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Cheryl Tsz Man TSANG/PLAND

寄件者: AI TSANG <[REDACTED]>
寄件日期: 2026年04月08日星期三 12:50
收件者: Cheryl Tsz Man TSANG/PLAND
主旨: Re: Planning Application No. A/NE-MKT/60 Temporary Open Storage of Metal
Scaffolding with Ancillary Office for a Period of 3 Years
附件: A-NE-MKT-60 GPRR 4-4-2026 (1).pdf; MKT-60 response to comments 2.pdf
類別: Internet Email

Dear Madam,

Regrading to the comment from CEDD, we note and responded to the comment.

Please find in attachment.

Thanks and regards

Carter Tsang
[REDACTED]

**Head of the Geotechnical Engineering Office, Civil Engineering and
Development Department (Contact Person: Ms. Rachel HUNG, Tel: 2762 5385 or
Mr. Kenneth IP, Tel: 2762 5615)**

Comment 1

During the site visit, his office noted that there were suspected unauthorised works (USW) involving a filling platform with concrete pavement of about 1.5m to 2.0m high. Since the application site will affect and be affected by the USW, and in order to ensure the safety of the future users, the subject planning application is not supported at this stage until the necessary remedial/reinstatement actions are completed to the satisfaction of the relevant government departments (for example the Buildings Department and Environmental Protection Department).

Response

Noted. The application site has been used for the open storage of goods for many years without any adverse impact on the prevailing conditions. During the working period, the applicant commits to ensuring that all operations at the application site will not adversely affect any existing items or prior arrangements. The applicant will implement all necessary measures to comply with the requirements of the relevant government departments.

A GPRR report is also provided.

Geotechnical Planning Review Report

For Planning Application: Temporary
Open Storage of Metal Scaffolding with
Ancillary Office for a Period of 3 Years at
Lot 751 S.B RP in D.D. 82, Ta Kwu Ling
(A/NE-MKT/60)

1. Introduction

This report is prepared to support the planning application (application number: A/NE-MKT/60) Temporary Open Storage of Metal Scaffolding with Ancillary Office for a Period of 3 Years at Lot 751 S.B RP in D.D. 82, Ta Kwu Ling

2. The Site

The ground profile of the site is a gently flat with level at +9.20mPD. It is Ping Che Road in the north of the site with the same level. It is a serious of temporary structures with level at +6.70mPD in the western side of the site. There is any existing channel with cover level at +7.10mPD in the eastern side of the site. It is a vacant land with vegetation with lowest level at +6.50mPD in the southern side of the site.

Only one proposed structure used as Office located in the most northern side of the site. The western portion of the site is a buffer zone with no usage. The other area is used as open space for storage and maneuver area for vehicle.

Fig. 1 shows Layout Plan

Fig. 2 shows Section A-A

Fig. 3 shows Section B-B

Fig. 4 shows Section C-C

Proposed Layout Plan

3. Justification

Consider Section A-A, there is an existing slope in the western side of the site (the buffer zone) with crest level at +9.20mPD. The shadow angle is 22.0degree (<25degree), according to TGN15, this slope would not affect the existing temporary structures. And the existing temporary structures is at toe side, it would not affect the site. In the eastern side of the site, the level difference is 2.67m (H=2.67m) and the crest is 4.15m away from the site (D=4.15m), according to TGN15, this level difference would not affect the site. Therefore, the proposed development would not adversely affect any geotechnical feature.

Consider Section B-B, the only geotechnical feature is the slope with slope angle 12degree in the southern side of the site. It is considered safe.

