

Geotechnical Consultancy Services for Section 16 Application for Proposed Development of Temporary Place of Recreation, Sports and Culture (Hobby Farm) development at Ma Tso Lung

Prepared for: Maxtop sky Limited
24 February 2025





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Contents

Executive Summary	1-1
1. Introduction	1-1
1.1 Background	1-1
1.2 Objectives of the Report	1-1
2. Site Description	2-1
2.1 General	2-1
3. Desk Study	3-1
3.1 General	3-1
3.2 Published Geology	3-1
3.3 Site Investigation	3-1
3.4 Reported Landslide Incidents	3-1
4. Proposed Development	4-2
4.1 Reported Landslide Incidents	4-2
5. Proposed Development	5-1
5.1 General	5-1
5.2 Impact on Existing Features	5-1
6. Conclusions and Recommendations	6-1

Figures

Figure 1 Site Location Plan

Figure 2 Extracted of Published Geology Map

Appendices

Appendix A Topographical Survey Plan

Appendix B Extracted GI Record

Appendix C Proposed Development Plan

Appendix D Plan and Cross Section of Proposed Development

Executive Summary

The applicant, Hong Kong Arts and Culture Youth Association Limited engaged Maxtop Sky Limited to seek planning permission to use the application for temporary Place of Recreation, Sports and Culture (Hobby Farm) Nfor a period of 3 years and associated filing of land, on the Approved Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan No. S/NE-MTL/3(the OZP) at Lot 1219 (Part), 1222, 1223, 1226, 1228, 1230, 1242, 1243 and 1244 in D.D 96 and adjoining Government Land, Shun Yee San Tsuen, Ma Tso Lung, New Territories (the site) from the Town Planning Board (TPB). SMEC Asia Ltd. on behalf of Maxtop Sky Limited has undertaken a geotechnical review for the preparation of Geotechnical Planning Review (GPR) Report to support the proposed development and planning application. From the geotechnical assessment, which is based on the available geological and geotechnical data, it is concluded that the proposed development at the subject Site is geotechnically feasible. Significant geotechnical hazards / constraints that may adversely affect the future redevelopment are not evident from the available geotechnical data.

1. Introduction

1.1 Background

- 1.1.1. The applicant, Hong Kong Arts and Culture Youth Association Limited is planning to submit a Section 16 Planning Application for the proposed development of a temporary Place of Recreation, Sports and Culture (Hobby Farm) for a period of 3 years on the approved Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan, S/NE-MTL/3 (the OZP) at Lot 1219 (Part),, 1222, 1223, 1226, 1228, 1230, 1242, 1243 and 1244 in D.D 96 and adjoining Government Land, Shun Yee San Tsuen, Ma Tso Lung, New Territories.
- 1.1.2. SMEC Asia Ltd (“SMEC”) has been commissioned to conduct a Geotechnical Planning Review Report (GPRR) to support the application for the proposed development.

1.2 Objectives of the Report

- 1.1.3. In accordance with the guidelines under GEO Advice Note for Planning Applications under Town Planning Ordinance (CAP. 131), a Geotechnical Planning Review Report (GPRR) is prepared in support of the subject S.16 planning application. The objectives of this Geotechnical Planning Review are summarized as follows:
1. Identify any existing geotechnical features and / or natural terrain located within or in close proximity that may potentially affect or be affected by the Site / future development;
 2. Carry out preliminary review on the stability of the features based on the available background / published information;
 3. Assess the geotechnical feasibility of the proposed development; and
 4. Recommend the need for further study based on the results of the preliminary assessments.

2. Site Description

2.1 General

- 2.1.1. The Site is situated between Ma Tso Lung San Tsuen to the south and Ma Tso Lung Shun Yee Tsun to the north. It is located adjacent to Ma Tso Lung Road and is accessible via a local track that connects to Ma Tso Lung Road. The Site and its general environment are shown in Figure 1. The land use of the neighbouring areas of the Site is summarized as follows:
- To the north: A pond and Ma Tso Lung Shun Yee Tsuen
 - To the east: Ma Tso Lung Road
 - To the south: Ma Tso Lung San Tsuen
 - To the west: Development Green Belt
- 2.1.2. The Site, which consists of a plan area of approximately 8,567m², is generally flat-lying at a gradient of less than 5°. The Site gradually rises from approximately 11.2mPD in the west to approximately 19.0mPD in the east.
- 2.1.3. The Site and the surrounding Government Land have been altered due to illegal site formation works. An unauthorised cut slope has been formed alongside the northeastern boundary of the Site. The slope, which is approximately 50m long, rises from approximately 17mPD to 22mPD, with an average angle of about 30 degrees.
- 2.1.4. Topographical survey and lot boundary survey works were carried out by Land Marker (1980) HK. Co. Ltd. in December 2024. The topographical survey plan is included in **Appendix A**.

3. Desk Study

3.1 General

- 3.1.1. A review of the available geological and geotechnical data for the Site area and its general vicinity has been carried out. Most of the relevant information was collated from GEO's web-based Geotechnical Information Infrastructure (GInfo). The available information includes published geological data, archived ground investigation (GI) data, Landslide Incident Record, and previous studies / assessments relating to the existing features. Some of the key findings are summarized below.

3.2 Published Geology

- 3.2.1. According to the Hong Kong Geological Survey (HKGS) Map Sheet 2 (scale 1:20,000) – Solid and Superficial Geology (1989), the site and its general vicinity are predominantly underlain by superficial deposits consisting of colluvium, with alluvium present in the northwestern portion of the Site. The solid geology is primarily composed of undivided metasandstone, with metaconglomerate and phyllite. An extract of the published geological map showing the Site and its vicinity is presented in **Figure 2**.

3.3 Site Investigation

- 3.3.1. According to GInfo's records, there are no existing boreholes within or in the immediate vicinity of the Site. The nearest ground investigation (GI) was carried out by Enpack (Hong Kong) Limited in July 1991 at Ma Tso Lung Road, which is located approximately 180 meters southeast of the Site. The GI, which consisted of 2 trial pits (TP38 and TP39), reaching a depth of 3 meters, revealed a geological profile comprising FILL. The trial pit records are shown in **Appendix B**.

3.4 Reported Landslide Incidents

- 3.4.1. According to the GEO database, there is no recorded landslide incident reported within or in the vicinity of the Site.

4. Proposed Development

4.1 Reported Landslide Incidents

- 4.1.1. Site reconnaissance was carried out on 24 January 2025 to inspect the conditions of the Site and its general vicinity (**refer to Plates 1 to 26**).
- 4.1.2. The site is situated in Ma Tso Lung and can be accessed via Ma Tso Lung Road from the east. This area was originally an undeveloped green belt, which is generally flat, rising from approximately 11.2 mPD in the west to 19 mPD in the east.
- 4.1.3. There is an unauthorized man-made slope located in the northeast section of the application site. The surface of the unauthorized slope is bare, with an approximate height of 5 meters and an incline of 30 degrees. No signs of distress were observed on the man-made slope during the recent site inspection. Site photographs showing the unauthorized man-made slope is presented in **Plates 1 to 8**.

5. Proposed Development

5.1 General

- 5.1.1. According to the latest outline development plan (**Appendix C**), the proposed development will have a total gross floor area (GFA) of approximately 1,349 m². It will consist of 14 temporary structures, each with a height not exceeding 4.5 meters, designated for agricultural education centers, greenhouses, a washroom, and a storeroom. Additionally, there will be three outdoor farming areas covering a total area of about 3,948 m². The site will also include two parking spaces for private cars and light buses.
- 5.1.2. The future ground level will generally follow the existing terrain, which rises from approximately 11.2mPD in the west to 19mPD in the east. Consequently, no major excavation or filling is anticipated. The proposed development, which includes agricultural education centers, greenhouses, washrooms, and storage rooms, will generally involve constructing shallow foundations approximately 1.2 meters deep.
- 5.1.3. Based on topographical survey data and published geological information, four representative sections across the Site were generated (refer to DWG No. 70761022/DWG/002 and DWG No. 70761022/DWG/003 in **Appendix D**) to illustrate the general site setting and geological profile.

5.2 Impact on Existing Features

- 5.2.1. There is an unregistered man-made slope located along the northeastern boundary of the Site, as depicted in Drawing No. 70761022/DWG/001 in **Appendix D**. From the results of the topographical survey and the findings from site reconnaissance, the unauthorized cut slope has a maximum height of approximately 5 meters, a lateral extent of around 50 meters, and an average slope gradient of less than 30 degrees, located within 10 meters offset from the northwestern site boundary.
- 5.2.2. To mitigate any potential adverse impacts on future development due to slope instability, it is recommended to establish a 3-meter buffer zone along the northeastern site boundary, adjacent to the toe of the existing unauthorized man-made slope. According to the development layout plan, the proposed landuse next to the buffer zone is farmland.

6. Conclusions and Recommendations

- 6.1. From the above geotechnical assessment, which is based on the available geological and geotechnical data, it is concluded that the proposed development at the Site is geotechnically feasible. Significant geotechnical hazards / constraints that may adversely affect the future redevelopment are not evident from the available geotechnical data.
- 6.2. Since there is an unauthorized man-made cut slope situated along the northeastern boundary of the Site, it is recommended to establish a 3-meter buffer zone along the toe of the cut slope to mitigate potential risks to the proposed development due to slope instability.
- 6.3. A comprehensive instrumentation and monitoring should also be prepared during the construction stage to closely monitor the construction impact on the adjacent structures, roads and utilities.

Figure

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 8,567 m² (ABOUT)

