

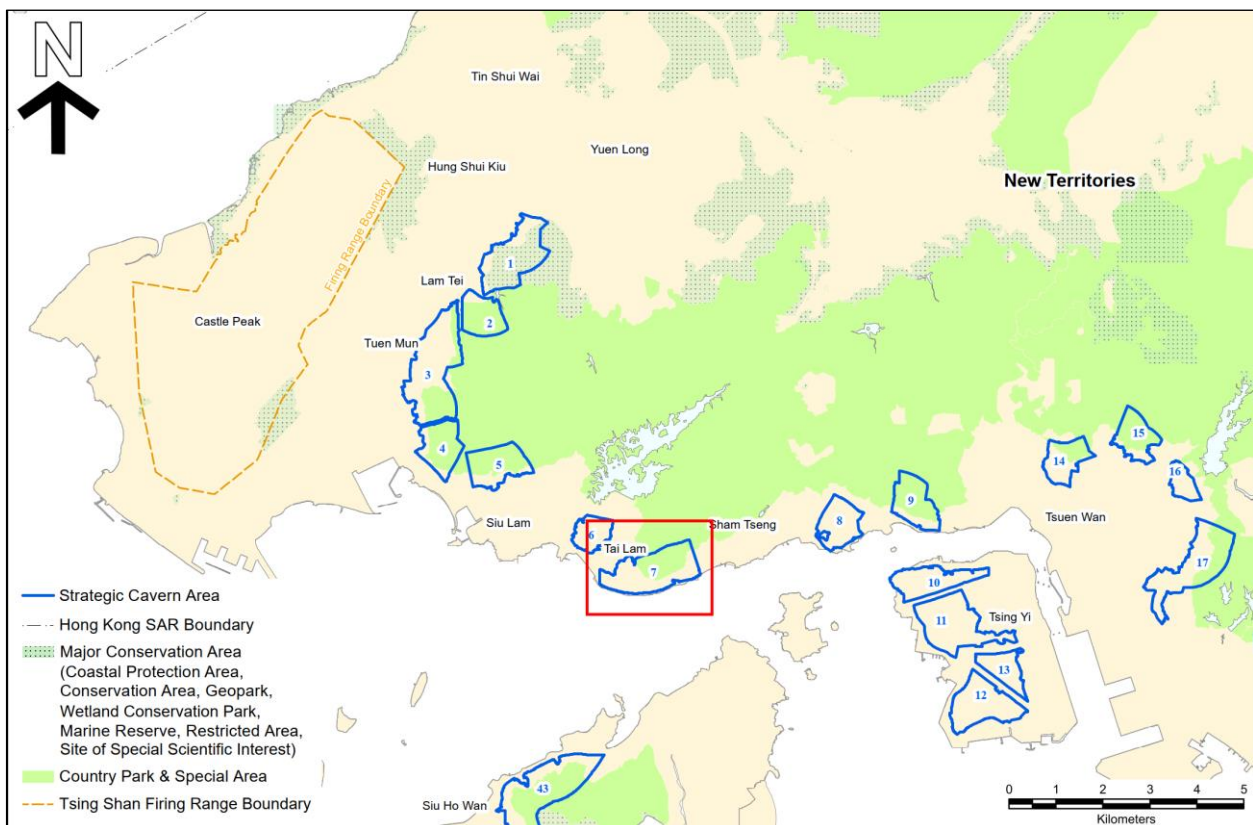
CAVERN MASTER PLAN – INFORMATION NOTE

STRATEGIC CAVERN AREA NO. 07 – TSING LUNG TAU

This Information Note describes the characteristics, and development constraints of Strategic Cavern Area No. 07 - Tsing Lung Tau (the SCVA). It also denotes the extent of potential portal locations. The spatial context of the SCVA is illustrated in the Reference Drawing appended to this Information Note.

Reference should be made to the Explanatory Statement of the Cavern Master Plan for its background and purposes, as well as the definition and delineation criteria of SCVAs.

1. Location Plan



2. Strategic Cavern Area Details

| | |
|--|---------------------------------------|
| Outline Zoning Plans (OZPs) ¹ : | So Kwun Wat OZP Tsuen Wan West OZP |
| Area: | 144.9 ha |
| Maximum elevation in the SCVA: | +306 mPD |
| Minimum elevation in the SCVA: | +3 mPD |

3. District Context

Location

The SCVA is located at Tsing Lung Tau in the western part of the New Territories. Siu Lam is to the west of the SCVA, Sham Tseng is to its east, Tai Lam Chung and Tai Lam Country Park are to its north and Northeast Lantau across Ma Wan Channel is to its south.

