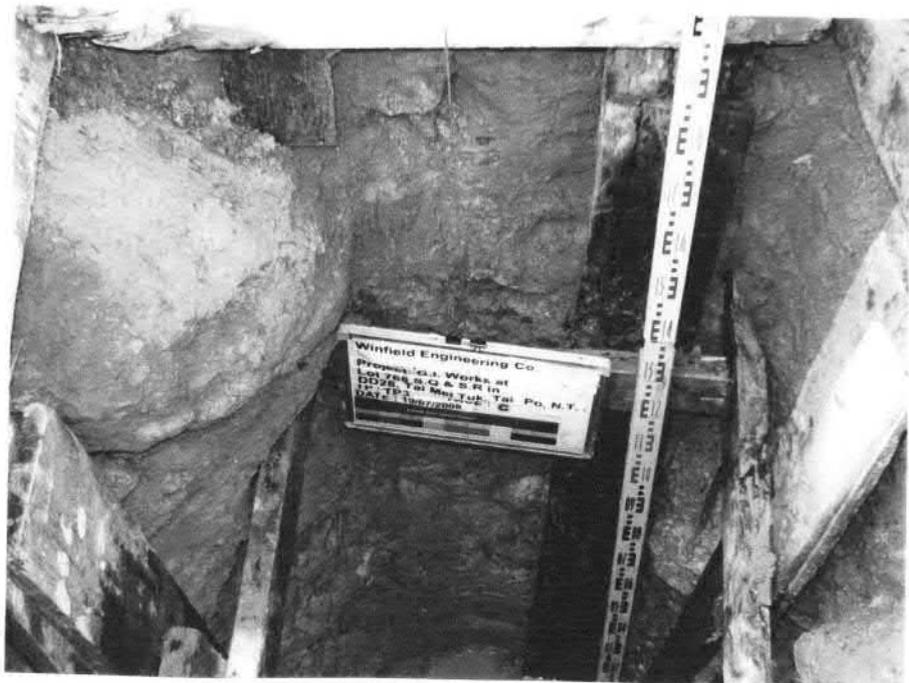


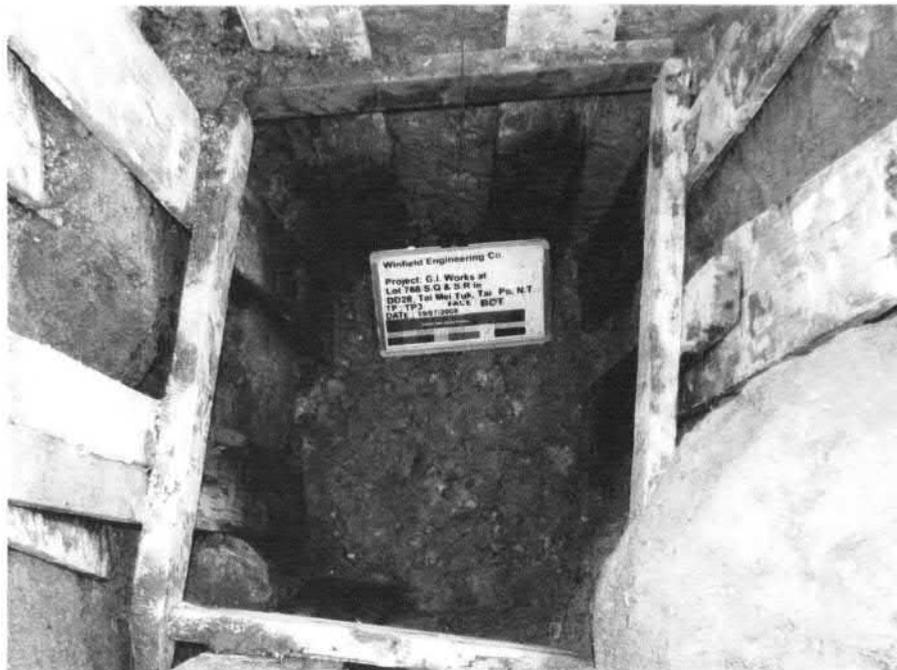












**Appendix 5**  
Installation Details of Standpipe and Response Test Record







**Appendix 6**  
Groundwater Monitoring Records

# GROUNDWATER RECORDS

Contract No. :

Sheet 1 of 1

Project :

G.I. Works at Lot 768 S.Q & S.R in DD28, Tai Mei Tuk, Tai Po, N.T.

