

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

From: [REDACTED]
Sent: 2025-07-30 星期三 10:07:34
To: Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>
Subject: FW: A/NE-FTA/261 - departmental comments
Attachment: Response to the Comments from Head of the Geotechnical Engineering Office 30-7-2025.pdf

Dear Shirley Chan / Ms. So

Attached the response to comments from the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department for your record. (Supersede 1:05pm 28/7 and 5:20pm 28/7 email)

Regards

Leo Wong

Response to the Comments from Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (Planning Application No. A/NE-FTA/261)

Attn: Mr. Kevin W F So, Tel. 2762 5371)

2. The application site is overlooked by steep natural hillside and meets the Alert Criteria for a Natural Terrain Hazard Study (NTHS). The applicant is required to submit a Geotechnical Planning Review Report (GPRR) in support of this planning application. The GPRR should include a preliminary geotechnical review of the natural terrain hazards, and where necessary, indicate the recommended extent of study area for NTHS and a commitment to undertake the NTHS and to carry out any necessary mitigation measures as part of the development, and assess the geotechnical feasibility of the proposed development. Other essential contents of a GPRR are given in the attached "GEO Advice Note for Planning Applications under Town Planning Ordinance (Cap. 131)" (see Appendix A).
3. However, given the temporary nature of the subject application site, the requirement of NTHS could incur significant cost implication and render the development not economically viable. As an alternative, we recommend that the northwestern part of the application site may be designated as a "no-build zone", within which no critical facilities (i.e. facilities under Group 1 to Group 3 given in the table in Appendix B) should be located. The suggested extent of the "no-build zone" is shown in Appendix C. With the inclusion of the 'no-build' zone, the requirement for GPRR and NTHS could be waived.

We recommend that the northwest part of the site be designated as a **"No Build Zone"** within which no critical facilities (Group 1 to Group 3 as per Appendix B) will be constructed. The proposed area is an emergency vehicle access road with a **traffic density of near 0**, as shown in the attached plan (see Drawing No. DNLP-01 for reference).

