# 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 31 March 2025





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### **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.

SMEC Internal Ref. 70761022

### 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 in the south and Ma Tso Lung Shun Yee Tsun in 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. Site Reconnaissance

- **4.1.** 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**).
- 4.2. The site is situated in Ma Tso Lung and can be accessed via Ma Tso Lung Road from the east. The 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.
- 4.3. There is an unauthorized man-made cut 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 inclination 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. Based on the latest outline development plan (**Appendix C**), the proposed development is projected to 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

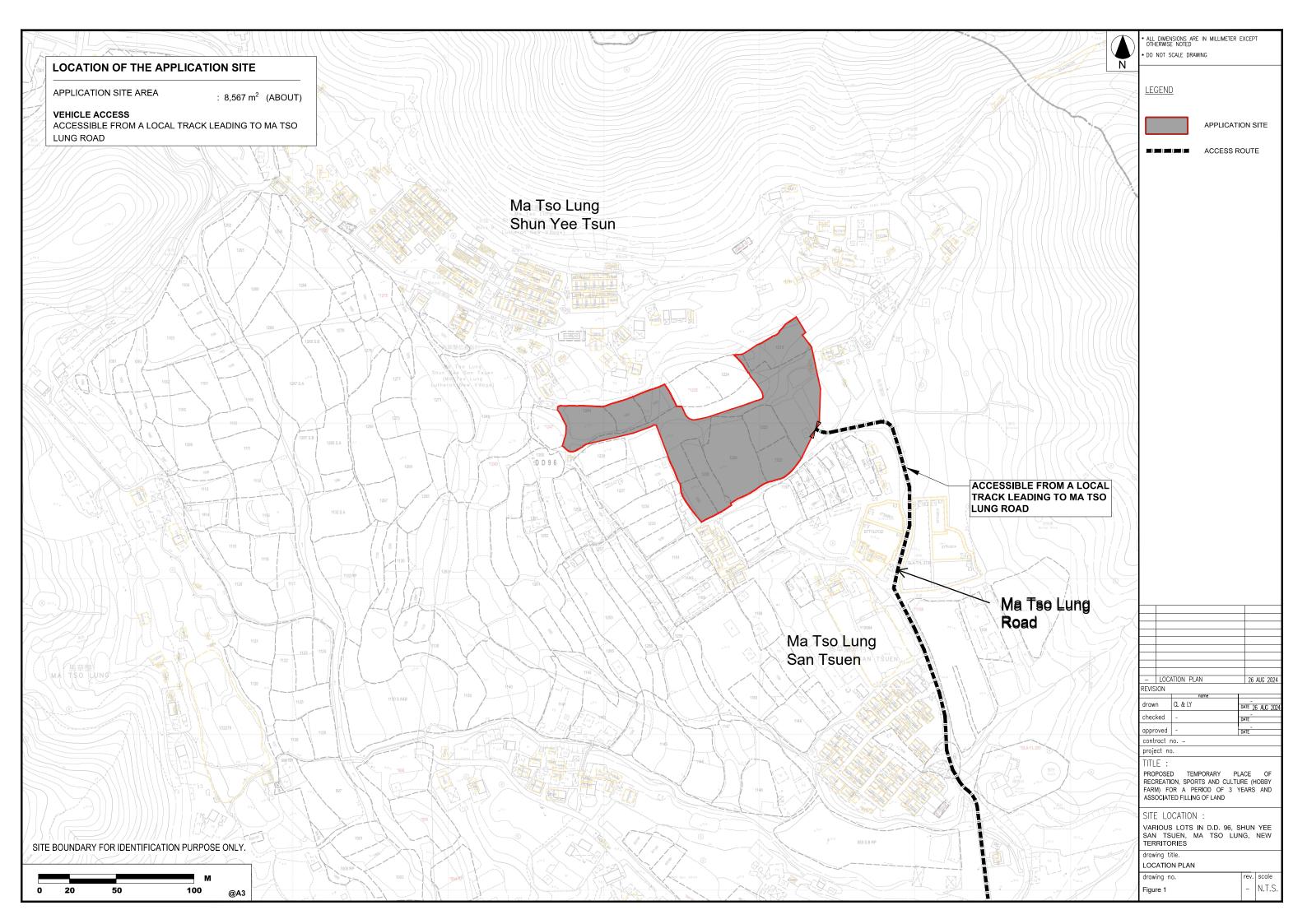
- 5.2.1. There is an unregistered man-made slope located along the northeastern boundary of the Site, as depicted in Drawing No. 70761022/DWG/001 in **Appendix D**. From the results of the topographical survey and the findings from site reconnaissance, the unauthorized cut slope has a maximum height 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 5-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.

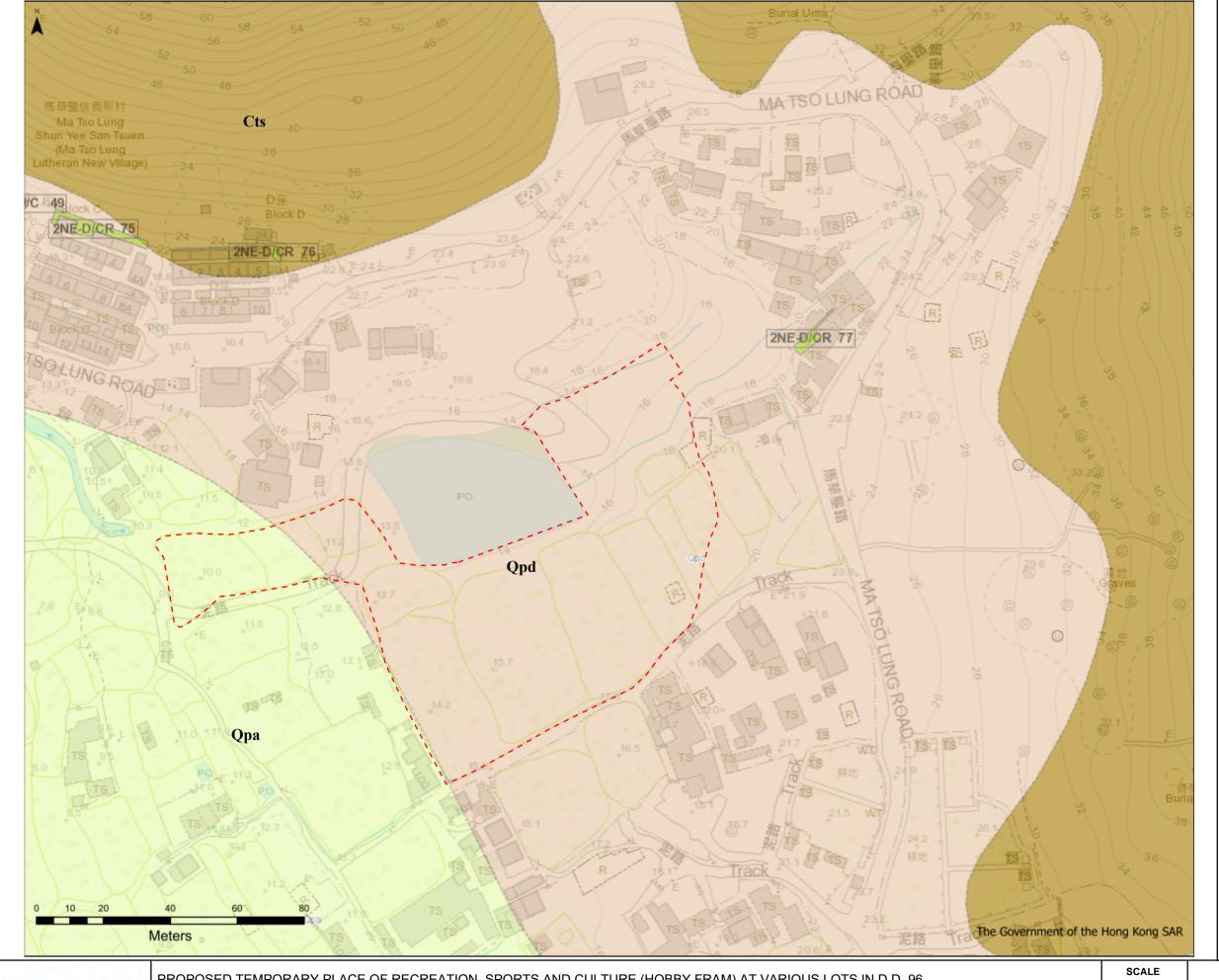
### 6. Conclusions and Recommendations

- 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 5-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