The SCVA is generally hilly with a maximum elevation of about +306 mPD. The SCVA partially encroaches into Tai Lam Country Park in its northeastern portion. There are two local villages, namely Choi Yuen Tsuen and Ka Loon Tsuen, located at the eastern and southern portions of the SCVA respectively.

In the proximity to the SCVA, Tsing Lung Tau is a residential area with low- to medium-rise residential developments including Vista Cove (at the southern boundary of the SCVA), Wellness Lodge (Transitional Housing Development) (at the southeastern boundary of the SCVA) and Hong Kong Garden (about 100 m to the east of the SCVA). Located to the west of the SCVA, Siu Lam is also mainly a residential area with low- to medium-rise residential developments and local villages. These include Palatial Coast (about 1,000 m to the northwest of the SCVA) and So Kwun Wat San Tsuen (about 2,000 m to the northwest of the SCVA). A potential housing site at Ka Loon Tsuen is located at the southern portion of the SCVA. Located to the north of the SCVA, Tai Lam Chung comprises mainly local villages and Government, Institution or Community (GIC) facilities, including Tai Lam Chung Tsuen (about 350 m to the northwest of the SCVA), Tai Lam Chung Fresh Water Service Reservoir (about 850 m to the northwest of the SCVA), Tai Lam Correctional Institution (about 950 m to the north of the SCVA) and Maritime Services Training Institute (at the western boundary of the SCVA). Tai Lam Country Park and Tai Lam Chung Reservoir are located to the further north of the SCVA. To the further east of the SCVA, Sham Tseng is another local hub of residential communities comprising local villages and high-rise residential developments.

¹ For details of the latest land use zonings on the OZPs, please refer to the Town Planning Board Statutory Planning Portal 3 (<https://www.ozp.tpb.gov.hk/>).

Access

The SCVA is accessible from its western and southern boundaries via Castle Peak Road (Tai Lam and Tsing Lung Tau sections). Regional connections could be routed through the nearby Tuen Mun Road and Castle Peak Road (Tsing Lung Tau). There is no railway serving the locality of the SCVA.

The proposed Tsing Lung Bridge, a part of Route 11 (formerly Route 10), on the eastern part of the SCVA is to connect Yuen Long and North Lantau via Tsing Lung Tau. Project proponents should take into account the latest development of this project.

Existing / Planned Facility in SCVA

There is no existing or planned cavern facility within the SCVA.

4. Summary of Characteristics of Strategic Cavern Area

4.1. Boundary

The northern boundary of the SCVA is defined by a permitted burial ground and private lots. The southern and western boundaries of the SCVA are defined by Castle Peak Road. The eastern boundary of the SCVA is defined by residential developments (i.e. Hong Kong Garden). Individual private lots located within the SCVA have been excised from the SCVA. Project proponents shall check the latest land status with the Lands Department. Reference should be made to the Explanatory Statement of the Cavern Master Plan for the delineation criteria of SCVAs.

4.2. Geology

The solid geology of the SCVA is primarily medium-grained granite, which belongs to Lantau Granite; and fine-grained granite in the northeastern portion of the SCVA, which belongs to Tai Lam Granite. The SCVA is with the rock types that are suitable for the uses of rock caverns. A number of geological features, such as inferred faults, photolineaments and isolated dykes, are within and in the areas surrounding the SCVA. The excavated medium-grained granite and fine-grained granite within the SCVA are suitable for reuse as construction aggregate.

Further geological information of the SCVA can be found in the 1:20,000-scale Geological Map Sheet 6 (Yuen Long) published by the Geotechnical Engineering Office, Civil Engineering and Development Department.

4.3. Planning

Although the SCVA is not served by railway, it is close to the existing low- to medium-rise residential developments in Tsing Lung Tau and Tai Lam Chung. It also has good connectivity via major highways namely Tuen Mun Road and Castle Peak Road.