(P) : Piezometer

(S) : Standpipe

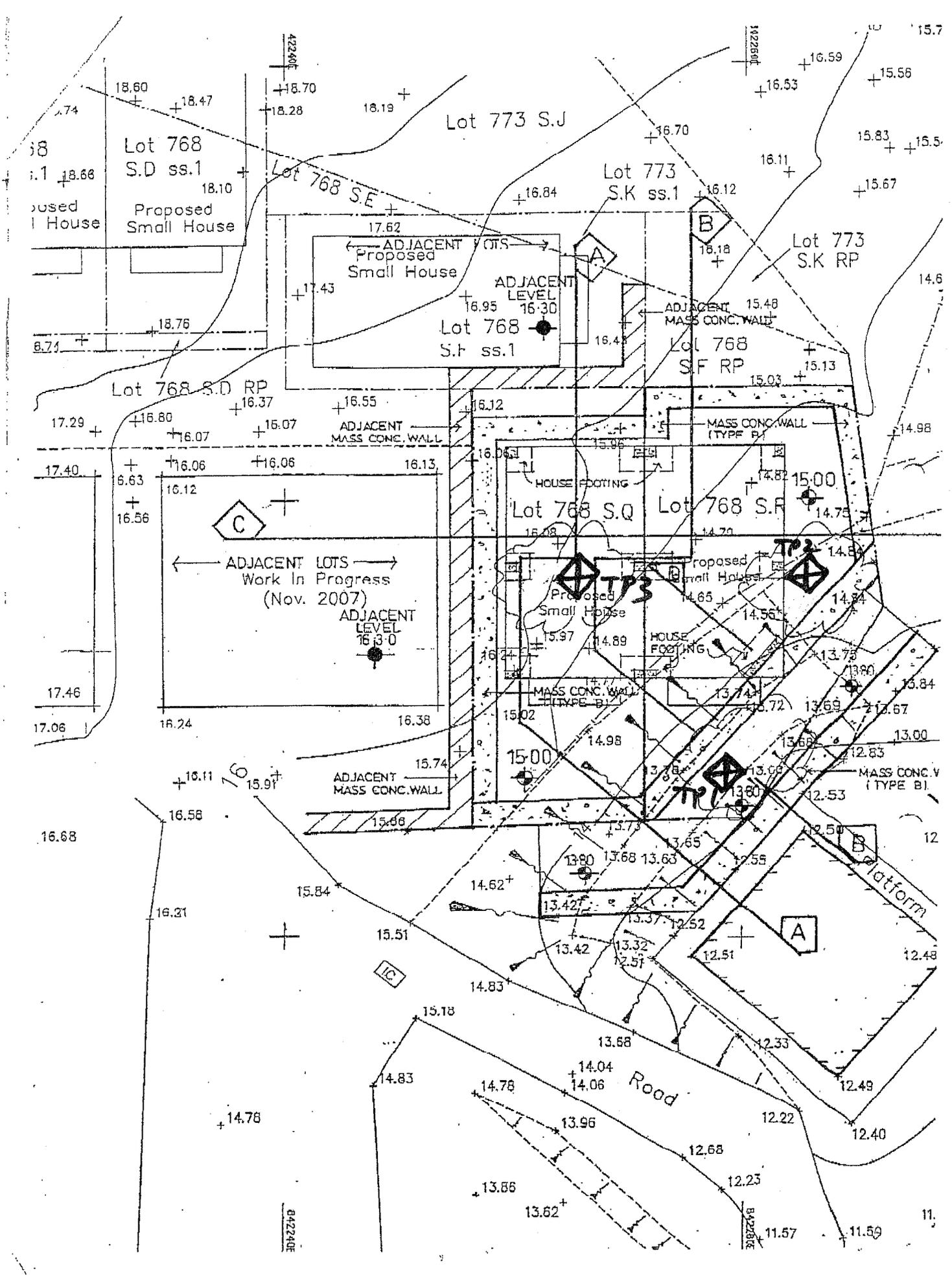
Drillhole No.	Date Installation	Installed Depth (m)	Ground Level (mPD)	Date & Water Level (m)						
				(Depth measured below ground level)						
TP1	21/7/2008	3.00	13.55	23/7/2008	24/7/2008	25/7/2008	26/7/2008	28/7/2008	29/7/2008	30/7/2008
(S)				Dry	Dry	Dry	Dry	Dry	Dry	Dry
TP2	21/7/2008	3.00	15.03	23/7/2008	24/7/2008	25/7/2008	26/7/2008	28/7/2008	29/7/2008	30/7/2008
(S)				Dry	Dry	Dry	Dry	Dry	Dry	Dry
TP3	21/7/2008	3.00	15.51	23/7/2008	24/7/2008	25/7/2008	26/7/2008	28/7/2008	29/7/2008	30/7/2008
(S)				Dry	Dry	Dry	Dry	Dry	Dry	Dry

Revision No. : ---

Recorded By : C.M.Tsui

Date of Issue : 31st July 2008

**Appendix 7**  
Investigation Station Location Plan



**Appendix 8**  
Certificate of Compliance / Certificate of Supervision

**Certificate of Compliance/Certificate of Supervision**

(for inclusion in ground investigation report)

Project name & No. : .....  
Contract name & No. : S.I. works at lot 76A S.Q. & S.R. in PD28, Tai Mei Tuk, Tai Po, N.T.  
Works Order No. : .....  
Client : .....

**Part 1: Certificate of Compliance** (to be completed by Authorized Signatory)

I, the person appointed to act for the registered specialist contractor (ground investigation field works category) (name in full) CHUN WEI PUN (Chinese) 秦渭彬, certify that :-

- (i) we are responsible for the works stated in the report and that the works have been conducted according to GEOGUIDE 2 and 3;
- (ii) the works have been carried out under our supervision in accordance with the requirements stipulated and the Quality Supervision Plan for Ground Investigation Field Works submitted to the Buildings Department;
- (iii) the logging of samples and preparation of borehole logs in accordance with GEOGUIDE 3 have been carried out by a Competent Person; and
- (iv) the field density tests and other tests of samples have been conducted by a HOKLAS accredited laboratory. (\*)

Name of the RSC (GIFW) : Winfield Engineering Co  
Certificate of Registration No. : SC (G1) 12/2001  
Date of expiry of registration : 10/7/2010  
Signature (date) : Chun Wei Pun



**Part 2: Certificate of Supervision** (to be completed by Registered Geotechnical Engineer)

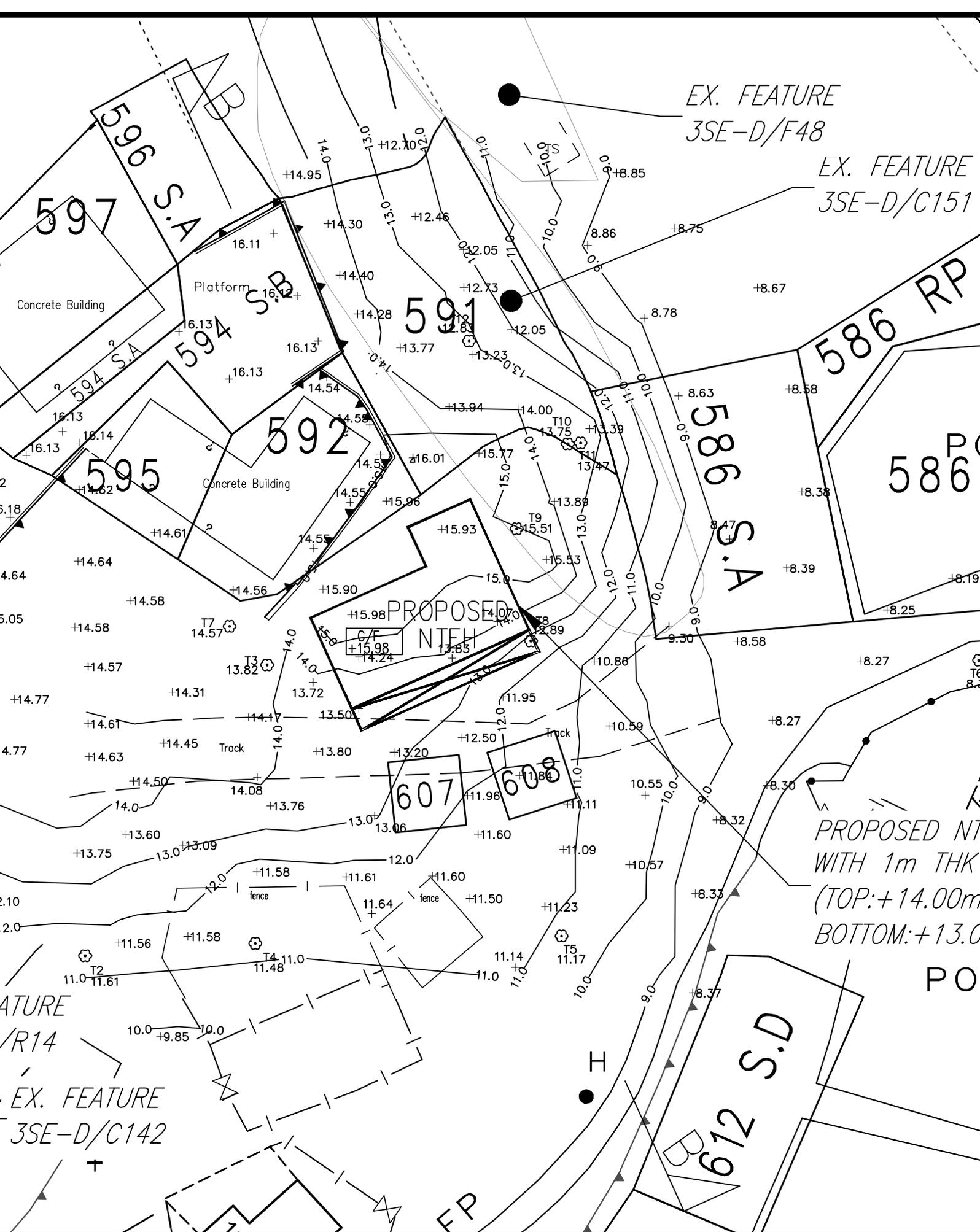
I, the Registered Geotechnical Engineer (name in full) YUNG HUN TAT (Chinese) 容軒達, certify that I have provided supervision in accordance with the requirement stipulated and the Quality Supervision Plan for Ground Investigation Field Works submitted to the Buildings Department.