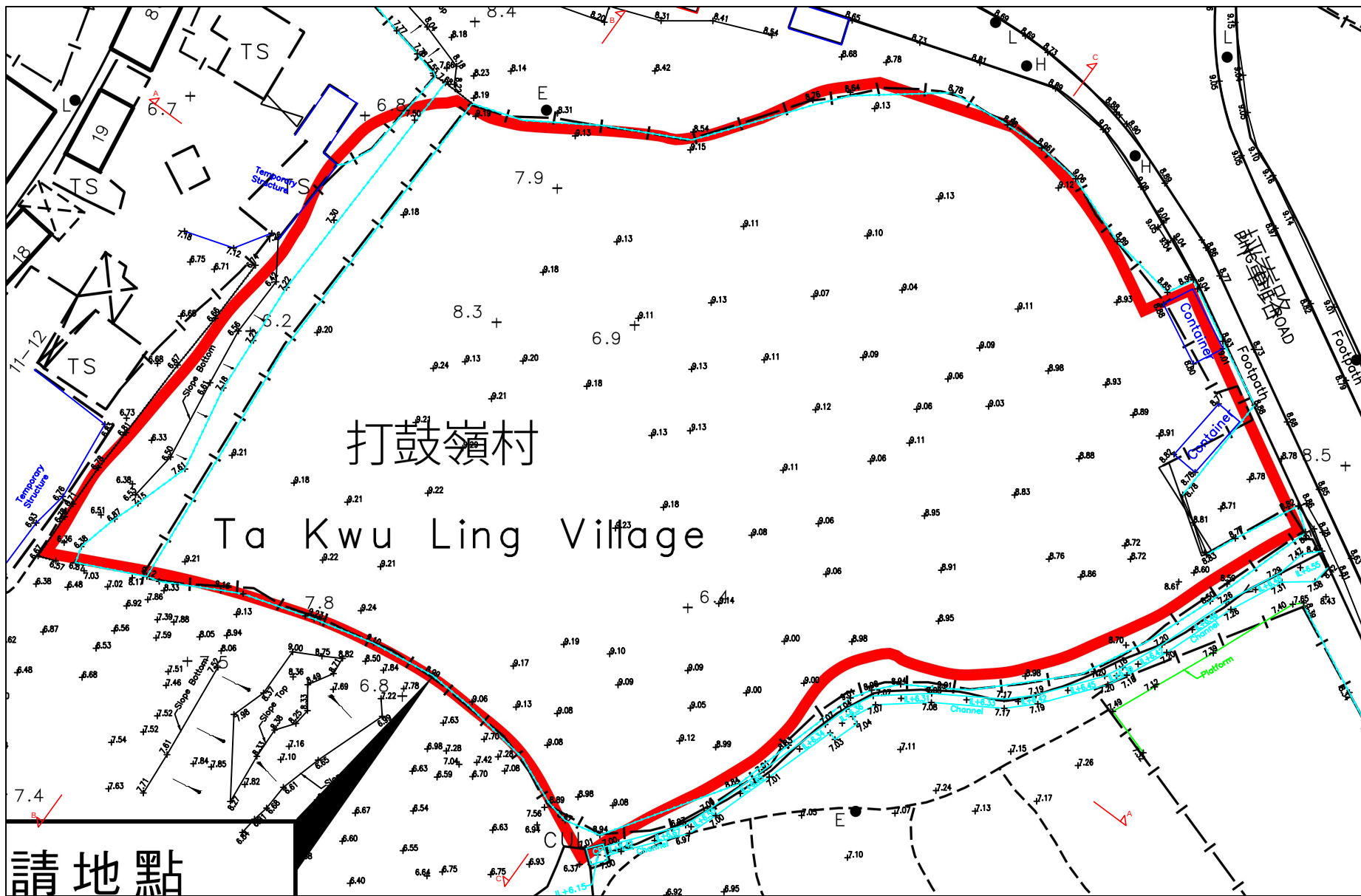
Consider Section C-C, the site complies with the following criteria:

- I. The maximum gradient across the lot from boundary to boundary is less than 15 degrees (<15 degree).
- II. There is no registered geotechnical features located within the lot or within the area 10m outside the lot which is higher than 1.5m.
- III. The overall gradient of an area bounded by lines 10m outside the lot boundary in any direction is less than 15 degrees.
- IV. There is no slope within the area 10m outside the lot boundary steeper than 30 degrees or higher than 1.5m.
- V. There is no proposed retaining wall or terrace wall either within the lot or within the area 10m outside the lot which is higher than 1.5m.

Above all, the proposed development would not adversely affect geotechnical feature in the extent 10m offset from lot boundary.

4. Conclusion

Based on the above findings, the proposed development would not adversely affect any geotechnical feature. It is considered positive for the proposed use under the planning application.