In the vicinity of the SCVA, Tsing Lung Tau, Tai Lam Chung and Siu Lam are mainly residential areas (e.g. Hong Kong Garden, Tai Lam Chung Tsuen) which are supported by various GIC facilities (e.g. service reservoir). The project proponents should also take note of the proposed Route 11 under Agreement No. CE 13/2021 (HY) "Route 11 (Section between Yuen Long and North Lantau) - Investigation" which commenced in September 2021 and is in progress.

The SCVA will overlap with the alignment of the proposed Tsing Lung Bridge of Route 11 which links up Yuen Long and Lantau Island.

4.4. Environmental

Environmental sensitive receivers to the potential caverns in the SCVA include the nearby existing residential areas (e.g. Ka Loon Tsuen and Hong Kong Garden) and occupied facilities such as the Maritime Services Training Institute. The northeastern portion of the SCVA is within Tai Lam Country Park and Water Gathering Grounds. Streams and wooded areas are located close to some of the potential portal locations of the SCVA. In addition, Tai Lam Site of Archaeological Interest and a traditional permitted burial ground adjoin the northwestern boundary of the SCVA.

All potential environmental constraints, which may impose restrictions on the potential caverns, should be identified and taken into account under the Environmental Impact Assessment Ordinance (EIAO) and other relevant ordinances, such as the Country Parks Ordinance. Project proponents are required to take into account the potential environmental constraints when planning each project and undertaking the environmental impact assessment under the EIAO to determine its environmental acceptability, potential environmental impacts and environmental mitigation measures required.

4.5. Traffic

The SCVA can be accessed from its western and southern boundaries via Castle Peak Road (Tai Lam and Tsing Lung Tau sections). Regional connections could be routed through the nearby Tuen Mun Road and Castle Peak Road. The proposed Tsing Lung Bridge landing on the eastern part of the SCVA as part of Route 11 project may provide additional road access to the SCVA. Project proponents should take account of the latest development of this project.

Potential portal locations are all located on Castle Peak Road (Tai Lam and Tsing Lung Tau sections), which is a high-capacity rural road that travels east-west along the coastline between Tuen Mun and Tsuen Wan. Access to Tuen Mun Road expressway is within 3 km from the extent of potential portal locations. This allows for easy connection with the expressway network throughout Hong Kong. The project proponent shall assess the combined traffic impact due to the proposed Tsing Lung Bridge and the potential uses of the SCVA. Further advice on the scope of the Traffic Impact Assessment shall be sought by the project proponents.

4.6. Other Key Issues / Constraints on Cavern Development

There are no existing underground facilities found within or in the vicinity of the SCVA.

5. Extent of Potential Portal Locations

The extent of the potential portal locations is shown on the Reference Drawing.