Certificate of Registration No. : RG2 59/91  
Date of expiry of registration : 9/3/2011  
Signature (date) : Yung Hun Tat

\* Delete where appropriate

## **Appendix C**

### **Preliminary Site Formation Design**



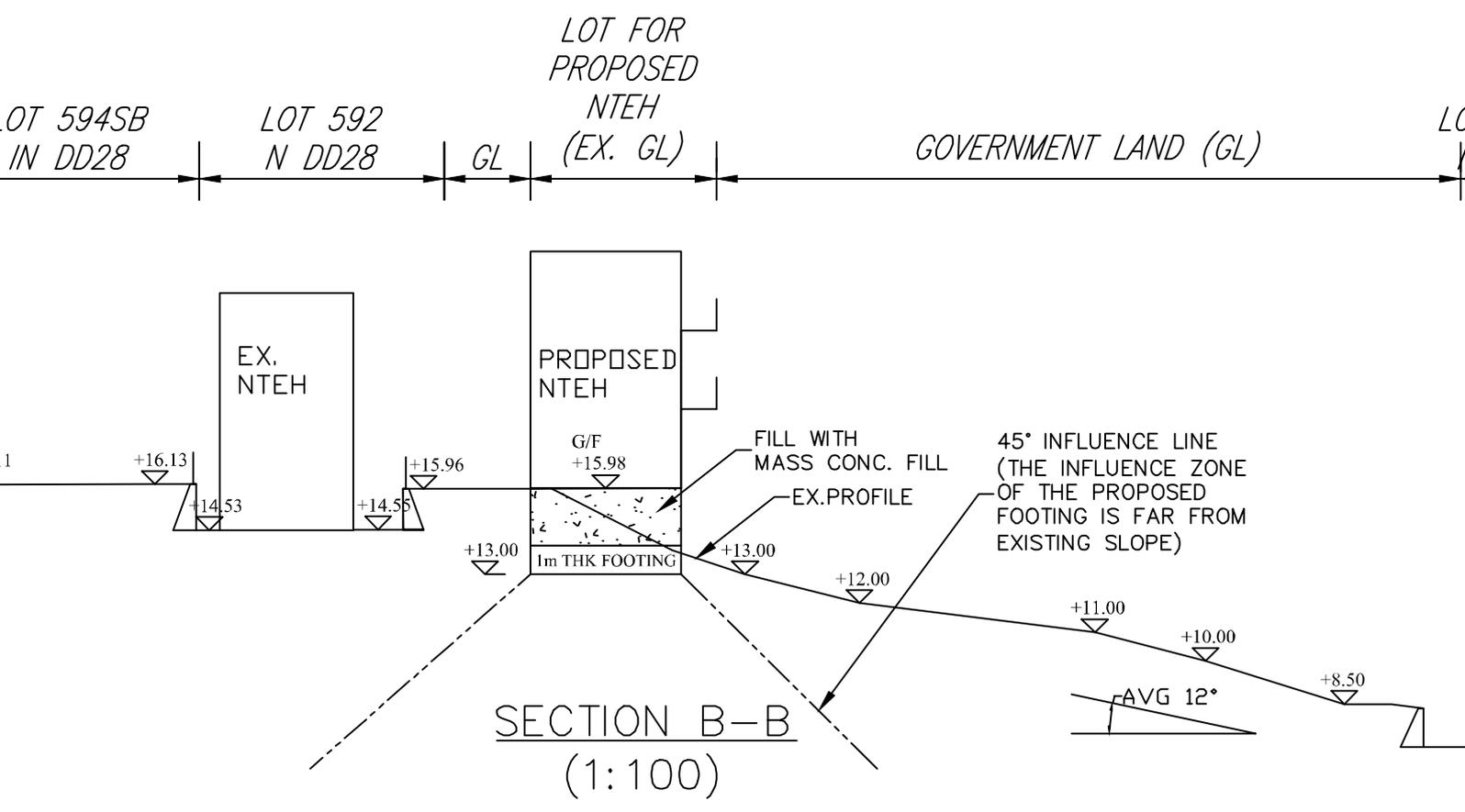
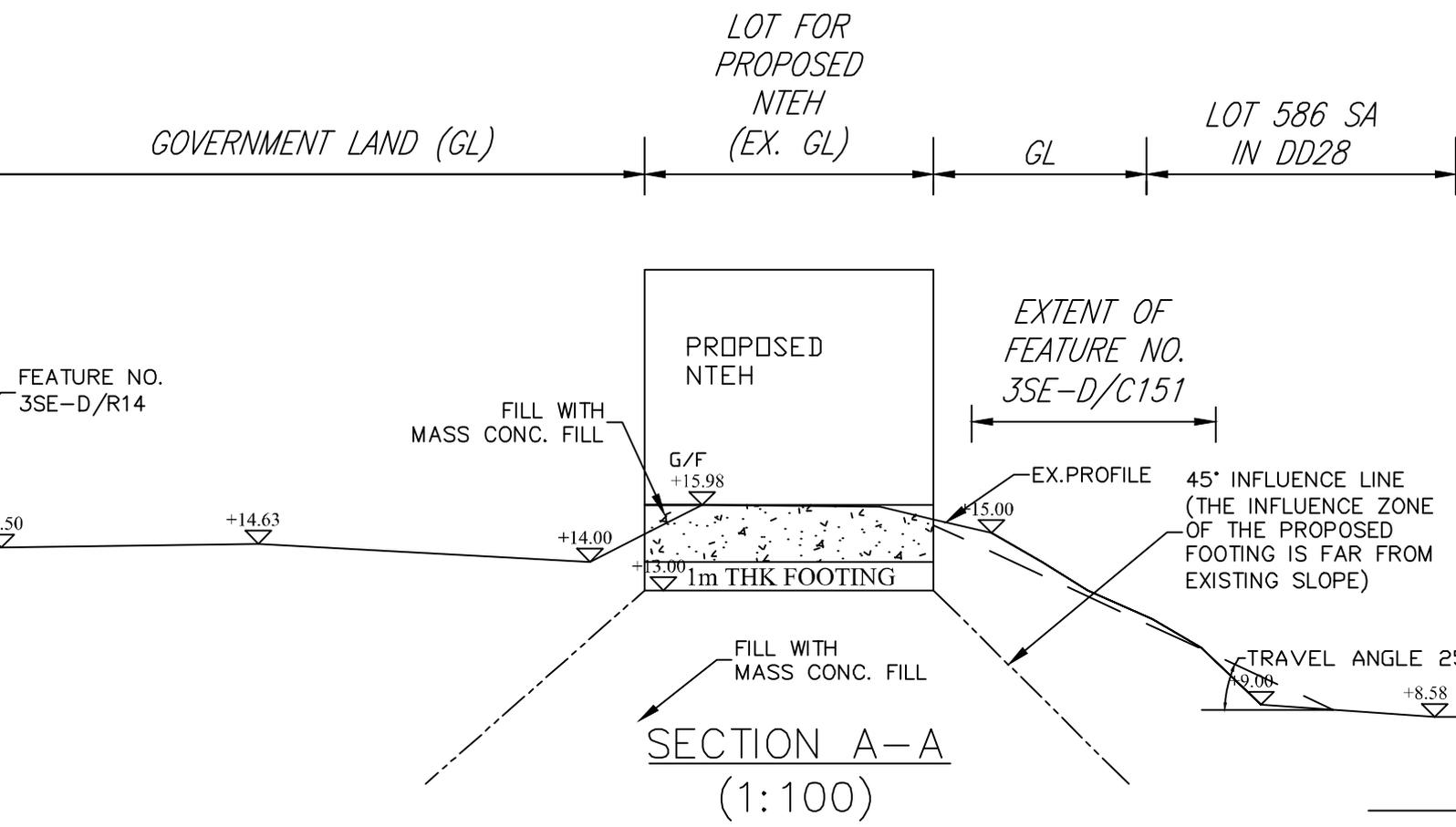
DARY  
ALL

