

**Proposed Minor Relaxation of Building Height Restriction  
for a Permitted Residential Development  
in “Residential (Group) B” and “Residential (Group C) 4” Zones  
at 1 & 1A Kotewall Road and 64 Conduit Road, Mid-levels**

**(Planning Application No. A/H11 /108)**

**Further Information No. 1**

## **Appendix V**

Replacement Pages of Geotechnical Planning Review Report

## **1. Introduction**

The site is located at No. 1-1A Kotewall Road and No. 64 Conduit Road, Mid-Levels West, Hong Kong (IL 8314, IL 946 S.B ss.1, IL 946 S.B ss.2 & IL 2387 S.A RP). The proposed residential development combines the aforementioned lots. The redevelopment consists of a 4-storey building at No. 64 Conduit Road and a 32-storey residential tower, including two levels of lower ground floors at No. 1 and 1A Kotewall Road.

The combined site is located in Scheduled Area No.1 (Zone 1 – 7.5m below the pre-development topographic and partially within the 30m transition zone. The design strategy and design criteria specific to the above-mentioned areas are discussed in this report.

The development meets the following criteria:

- 1) Maximum gradient across the site from boundary to boundary/ across 50m long strip greater than 15°;
- 2) Height of retaining wall within the site/ within 6m of the site is greater than 6m;
- 3) The ground outside the site at an angular elevation of more than 20° and there is ground sloping at more than 15° within 50m upslope of the site.

Hence, this geotechnical planning review report discuss its geotechnical feasibility.

The proposed site area has a total area of approximately 1630m<sup>2</sup>. A location plan of the site on 1:5000-scale topographical map is shown in Figure 1. The site plan also included the development site boundary, the location of geotechnical feature within and outside site as mentioned above, the layout plan of the proposed development.

Master layout plans with 1:5000 topographical map and section are attached in [Appendix A](#). The proposed development plan and sections are attached in [Appendix B](#).

In this report, the retaining walls and slopes which may affect or be affected by the proposed development will be reviewed and discussed. Hence, the geotechnical feasibility of the proposed development would be assessed and finally outline required further study.

A list of data sources used in this report would be summarized at the end of this report.

The site is located partially within Zone I of Mid-levels Scheduled Area No.1 and the the site falls partially within Zone II (the 30m transition zone).

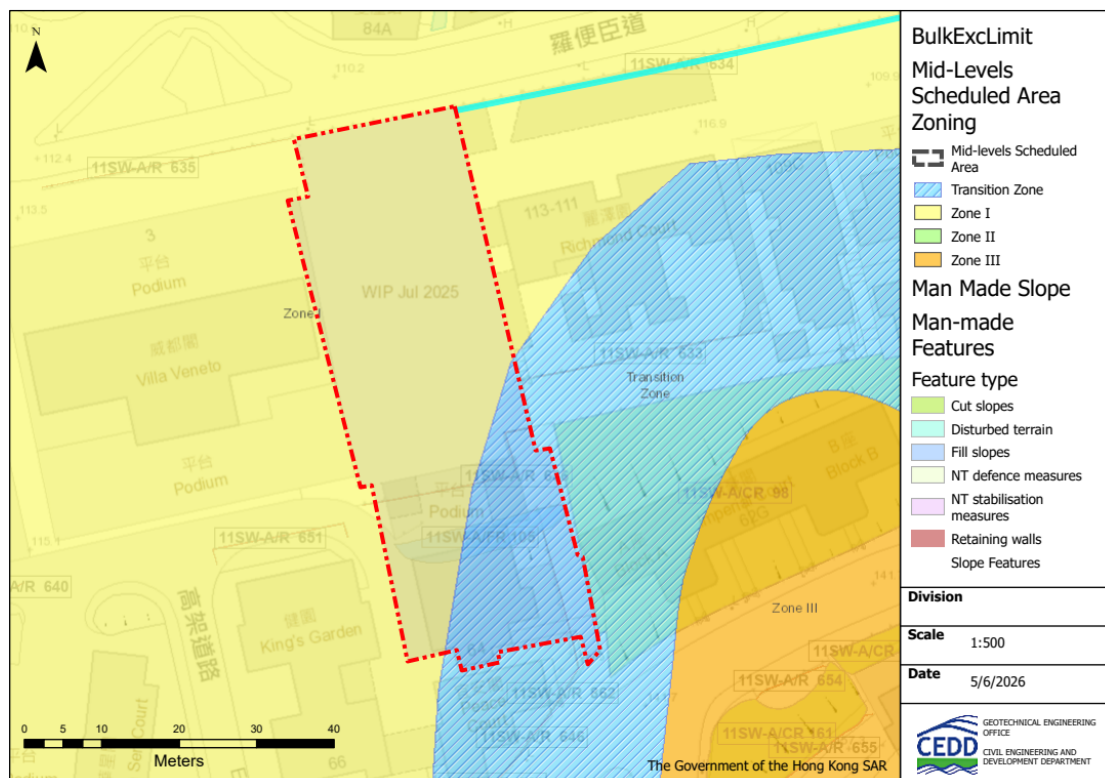


Figure 2: Site Location Plan within Scheduled Area 1 (as extracted from GInfo)

