

Appendix C

Geotechnical Planning Review Report

Section 16 planning application for
proposed columbarium
at Lot NKIL 6071 (Portion) &
STT KX1603 (Portion),
Ching Cheung Road

Geotechnical Planning Review Report

June 2024



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Document Control			Job No.:
Amendment Record		Geotechnical Planning Review Report	
Date	Issue	Description	Approved By
26 Jun 2024	1	For Submission	PS

Introduction

The application involves the G/F of Sheung Tsang Hall (上真閣) and Chap Tak Hall (集德堂) (the Premises) of Fuk Tak Buddhist Association (福德念佛社) located at Lot NKIL 6071 (Portion) & STT KX1603 (Portion), Ching Cheung Road, Sham Shui Po. The Premises fall within an area mainly zoned “Government, Institution or Community (1)” (“G/IC(1)”) and with a minor portion within the “Green Belt” (“GB”) zone on the approved Cheung Sha Wan Outline Zoning Plan OZP No. S/K5/39. The current use of the Premises is columbarium.

In accordance with the GEO Advice Note for planning applications under the Town Planning Ordinance (CAP. 131), a Geotechnical Planning Review Report is prepared for the proposed application.

The Columbarium

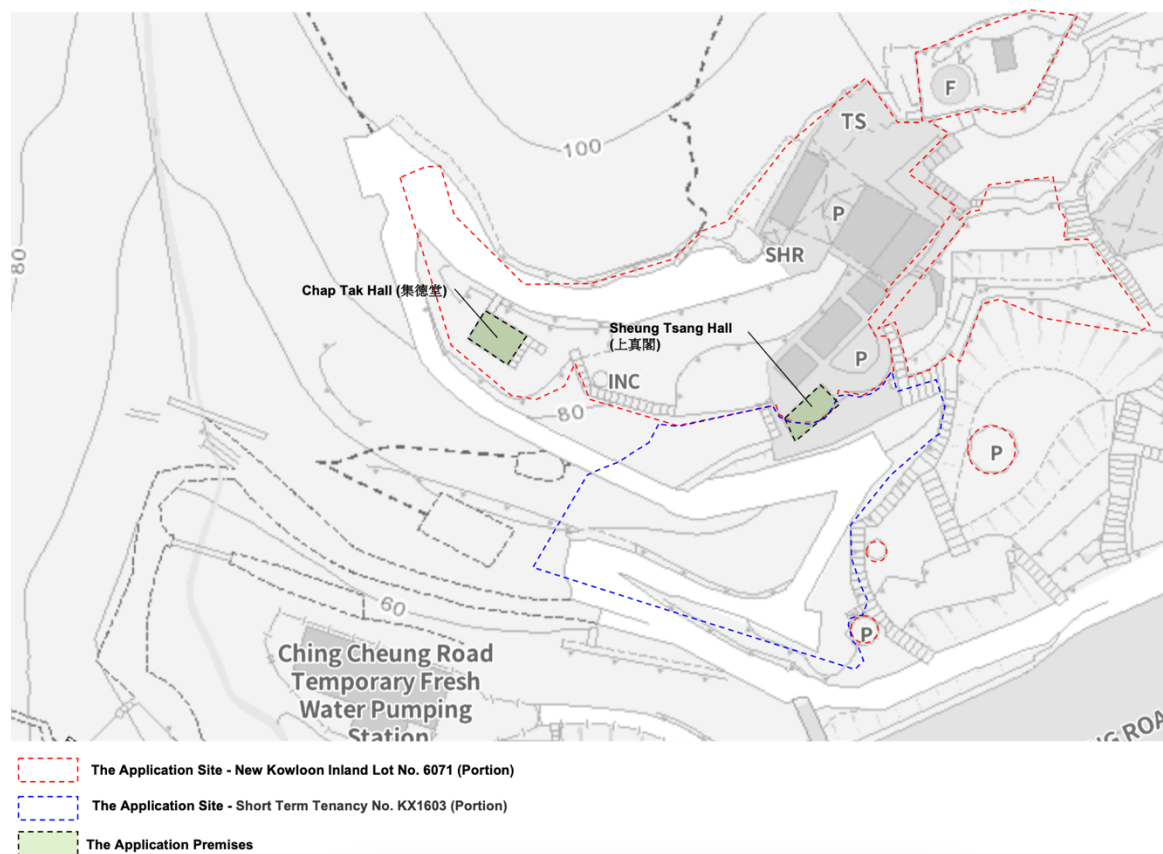
The Columbarium use involves the following premises (“the Premises”) in 2 existing buildings:

1. G/F of Sheung Tsang Hall (上真閣)
2. G/F of Chap Tak Hall (集德堂)

The Columbarium under this section 16 application DOES NOT involve the following:

1. Construction of new buildings
2. Alteration or extension of existing buildings
3. Excavation / Site Formation Works

Locations of these 2 existing buildings are shown on plan below and the site photos are presented in [Appendix A](#).