LEVEL

EX FEATURE  
BOUNDARY

PROJECT: GPRR FOR PLANNING APPLICATION OF NTEH NEAR TO LOT 607 IN DD28, TAI PO

DRAWING TITLE: **PRELIMINARY SITE FORMATION P**



PROJECT: GPRR FOR PLANNING APPLICATION OF NTEH NEAR TO LOT 607 IN DD28, TAI PO

DRAWING TITLE: **PRELIMINARY SITE FORMATION PLAN (S)**

Urgent  Return receipt  Sign  Encrypt  Mark Subject Restricted  Expand personal&public groups



To: akycheng@pland.gov.hk, [REDACTED]  
Cc: [REDACTED]  
Bcc:  
Subject: Re: Fw: Planning Application No. A/NE-TK/770  
From: Wong Ronnie <[REDACTED]> - Tuesday 05/30/2023 09:41 PM

Dear Ms CHENG,

This email serves as supplementary information regarding my application. I have made certain amendments in my application of the village house when comparing with my previous application, including the exact location and the shape of the house. The reason why I made such amendment is to provide a reasonable space (i.e. more than 4-meter in width) for the passage of pedestrian and vehicular traffic next to my proposed village house if necessary.

In view of above, I have made a thorough consideration regarding my application to minimise any possible adverse influence that might be caused.

Should you have any queries, please do not hesitate to contact [REDACTED]  
[REDACTED]

Thank you.

Best Regards  
Ronnie Wong.

**Relevant Revised Interim Criteria for Consideration of  
Application for NTEH/Small House in New Territories**  
**(promulgated on 7.9.2007)**

- (a) sympathetic consideration may be given if not less than 50% of the proposed NTEH/Small House footprint falls within the village 'environs' ('VE') of a recognized village and there is a general shortage of land in meeting the demand for Small House development in the "Village Type Development" ("V") zone of the village;
- (b) if more than 50% of the proposed NTEH/Small House footprint is located outside the 'VE', favourable consideration could be given if not less than 50% of the proposed NTEH/Small House footprint falls within the "V" zone, provided that there is a general shortage of land in meeting the demand for Small House development in the "V" zone and the other criteria can be satisfied;
- (c) development of NTEH/Small House with more than 50% of the footprint outside both the 'VE' and the "V" zone would normally not be approved unless under very exceptional circumstances (e.g. the application site has a building status under the lease, or approving the application could help achieve certain planning objectives such as phasing out of obnoxious but legal existing uses);
- (d) application for NTEH/Small House with previous planning permission lapsed will be considered on its own merits. In general, proposed development which is not in line with the criteria would normally not be allowed. However, sympathetic consideration may be given if there are specific circumstances to justify the cases, such as the site is an infill site among existing NTEHs/Small Houses, the processing of the Small House grant is already at an advance stage;
- (e) an application site involves more than one NTEH/Small House, application of the above criteria would be on individual NTEH/Small House basis;
- (f) the proposed development should not frustrate the planning intention of the particular zone in which the application site is located;
- (g) the proposed development should be compatible in terms of land use, scale, design and layout, with the surrounding area/development;
- (h) the proposed development should not encroach onto the planned road network and should not cause adverse traffic, environmental, landscape, drainage, sewerage and geotechnical impacts on the surrounding areas. Any such potential impacts should be mitigated to the satisfaction of relevant government departments;
- (i) the proposed development, if located within water gathering grounds, should be able to be connected to existing or planned sewerage system in the area except under very special circumstances (e.g. the application site has a building status under the lease or the applicant can demonstrate that the water quality within water gathering grounds will not be affected by the proposed development^);

- (j) the provision of fire service installations and emergency vehicular access, if required, should be appropriate with the scale of the development and in compliance with relevant standards; and
- (k) all other statutory or non-statutory requirements of relevant government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.

^i.e. the applicant can demonstrate that effluent discharge from the proposed development will be in compliance with the effluent standards as stipulated in the Water Pollution Control Ordinance Technical Memorandum.

**Relevant Extracts of Town Planning Board Guidelines for  
Application for Development within Green Belt Zone  
under Section 16 of the Town Planning Ordinance  
(TPB-PG No. 10)**

- (a) there is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone;
- (b) an application for new development in “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) applications for NTEH with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers;
- (d) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (e) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (f) the proposed development should not overstrain the overall provision of government, institution and community facilities in the general area; and
- (g) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution; and
- (h) any proposed development on a slope or hillside should not adversely affect slope stability.