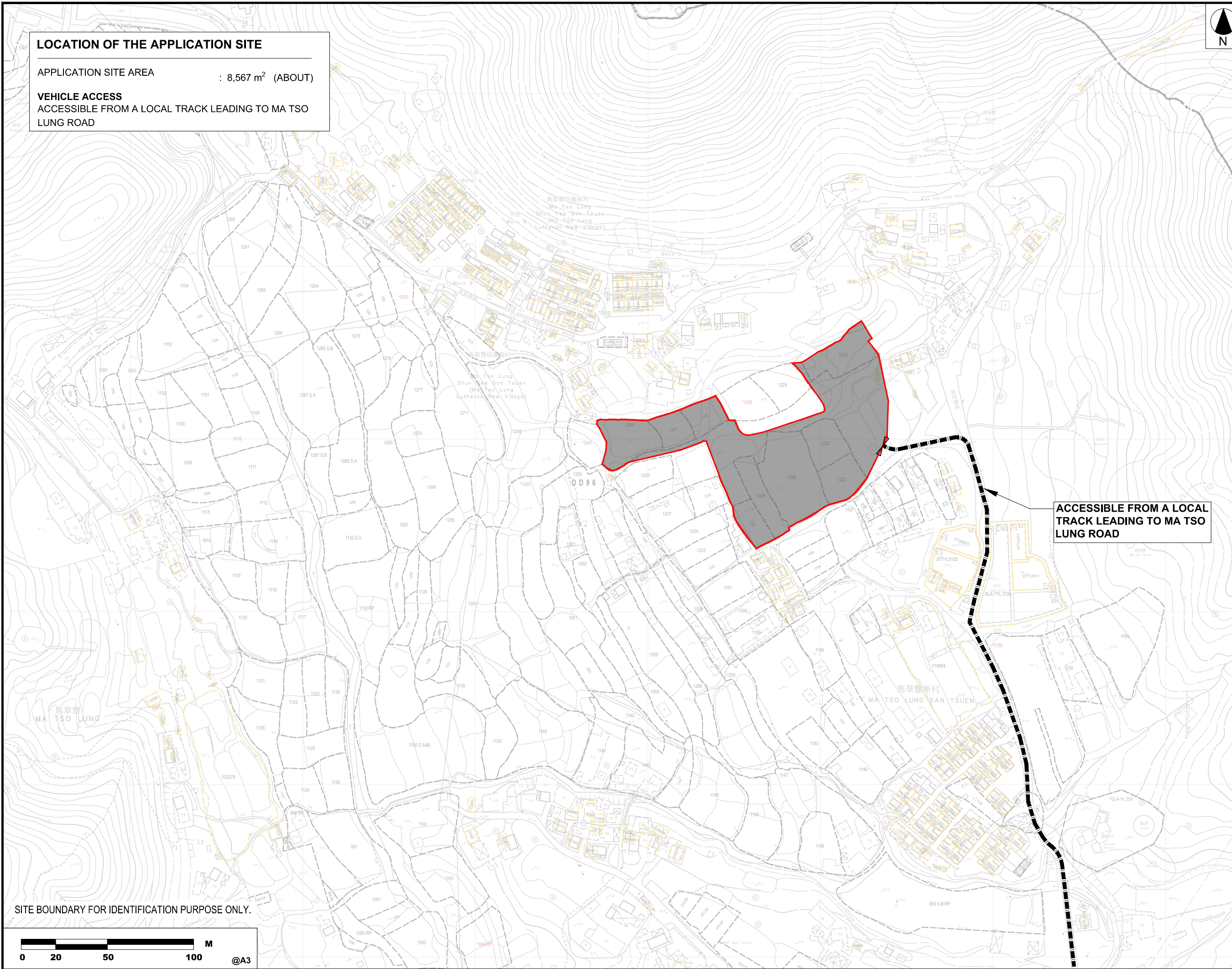
VEHICLE ACCESS
ACCESSIBLE FROM A LOCAL TRACK LEADING TO MA TSO LUNG ROAD



ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
DO NOT SCALE DRAWING

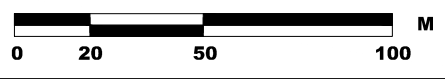
LEGEND

- APPLICATION SITE
- ACCESS ROUTE



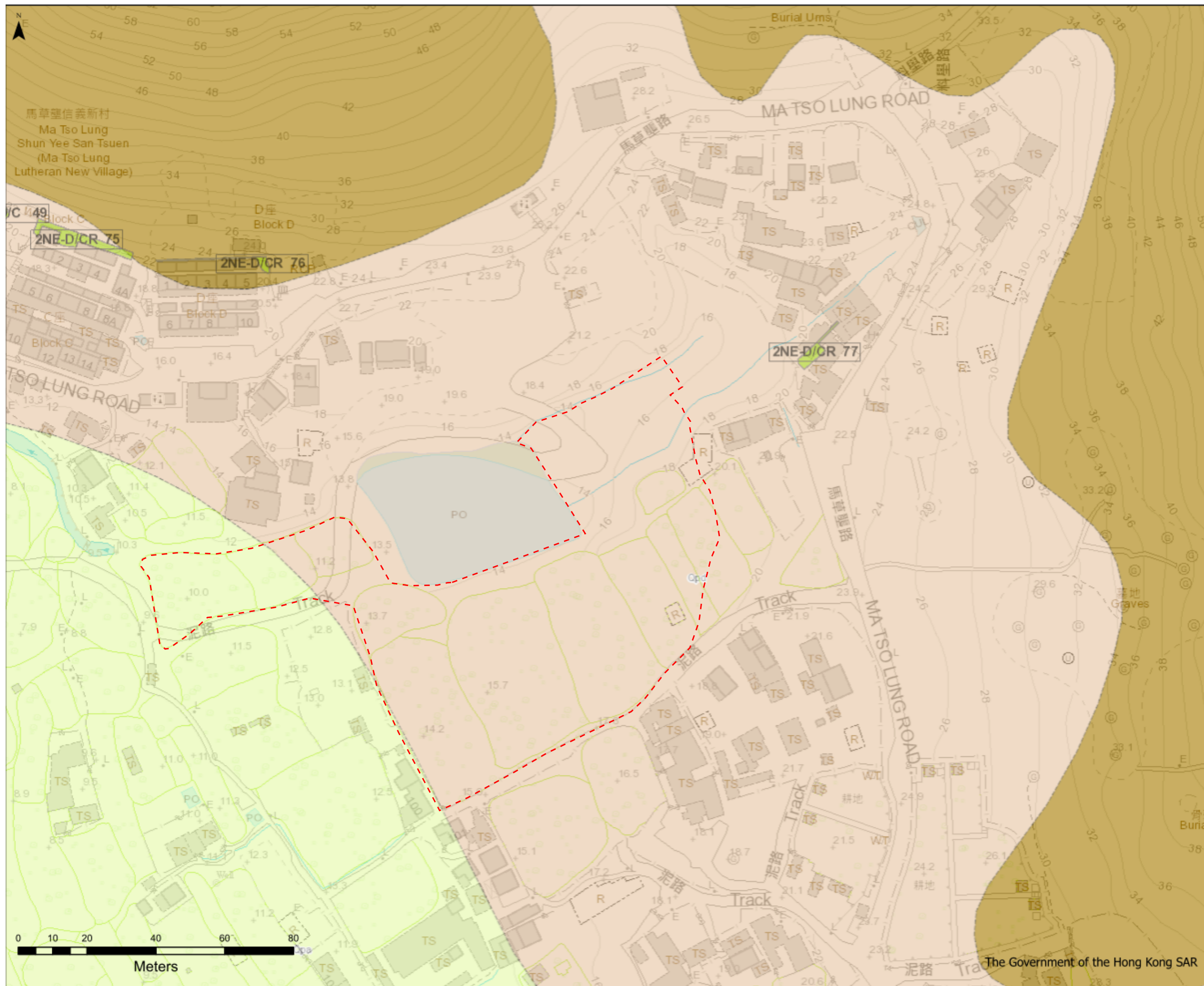
ACCESSIBLE FROM A LOCAL TRACK LEADING TO MA TSO LUNG ROAD

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



@A3

LOCATION PLAN		26 AUG 2024
REVISION	name	DATE
drawn	CL & LY	26 AUG 2024
checked		DATE
approved		DATE
contract no.		
project no.		
TITLE :		
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS AND CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND		
SITE LOCATION :		
VARIOUS LOTS IN D.D. 96, SHUN YEE SAN TSUEN, MA TSO LUNG, NEW TERRITORIES		
drawing title.		
LOCATION PLAN		
drawing no.	rev.	scale
Figure 1		N.T.S.



- Legend**
- Site Boundary
- Superficial Deposit**
- Qpd - Debris Flow Deposits
 - QPa - Terraced Alluvium
- Solid Geology**
- Cts - Undivided, Metasandstone with Metaconglomerate And Phyllite



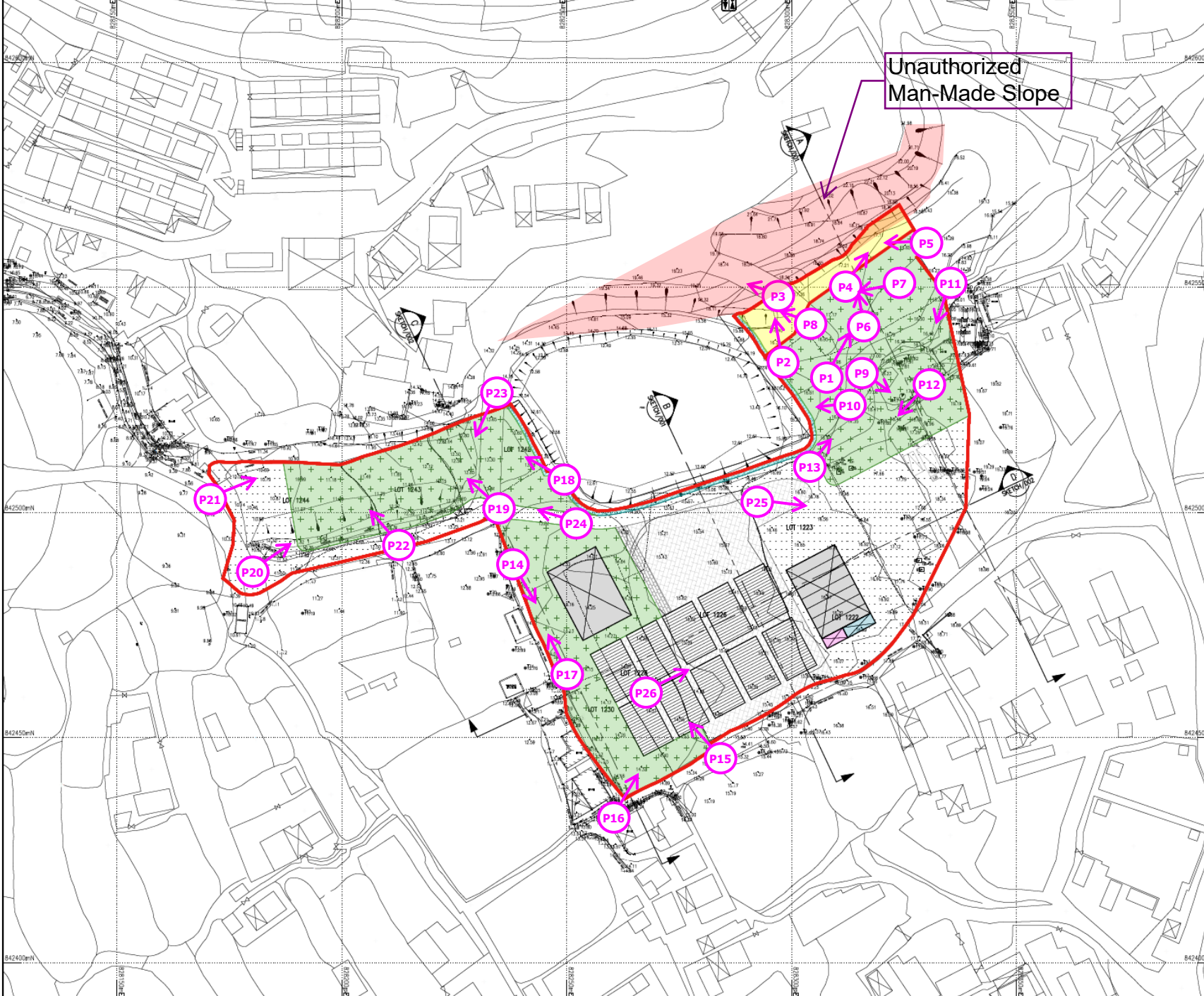
(Extract from Hong Kong Geological Survey Sheet 2, 1st Edition, 1989)



PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS AND CULTURE (HOBBY FRAM) AT VARIOUS LOTS IN D.D. 96, SHUN YEE SAN TSUE, MA TSO LUNG, NEW TERRITORIES
 Extract of Published Geology Map

SCALE	N.T.S.	DATE	FEB 2025
CHECK	EH	DRAWN	KHN
JOB NO.	70761022	Figure 2	REV. A

Plate



Unauthorized
Man-Made Slope

- LEGEND**
- APPLICATION SITE
 - AGRICULTURAL EDUCATION CENTER
 - WASH ROOM
 - STORE ROOM
 - GREENHOUSE
 - FARMLAND
 - OUTDOOR WOOD PAVING
 - HARD PAVING
 - SOIL
 - PARKING SPACE 2.5 m (W) X 5 m (L)
 - PARKING SPACE (LIGHT BUS) 3 m (W) X 8 m (L)
 - ENTRANCE / EXIT
 - 1m 5% CONCRETE WALL
 - 3m BUFFER ZONE AT THE TOP OF UNREGISTERED SLOPE FEATURE
 - SECTION
 - PHOTO LOCATION

No.	Rev.	Description	By	Date	Approved

smec SMEC ASIA LIMITED
 41/F, 401, FINCH, 103 ELECTRIC ROAD, NORTH POINT, HONG KONG.