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正宏工程顧問有限公司
CHING WAN ENGINEERING CONSULTANTS COMPANY

Project:
Temporary Open Storage of Metal Scaffolding with
Ancillary Office for a Period of 3 Years at Lot 751
S.B RP in D.D. 82, Ta Kwu Ling
(Geotechnical Planning Review Report A/NE-MKT/60)

LAYOUT

Drawing No.:

Fig. 1

Drawn By:

DM

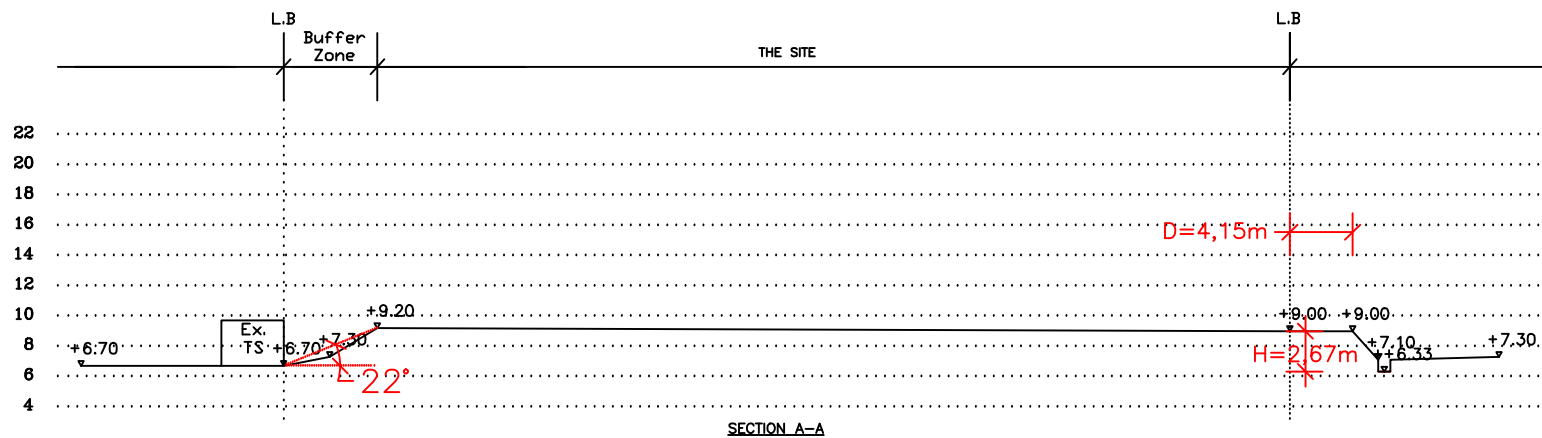
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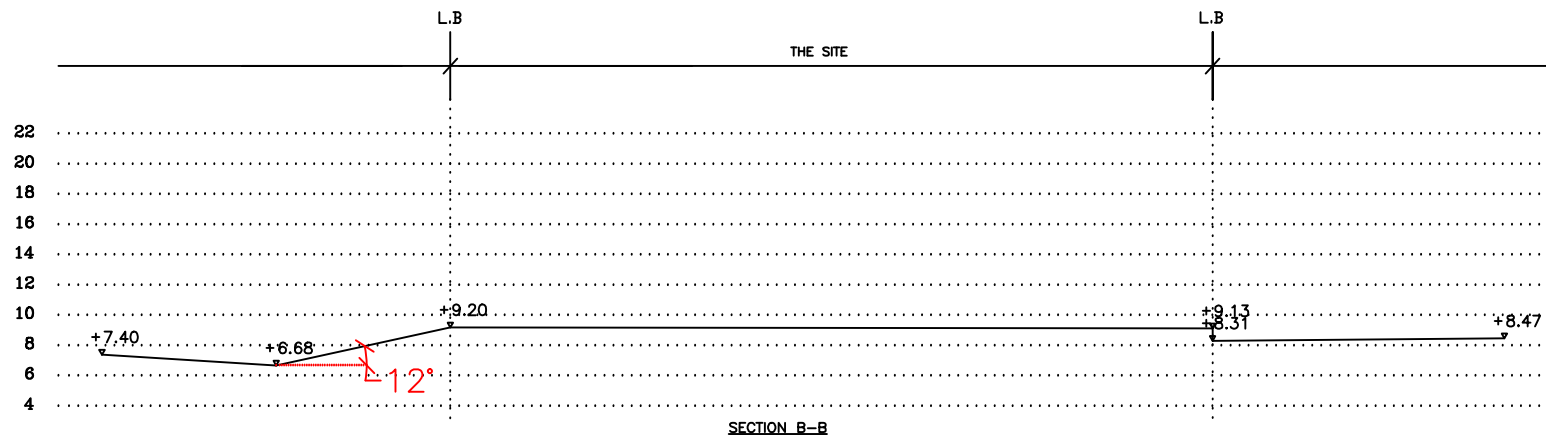
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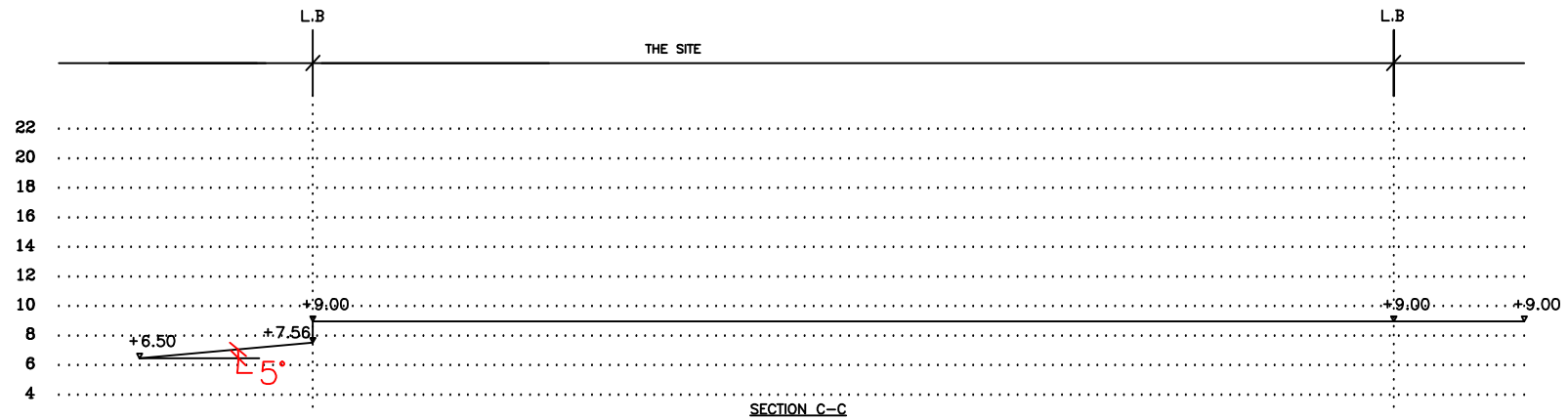