**Previous Application**

**Approved Application**

<b>Application No.</b>	<b>Use/Development</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>
A/NE-TK/540	Proposed House (NTEH – Small House)	“GB”	27.2.2015

**Similar Applications in the Vicinity of the Site within the Same “GB” Zone  
on the Ting Kok Outline Zoning Plan**

**Approved Applications**

<b>Application No.</b>	<b>Use/Development</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>
A/NE-TK/177	Proposed House (NTEH – Small House)	“GB”	15.10.2004
A/NE-TK/179 <sup>1</sup>	Proposed Two Houses (NTEHs – Small Houses)	“GB”	17.12.2004
A/NE-TK/204	Proposed 37 Houses (NTEHs – Small Houses)	“GB” and “V”	7.4.2006
A/NE-TK/294 <sup>1</sup>	Proposed House (NTEH – Small House)	“GB”	18.12.2009
A/NE-TK/419	Proposed House (NTEH – Small House)	“GB”	21.12.2012
A/NE-TK/449 <sup>2</sup>	Proposed House (NTEH – Small House)	“GB”	19.7.2013
A/NE-TK/521	Proposed House (NTEH – Small House)	“V” and “GB”	17.10.2014
A/NE-TK/522	Proposed House (NTEH – Small House)	“V” and “GB”	17.10.2014
A/NE-TK/531	Proposed House (NTEH – Small House)	“GB”	16.1.2015
A/NE-TK/545	Proposed House (NTEH – Small House)	“GB” and “V”	17.4.2015
A/NE-TK/573	Proposed House (NTEH – Small House)	“GB”	19.2.2016
A/NE-TK/582	Proposed House (NTEH – Small House)	“GB”	29.7.2016
A/NE-TK/585	Proposed House (NTEH – Small House)	“GB”	14.9.2016
A/NE-TK/654 <sup>2</sup>	Proposed House (NTEH – Small House)	“GB”	16.11.2018

<sup>1</sup> Applications No. A/NE-TK/179 and 294 are covering the same site.

<sup>2</sup> Applications No. A/NE-TK/449 and 654 are covering the same site.

<b>Application No.</b>	<b>Use/Development</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>
A/NE-TK/736	Proposed House (NTEH – Small House)	“GB”	10.12.2021
A/NE-TK/771	Proposed House (NTEH – Small House)	“GB”	5.5.2023

**Rejected Applications**

<b>Application No.</b>	<b>Use/Development</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-TK/401	Proposed Two Houses (NTEHs – Small Houses)	“GB”	21.9.2012	R1 - R2
A/NE-TK/577	Proposed House (NTEH – Small House)	“GB”	2.9.2016 (on review)	R1 - R4
A/NE-TK/622	Proposed House (NTEH – Small House)	“GB”	13.10.2017	R1 - R2
A/NE-TK/635	Proposed House (NTEH – Small House)	“GB”	16.3.2018	R1 - R2
A/NE-TK/663	Proposed House (NTEH – Small House)	“GB”	9.8.2019 (on review)	R3 - R4

Rejection Reasons

- R1. The proposed development did not comply with the TPB Guidelines No. 10 for ‘Application for Development within “Green Belt” (“GB”) zone under section 16 of the Town Planning Ordinance’ in that the proposed development would affect the existing natural landscape and adversely affect slope stability in the area.
- R2. The proposed development did not comply with the Interim Criteria in that the proposed development would cause adverse landscape and geotechnical impacts on the surrounding areas.
- R3. The proposed development was not in line with the planning intention of the “GB” zone which was primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There was a general presumption against development within this zone.
- R4. Land was still available within the “Village Type Development” (“V”) zone which was primarily intended for Small House development. It was considered more appropriate to concentrate the proposed Small House development within “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.

**Detailed Comments from Relevant Government Departments**

**1. Land Administration**

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

- (a) the applicant, Mr. WONG Tin Lok, is an indigenous villager of Tai Mei Tuk Village of Tai Po Heung, as confirmed by the Indigenous Inhabitant Representative (IIR) of Tai Mei Tuk Village. However, his eligibility of Small House grant has yet to be ascertained;
- (b) the Site is situated on unallocated government land and is not covered by any Modification of Tenancy or Building Licence. Small House application submitted by the applicant for the Site is still under processing; and
- (c) advisory comments are at **Appendix VIII**.

**2. Traffic**

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

- (a) Small House development should be confined within the “V” zone as far as possible. Although additional traffic generated by the proposed development is not expected to be significant, such type of development outside “V” zone, if permitted, will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impacts could be substantial; and
- (b) notwithstanding the above, the application only involves the development of one Small House and there are parking spaces available at the carpark near the entrance of Tai Mei Tuk Village at night time. Hence, the application can be tolerated on traffic grounds.

**3. Environment**

Comment of the Director of Environmental Protection (DEP):

- no in-principle objection to the application provided that the applicant will provide adequate sewer connection for disposal of sewage from the Small House to the existing public sewer at his own costs and reserve adequate land for the sewer connection works.

**4. Drainage**

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

- if the application is approved, an approval condition on submission and implementation of drainage proposal for the Site is recommended to ensure that it will not cause adverse drainage impact to the adjacent areas.

**5. Fire Safety**

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

- (a) no in-principle objection to the application provided that the proposed Small House would not encroach on any existing emergency vehicular access (EVA) or planned EVA under application in accordance with LandsD's record; and
- (b) advisory comments are at **Appendix VIII**.

**6. Nature Conservation**

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

- the Site is largely covered with grasses. He has no strong view on the application from nature conservation point of view.

**7. Landscape**

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

- (a) no objection to the application from landscape planning perspective;
- (b) the Site is situated in an area of rural coastal plains landscape character surrounded by village houses, vacant lands and some existing trees/vegetation. The proposed development is not incompatible with the surrounding environment; and
- (c) the Site is vacant and there are no existing trees or significant landscape resources. Significant adverse impact on landscape resources arising from the proposed development is not anticipated.

**8. Demand and Supply of Small House Sites**

According to the DLO/TP, LandsD's record, the total number of outstanding Small House applications for Lung Mei and Tai Mei Tuk is 45 while the 10-year Small House demand forecast for the same villages is 212. Based on the latest estimate by the Planning

Department, about 1.64ha (or equivalent to about 65 Small House sites) of land are available within the “V” zone of Lung Mei and Tai Mei Tuk. Therefore, the land available cannot fully meet the future demand of 257 Small Houses (or equivalent to about 6.43ha of land).

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



**Re: A/NE-TK/770 DD 28 Tai Mei Tuk GB**  
22/02/2023 02:17

From:  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

A/NE-TK/770

Government land in D.D. 28, Tai Mei Tuk Village

Site area : About 59.07m<sup>2</sup>

Zoning : "Green Belt"

Applied Development : Net House

Dear TPB Members,

Application 587 was withdrawn, back with an even smaller footprint.