Figure 1 Site Location Plan
Figure 2 Extracted of Published Geology Map





Legend

Site Boundary

**Superficial Deposit** 

**Qpd** Qpd - Debris Flow Deposits

QPa 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** 

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Plate

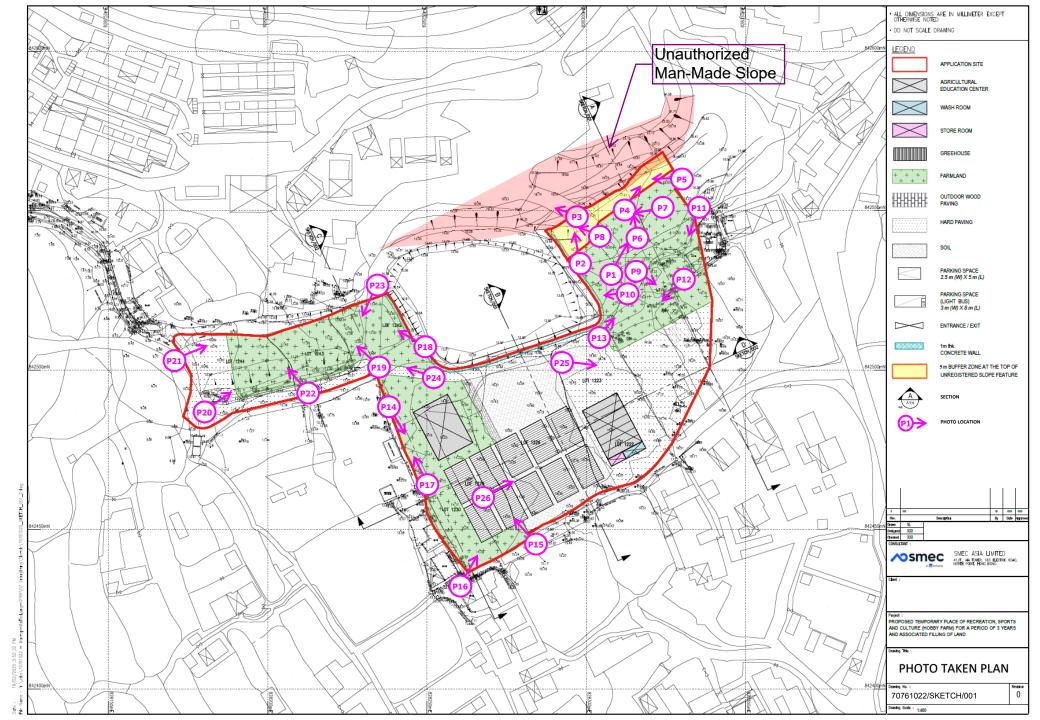


Plate 1 General view at southeast portion of man-made slope



Plate 2 Side view of the unpaved road on the unauthorized man-made slope



Plate 3 Front view of the unpaved road on the unauthorized man-made slope



Plate 4 Side view of the partially constructed concrete block retaining wall at the toe of the unauthorized man-made slope



Plate 5 General view at east portion of man-made slope



Plate 6 Front view of the partially constructed concrete block retaining wall



Plate 7 General view at south portion of man-made slope



Plate 8 General view of the unpaved road on the unauthorized man-made slope



Plate 9 Undeveloped land adjacent to squatter



Plate 10 Undeveloped land adjacent to the pond



Plate 11 Undeveloped land adjacent to the ditch



Plate 12 Undeveloped land adjacent to squatter



Plate 13 Vegetated land adjacent to the pond



Plate 14 General view at north portion of the vegetated land adjacent to the existing village



Plate 15 General view at southeast portion of the vegetated land adjacent to the existing village



Plate 16 General view at south portion of the vegetated land adjacent to the existing village



Plate 17 Trail crossing the vegetated land adjacent to the existing village



Plate 18 The middle of the Y-junction of trails adjacent to the pond



Plate 19 General view of the vegetated land at west portion of application site



Plate 20 Curved trail adjacent to the vegetated land in the west portion of the application site



Plate 21 General view the vegetated land at west portion of application site

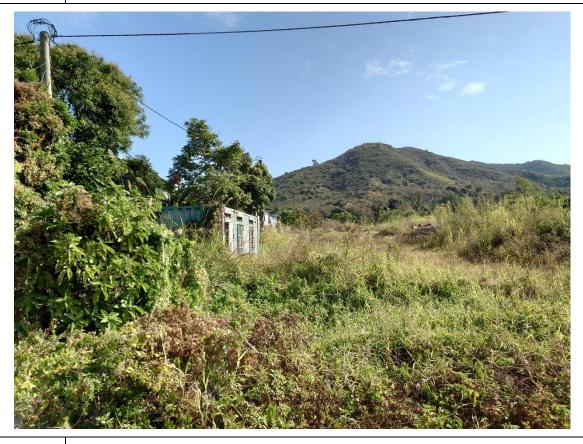


Plate 22 Vegetated land at west portion of application site adjacent to the trail



Plate 23 General view of the vegetated land adjacent to the trail by the pond



Plate 24 General view of the trail adjacent to the pond



Plate 25 General view of the vegetated land at middle portion of application site

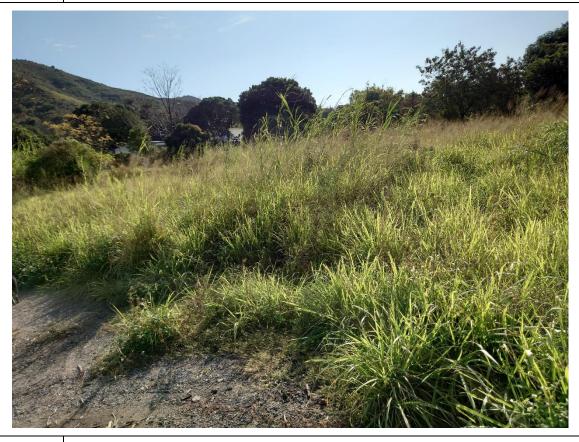
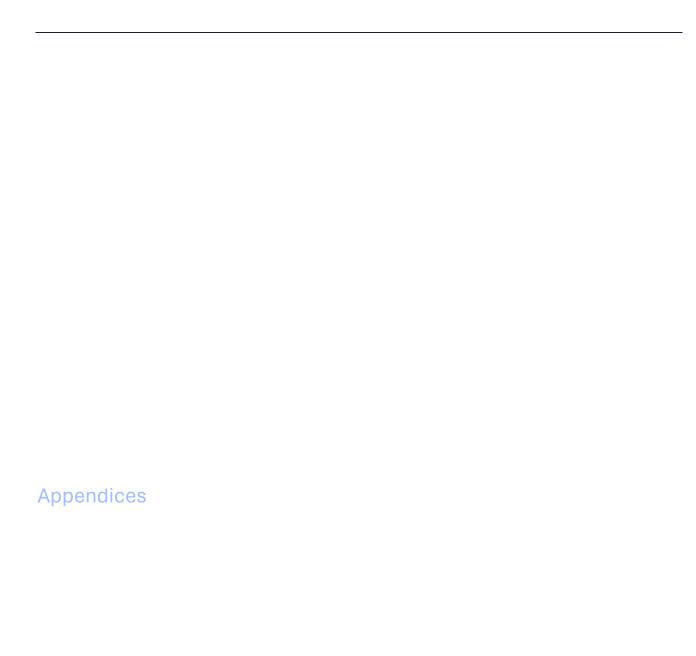
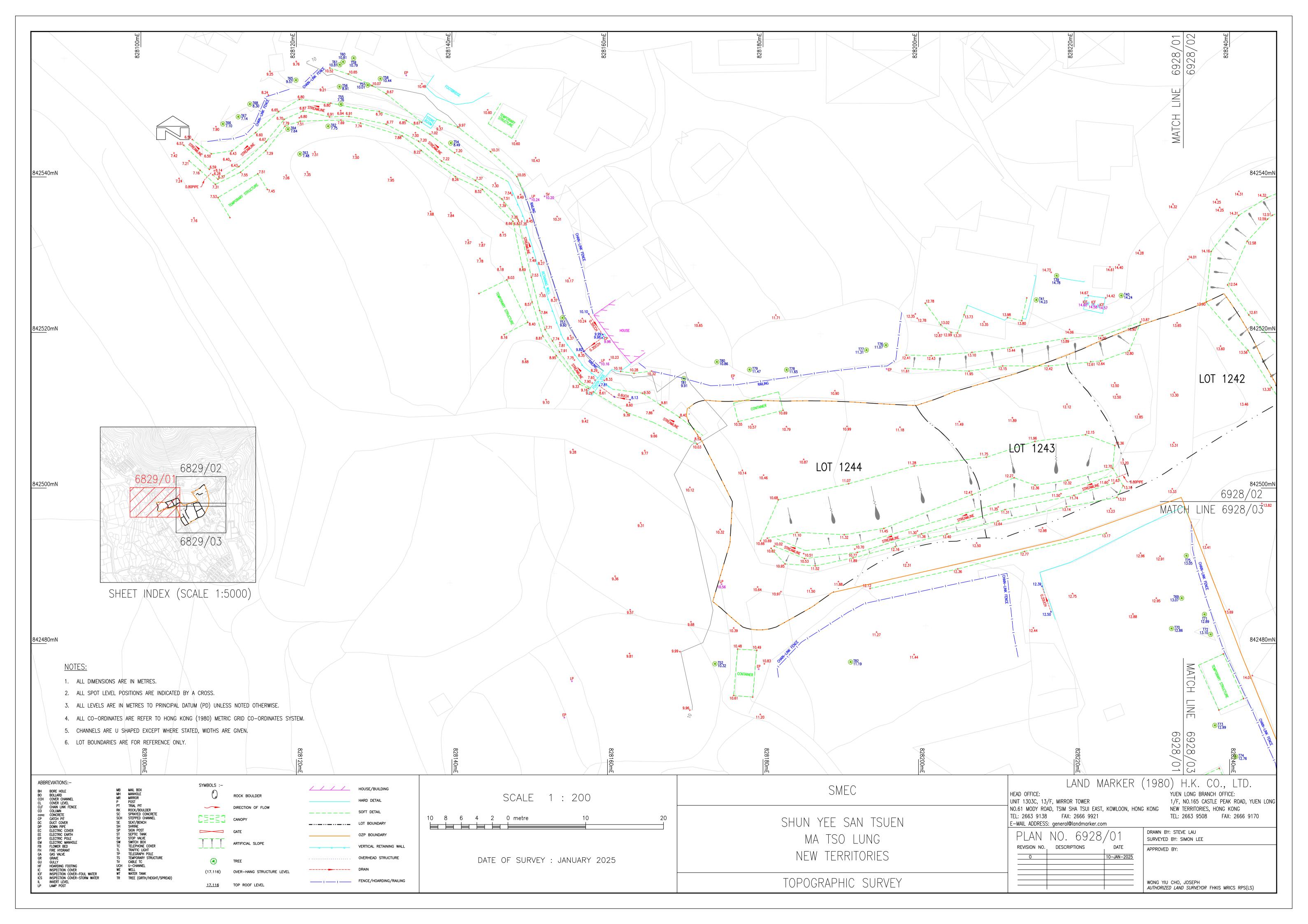