Client :
 Project : PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS AND CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

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 Revision : 0

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Plate 1

General view at southeast portion of man-made cut slope



Plate 2

General view at south portion of man-made cut slope



Plate 3

General view at southeast portion of man-made cut slope



Plate 4

General view at southeast portion of man-made cut slope



Plate 5

General view at east portion of man-made cut slope



Plate 6

General view at southeast portion of man-made cut slope



Plate 7

General view at southeast portion of man-made cut slope



Plate 8

General view at southeast portion of man-made cut slope



Plate 9

General view at northeast portion of application site



Plate 10

General view at northeast portion of application site



Plate 11

General view at northeast portion of application site



Plate 12

General view at northeast portion of application site



Plate 13

General view at northeast portion of application site



Plate 14

General view at south portion of application site



Plate 15

General view at south portion of application site



Plate 16

General view at south portion of application site



Plate 17

General view at south portion of application site



Plate 18

General view at west portion of application site



Plate 19

General view at west portion of application site



Plate 20

General view at west portion of application site



Plate 21

General view at west portion of application site



Plate 22

General view at west portion of application site



Plate 23

General view at west portion of application site



Plate 24

General view at middle portion of application site



Plate 25

General view at middle portion of application site



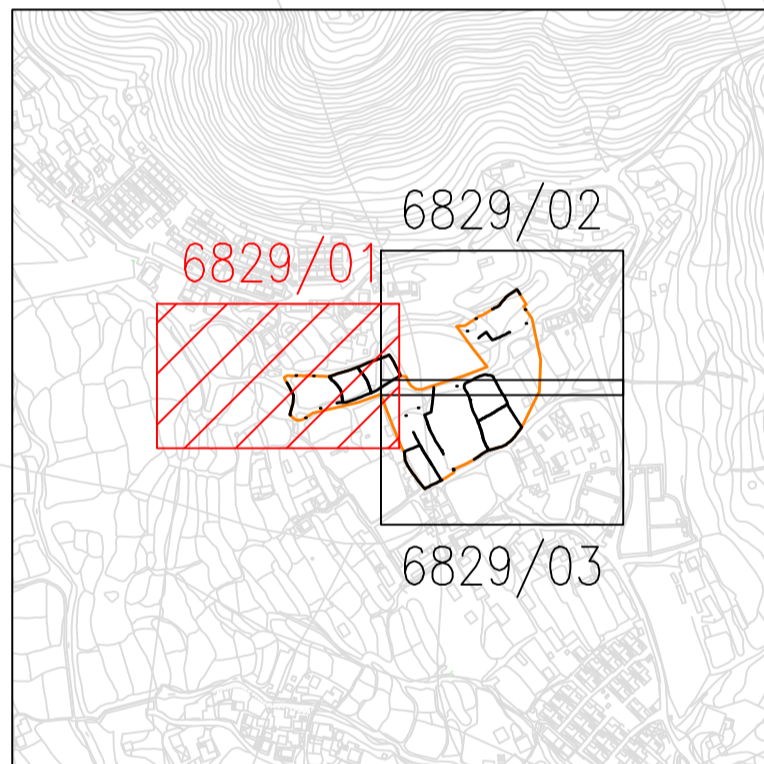
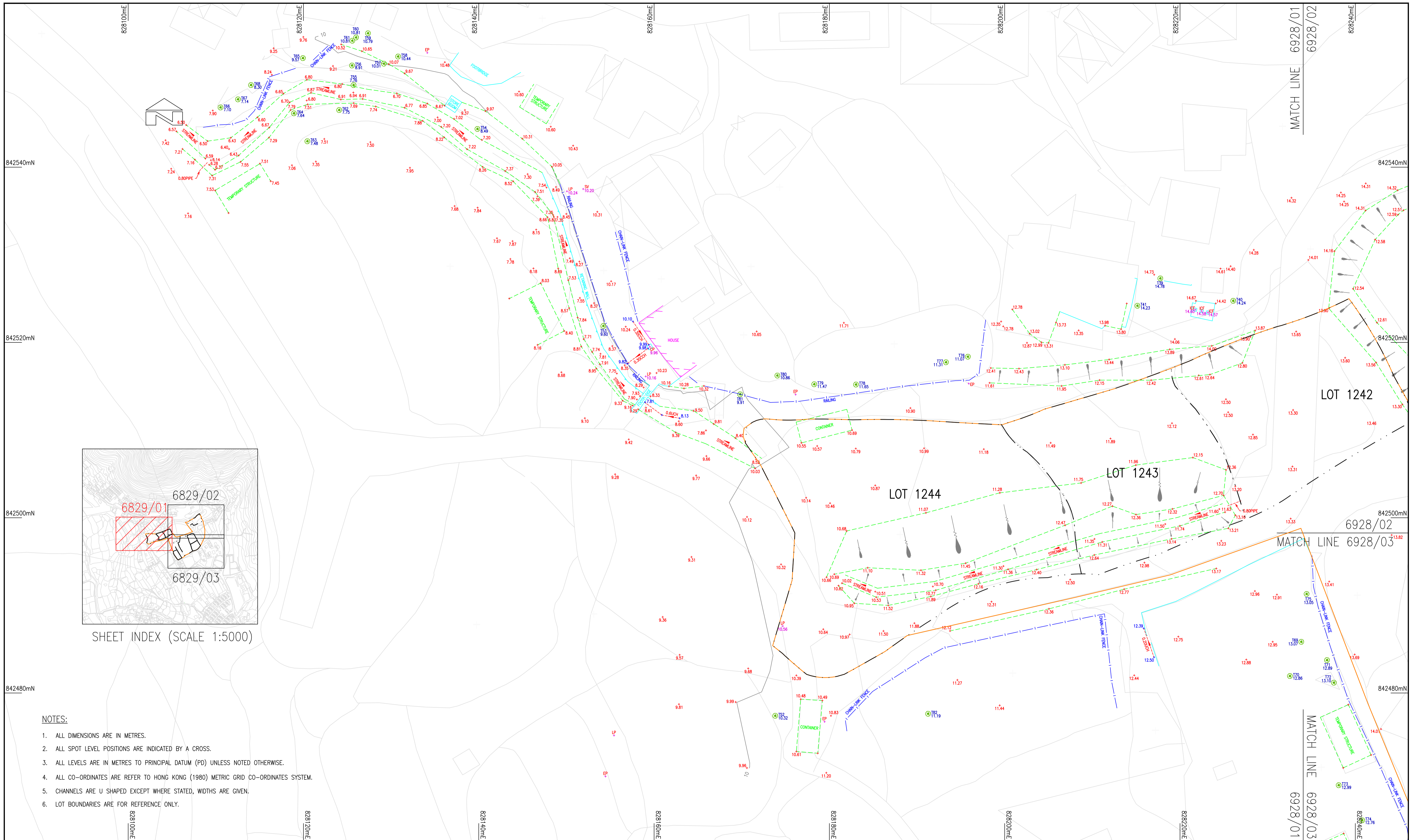
Plate 26

General view at south portion of application site



Appendices

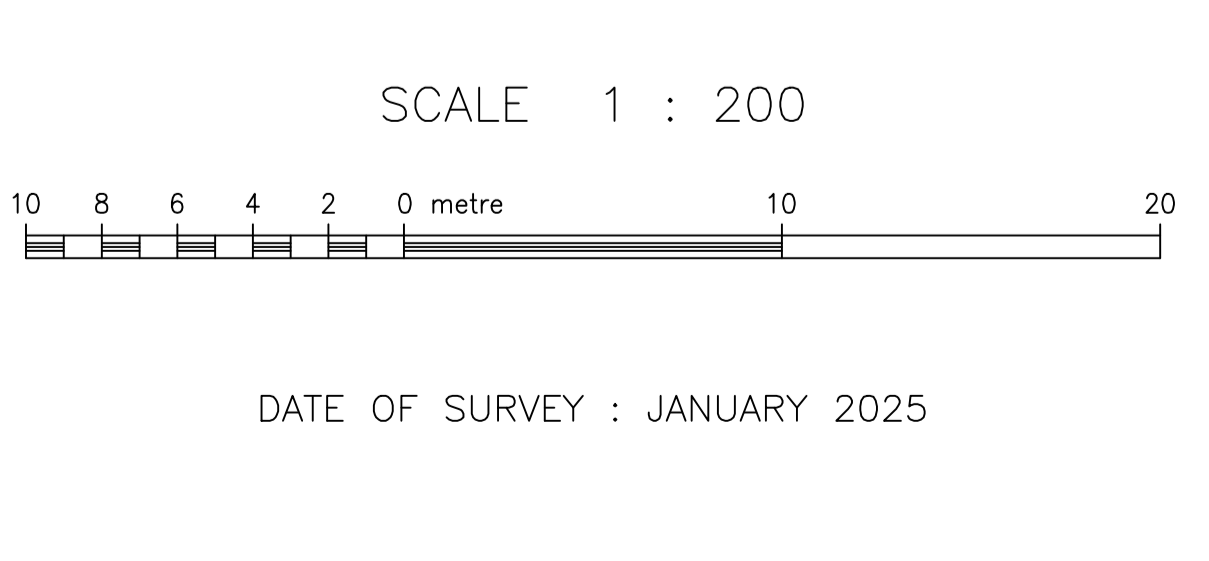
Appendix A Topographical Survey Plan



SHEET INDEX (SCALE 1:5000)

- NOTES:**
1. ALL DIMENSIONS ARE IN METRES.
 2. ALL SPOT LEVEL POSITIONS ARE INDICATED BY A CROSS.
 3. ALL LEVELS ARE IN METRES TO PRINCIPAL DATUM (PD) UNLESS NOTED OTHERWISE.
 4. ALL CO-ORDINATES ARE REFER TO HONG KONG (1980) METRIC GRID CO-ORDINATES SYSTEM.
 5. CHANNELS ARE U SHAPED EXCEPT WHERE STATED, WIDTHS ARE GIVEN.
 6. LOT BOUNDARIES ARE FOR REFERENCE ONLY.

ABBREVIATIONS:-	SYMBOLS :-	SYMBOLS :-
BH BORE HOLE BO BOLLARD CDH COVER CHANNEL CL COVER LEVEL CLF CHAIN LINK FENCE CO COLUMN CONC CONCRETE COC CO-ORDINATE DC DUCT COVER DP DOWN PIPE EC ELECTRIC COVER EE ELECTRIC EARTH EP ELECTRIC POLE EM ELECTRIC MANHOLE FB FLOWER BED FH FIRE HYDRANT GA GAS VALVE GR GROUND GU GULLY HF HOARDING FOOTING IC INSPECTION COVER ICF INSPECTION COVER-FULL WATER ICS INSPECTION COVER-STORM WATER IL INVERT LEVEL LP LAMP POST	MB MAIL BOX MH MANHOLE MR MIRROR P POST PT TRAIL PIT RB ROCK/BOULDER SC SPRAYED CONCRETE SCH STEEPED CHANNEL SE SEAT/BENCH SH SHIRINE SP SIGN POST ST SEPTIC TANK SV STOP VALVE SW SWITCH BOX TC TELEPHONE COVER TL TELEPHONE POLE TR TELEPHONE TOWER TS TEMPORARY STRUCTURE TV TRAVEL SIGN UH U-CHANNEL WE WELL WT WATER TANK TR TREE (ORTH/HEIGHT/SPREAD)	ROCK BOULDER DIRECTION OF FLOW CANOPY GATE ARTIFICIAL SLOPE TREE OVER-HANG STRUCTURE LEVEL TOP ROOF LEVEL HOUSE/BUILDING HARD DETAIL LOT DETAIL LOT BOUNDARY OZP BOUNDARY VERTICAL RETAINING WALL OVERHEAD STRUCTURE DRAIN FENCE/HOARDING/RAILING



SMEC
 SHUN YEE SAN TSUEN
 MA TSO LUNG
 NEW TERRITORIES
 TOPOGRAPHIC SURVEY

LAND MARKER (1980) H.K. CO., LTD.