Previous objections relevant and upheld. GB, Government Land, slope.

Mary Mulvihill

---

**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Saturday, 23 July 2016 1:59 AM CST  
**Subject:** A/NE-TK/587 Tai Mei Tuk

A/NE-TK/587  
Government land in D.D. 28, Tai Mei Tuk Village  
Site area : About 65.03m<sup>2</sup>  
Zoning : "Green Belt"  
Applied Development : Net Houses

Dear TPB Members,

The intention is obviously to open up the GB for further development.

Moreover the site is too small. A house with no buffer zone would have a negative impact on ventilation for itself and the adjoining building. There is no allowance for access, etc. This type of bad planning should not be tolerated.

Recently there has been an avalanche of applications to develop the surrounding green

belt. TPB must ensure that the zoning intent of the area is protected in line with recent rejections on the grounds that the proposed development is not in line with the planning intention of the "Green Belt" zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

Also the proposed development will have adverse impacts on the existing landscape of the area'

Approval of the application would set an undesirable precedent of encouraging further applications and incursion into the GB.

Mary Mulvihill

敬啟者:-

Ref: A/NE-TK/770  
Government Land in D.D.28  
Tai Mei Tuk, Tai Po, New Territories

就有關地段 D.D. 28 之政府土地為綠化地帶有人士申請興建小型屋宇之用,在此表示強烈反對,城市規劃委員會,若此個案批出,恐怕成為先例,陸續會有申請.

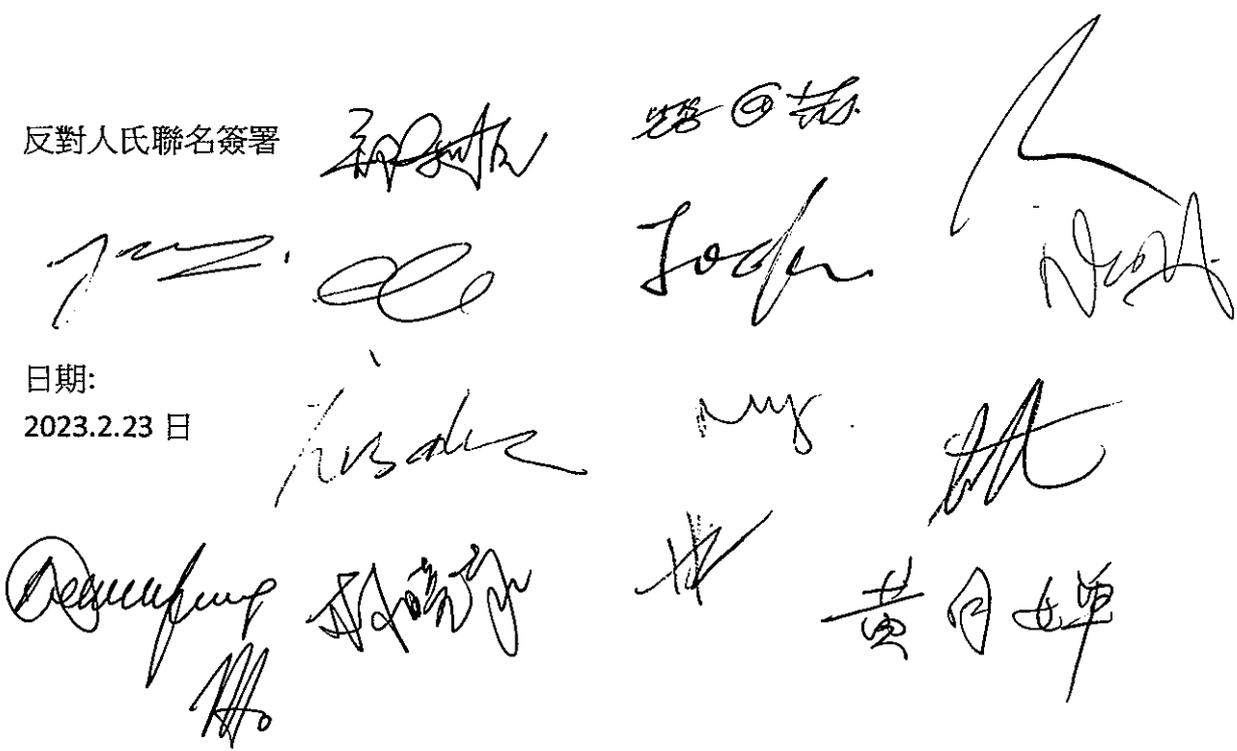
現況水土流失十分嚴重,附件照片顯示,從申請地段之土地面至斜坡下有差不多五米之高,如果地基不預早防固,恐怕日後有傾倒之危險新聞出現.

最後,希望城市規劃委員會,認真審慎處理此案件.

此致

城市規劃委員會

反對人士聯名簽署



日期:  
 2023.2.23 日

黃月婵

敬啟者:-

Ref: A/NE-TK/770

Government Land in D.D.28

Tai Mei Tuk, Tai Po, New Territories



有關上述土地申請興建丁屋問題如下:-

1. 建屋地段太接近斜坡邊緣,該地斜坡非常陡峭,泥土極鬆散,斜坡下端是河流.每年豪雨之下,帶走大量泥土,若丁屋建在斜坡邊緣之上,會有倒塌危險.
2. 路段進出口,是附近沿用了十多年的唯一主要通道,需要時常保持暢通無阻.
3. 有嚴重長期病患者住在該地點旁邊,由於行動不便,需要使用輪椅及召喚大車上落之路,但該進出口狹窄,若出口堵塞,將會對病人造成嚴重影響.
4. 建屋地段的左邊,太過接近 號屋,這樣會影響現有住戶日常生活,造成不便及困擾.

最後,希望城市規劃委員會,認真審慎處理此案件.

此致

城市規劃委員會

反對人氏簽署

日期:

2023.5.18 日

## DIMENSION PLAN OF PROPOSED SMALL HOUSE ON GOVERNMENT LAND IN D.D.28



申請編號 Application No. : A/NE-TK/770  
 此頁摘自申請人提交的文件  
 This page is extracted from applicant's submitted documents.