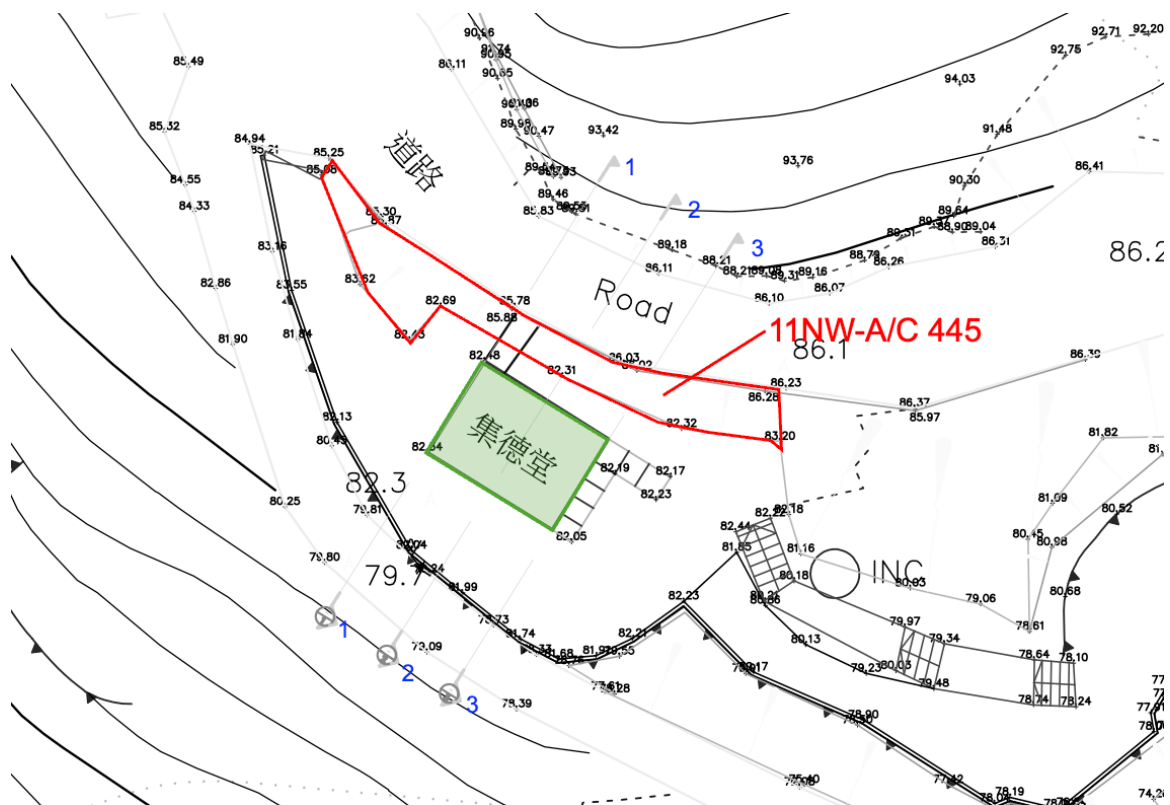


Geotechnical Planning Review

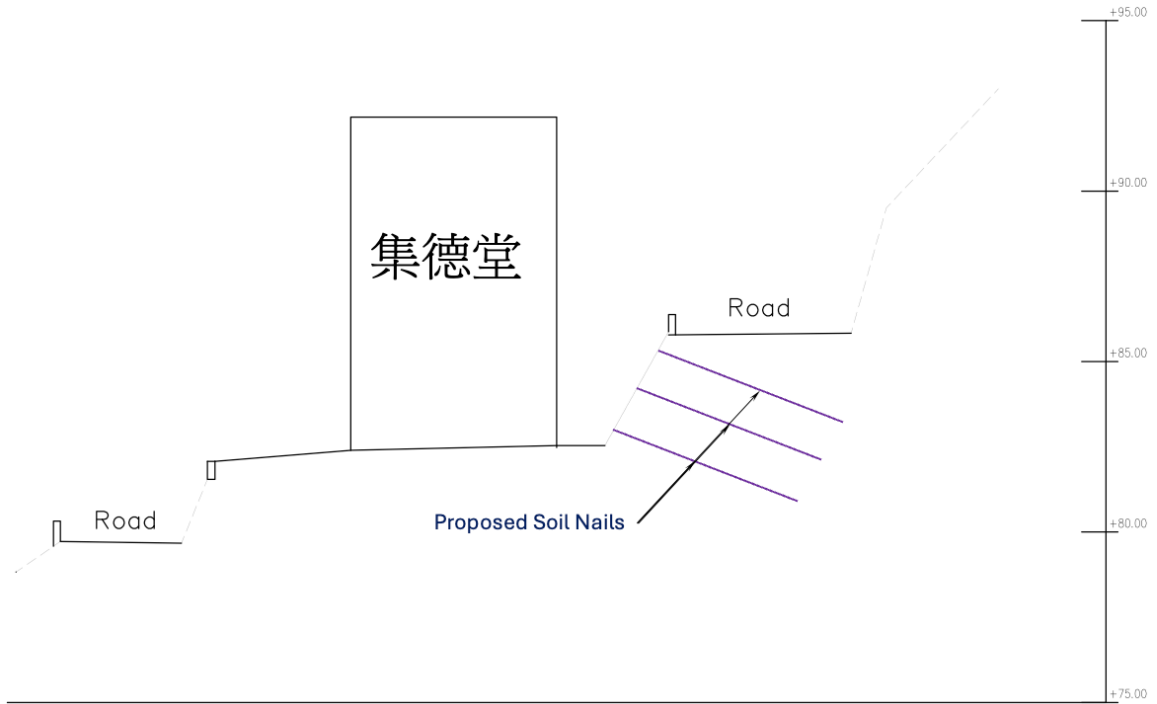
Chap Tak Hall (集德堂)

The building is 2-storey of rectangular size in shape with plan dimension of about 8.1m x 5.9m for the lower storey and 5.5m x 4.6m for upper storey. The building is located at a platform at approx. +82 mPD. The total height of the building is about 7.6m. There is an external staircase and an elevated walkway directly to the upper storey.