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 UNIT 1303C, 13/F, MIRROR TOWER
 NO.61 MODY ROAD, TSIM SHA TSUI EAST, KOWLOON, HONG KONG
 TEL: 2663 9138 FAX: 2666 9921
 E-MAIL ADDRESS: general@landmarker.com

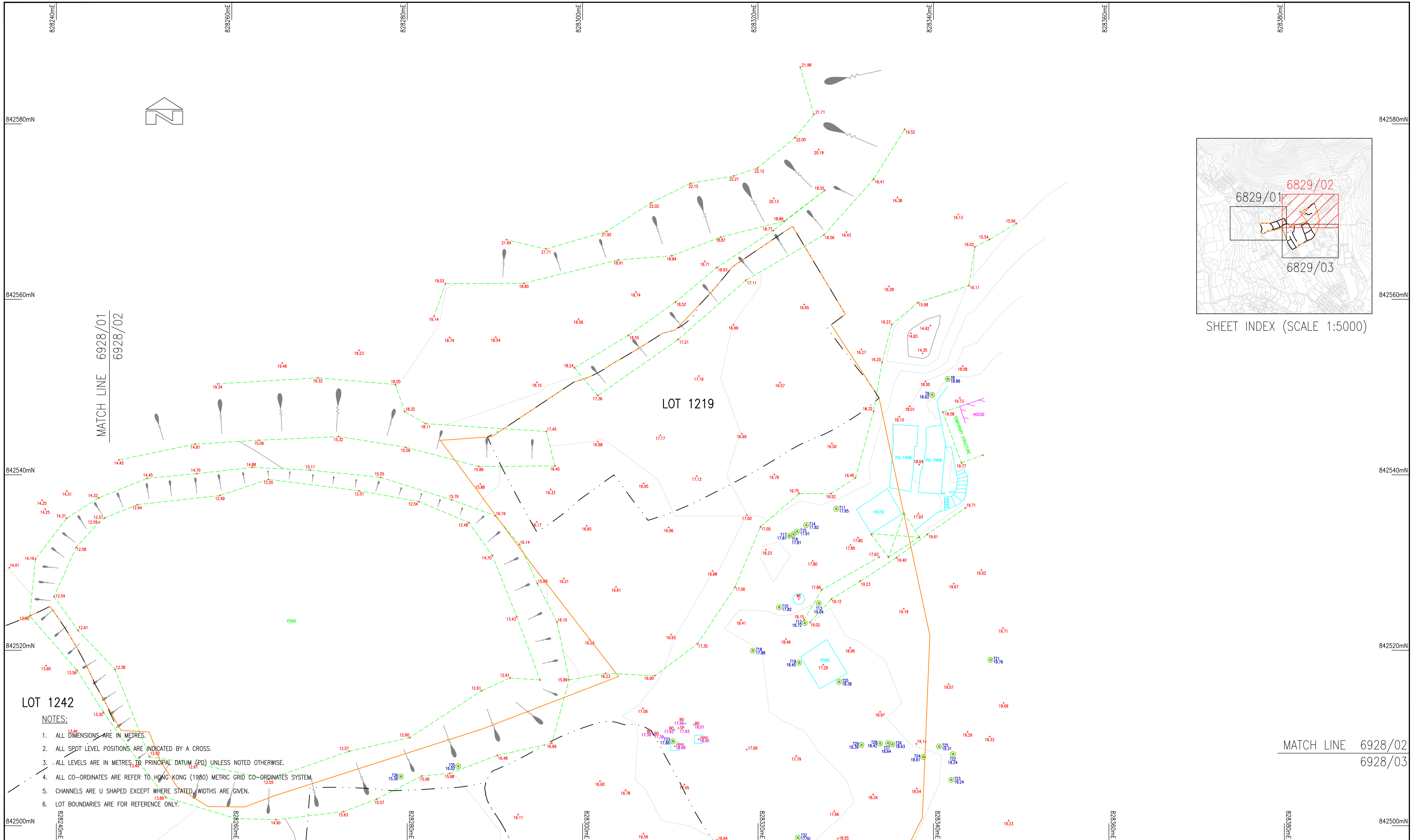
YUEN LONG BRANCH OFFICE:
 1/F, NO.165 CASTLE PEAK ROAD, YUEN LONG
 NEW TERRITORIES, HONG KONG
 TEL: 2663 9508 FAX: 2666 9170

PLAN NO. 6928/01

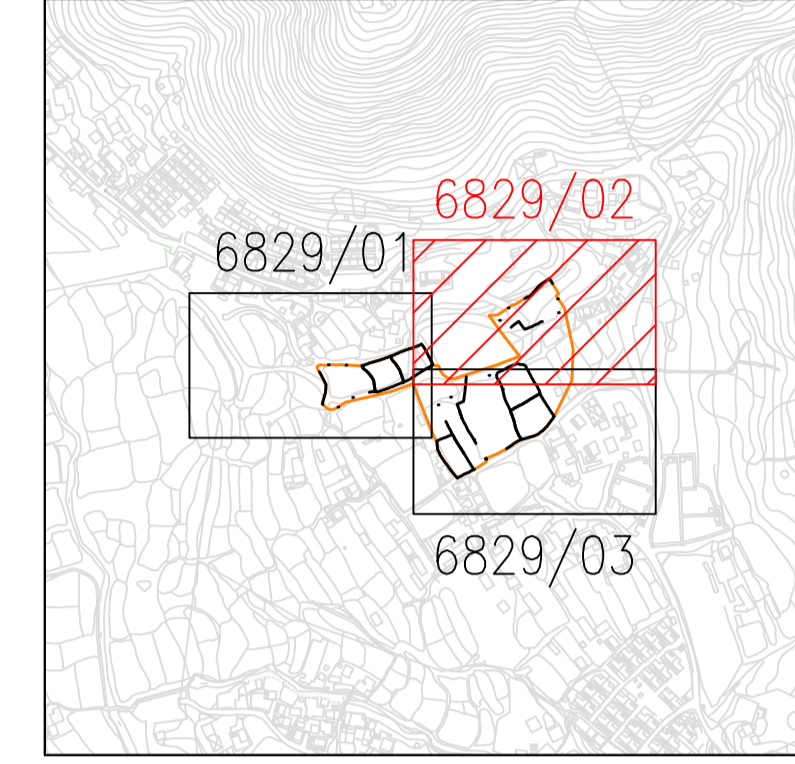
REVISION NO.	DESCRIPTIONS	DATE
0		10-JAN-2025

DRAWN BY: STEVE LAU
 SURVEYED BY: SIMON LEE
 APPROVED BY:

WONG YIU CHO, JOSEPH
 AUTHORIZED LAND SURVEYOR FHKIS MRICS RPS(LS)



MATCH LINE 6928/01
6928/02

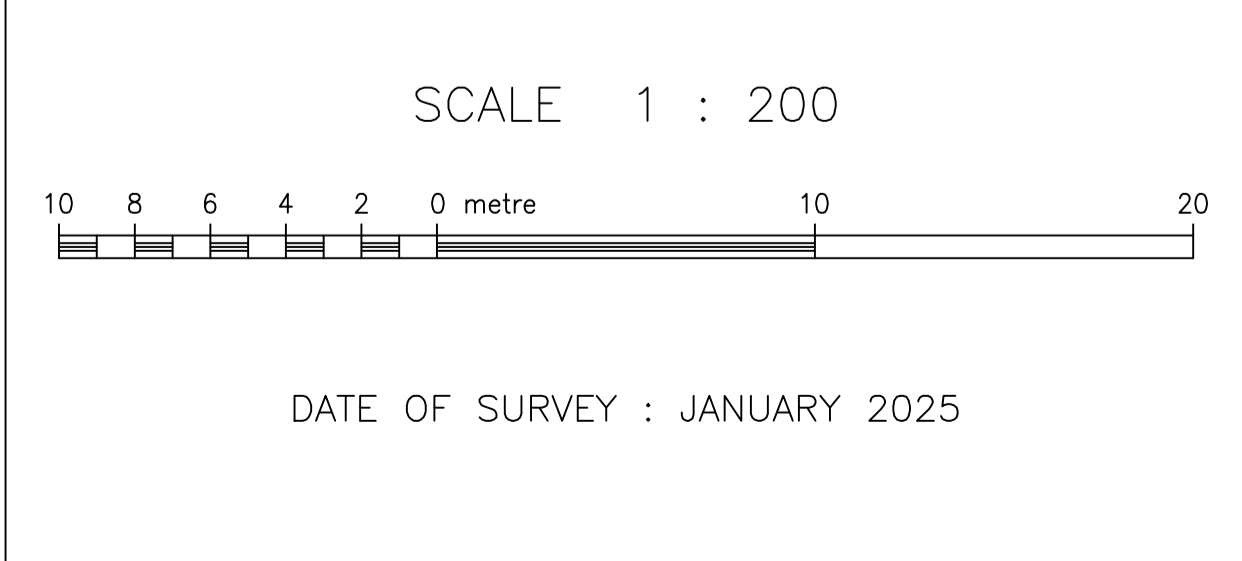


SHEET INDEX (SCALE 1:5000)

MATCH LINE 6928/02
6928/03

- LOT 1242**
- NOTES:**
1. ALL DIMENSIONS ARE IN METRES.
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ABBREVIATIONS:-		SYMBOLS :-	
BN	BORE HOLE	MB	MAL BOX
BO	BOLLARD	MH	MANHOLE
CL	COVER CHANNEL	MR	MIRROR
CL	COVER LEVEL	P	POST
CUF	CHAIN LINK FENCE	PT	TRIAL PIT
CO	COLUMN	RK	ROCK/BOULDER
conc	CONCRETE	SC	SPRAWLED CONCRETE
CP	CATCH PIT	SC	STEPPED CHANNEL
DC	DUCT COVER	SE	SEAT/BENCH
DP	DOWN PIPE	SH	SHRINE
EE	ELECTRIC COVER	SP	SIGN POST
EE	ELECTRIC EARTH	ST	SEPTIC TANK
EP	ELECTRIC POLE	SV	STOP VALVE
EM	ELECTRIC MANHOLE	SW	SWITCH BOX
FP	FLOWER BED	TC	TELEPHONE COVER
FR	FIRE HYDRANT	TL	TRAFFIC LIGHT
GA	GAS VALVE	TR	TELEPHONE POLE
GR	GRAB	TS	TEMPORARY STRUCTURE
GU	GULLY	TV	TABLE TO
HF	HOARDING FOOTING	U	U-CHANNEL
IC	INSPECTION COVER	WE	WELL
IC	INSPECTION COVER-FULL WATER	WT	WATER TANK
IC	INSPECTION COVER-STORM WATER	TR	TREE (ORTH/HOIGH/SPREAD)
L	LEVEL		
LP	LAMP POST		
		17.116	TOP ROOF LEVEL