Ⓟ Coloured Pink Area: 59.7 sq.m. (About)

SIDE	DISTANCE	BEARING	NORTHING	EASTING	PT.
A-B	6.500	65° 52' 27"	837266.699	842287.188	A
B-C	2.248	335° 52' 27"	837269.356	842293.120	B
C-D	3.500	65° 52' 27"	837271.408	842292.201	C
D-E	7.427	155° 52' 27"	837272.838	842295.396	D
E-F	10.000	245° 52' 27"	837266.060	842298.431	E
F-A	5.179	335° 52' 27"	837261.973	842289.305	F

☒ Balcony (1.220m x 10.000m)

註釋 污水接駁污水井

Survey District : Tai Po  
 Date : January, 2018  
 Survey Sheet No.: 3-SE-19C  
 Scale : 1:1000  
 Ref Plan No. : SRP/TP/002/28/607-D  
 & Lot Index Plan  
 Plan No. : LBP/TP/002/28/GL(NR607)-SH7

### LOCATION PLAN



SCALE 1:10000

**馬容江測量有限公司**  
**HELICON MA SURVEYING LTD.**

CHARTERED LAND SURVEYORS  
 AUTHORIZED LAND SURVEYORS

新界元朗青山道 150 - 160 號  
 元朗匯豐大廈 10 樓 1003B 室

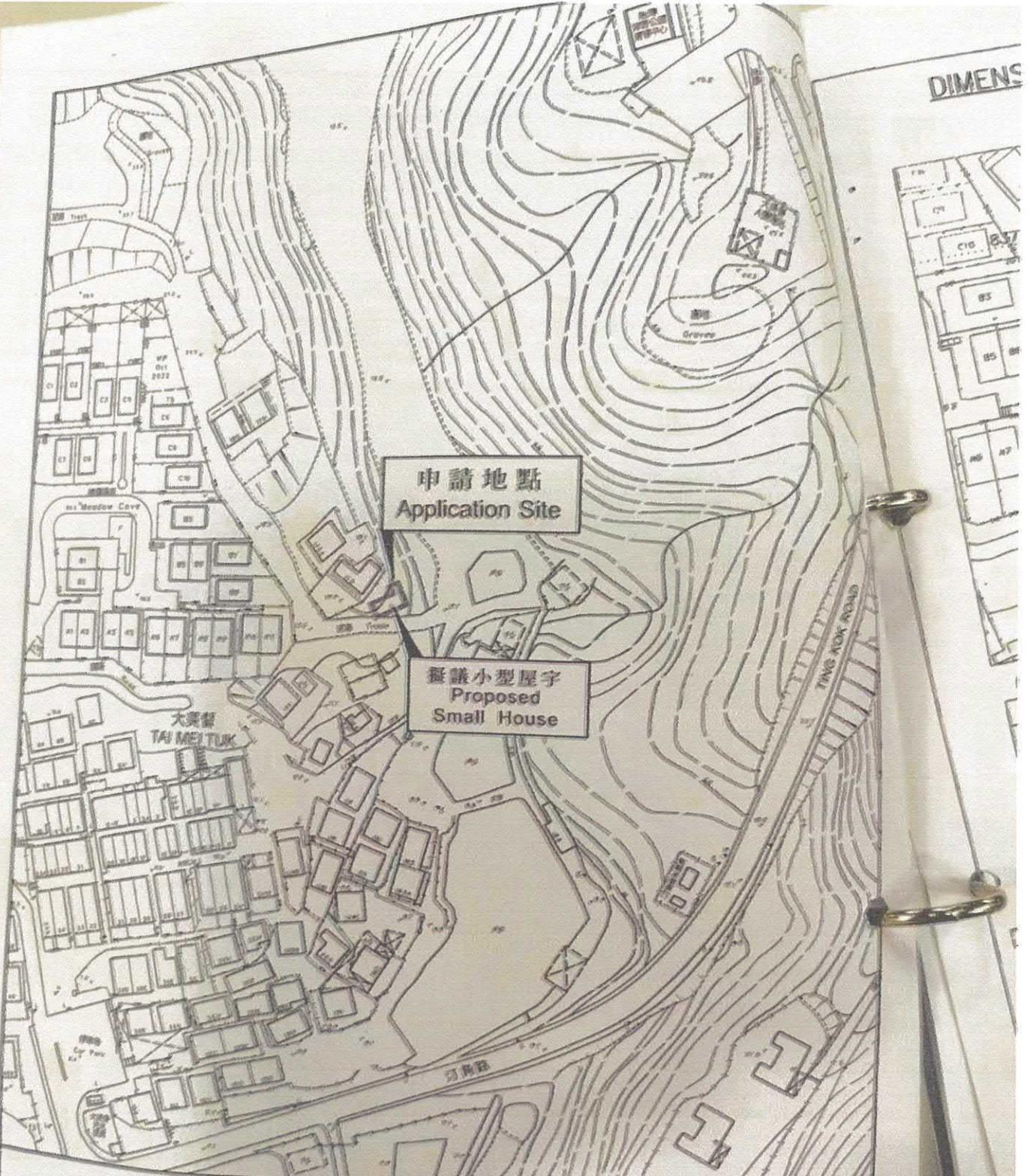
Unit 1003B, 10/F HSBC Building Yuen Long,  
 No. 150-160 Castle Peak Road, Yuen Long N.T.

TEL: +852 24493536  
 FAX: +852 24493540  
 MOBILE: [REDACTED]

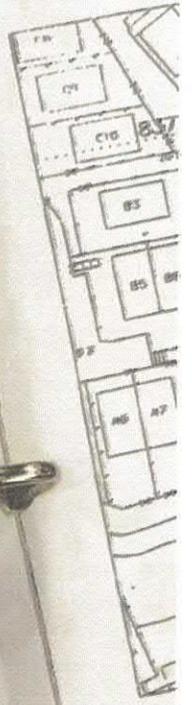


MA Yung-kong, Helicon  
 Authorized Land Surveyor  
 Date: 30th November, 2022

過城  
的排  
wish  
)、F  
TP  
區新  
UP



DIMENS



申請地點  
Application Site

擬議小型屋宇  
Proposed  
Small House

大埔大美督  
TAI MEI TUK

TING KOK ROAD

平面圖 SITE PLAN

本圖實地於2023年1月20日繪就。  
所提繪圖業內生測繪師編製  
3-SS-19C及24K  
EXTRACT PLAN PREPARED ON 20.1.2023  
BASED ON SURVEY SHEETS No.  
3-SS-19C & 24K