## 2.2 The Proposed Development

The proposed residential development comprises a 4-storey building at No. 64 Conduit Road and a 32-storey residential tower, including two levels of lower ground floors, at No. 1 and 1A Kotewall Road. Each building will be supported by an independent foundation system. Between the two buildings, the existing elevated carport, which is supported by caissons, will be retained as part of the proposed development. The proposed development layout and section are shown in [Appendix B](#).

## 2.3 Subject Site Geology

To reveal the geological information for the site, the following information was reviewed and collected:

- 1:20 000 – scale geological map
- Geotechnical Area Studies Programme (GASP)
- Enhanced Natural Terrain Landslide (ENTLI)
- Existing Borehole records
- Adjacent Approved Plan and As-Built Record Plan

### **3. Proposed Geotechnical Related Works**

#### **3.1. General**

Refer to Section 2.3.2, the GASP report classified the area as high Geotechnical Limitation, types of geotechnical related works are limited. The major concerns for the subject development would be follow:

- i) Numbers of geotechnical features surrounding the site boundary;
- ii) Existing geotechnical features located within site boundary; and
- iii) Located at Schedule Area No.1

The effect on the adjacent building or features mainly due to the proposed excavation works of the pile caps. However, it is normally can be catered by use of pre-stress on struts during excavation stage. The effect (e.g. surcharge or lateral load) due to the adjacent structures or features would be considered in Foundation and ELS submission.

The existing geotechnical features, which located within the site boundary, would be upgraded to current standard or to be demolished under ELS/ Site Formation works. If found necessary, the geotechnical feature would be upgraded before the construction works for safety reasons.

As the proposed development is located within Scheduled Area No. 1, there are restrictions on bulk excavation for the proposed substructure works. Based on the General Building Plans (GBP), the proposed development at No. 1-1A Kotewall Road & No. 64 Conduit Road, does not require **bulk excavation** below **the bulk excavation limit**.

Due to the site of 1-1A Kotewall Road being located on a sloping terrain, the 2 levels of lower ground floor are to be constructed below the existing ground level and is technically a 3-sided semi-basement. These 2 lower ground levels will retain the level difference of the adjacent ground levels of 64 Conduit Road, Richmond Court and Villa Veneto. Top-down method is proposed for the tower portion of the proposed building for G/F and below as an alternative to the conventional bottom-up construction. For the remaining portion of the building at 1-1A Kotewall Road and for the building at 64 Conduit Road, conventional bottom-up construction method would be adopted.