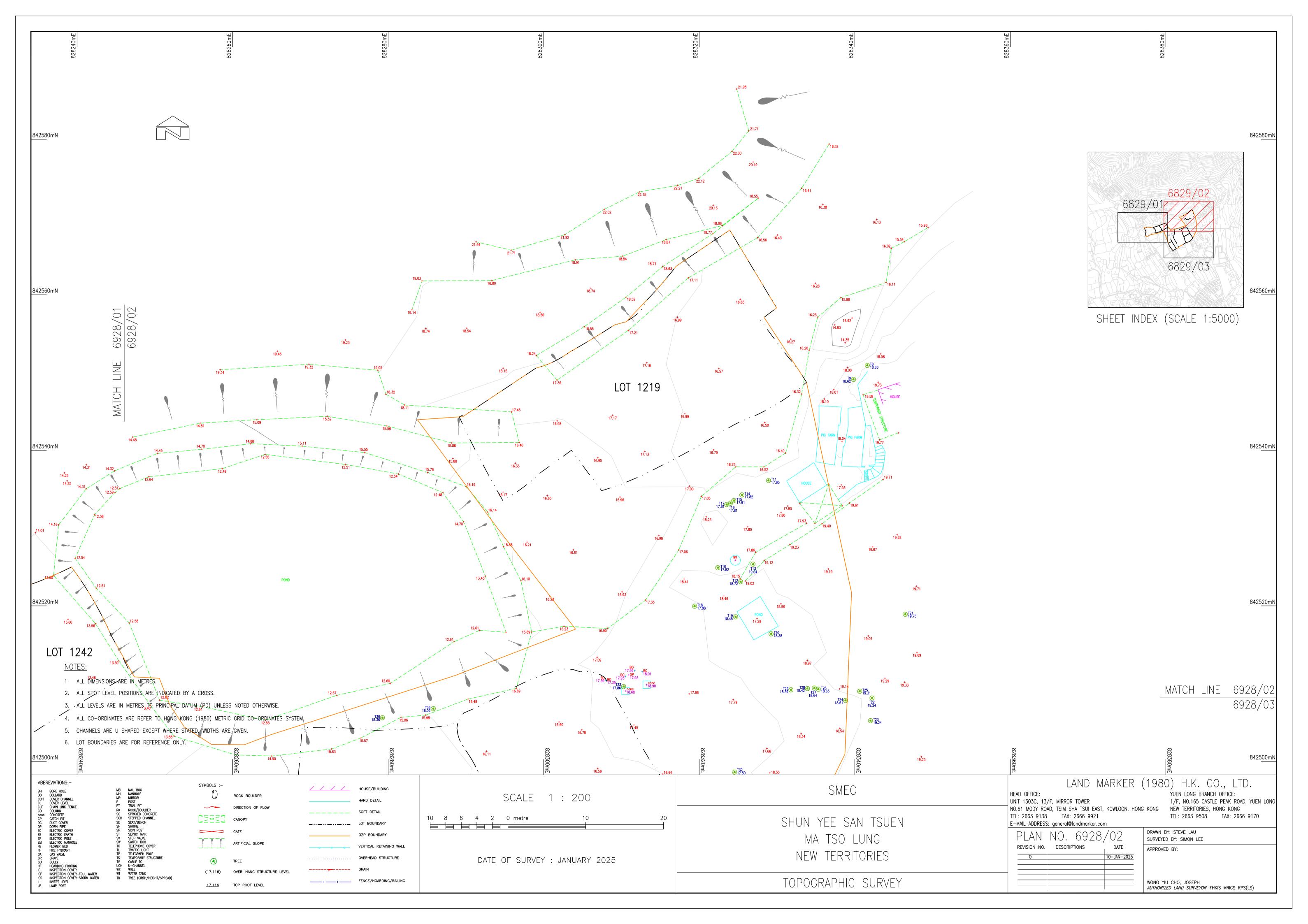
Plate 26 General view at middle portion of the vegetated land adjacent to the existing village