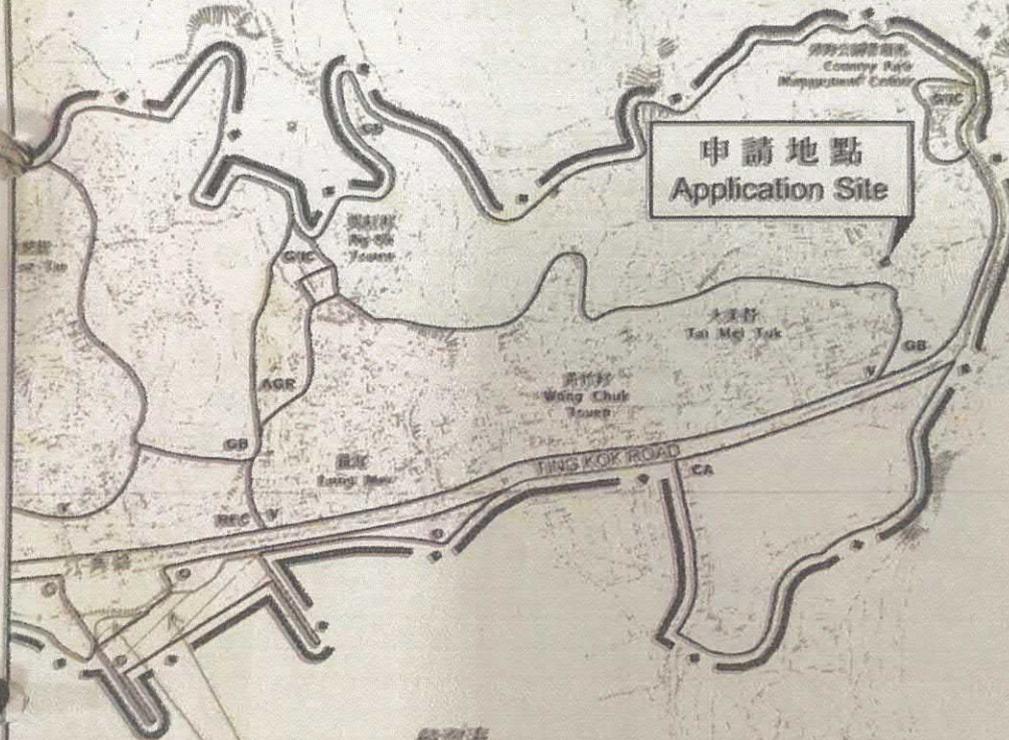
申請地點界線與申請範圍  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.  
A/NE-TK/770



八仙嶺郊野公園  
PAT SIN LENG COUNTRY PARK

申請地點  
Application Site



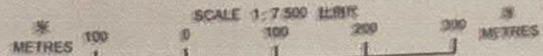
鵝潭灣  
PLOVER COVE  
(SHUEN WAN HO)

新界淡水湖  
PLOVER COVE  
RESERVOIR

此圖是於2023年1月30日在當權公佈的中國發展策略地帶發展計劃  
DPA/20-TK/1 內有劃定的範圍，即已劃定  
作為分區計劃大綱草圖編號 S/NE-TK/19 的範圍內。  
AREA NOT FALLING WITHIN THE BOUNDARIES OF THE S/NE  
PLAN No. DPA/20-TK/1 FORBIDDEN IN THE S/NE-TK/19  
7.9 (DPA/20-TK/1) INCORPORATED IN THE PLANNING SCHEME AREA  
ON THE S/NE-TK/19 ZONING PLAN No. S/NE-TK/19.

位置圖 LOCATION PLAN

本摘要圖於2023年1月30日編製，  
所根據的資料為於2015年10月27日  
核准的分區計劃大綱編號S/NE-TK/19  
EXTRACT PLAN PREPARED ON 30.1.2023  
BASED ON OUTLINE ZONING PLAN  
No. S/NE-TK/19 APPROVED ON 27.10.2015



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.  
A/NE-TK/770

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/NE-TK/770**  
**關乎申請編號 A/NE-TK/770 的擬議用途/發展的概括發展規範**

Application No. 申請編號	A/NE-TK/770
Location/address 位置/地址	Government Land in D.D. 28, Tai Mei Tuk, Tai Po, New Territories 新界大埔大美督丈量約份第 28 約的政府土地
Site area 地盤面積	59.7 sq. m 平方米 (Includes Government Land of 包括政府土地 59.7 sq. m 平方米)
Plan 圖則	Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19 汀角分區計劃大綱核准圖編號 S/NE-TK/19
Zoning 地帶	"Green Belt" 「綠化地帶」
Applied use/ development 申請用途/發展	Proposed House (New Territories Exempted House - Small House) 擬議屋宇 (新界豁免管制屋宇-小型屋宇)
Proposed Gross floor area 擬議總樓面面積	179.1 sq. m 平方米
Proposed No. of house(s) 擬議幢數	1
Proposed Building height/No. of storeys 擬議建築物高度/ 層數	8.25 m 米
	3 Storey(s) 層

- 有關資料是為方便市民大眾參考而提供。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。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liability 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.

## 附件索引 - 規劃申請編號 A/NE-TK/770

## Index of Enclosures - Application No. A/NE-TK/770

附件編號 Enclosure No.	文件 Document
1	申請的摘要及位置圖 Gist of Application and Location Plan
2	申請文件 Application Submission
2-1	申請表格 Application Form
3	公告 (就申請提出意見) Notice for Inviting Comments on Application
4	進一步資料 Further Information
4-1	進一步資料編號 FI (2023 年 3 月 2 日) (獲豁免公布予公眾提出意見) Further Information No. FI (2.3.2023) (exempted from publication for public comments)
4-2	在 2023 年 5 月 2 日刊登的公告 (就編號 4-2-1 的進一步資料提出意見) (包含經修定的摘要及位置圖, 如有的話) Notice issued on 2.5.2023 for Inviting Comments on Further Information at Encl. 4-2-1 (including revised gist of application and location plan, if any)
4-2-1	進一步資料編號 FI (2023 年 4 月 20 日) Further Information No. FI (20.4.2023)
5	意見 Comment
5-1	意見編號 1 Comment No. 1
5-2	意見編號 2 Comment No. 2
6	審議申請文件編號 (稍後提供) Consideration of Application Paper No. (to be provided)

**Recommended Advisory Clauses**

- (a) to note the comment of District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that should the application be approved, his office will continue to process the Small House application. However, there is no guarantee at this stage that the Small House application would be approved. If the Small House application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD. There is also no guarantee to the grant of a right of way to the Small House concerned or approval of the emergency vehicular access (EVA) thereto;
- (b) to note the comment of the Commissioner for Transport (C for T) that the village access connecting to Ting Kok Road is not under Transport Department's management. The land status, management and maintenance responsibilities of the village access should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes;
- (c) to note the comment of the Director of Fire Services (D of FS) that the applicant should observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' administered by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) there is no existing DSD maintained public drain available for connection in this area. The proposed development should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from the surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient opening should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary/wall/fence are to be erected. Any existing flow path affected should be re-provided. The proposed development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas. The applicant should maintain the drainage systems properly and rectify the systems if found to be inadequate or ineffective during operation. The applicant should also be liable for and indemnify claims and demands arising out of damage or nuisance caused by failure of the systems; and
  - (ii) for works to be undertaken outside the lot boundary, prior consent and agreement from LandsD and/or relevant private lot owners should be sought; and
- (e) to note that the permission is only given to the development under application. If provision of an access road is required for the proposed development, the applicant should ensure that such access road (including any necessary filling/excavation of land) complies with the

provisions of the relevant statutory plan and obtains planning permission from Town Planning Board where required before carrying out the road works.