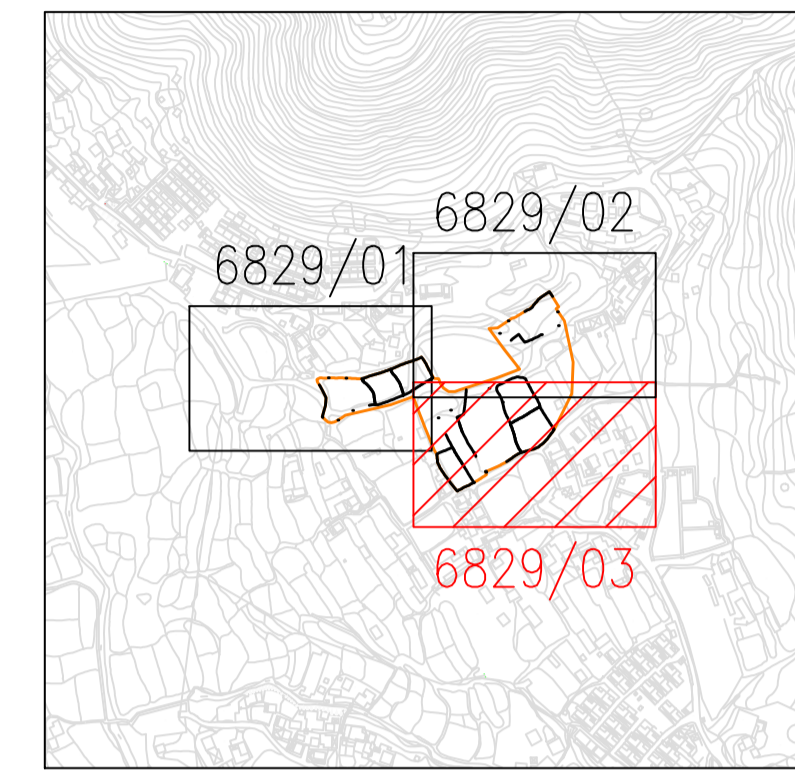
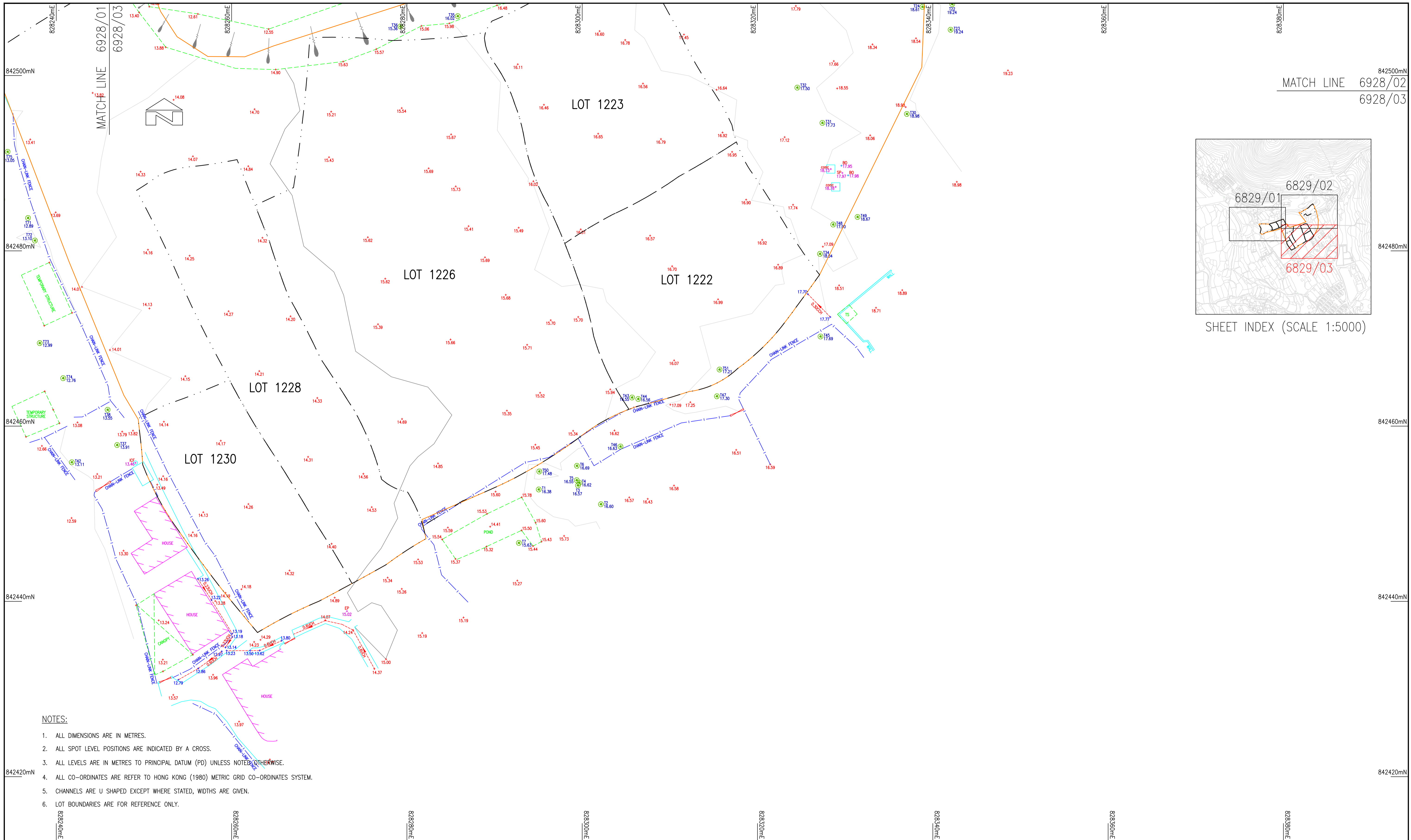


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MA TSO LUNG
NEW TERRITORIES

TOPOGRAPHIC SURVEY

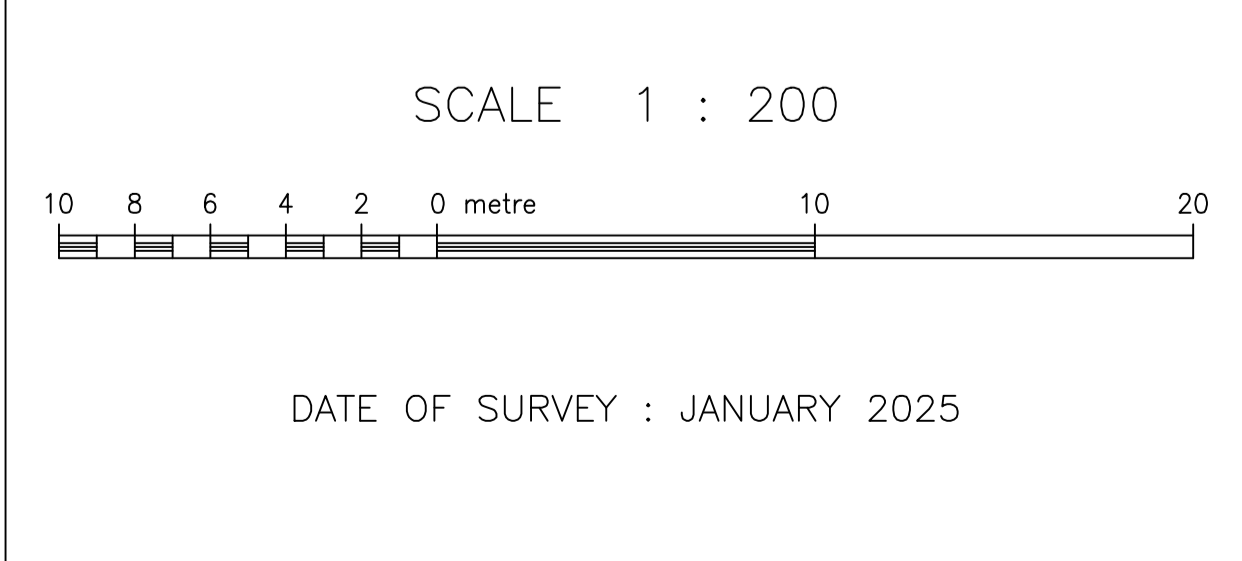
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WONG YIU CHO, JOSEPH AUTHORIZED LAND SURVEYOR FHKIS MRICS RPS(LS)	



SHEET INDEX (SCALE 1:5000)

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ABBREVIATIONS:-		SYMBOLS :-	
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BO	BOLLARD	MR	MANHOLE
CDH	COVER CHANNEL	M	MIRROR
CL	COVER LEVEL	P	POST
CLF	CHAIN LINK FENCE	PT	TRIAL PIT
CO	COLUMN	RK	ROCK/BOULDER
CONC	CONCRETE	SC	SPRAVED CONCRETE
CP	CATCH PILE	SCH	STEPPED CHANNEL
DC	DUCT COVER	SE	SEAT/BENCH
DP	DOWN PIPE	SH	SHRINE
EE	ELECTRIC COVER	SP	SIGN POST
EE	ELECTRIC EARTH	ST	SEPTIC TANK
EP	ELECTRIC POLE	SV	STOP VALVE
EM	ELECTRIC MANHOLE	SW	SWITCH BOX
FB	FLOWER BED	TC	TELEPHONE COVER
FR	FIRE HYDRANT	TL	TRAFFIC LIGHT
GA	GAS VALVE	TR	TELEPHONE POLE
GR	GRAB	TS	TEMPORARY STRUCTURE
GU	GULLY	TV	TABLE TO
HF	HOARDING FOOTING	U	U-CHANNEL
IC	INSPECTION COVER	WE	WELL
ICF	INSPECTION COVER-FULL WATER	WT	WATER TANK
ICS	INSPECTION COVER-STORM WATER	TR	TREE (ORTH/HEIGHT/SPREAD)
L	LEVEL		
LP	LAMP POST		