### 4.3 Determined Bulk Excavation Limit

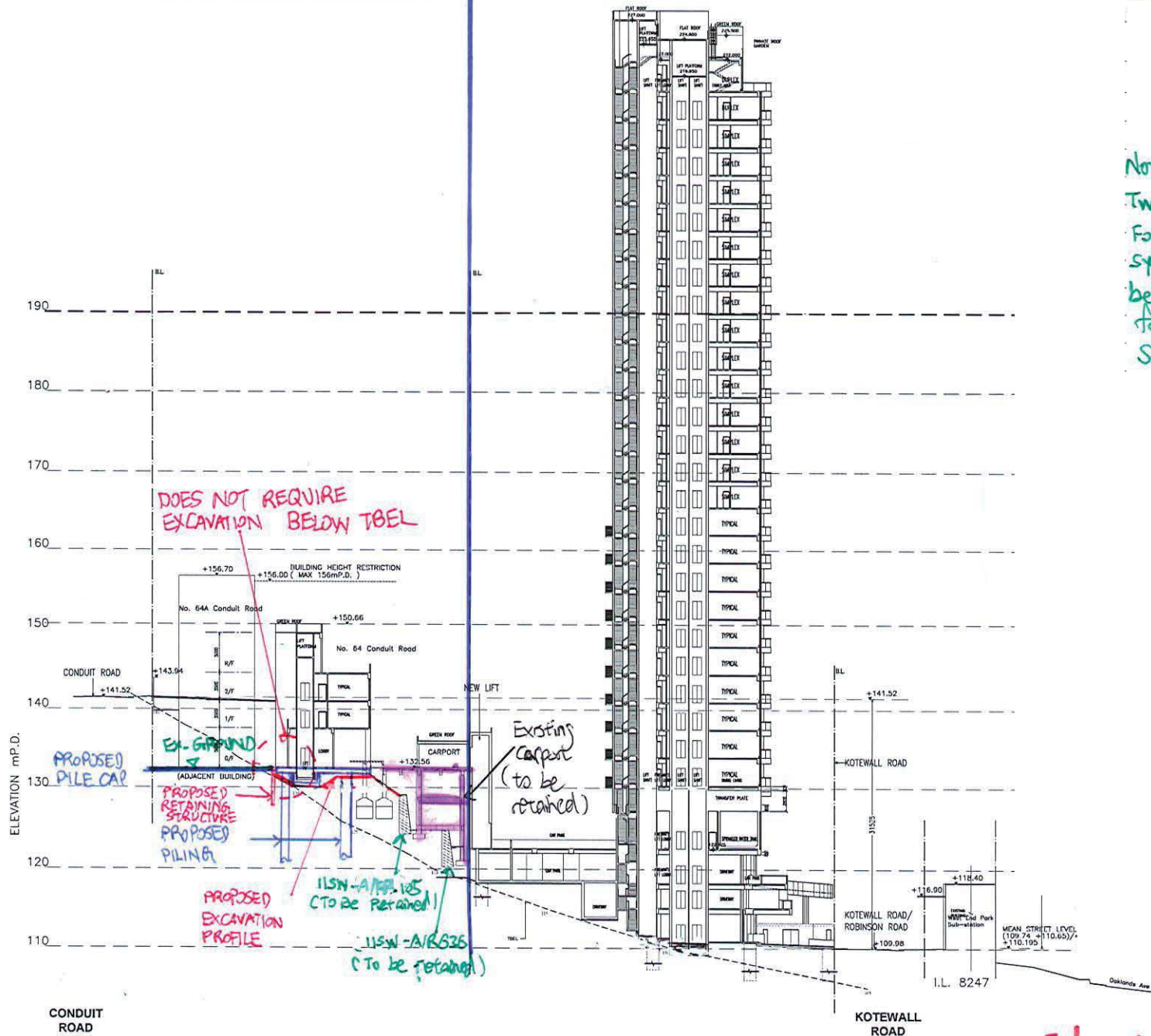
For the proposed development, the Determined Bulk Excavation Limit will be further reviewed during the detailed design stage based on information obtained from the proposed ground investigation (GI) works and the associated laboratory tests. In this Geotechnical Planning Review Report, the Tentative Bulk Excavation Limit has been adopted with reference to the Tentative Bulk Excavation Limit (Drawing No. TBEL 474) enclosed in [Appendix H1](#) of the Approval Letter for the GI works of the subject site issued by the Buildings Authority dated 14 April 2022 and Determined Bulk Excavation Limit (Drawing No. DBEL 145) enclosed in [Appendix H1](#). According to the General Building Plans (GBP), the proposed development does not require any bulk excavation works below the Tentative Bulk Excavation Limit.

The Tentative Bulk Excavation Limit presented in this assessment report does not represent or imply a safe excavation surface. The Bulk Excavation Limit will be determined separately during the detailed design stage.

## 5. Conclusions

- Based on the above discussion, it can be concluded that proposed development at this site is considered to be geotechnically feasible.
- Site formation / Slope stabilization works may be required for this development for upgrading the existing slope/retaining wall to **meet the current geotechnical safety standard** which maintained by the lot owner.
- The proposed foundation shall involve piling foundation. The adverse effect of foundation works on the existing feature and structure would be considered in detail design stage and will not be rendered to an unacceptable level.
- The proposed ELS works shall involve Bored pile wall and pipe pile wall with consideration of Top-down method. The great level difference can be retained by the R.C. frame and Bored Pile of the proposed development. The potential effects of ELS works on the existing facilities outside the lot boundaries are expected to be minimal if shoring system/R.C. framing with sufficient stiffness is provided. Grout curtain would be provided to minimize the induced settlement if found necessary in detail design stage. The adverse effect of works on the existing feature would be considered in detail design stage and will not be rendered to an unacceptable level.
- The Bulk Excavation Limit will be determined during the detailed design stage.

G4 Conduit Road ↔ 1-1A Kotewall Road (schematic plan & section refer to following page)



Notes:  
Two separate  
Foundation & ELS  
system would  
be proposed  
for Site A &  
Site B development



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PROJECT: ALL INFORMATION

RESIDENTIAL DEVELOPMENT  
AT 1 & 1A, KOTEWALL ROAD, &  
64 CONDUIT ROAD,  
MID-LEVELS WEST.

DRAWING TITLE: SECTION A-A

SECTION A-A  
COMBINED SITE

SCALE: 1:250 (A1) DATE: DEC 2025

DRAWN BY: SKB CHECKED BY: HK

JOB NO: J21000 DRAWING NO: SK-28

*Schematic Section*