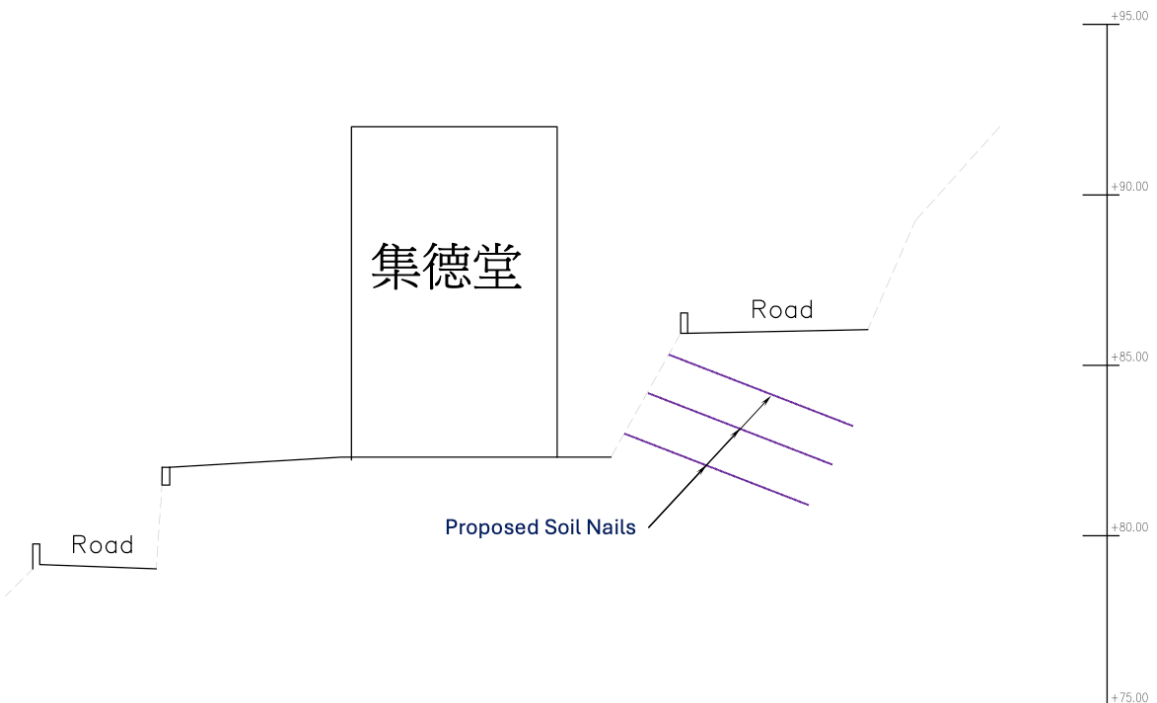
A registered geotechnical feature no. 11NW-A/C 445 is identified at the north of the building. It is a 4m high cut slope with average angle of 70 degree and length of 35m. The facility at crest is a Road/footpath with low traffic density. The information from slope information system, CEDD and Slope Maintenance Responsibility Information System, LandsD are attached in [Appendix B](#).



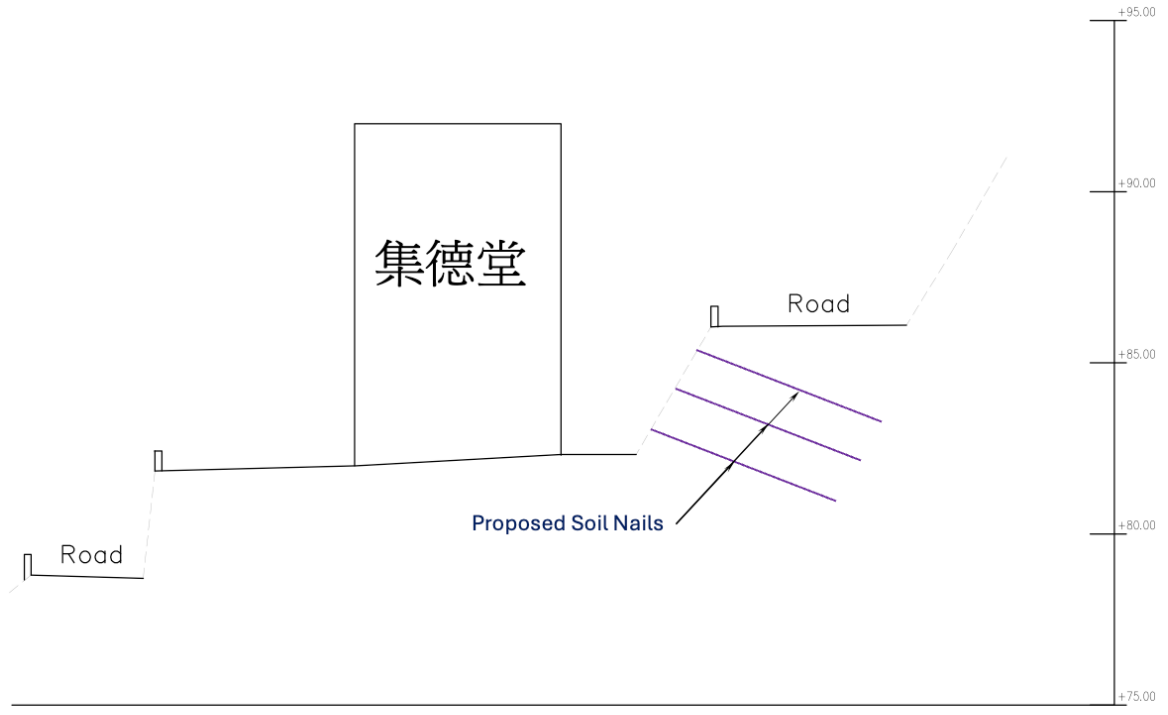
The stability of aforesaid feature will be assessed, soil nails will be installed if necessary as per the tentative scheme as shown in sections 1, 2 and 3 below:



SECTION 1
SCALE



SECTION 2
SCALE

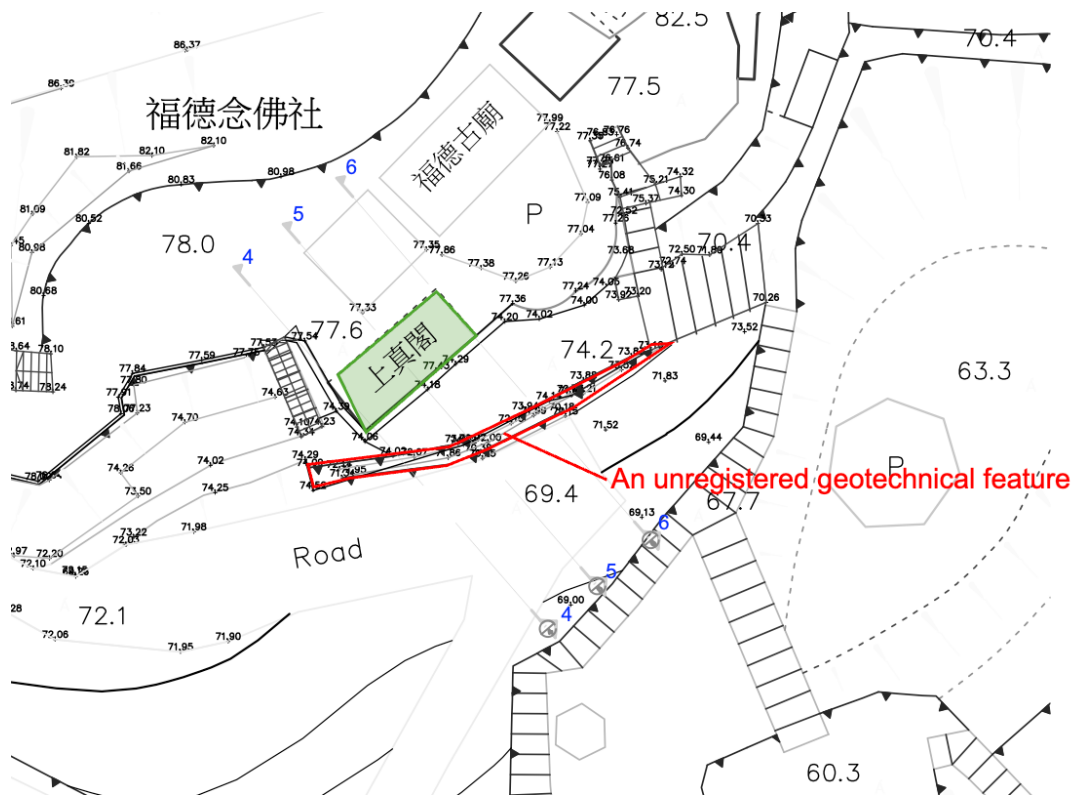


SECTION 3
SCALE