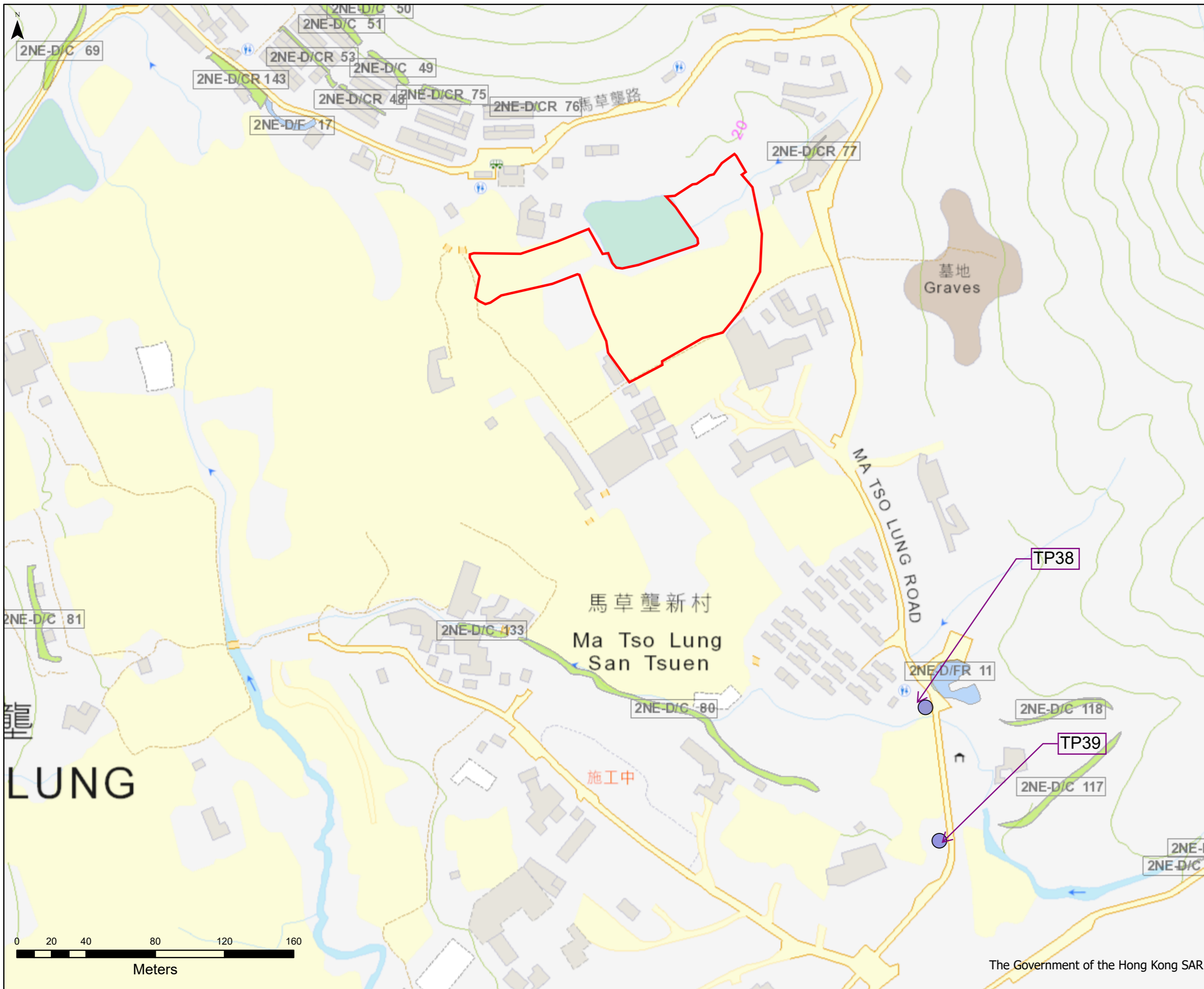
SMCC

SHUN YEE SAN TSUEN
MA TSO LUNG
NEW TERRITORIES

TOPOGRAPHIC SURVEY

LAND MARKER (1980) H.K. CO., LTD.	
HEAD OFFICE: UNIT 1303C, 13/F, MIRROR TOWER NO.61 MODY ROAD, TSIM SHA TSUI EAST, KOWLOON, HONG KONG TEL: 2663 9138 FAX: 2666 9921 E-MAIL ADDRESS: general@landmarker.com	YUEN LONG BRANCH OFFICE: 1/F, NO.165 CASTLE PEAK ROAD, YUEN LONG NEW TERRITORIES, HONG KONG TEL: 2663 9508 FAX: 2666 9170
PLAN NO. 6928/03	
REVISION NO.	DATE
0	10-JAN-2025
DRAWN BY: STEVE LAU SURVEYED BY: SIMON LEE	
APPROVED BY:	
WONG YIU CHO, JOSEPH AUTHORIZED LAND SURVEYOR FHKIS MRICS RPS(LS)	

Appendix B Extracted GI Record



PROPOSED APPLICATION
 SITE BOUNDARY

Division	
Scale	1:2000
Date	20/2/2025



TRIAL PIT RECORD

2 NE 24 D 6

CONTRACTOR : ENPACK (HK) LTD. WORKS ORDER NO. : PW 7/2/28.83 SAMPLES & TESTS :	SHORING : LOGGED BY : K. LEE DATE 14/4/91	CO-ORDINATES : E 828434.95 N 842248.21 EXCAVATION DATES : 27/3/91	PIT NO. : W623/TP38 LOCATION : FUNG KONG SHAN	LEGEND :	DESCRIPTION : Loose, wet, yellowish brown, silty SAND with some gravels and cobbles. A large boulder & building debris encountered (FILL)	T.P. 38 SHEET 1 OF 1
DATUM = 16.94m.P.D.				Water Level		SYMBOL SAMPLES/TESTS/WATER • Small dist. sample ○ Large dist. sample ▭ Undist. sample hori. ▭ Undist. sample vert. □ Block sample ▽ Plate bearing test ▽ In situ density test ▽ Moisture content test ▽ Water sample ▽ Seepage
Bottom of the trial pit				PLAN (not to scale) N 		
FACE A : N FACE B : E FACE C : S FACE D : W						





TRIAL PIT RECORD

JNEWBY

CONTRACTOR : ENPACK (HK) LTD. WORKS ORDER NO. : PW 7/2/28.83 SAMPLES & TESTS :	SHORING : LOGGED BY : K. LEE DATE : 4-4-91 EXCAVATION DATES : 27/3/91	CO-ORDINATES: E 828442.97 N 842171.12 LOCATION : FUNG KONG SHAN	PIT NO. : M623/TP39 DATE : 4-4-91 EXCAVATION DATES : 27/3/91	LEGEND : DESCRIPTION : Loose, dry, brick-red silty SAND with some cobbles. (FILL) Loose, dry, yellow silty SAND with some gravels, cobbles and building debris (FILL)	FACE FACE A : N FACE B : E FACE C : S FACE D : W
DATUM = 19.83 m. P.C.				PLAIN (not to scale)	
				SYMBOL SAMPLES/TESTS/WATER Small dist. sample Large dist. sample Undist. sample hori. Undist. sample vert. Block sample Plate bearing test In situ density test Moisture content test Water sample Seepage	
Bottom of the trial pit				ROAD Slope 	





Appendix C Proposed Development Plan

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 8,567 m ² (ABOUT)
COVERED AREA	: 1,349 m ² (ABOUT)
UNCOVERED AREA	: 7,218 m ² (ABOUT)
PLOT RATIO	: 0.16 (ABOUT)
SITE COVERAGE	: 16% (ABOUT)
NO. OF STRUCTURE	: 14
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 1,349 m ² (ABOUT)
TOTAL GFA	: 1,349 m ² (ABOUT)
BUILDING HEIGHT	: 4.5 m (NOT MORE THAN)
NO. OF STOREY	: 1 (NOT MORE THAN)

OUTDOOR FARMING AREA

A1	1,145 m ² (ABOUT)
A2	1,851 m ² (ABOUT)
A3	952 m ² (ABOUT)
TOTAL	3,948 m² (ABOUT)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	AGRICULTURAL EDUCATION CENTER	209 m ² (ABOUT)	209 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B2	WASH ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT) (1-STOREY)
B3	STORE ROOM	13 m ² (ABOUT)	13 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 1	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 2	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 3	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 4	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 5	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 6	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 7	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 8	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 9	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 10	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B5	AGRICULTURAL EDUCATION CENTER	209 m ² (ABOUT)	209 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
TOTAL		1,349 m² (ABOUT)	1,349 m² (ABOUT)	

• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
• DO NOT SCALE DRAWING

LEGEND

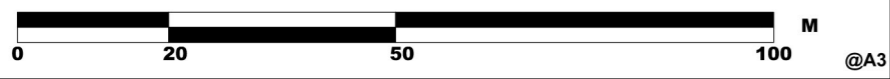
	APPLICATION SITE
	AGRICULTURAL EDUCATION CENTER
	WASH ROOM
	STORE ROOM
	GREENHOUSE
	FARMLAND
	OUTDOOR WOOD PAVING
	HARD PAVING
	SOIL
	PARKING SPACE 2.5 m (W) X 5 m (L)
	PARKING SPACE (LIGHT BUS) 3 m (W) X 8 m (L)
	ENTRANCE / EXIT



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF PARKING SPACE FOR LIGHT BUS	: 1
DIMENSIONS OF PARKING SPACE	: 8 m (L) X 3 m (W)

- LAYOUT PLAN		23 AUG 2024
REVISION		
drawn	CL & LY	DATE 23 AUG 2024
checked	-	DATE -
approved	-	DATE -
contract no. -		
project no.		
TITLE :		
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS AND CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND		
SITE LOCATION :		
VARIOUS LOTS IN D.D. 96, SHUN YEE SAN TSUEN, MA TSO LUNG, NEW TERRITORIES		
drawing title.		
LAYOUT PLAN		
drawing no.	rev.	scale
PLAN 1	-	N.T.S.



LAND STATUS

APPLICATION SITE AREA : 8,567 m² (ABOUT)

AREA OF PRIVATE LAND : 5,645 m² (ABOUT)

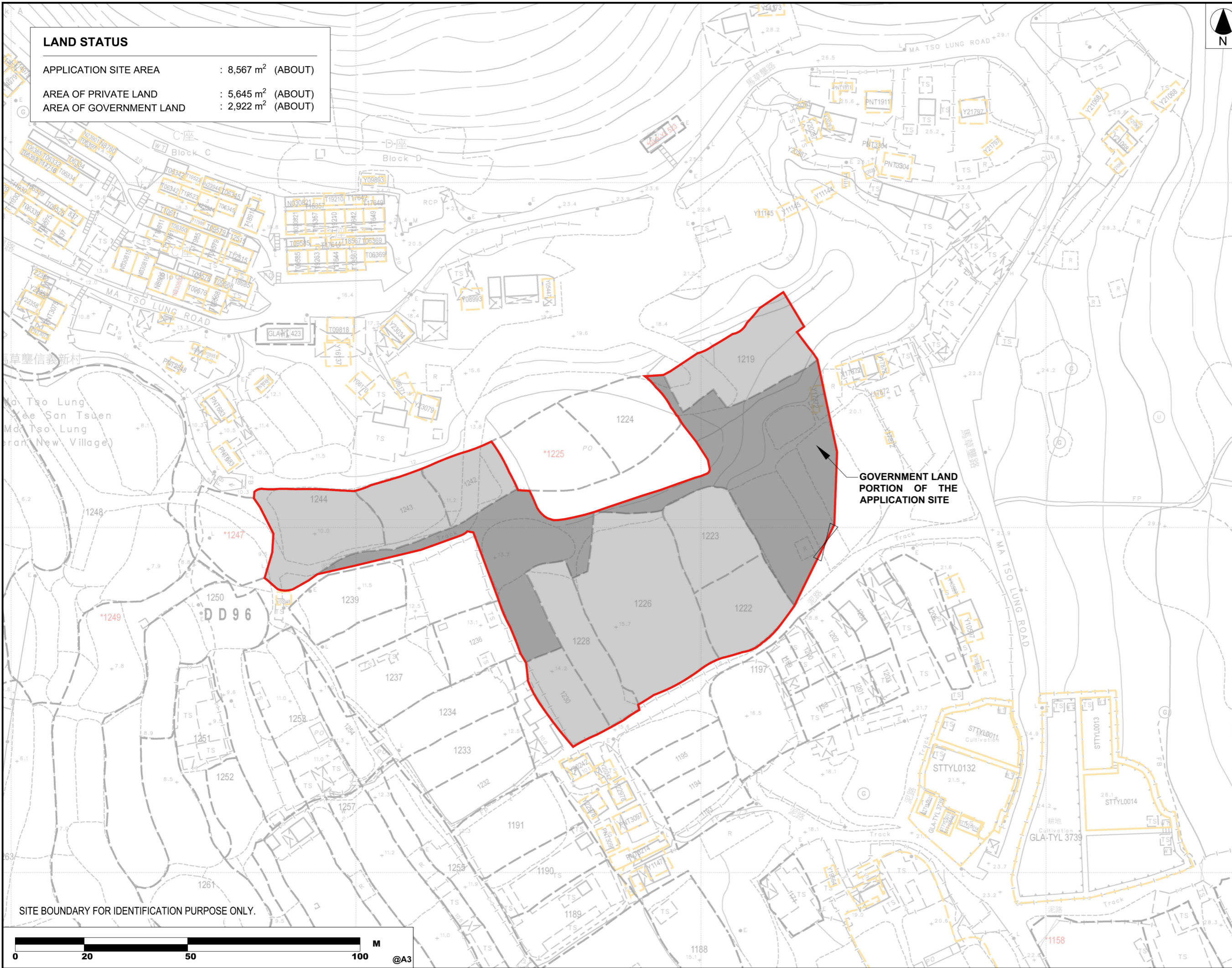
AREA OF GOVERNMENT LAND : 2,922 m² (ABOUT)



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• DO NOT SCALE DRAWING

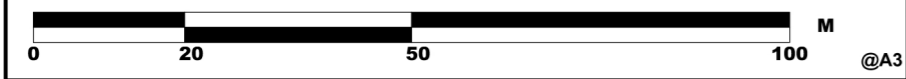
LEGEND

- APPLICATION SITE
- GOVERNMENT LAND
- PRIVATE LAND



GOVERNMENT LAND PORTION OF THE APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



- LAND STATUS PLAN		23 AUG 2024
REVISION		
drawn	CL & LY	DATE 23 AUG 2024
checked	-	DATE -
approved	-	DATE -
contract no. -		
project no. -		
TITLE :		
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS AND CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND		
SITE LOCATION :		
VARIOUS LOTS IN D.D. 96, SHUN YEE SAN TSUEN, MA TSO LUNG, NEW TERRITORIES		
drawing title.		
LAND STATUS PLAN		
drawing no.	rev.	scale
PLAN 2	-	N.T.S.