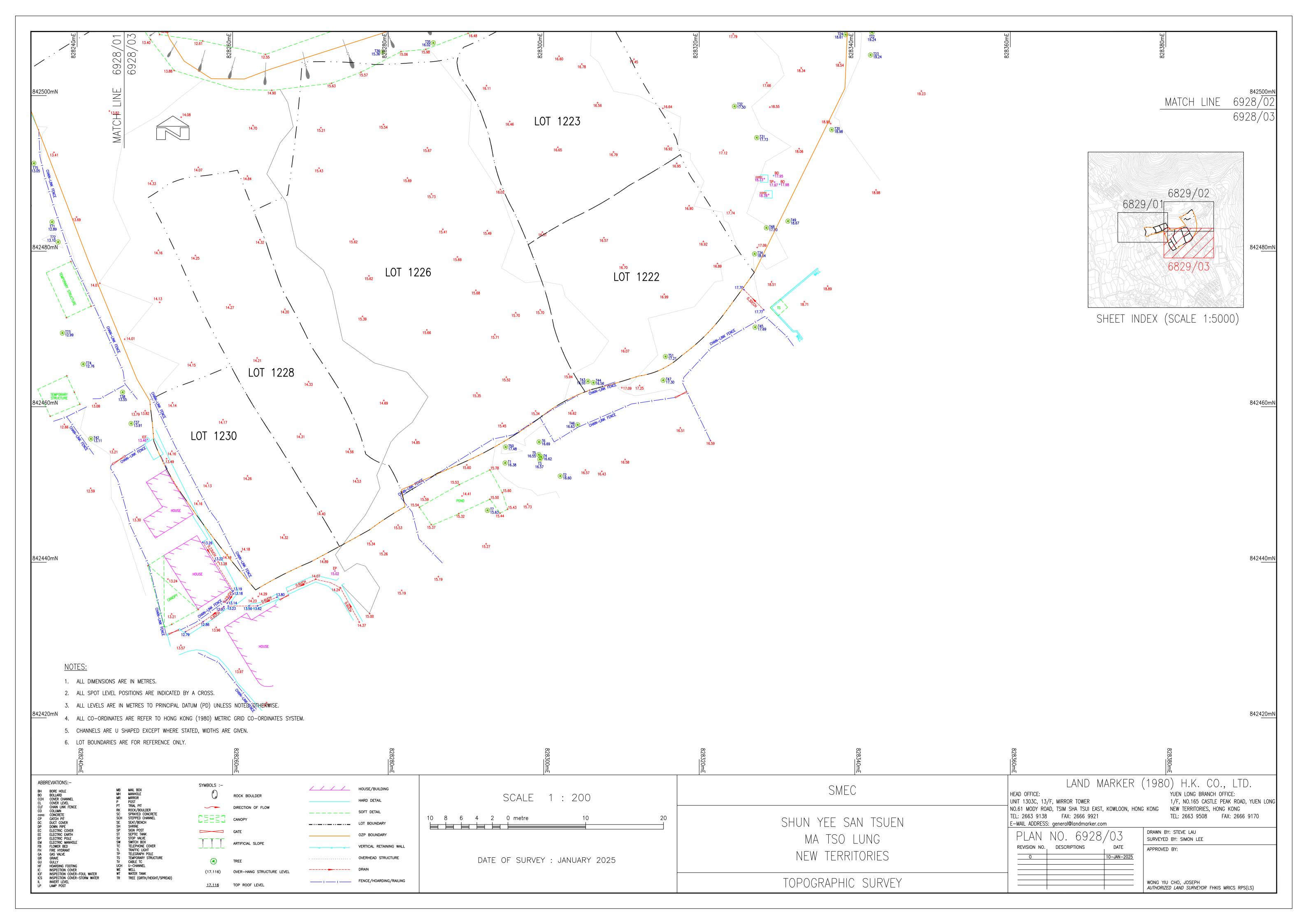




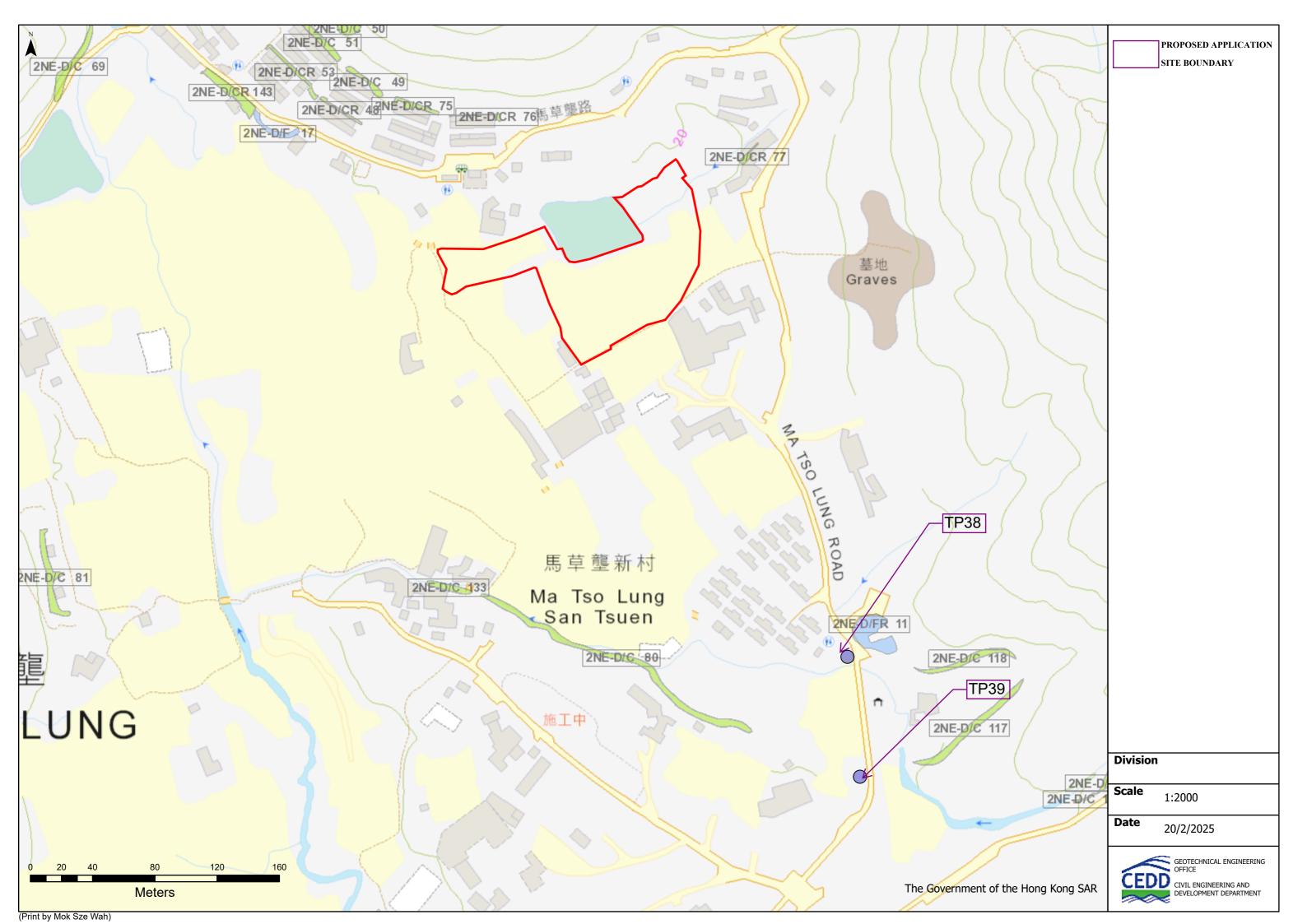
Appendix A Topographical Survey Plan







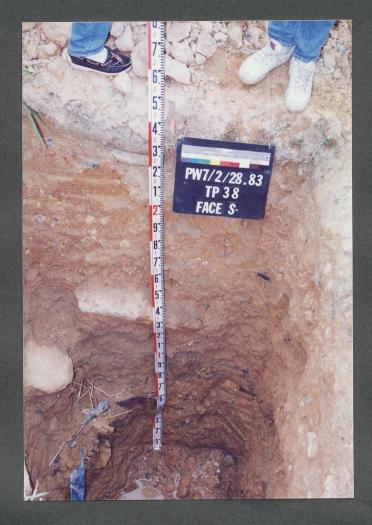
Appendix B Extracted GI Record



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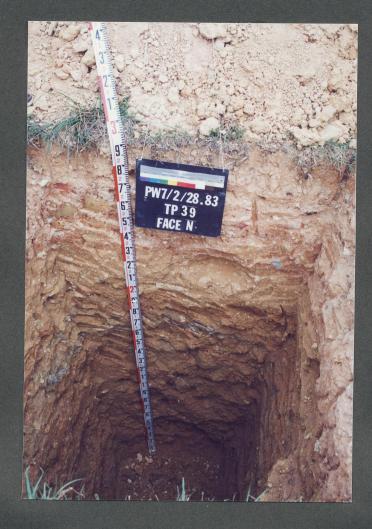




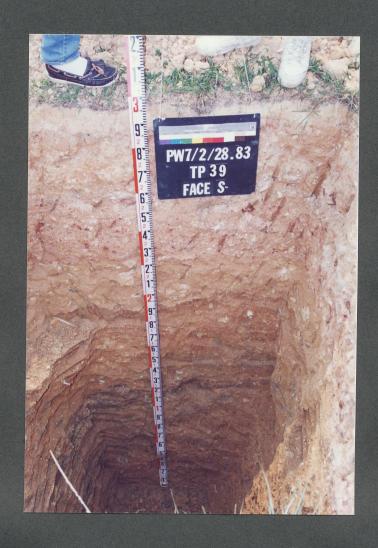




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Appendix C Proposed Development Plan