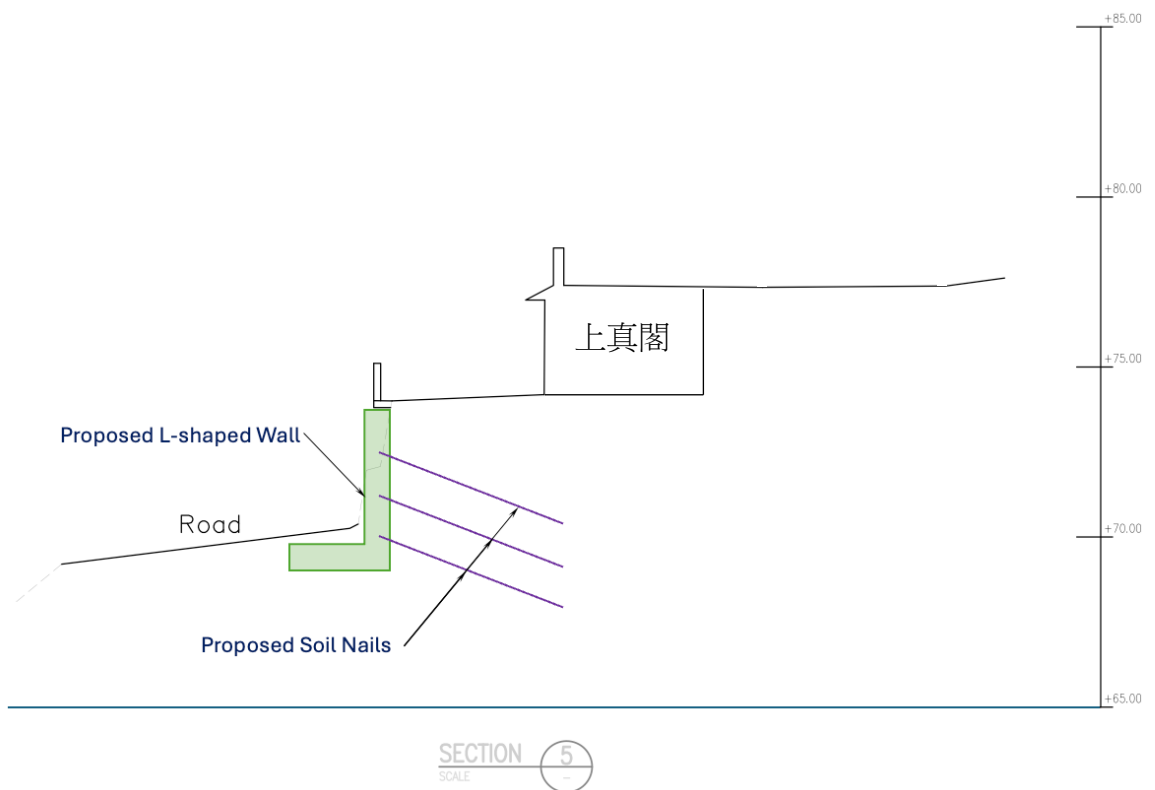
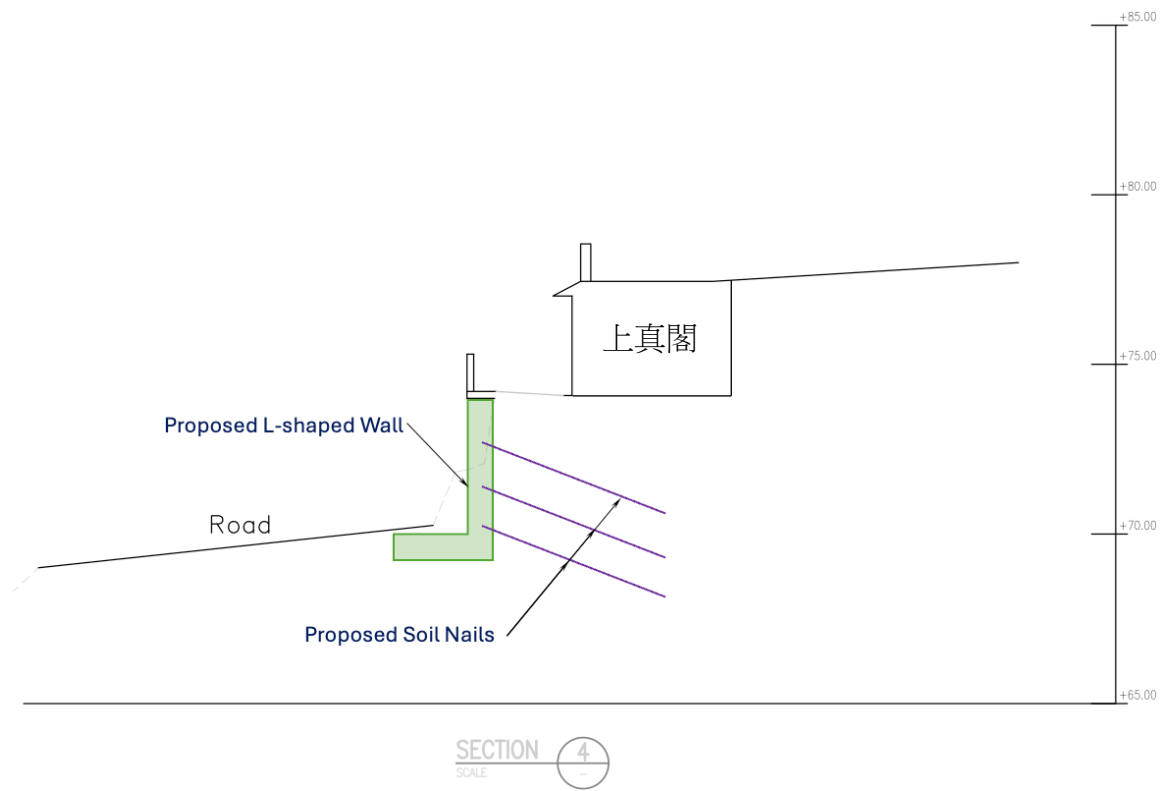
Sheung Tsang Hall (上真閣)