SWEPT PATH ANALYSIS







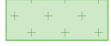




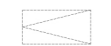
TYPE OF VEHICLE : LIGHT BUS
 DIMENSION OF VEHICLE : 2.2 m (W) X 7 m (L)
 WIDTH ID ENTRANCE / EXIT : 11 m (ABOUT)

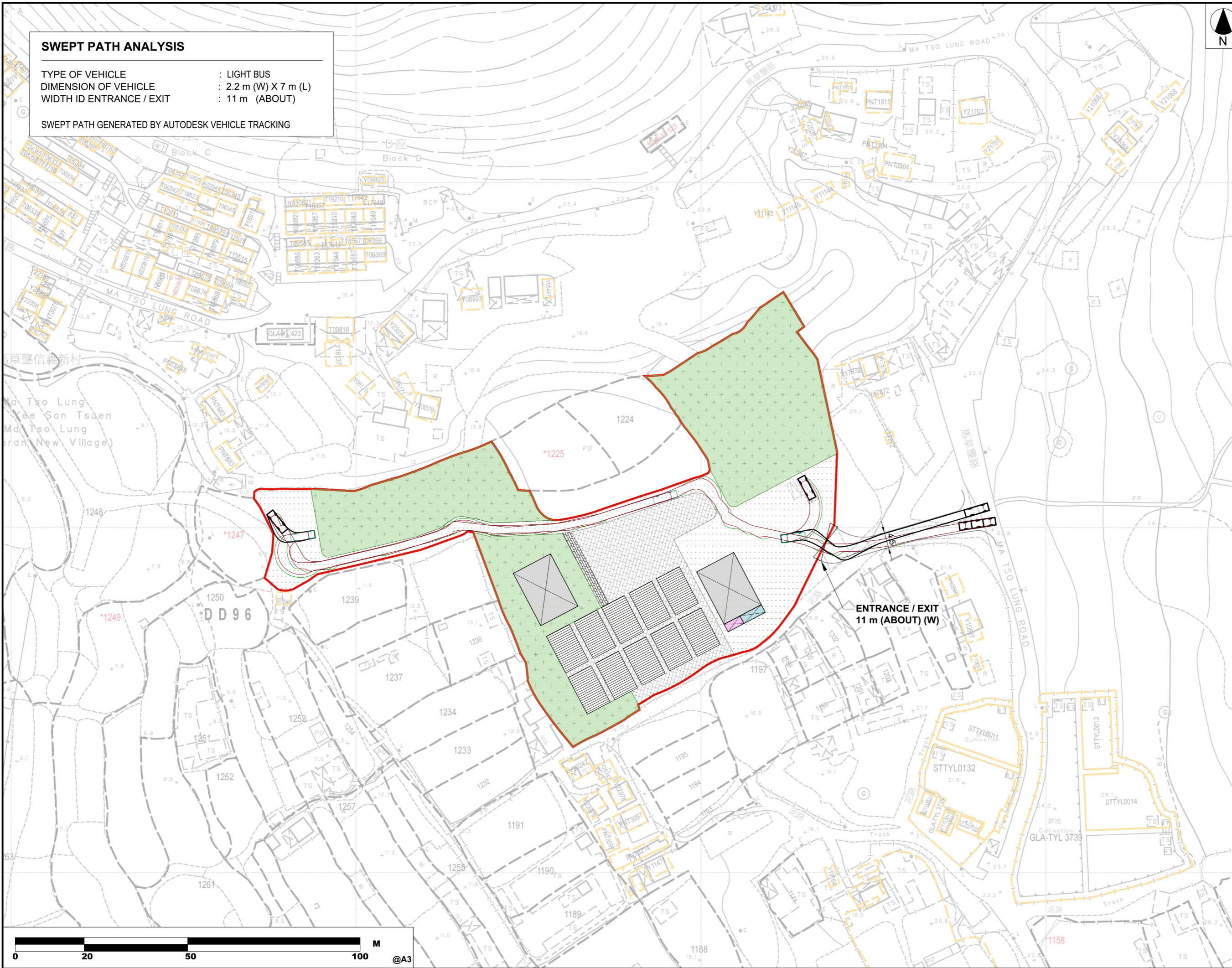
SWEPT PATH GENERATED BY AUTODESK VEHICLE TRACKING



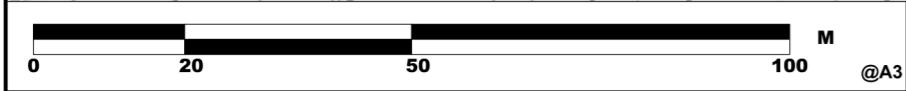
• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
 • DO NOT SCALE DRAWING

LEGEND

-  APPLICATION SITE
-  AGRICULTURAL EDUCATION CENTER
-  WASH ROOM
-  STORE ROOM
-  GREENHOUSE
-  FARMLAND
-  OUTDOOR WOOD PAVING
-  HARD PAVING
-  SOIL
-  PARKING SPACE 2.5 m (W) X 5 m (L)
-  PARKING SPACE (LIGHT BUS) 3 m (W) X 8 m (L)
-  ENTRANCE / EXIT



ENTRANCE / EXIT
 11 m (ABOUT) (W)



- SWEPT PATH ANALYSIS		23 AUG 2024
REVISION		
drawn	CL & LY	DATE 23 AUG 2024
checked	-	DATE -
approved	-	DATE -
contract no. -		
project no. -		
TITLE :		
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS AND CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND		
SITE LOCATION :		
VARIOUS LOTS IN D.D. 96, SHUN YEE SAN TSUEN, MA TSO LUNG, NEW TERRITORIES		
drawing title.		
SWEPT PATH ANALYSIS		
drawing no.	rev.	scale
PLAN 3	-	N.T.S.

Appendix D Sketch of Plan and Cross Section of Proposed Development

Date : 24/2/2025 2:45:12 pm
 File Name : V:\Jobs\70761022 - Maxtop-MoTsolung-CPRR\07 Drafting\Sketch\70761022_SKETCH_001_0.dwg



• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
 • DO NOT SCALE DRAWING

LEGEND	
	APPLICATION SITE
	AGRICULTURAL EDUCATION CENTER
	WASH ROOM
	STORE ROOM
	GREENHOUSE
	FARMLAND
	OUTDOOR WOOD PAVING
	HARD PAVING
	SOIL
	PARKING SPACE 2.5 m (W) X 5 m (L)
	PARKING SPACE (LIGHT BUS) 3 m (W) X 8 m (L)
	ENTRANCE / EXIT
	1m thk. CONCRETE WALL
	3m BUFFER ZONE AT THE TOE OF UNAUTHORIZED MAN-MADE SLOPE
	UNAUTHORIZED MAN-MADE SLOPE

Rev.	Description	By	Date	Approved
0	FIRST SUBMISSION	JL	FEB 2025	KHN

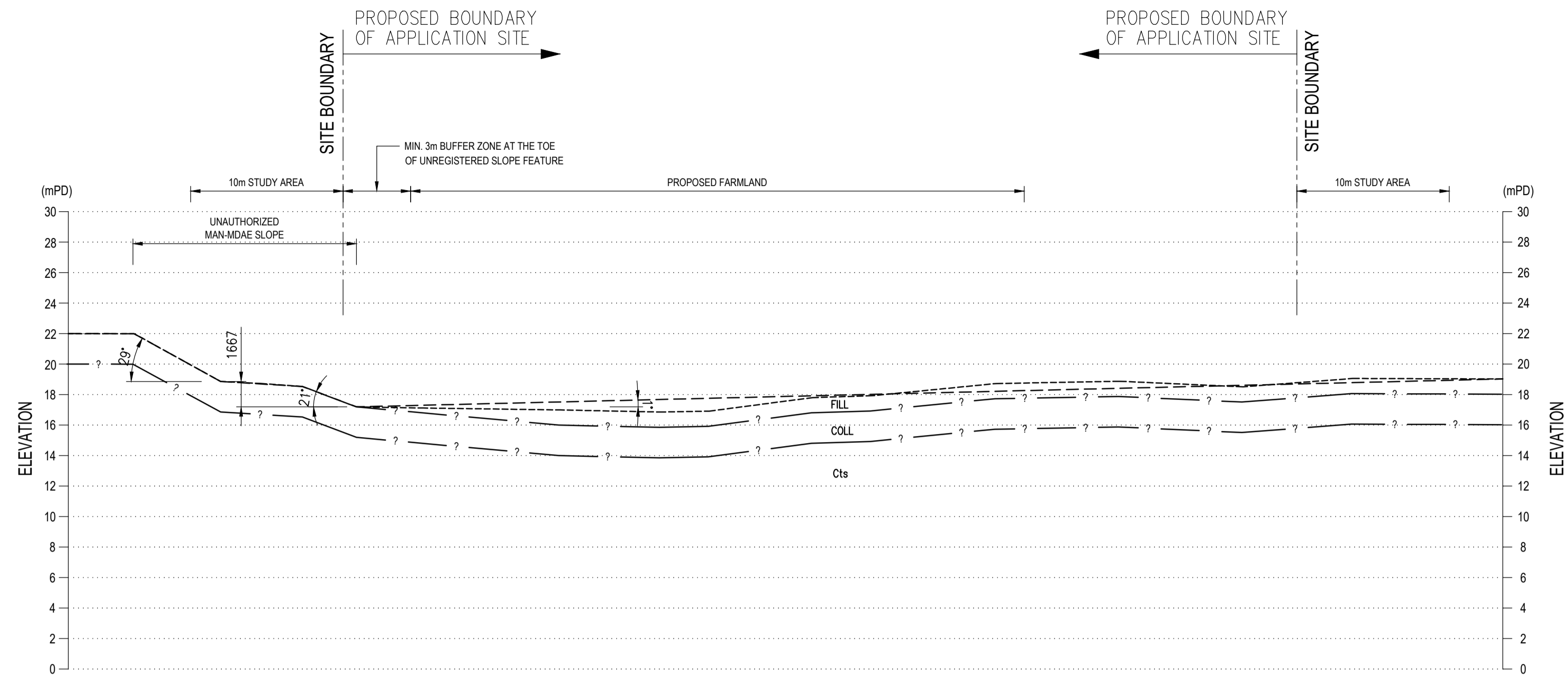
Drawn : VL
 Designed : JL
 Checked : KHN
 CONSULTANT : **smec** SMEC ASIA LIMITED
 41/F, AIA TOWER, 183 ELECTRIC ROAD, NORTH POINT, HONG KONG.