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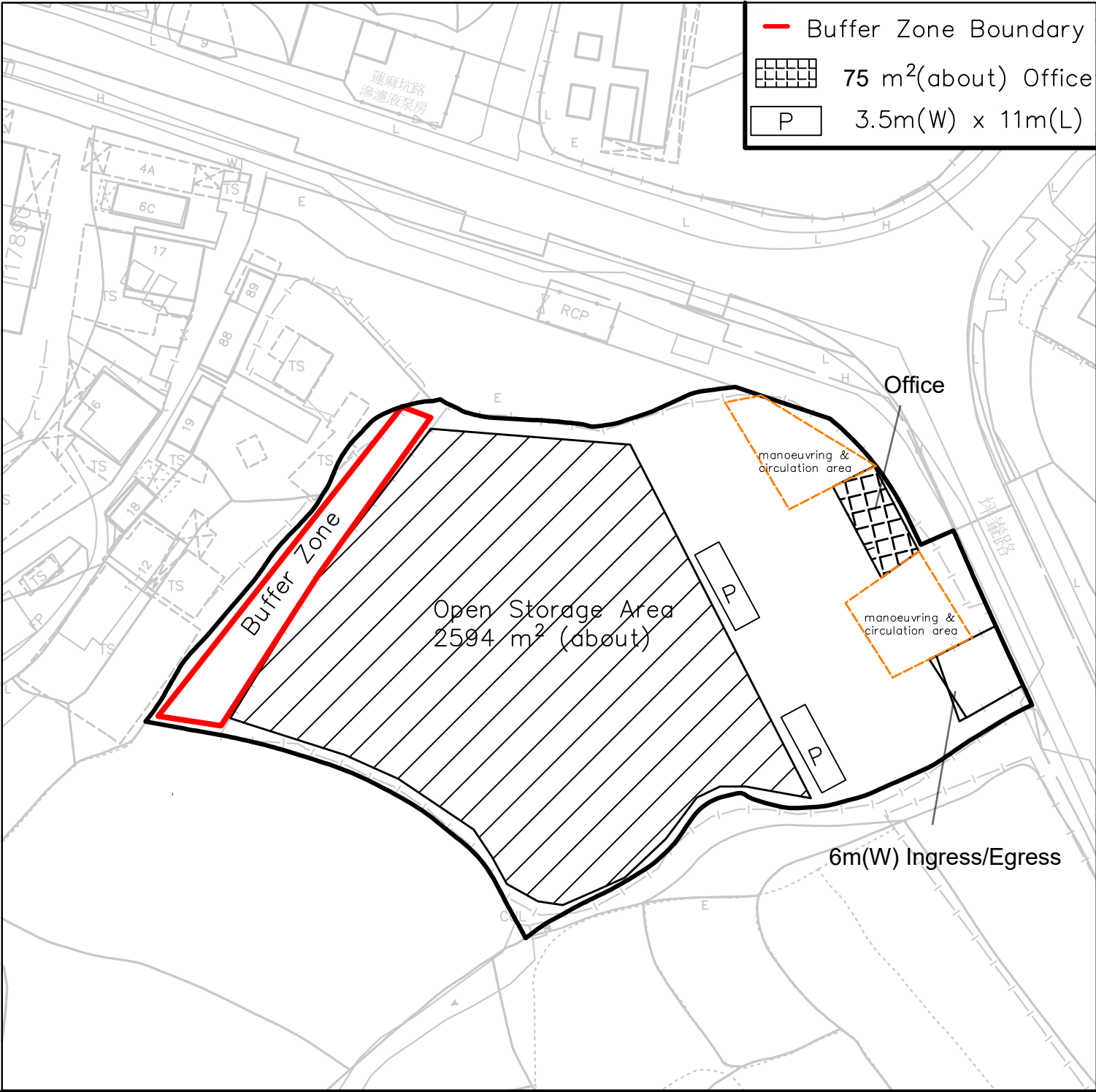
正宏工程顧問有限公司 CHING WAN ENGINEERING CONSULTANTS COMPANY	SECTION A-A	Drawn By: DM	
Project: Temporary Open Storage of Metal Scaffolding with Ancillary Office for a Period of 3 Years at Lot 751 S.B RP in D.D. 82, Ta Kwu Ling (Geotechnical Planning Review Report A/NE-MKT/60)	Drawing No.: Fig. 2	Checked By: DM	
		Scale:	Updated on: 4-4-2026



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Project: Temporary Open Storage of Metal Scaffolding with Ancillary Office for a Period of 3 Years at Lot 751 S.B RP in D.D. 82, Ta Kwu Ling (Geotechnical Planning Review Report A/NE-MKT/60)	Drawing No.: Fig. 3	Checked By: DM	
		Scale:	Updated on: 4-4-2026



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Project: Temporary Open Storage of Metal Scaffolding with Ancillary Office for a Period of 3 Years at Lot 751 S.B RP in D.D. 82, Ta Kwu Ling (Geotechnical Planning Review Report A/NE-MKT/60)	Drawing No.: Fig. 4	Checked By: DM
	Scale:	Updated on: 4-4-2026



Layout Plan		
January 2026	Lot,751 S.B RP in D.D.82	YING SHING (HOPEWELL) ENGINEERING CO.LTD.
1:1000		Annex 1