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**Re: Application No. A/TP/682 - Departmental Comments**

16/02/2022 14:55

From: Kwok Wai Cheung <[REDACTED]>  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Cc: [REDACTED] <[REDACTED]>, [REDACTED] <[REDACTED]>, [REDACTED] <[REDACTED]>

1 attachment



A\_TP\_682 Departmental Comments.pdf

Secretary, Town Planning Board

Dear Sir/Madam,

With reference to the email from Ms Chung of the Planning Department on my application (No. A/TP/682) below, I need more time to digest the comments from various departments and provide responses. Hence, I would like to apply for a deferment of the consideration of my application for 2 months. Grateful for your consideration.

Best regards

Ernest Cheung

(<[REDACTED]>) 在 2022年2月10日星期四 下午11:10:28 [GMT+8] 寫道：

Dear Mr. LUI,

Enclosed please find the departmental comments on the captioned application for your information.

Should you have any further queries on the departmental comments, please feel free to contact respective officers for discussion. Should you have any other planning queries, please contact the undersigned.

If you intend to make response to the comments or provide further information to supplement your application, please make reference to the Town Planning Board (TPB) Guidelines (TPB PG-No. 32A) which is available for public viewing at TPB's website:

[https://www.info.gov.hk/tpb/en/forms/Guidelines/TPB\\_PG-32A.pdf](https://www.info.gov.hk/tpb/en/forms/Guidelines/TPB_PG-32A.pdf)

Regards,

Vanessa CHUNG

Sha Tin, Tai Po & North District Planning Office  
Planning Department  
Tel: 2158 6225

**Application No. A/TP/682**  
**Proposed House (New Territories Exempted House – Small House)**  
**Government Land in D.D. 26, Wong Yue Tan, Tai Po**

**Comments from the Chief Town Planner/Urban Design and Landscape, Planning Department:**

(Contact person: Ms. Jenny LAU ; Tel: 2231 4720)

- (a) the Site is vacant and located on slope covered by grass, and dense woodland to its immediate south is observed. A *Aquilaria senensis* (土沉香) (approximate 8-10m high) in good condition is located at the southeast site boundary. Some trees of common native species in fair to good conditions are located within or in close proximity to the southern site boundary, and their tree crowns may encroach into the site boundary;
- (b) noting that information on existing trees within or along the site boundary, proposed site formation works and extent of excavation are not provided in the application form, potential adverse impact on the landscape resources arising from the proposed development cannot be reasonably ascertained; and
- (c) it is apparent that there is no existing access to the site and no information on accessibility is provided in the application, potential impact on surrounding landscape resources arising from construction of access road, if required, could not be ascertained.

**Comments from the Director of Agriculture, Fisheries and Conservation:**

(Contact person: Dr. June LEUNG ; Tel: 2150 6953)

The Site is located on a grassy slope on the fringe of a woodland. The proposed Small House and its associated site formation works may result in rather substantial tree felling in the woodland in the “Green Belt” zone. As such, he has reservation on the application from nature conservation point of view.

**Comments from the Head of Geotechnical Engineering Office, Civil Engineering and Development Department**

(Contact person: Mr. William CHOI ; Tel: 2762 5371)

- (a) the subject site is overlooked by steep natural hillside and meets the Alert Criteria requiring a natural terrain hazard study (NTHS); and
- (b) if the applicant wishes to proceed with the development at the site, the applicant is required to submit a Geotechnical Planning Review Report (GPRR) in support of the 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 a NTHS and to provide 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 GEO Advice Note (please see attachment).

**GEO ADVICE NOTE FOR PLANNING APPLICATIONS  
UNDER TOWN PLANNING ORDINANCE (CAP. 131)**

**Requirements for a Geotechnical Planning Review Report  
in support of planning applications**

1. For developments that may affect, or be affected by, natural terrain or man-made slopes or retaining walls, applicants should submit a Geotechnical Planning Review Report with their planning application. In general, a Geotechnical Planning Review Report will be required if any of the following criteria apply :-
  - (i) where the maximum gradient across a site from boundary to boundary, or for a large site across any 50m long strip, is greater than 15°,
  - (ii) where a slope steeper than 30°, or retaining wall, or combination of the two with a height greater than 6m exists on the site or within 6m of the site, or
  - (iii) where there is ground outside the site but in the same catchment that is at an angular elevation of more than 20° from the site and there is ground sloping at more than 15° within 50m upslope of the site.
2. The essential contents of a Geotechnical Planning Review Report are :-
  - (i) The appropriate portion of the published 1:5000-scale topographical map or maps marked up to show the site boundary, the location of the features referred to in paragraph 1 above, and details of the proposed development including any site formation and the layout of any structures,
  - (ii) a review of how the retaining walls and/or slopes, including natural terrain, shown on the plan may affect, or be affected by, the proposed development and in relation to this, an assessment of the geotechnical feasibility of the proposed development including an outline of any further studies that may be required, and
  - (iii) a list of data sources used in compiling the Report. Common data sources normally include the GEO's Slope Information System, the Natural Terrain Landslide Inventory maps, the published 1:20,000-scale geological maps and the relevant Geotechnical Area Studies Programme (GASP) Report, all of which are available in the Civil Engineering Library which is situated within the Civil Engineering and Development Building.
3. Applications will not normally be accepted if there is very steeply sloping ground next to the site. For guidance, this should be taken as ground outside the site which is at an angular elevation of greater than 35° from the site and which is also more than 50m higher than the site. Sites subject to major past instability will also not generally be accepted for development.
4. Further information can be obtained from the Geotechnical Engineering Office, Civil Engineering and Development Building, 101 Princess Margaret Road, Homantin, Kowloon, fax 2714 0247.