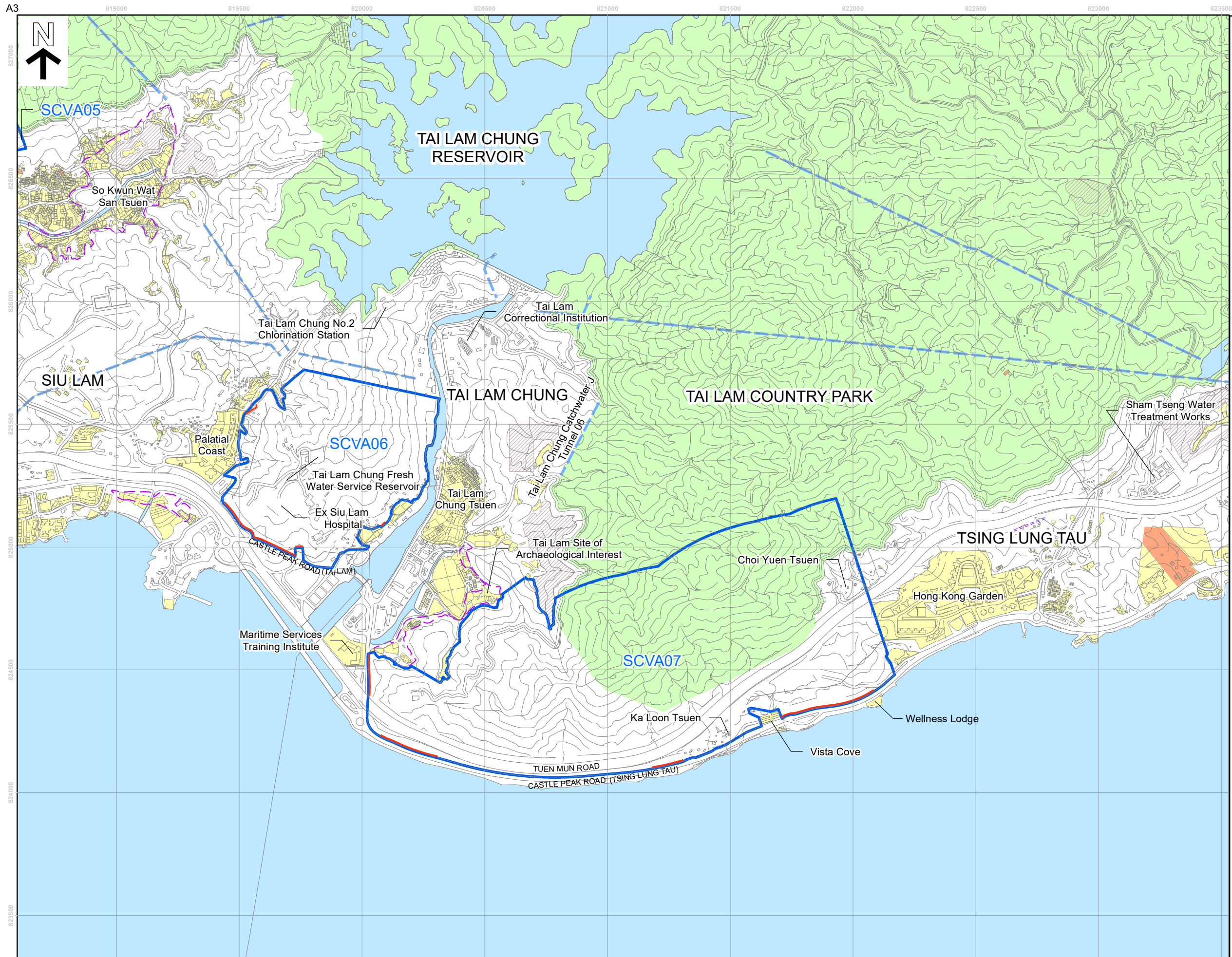
The SCVA is accessed from its western and southern boundaries via Castle Peak Road (Tai Lam and Tsing Lung Tau sections). The potential portal locations are located at the toe of slopes running alongside the carriageway. The direct road connections would be probable (subject to assessment) and could facilitate a range of traffic-generating activities given the high capacity of the roads.

The potential portal locations at the southern boundary of the SCVA are located at toe of man-made slopes, with Tuen Mun Road abutting on the crest of the slopes. The potential portal location at the western boundary of the SCVA is located at the toe of the natural slope. There may be potential natural terrain hazards in the vicinity of this potential portal location, which may require further study by project proponents.

Project proponents should carry out further studies on identifying specific locations of portals for the proposed projects considering cavern options.

6. Remarks to Information Note

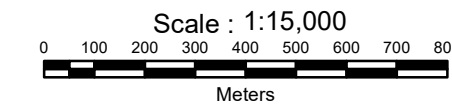
The Cavern Master Plan and all supporting documents do not exempt project proponents for cavern projects from following the relevant statutory procedures. Information including the extent of potential portal locations indicated in this Information Note should serve as reference materials only. In formulation of development proposals, project proponents should conduct the necessary studies and assessments relevant to each project stage. Reference should be made to the “Implementation” section of the Explanatory Statement of the Cavern Master Plan for further details.



Legend

- Strategic Cavern Area
- Extent of Potential Portal Locations
- Water Supplies Department Tunnel
- Reservoir / River / Sea
- Site of Archaeological Interest
- Graded Historic Building
- Private Lot
- Burial Ground
- Country Park

Note: All private lots located inside the boundary of the Strategic Cavern Area have been excised. Project proponents shall check the latest land status with the Lands Department. Reference should be made to the Explanatory Statement of the Cavern Master Plan for the delineation criteria of Strategic Cavern Area.



REFERENCE DRAWING OF STRATEGIC CAVERN AREA NO. 07 - TSING LUNG TAU

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
PLANNING DEPARTMENT



DATE: SEPTEMBER 2025
VERSION: 2nd Edition

SCVA 07