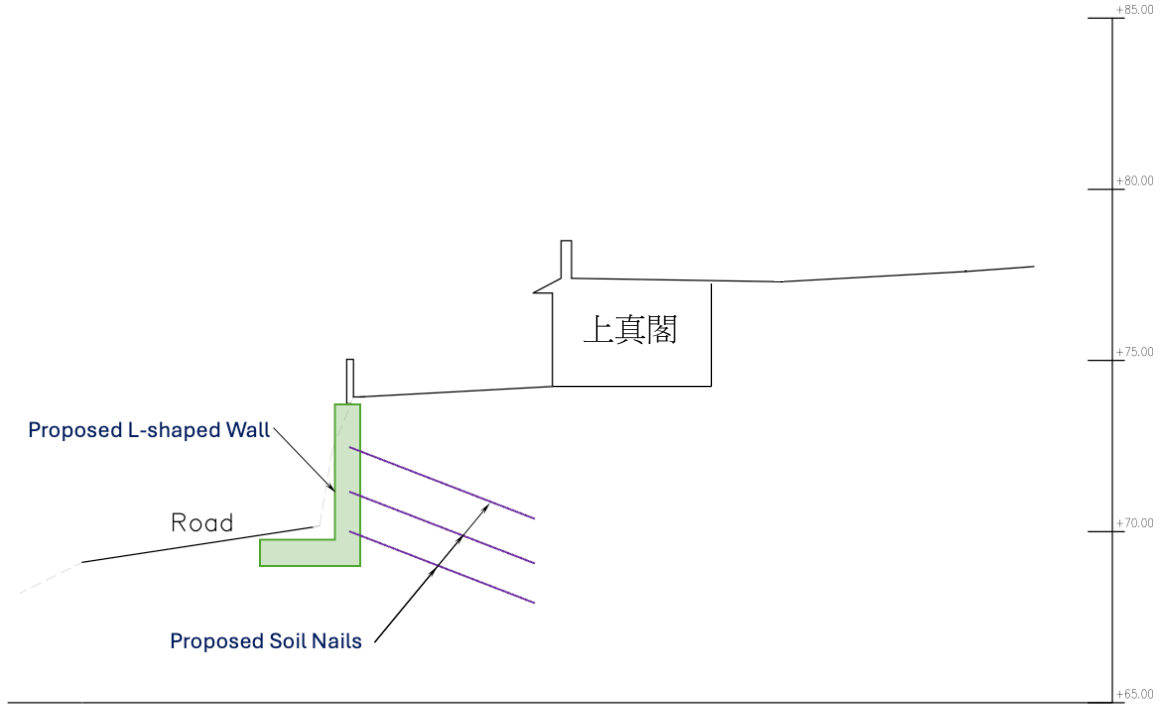
The building is about rectangular size in shape with a plan dimension of about 4.5m x 9m with a height of about 3m. The building is located at a platform at approx. +77 mPD.

An non-registered geotechnical feature is identified at the south of the building. It is a 4m high cut slope with toe wall with average angle of 80 degree and length of 25m. The facility at toe is a Road/footpath with low traffic density.



The stability of aforesaid feature will be assessed, L-shaped wall with soil nails will be installed if necessary as per the tentative scheme as shown in sections 4, 5 and 6 below:





SECTION 6

Existing Conditions of the Geotechnical Features

Visual inspection was carried out on 25th June 2024 for both registered and non-registered features. There was no sign of distress and water seepage during the site inspection. Having reviewed the current condition, no immediate danger for both registered and non-registered features was identified.

Future Assessment and Slope / Retaining Wall Upgrading Works

Detailed geotechnical assessment and necessary upgrading works will be carried out in accordance with the following programme:

Tentative Master Programme																																				
Year Month	2025												2026												2027											
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7					
1. desk study	█																																			
2. topographic survey	█																																			
3. prepare GI plan for BD submission	█																																			
4. GI works and report completion to BD	█																																			
5. detailed design for BD submission for approval	█																																			
6. tender period													█																							
7. apply consent for site works													█																							
8. site works													█																							
9. report completion to BD																									█											

Conclusion



This section 16 application DOES NOT involve construction of new buildings, alteration or extension of existing buildings and excavation / site formation works.

Detailed geotechnical assessment and necessary upgrading works will be carried out for both registered and non-registered features as mentioned above.

Appendix A – Site Photos

Record Photo

Geotechnical Planning Review Report

 A photograph showing a geotechnical feature. On the left, there is a building with a tiled roof and a white balcony. A paved walkway runs alongside a slope. The slope is covered with a dark, textured mesh reinforcement. A person in a red shirt is visible near the building. In the foreground, there are some red plants and a blue cart.	<p>Photo No: 1 Date Taken: 25-Jun-2024</p> <p><u>Description:</u> A registered geotechnical feature no. 11NW-A/C 445 is identified at the north of Chap Tak Hall (集德堂)</p>
 A photograph of a concrete retaining wall. The wall is light-colored and has a decorative railing on top with orange-brown balusters. The wall appears to be on a slope. The bottom part of the wall shows some dark, textured material, possibly soil or a different layer of the wall.	<p>Photo No: 2 Date Taken: 25-Jun-2024</p> <p><u>Description:</u> An non-registered geotechnical feature is identified at the south of Sheung Tsang Hall (上真閣)</p>

Appendix B – Slope Information (Feature No. 11NW-A/C 445)



BASIC INFORMATION

Location: Within the Temple Complex North of Ching Cheung Road

Date of Formation: pre-1977

Date of Construction/
Modification:

Approximate Coordinates: Easting : 833656 Northing : 822619

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Road/footpath with low traffic density

Distance of Facility from Crest (m): 0

Facility at Toe: Cottage, licensed and squatter area

Distance of Facility from Toe (m): 1

Consequence-to-life Category: 1

Remarks: N/A

SLOPE PART

(1) Max. Height (m): 3 Length (m): 35 Average Angle (deg): 70

WALL PART

N/A



MAINTENANCE RESPONSIBILITY

Private Feature Party: NKIL6071 Agent: N/A

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 20-12-2005
Data Source: LPM
Slope Part Drainage: N/A

Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)