#### STRUCTURE USE **COVERED AREA GFA BUILDING HEIGHT** B1 AGRICULTURAL EDUCATION CENTER 209 m<sup>2</sup> (ABOUT) 209 m<sup>2</sup> (ABOUT) (NOT MORE THAN) (1-STOREY) 4.5 m B2 WASH ROOM $18 \text{ m}^2$ (ABOUT) 18 m<sup>2</sup> (ABOUT) 3 m (ABOUT) (1-STOREY) **B**3 STORE ROOM $13 \text{ m}^2$ (ABOUT) (ABOUT) (NOT MORE THAN) (1-STOREY) 13 m<sup>2</sup> 4.5 m B4 - 1 **GREENHOUSE** $90 \text{ m}^{2}$ (ABOUT) $90 \text{ m}^{2}$ (ABOUT) (NOT MORE THAN) (1-STOREY) 4.5 m **GREENHOUSE** (NOT MORE THAN) (1-STOREY) B4 - 2 $90 \text{ m}^{2}$ (ABOUT) $90 \text{ m}^{2}$ (ABOUT) 4.5 m B4 - 3 **GREENHOUSE** $90 \text{ m}^2$ (ABOUT) $90 \text{ m}^{2}$ (ABOUT) (NOT MORE THAN) (1-STOREY) 4.5 m B4 - 4 **GREENHOUSE** $90 \text{ m}^2$ (ABOUT) $90 \text{ m}^2$ (ABOUT) 4.5 m (NOT MORE THAN) (1-STOREY) (NOT MORE THAN) (1-STOREY) B4 - 5 **GREENHOUSE** $90 \text{ m}^2$ (ABOUT) $90 \text{ m}^2$ (ABOUT) 4.5 m B4 - 6 **GREENHOUSE** (ABOUT) $90 \text{ m}^2$ (ABOUT) 4.5 m (NOT MORE THAN) (1-STOREY) (NOT MORE THAN) (1-STOREY) B4 - 7 **GREENHOUSE** $90 \text{ m}^2$ (ABOUT) $90 \text{ m}^2$ (ABOUT) 4.5 m B4 - 8 **GREENHOUSE** 90 m<sup>2</sup> (ABOUT) 90 m<sup>2</sup> (ABOUT) 4.5 m (NOT MORE THAN) (1-STOREY) B4 - 9 (NOT MORE THAN) (1-STOREY) **GREENHOUSE** $90 \text{ m}^2$ (ABOUT) $90 \text{ m}^2$ (ABOUT) 4.5 m B4 - 10 $90 \text{ m}^2$ (NOT MORE THAN) (1-STOREY) **GREENHOUSE** (ABOUT) 90 m<sup>2</sup> (ABOUT) 4.5 m **B5** 209 m<sup>2</sup> (ABOUT) 209 m<sup>2</sup> (ABOUT) (NOT MORE THAN) (1-STOREY) AGRICULTURAL EDUCATION CENTER

1,349 m<sup>2</sup> (ABOUT)

1,349 m<sup>2</sup> (ABOUT)

### OUTDOOR FARMING AREA

**DEVELOPMENT PARAMETERS** 

APPLICATION SITE AREA

**COVERED AREA** 

SITE COVERAGE

DOMESTIC GFA

TOTAL GFA

NO. OF STRUCTURE

NON-DOMESTIC GFA

**BUILDING HEIGHT** 

NO. OF STOREY

PLOT RATIO

**UNCOVERED AREA** 

: 8,567 m<sup>2</sup> (ABOUT)

: 1,349 m<sup>2</sup> (ABOUT)

: 7,218 m<sup>2</sup> (ABOUT)

: NOT APPLICABLE

: 1,349 m<sup>2</sup> (ABOUT)

: 1,349 m<sup>2</sup> (ABOUT)

: 4.5 m (NOT MORE THAN)

(NOT MORE THAN)

: 0.16 (ABOUT)

: 16% (ABOUT)

: 14

A1 1,145 m<sup>2</sup> (ABOUT) A2 1,851 m<sup>2</sup> (ABOUT) A3 952 m<sup>2</sup> (ABOUT)

TOTAL 3,948 m<sup>2</sup> (ABOUT)



TOTAL

#### **PARKING AND LOADING / UNLOADING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE :

DIMENSIONS OF PARKING SPACE : 5 m (L) X 2.5 m (W)

NO. OF PARKING SPACE FOR LIGHT BUS :

DIMENSIONS OF PARKING SPACE : 8 m (L) X 3 m (W)

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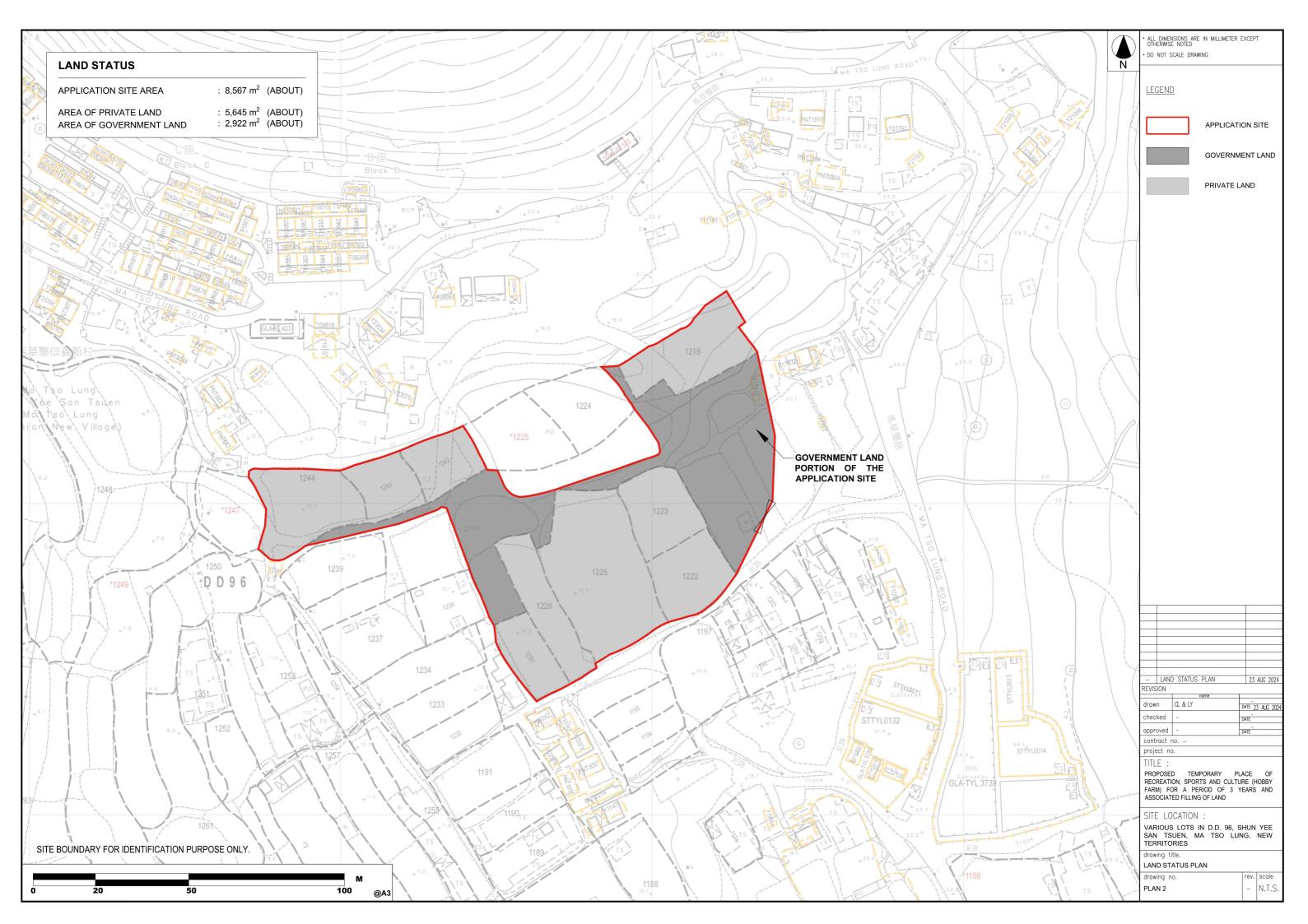
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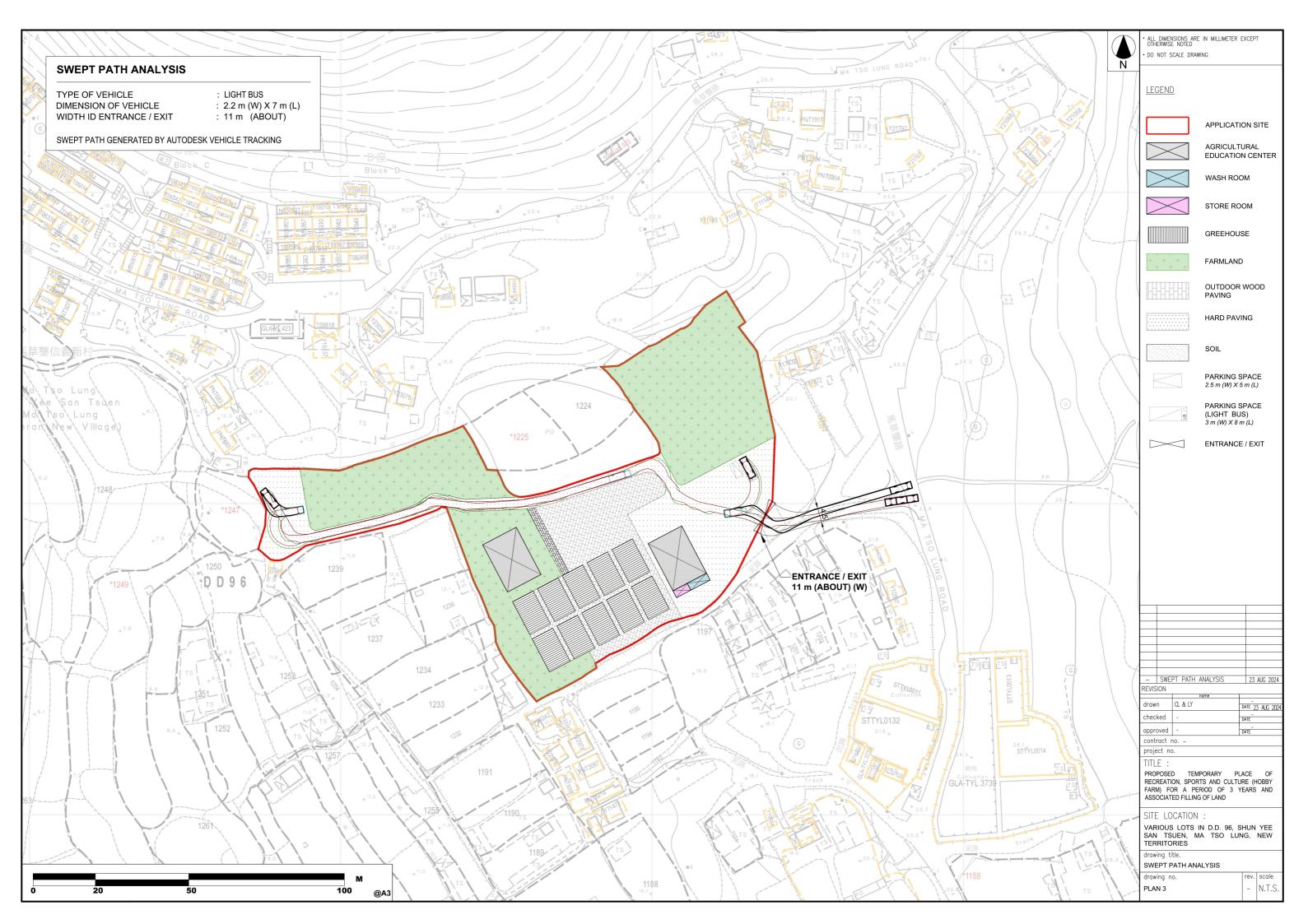
PLAN 1