Client : **MAXTOP SKY LIMITED**

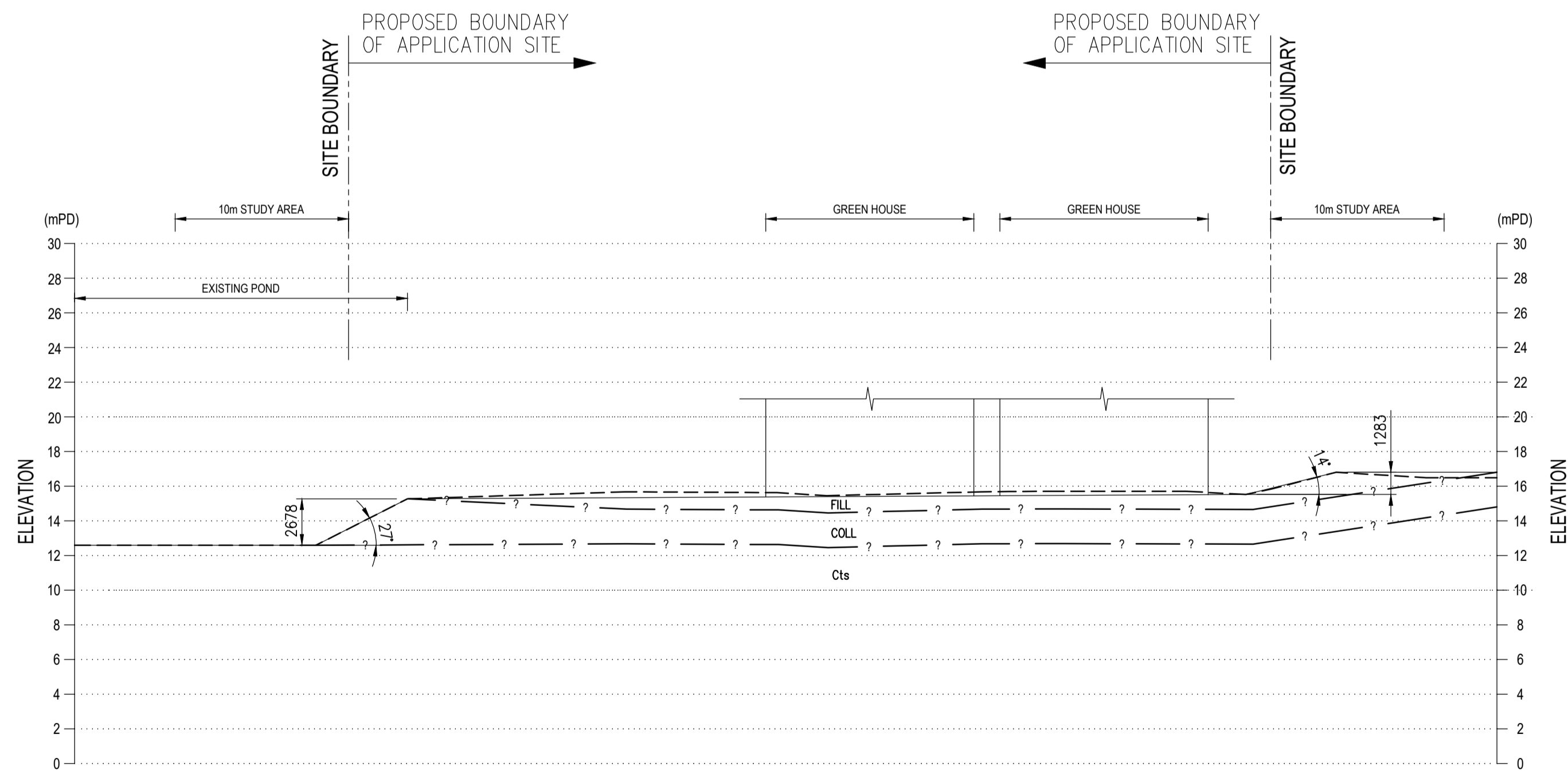
Project : **PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS AND CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND**

Drawing Title : **GENERAL LAYOUT PLAN**

Drawing No. :	Revision
70761022/DWG/001	0
Drawing Scale :	
1:400	



SECTION A
SCALE 1:250



SECTION B
SCALE 1:250

- ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
- DO NOT SCALE DRAWING

LEGEND

- PROPOSED FORMATION PROFILE
- - - - - EXISTING GROUND PROFILE
- ? - EXISTING GROUND PROFILE
- FILL FILL
- COLL COLLUVIUM
- Cts METASANDSTONE WITH METACOAGLOMERATE AND PHYLLITE EXISTING GROUND PROFILE

Rev.	Description	By	Date	Approved

CONSULTANT :

SMEC ASIA LIMITED
 41/F., AIA TOWER, 183 ELECTRIC ROAD,
 NORTH POINT, HONG KONG.

Client :
MAXTOP SKY LIMITED

Project :
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS AND CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

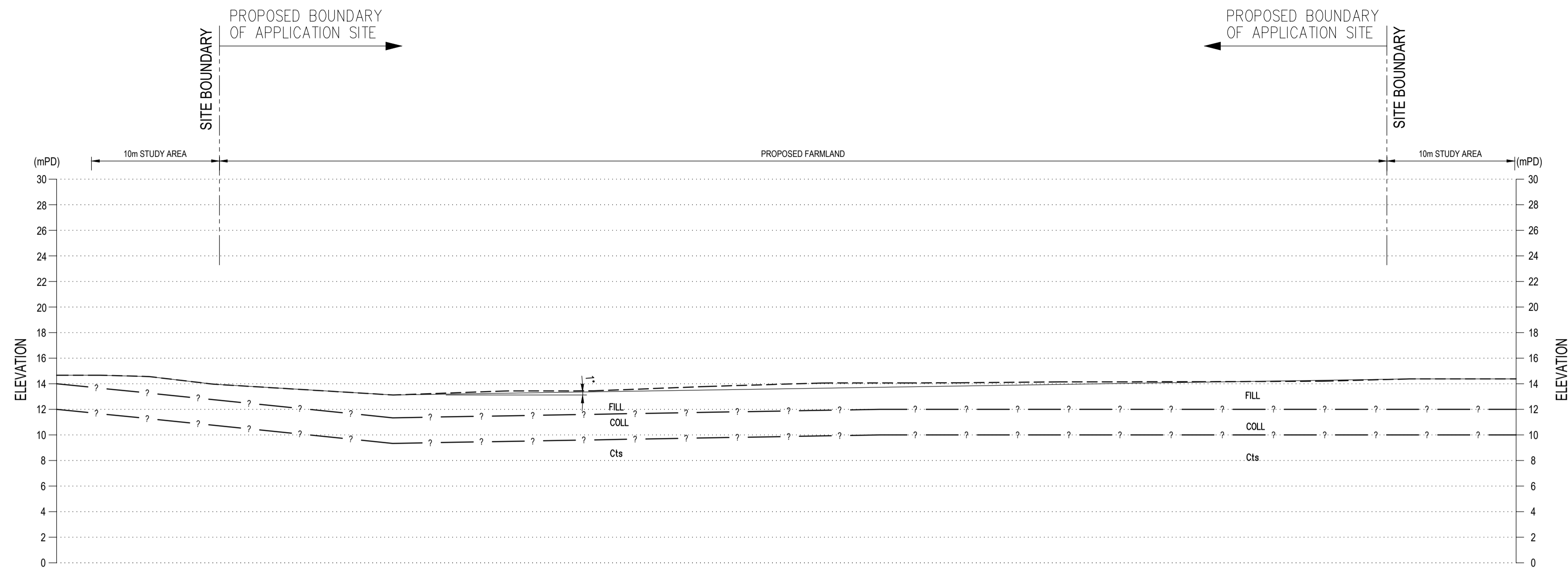
Drawing Title :
SECTIONS 1 OF 2

Drawing No. :
70761022/DWG/002

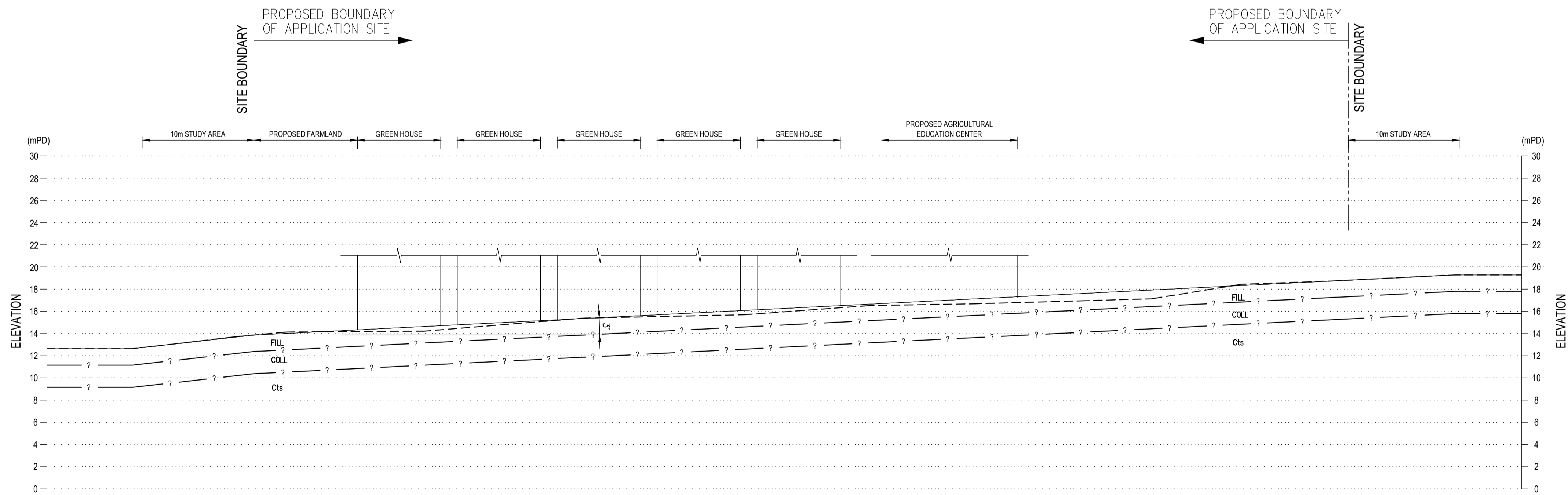
(SHEET 1 OF 2)

Revision
0

Drawing Scale : 1:250



SECTION C
SCALE 1:250



SECTION D
SCALE 1:250

• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
• DO NOT SCALE DRAWING

LEGEND

	PROPOSED FORMATION PROFILE
	EXISTING GROUND PROFILE
	EXISTING GROUND PROFILE
	FILL
	COLL
	Cts

Metasandstone with Metaconglomerate and Phyllite Existing Ground Profile

0	FIRST SUBMISSION			
---	------------------	--	--	--

Rev.	Description	By	Date	Approved
Drawn	VL			
Designed	JL			
Checked	KHN			

CONSULTANT : SMEC ASIA LIMITED
41/F, AIA TOWER, 183 ELECTRIC ROAD, NORTH POINT, HONG KONG.

Client : MAXTOP SKY LIMITED

Project : PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS AND CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

Drawing Title : SECTIONS 2 OF 2

Drawing No. : 70761022/DWG/002	Revision : 0
--------------------------------	--------------

Drawing Scale : 1:250



SMEC Hong Kong

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