Surface Protection (%): Bare: 0 Vegetated: 0 Chunam: 100 Shotcrete: 0 Other Cover: 0

Material Description: Material type: Soil Geology: N/A

Berm: No. of Berms: 1 Min. Berm Width (m): 0.3

Weepholes: Size (mm): 50 Spacing (m): 1.5



WALL PART

N/A

SERVICES

N/A



STAGE 1 STUDY REPORT

Inspected On: 26-09-1995

Weather: Mainly Fine

District: MW

Section No: 1-1

Height(m): H1 : 3 , H2 : 0

Type of Toe Facility: Cottage, licensed and squatter area

Distance from Toe(m): 1

Type of Crest Facility: Road/footpath with low traffic density

Distance from Crest(m): 0

Consequence Category: 1

Engineering Judgement: P

Section No: 2-2

Type of Toe Facility: N/A

Distance from Toe(m): 0

Type of Crest Facility: N/A

Distance from Crest(m): 0

Consequence Category: 1

Engineering Judgement: P



Sign of Seepage:	Slope : No signs of seepage Wall : N/A
Criterion A satisfied:	N
Sign of Distress:	Slope : Reasonable (near crest, mid-portion, at toe) Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A
Masonry wall/Masonry facing:	N
Note:	N/A
Consequence category (for critical section):	1
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

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

OTHER EXTERNAL ACTION

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

PHOTO



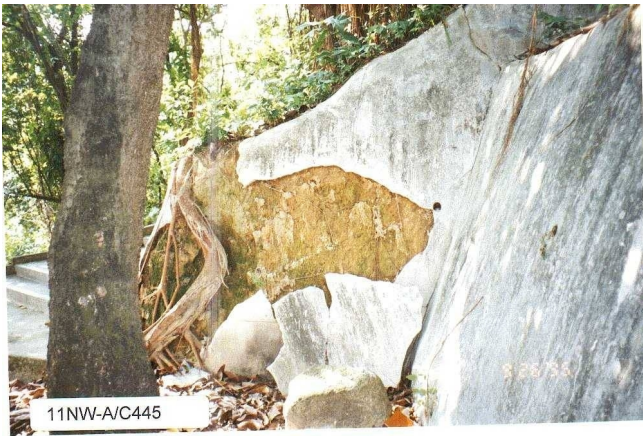
11NW-A/C445

View of the critical section, looking northwest.