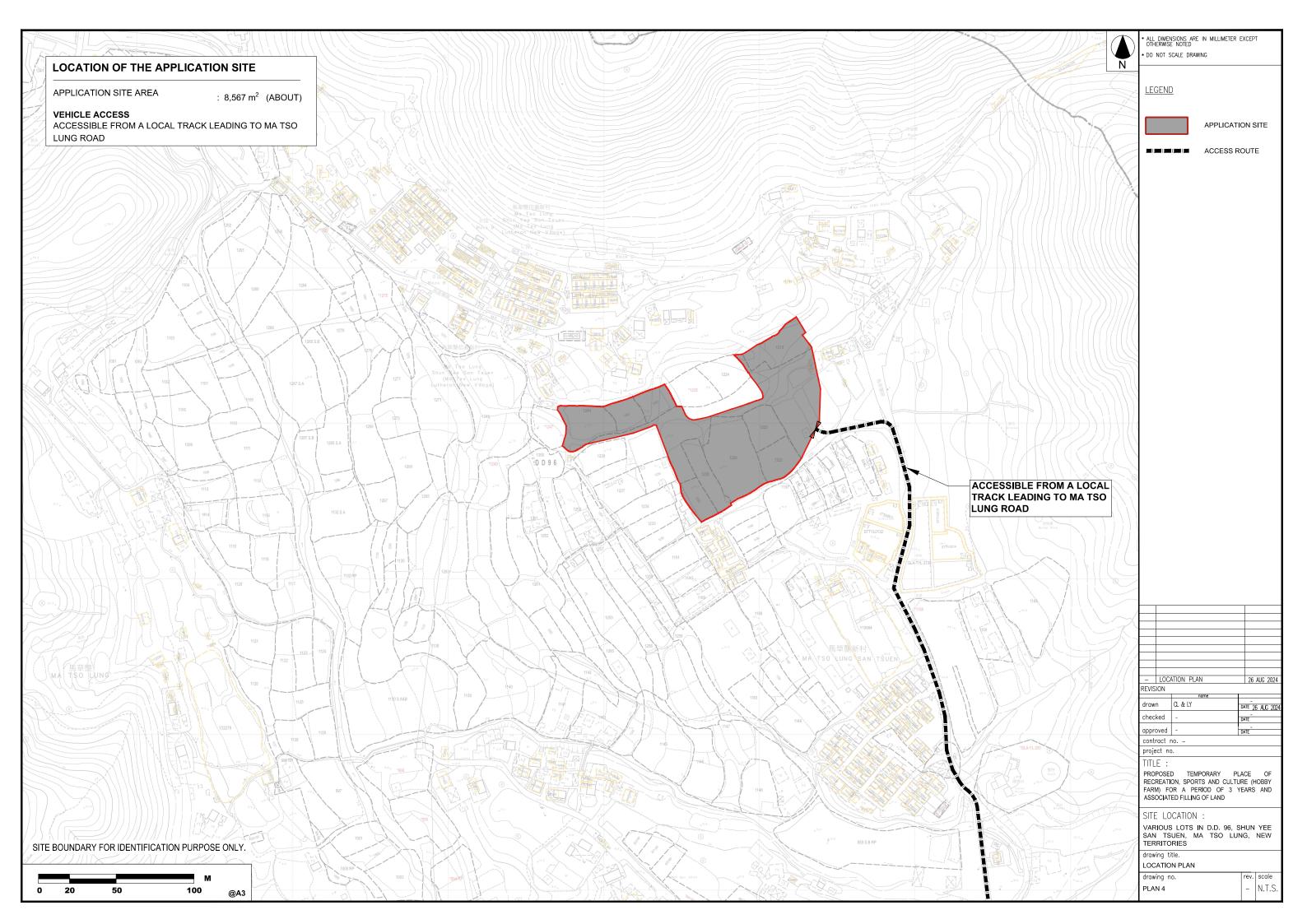
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- N.T.S.

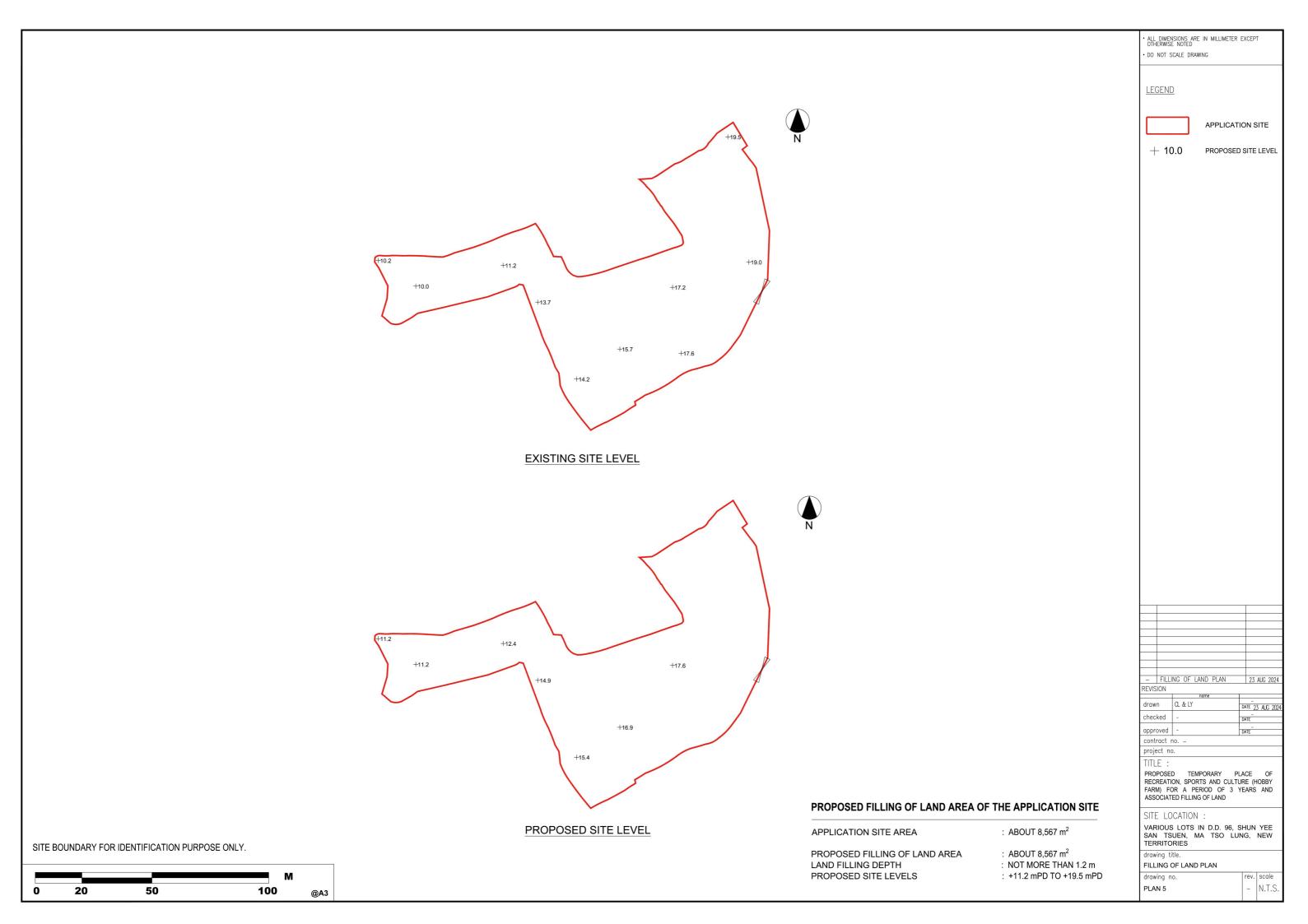
ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED

DO NOT SCALE DRAWING



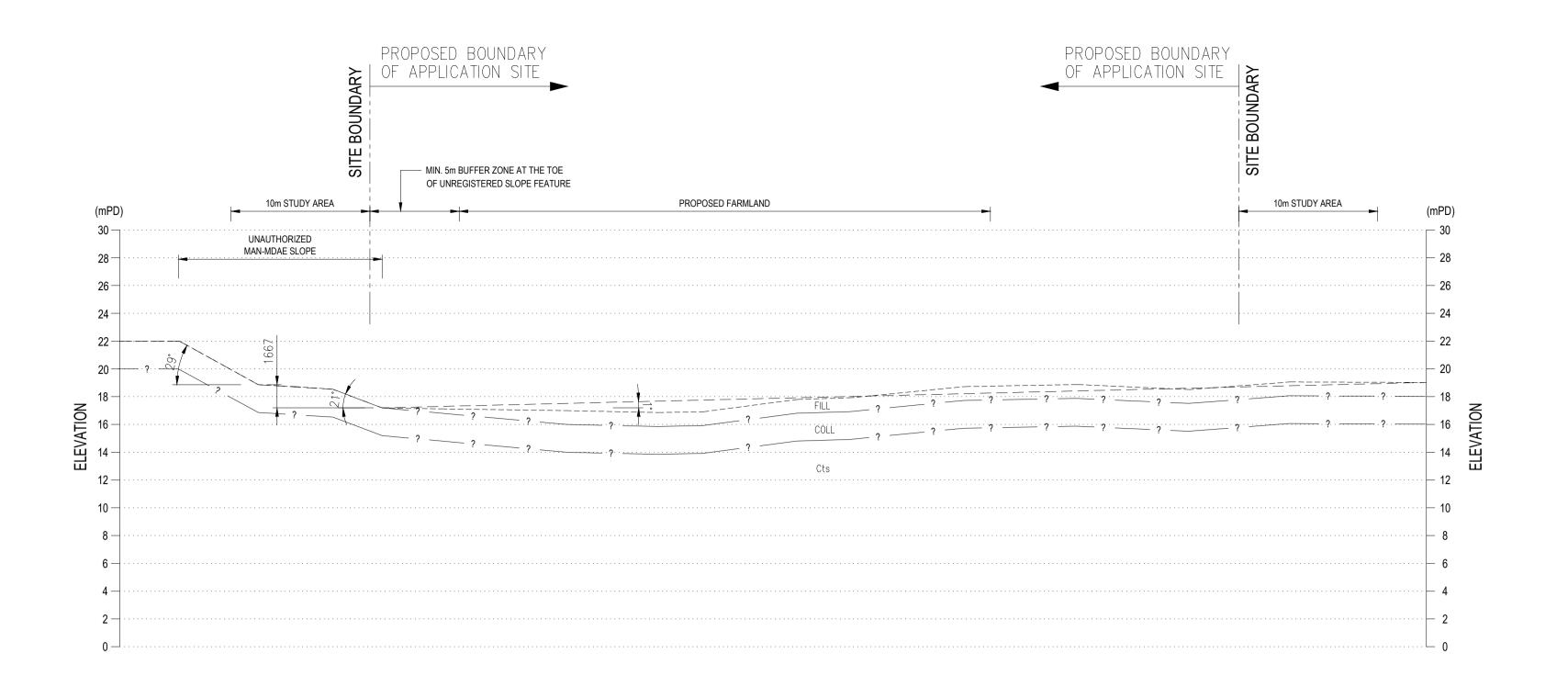




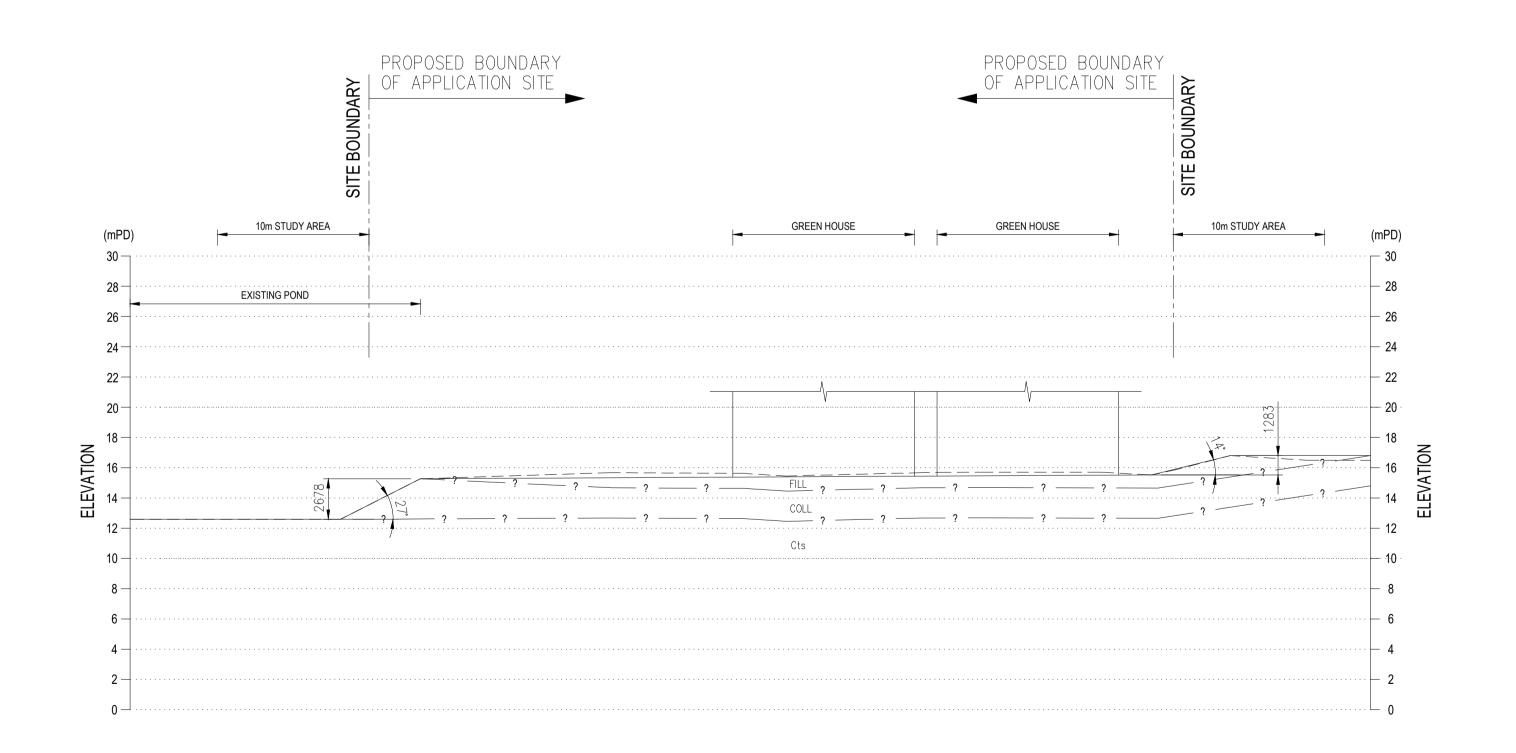




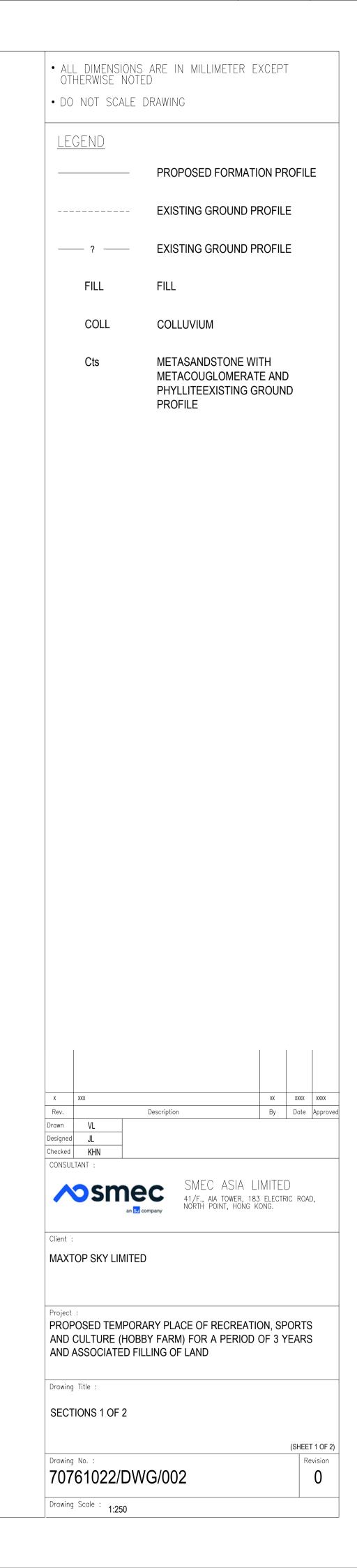


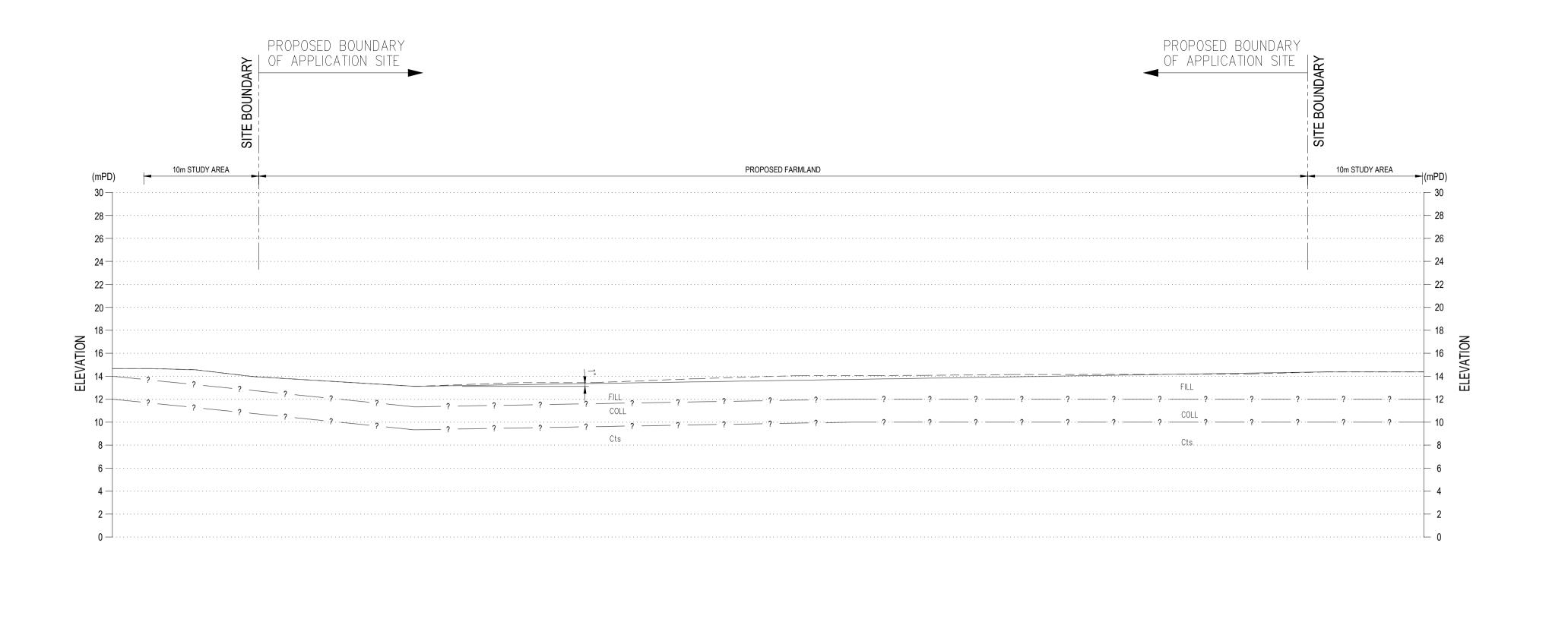


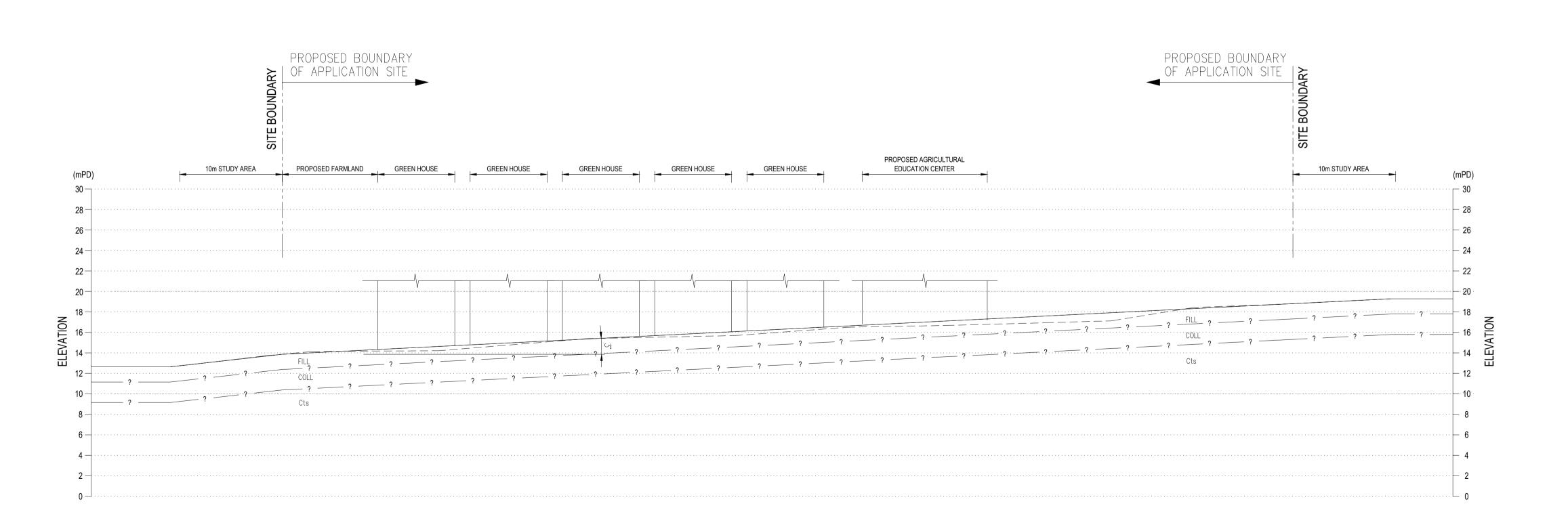














• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED • DO NOT SCALE DRAWING <u>LEGEND</u> PROPOSED FORMATION PROFILE ---- EXISTING GROUND PROFILE ---- ? --- EXISTING GROUND PROFILE FILL FILL COLLUVIUM METASANDSTONE WITH METACOUGLOMERATE AND PHYLLITEEXISTING GROUND **PROFILE** 0 FIRST SUBMISSION JL FEB 2025 KHN By Date Approved Description Drawn VL
Designed JL
Checked KHN CONSULTANT : SMEC ASIA LIMITED

41/F., AIA TOWER, 183 ELECTRIC ROAD, NORTH POINT, HONG KONG. MAXTOP SKY LIMITED PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS AND CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND SECTIONS 2 OF 2 (SHEET 2 OF 2)

70761022/DWG/003

Drawing Scale: 1:250



## **SMEC Hong Kong**

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