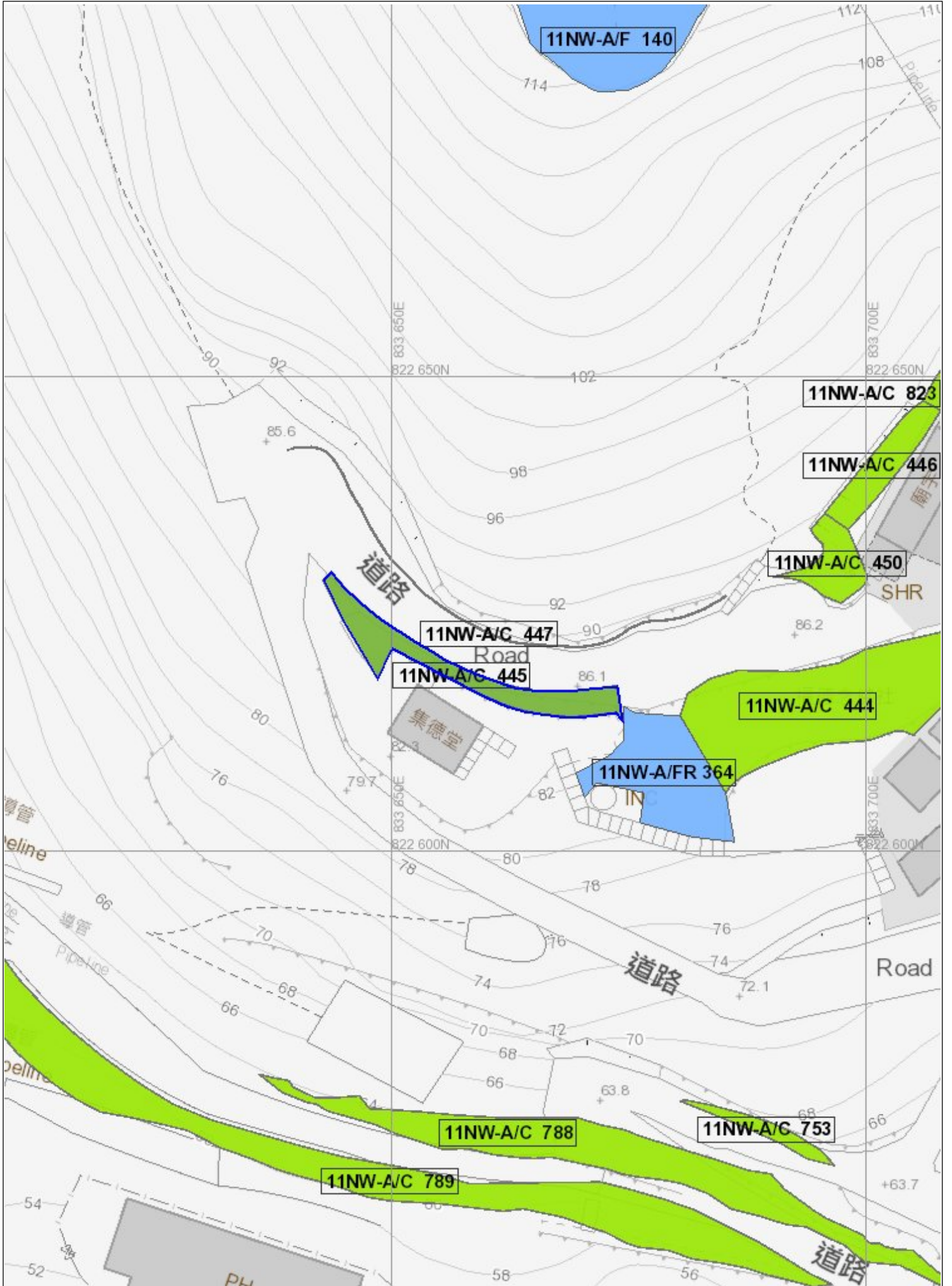
11NW-A/C445

Missing chunam above the beam.



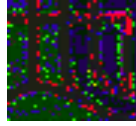
11NW-A/C445

Missing chunam near the western end of the feature.



Slope Maintenance Responsibility Report

(11NW-A/C445)



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	11NW-A/C445	Sub-Division	Not Applicable	
	Location	WITHIN NKIL6071		
	Responsible Lot/Party	NKIL6071	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		

- End of Report -

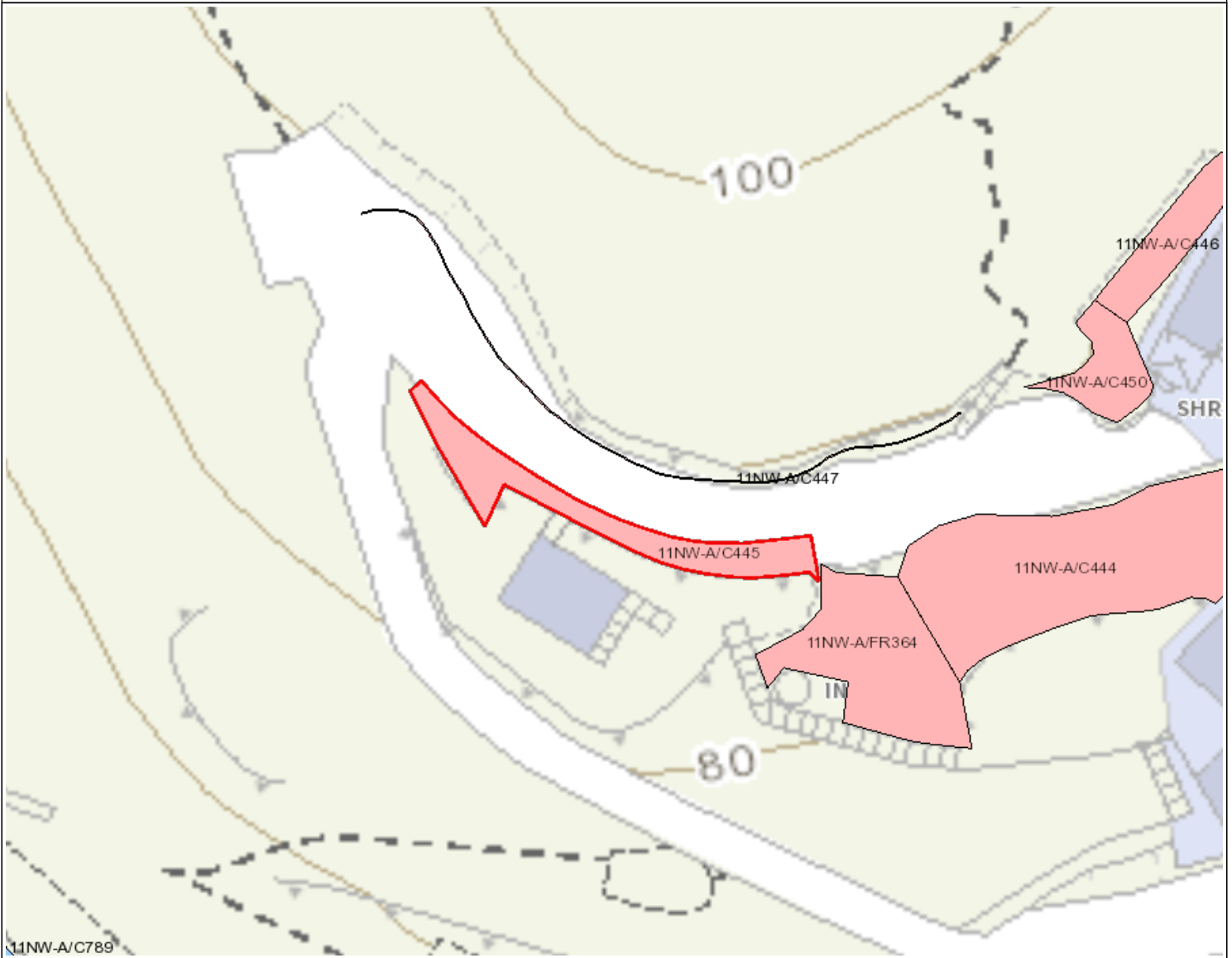
Notes:

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






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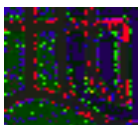
Search Criteria: 11NW-A/C445

Location Plan



Legend

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



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

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

Printed on: 26/06/2024

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