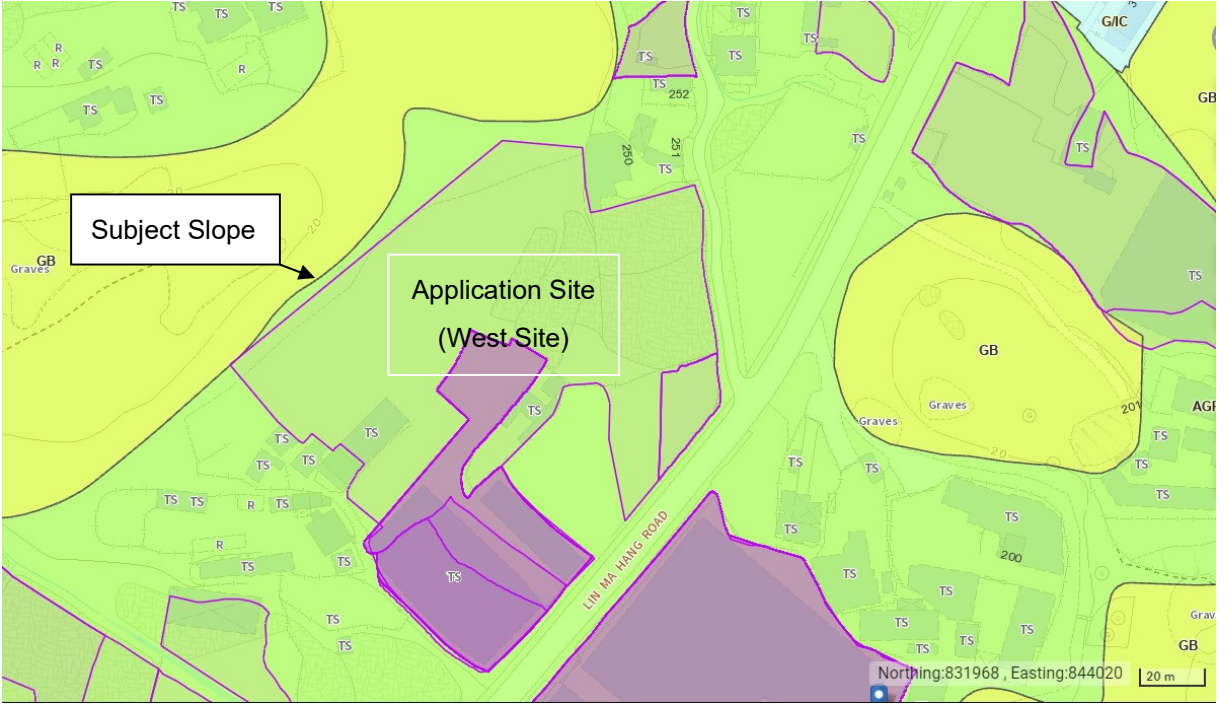


1. RESPONSES TO DEPARTMENTAL COMMENTS

1.1 Responses to Comments from Geotechnical Engineering Office

Item	Departmental Comments	The Applicant's Responses
GEO(1)	<p>An unregistered man-made slope to the north of the applicant site is present within or in the vicinity of the proposed site (i.e. adjoining unallocated government land) which may affect or be affected by the proposed development of the captioned application. As noted from the site photos, the concerned unregistered man-made slope appears to be newly formed with bare slope surface and covered by concrete blocks. Based on GEO's records, we have no information of the proper design and construction of the concerned man-made slope. In this regard, you may wish to investigate this slope and consider taking planning enforcement actions where appropriate if the case is found to be suspected unauthorized site formation works (USW).</p> <p>Nonetheless, as the subject planning application would affect or be affected by the above-mentioned existing man-made slope, the applicant shall submit a Geotechnical Planning Review Report (GPRR) in support of the application. The GPRR should include a</p>	<p>The Applicant has conducted a site inspection on 11.6.2024 and would like to clarify that the said unregistered man-made slope falls outside the application site. The extent of the subject slope is relatively the same as the alignment of the adjacent "Green Belt" zone (see indicative plan below). According to the village representative, the subject slope was previously stabilised by the gravel pack constructed by the villagers in the 1970s. It has been subsequently replaced by the concrete blocks in order to further stabilise the subject slope.</p> 

Item	Departmental Comments	The Applicant's Responses
	<p>preliminary geotechnical review of the man-made features that may affect or be affected by the proposed development. The GPRR should also include an assessment of the geotechnical feasibility of the proposed development, and address the scope of geotechnical investigation of the existing registered and unregistered slopes and any associated remedial/slope upgrading works that may be required. Other essential contents of a GPRR are given in the attached GEO Advice Note (Appendix A).</p>	<p>The application site is partly the subject of a previous planning approval (No. A/NE-MKT/17) for temporary warehouse use. Majority of the application site has already been hard paved and constructed by warehouses based on the previously approved scheme. The present temporary application is intended to integrate the existing warehouse site with the proposed extension area in order to cater 2 additional affected operators. The current condition of the extension area is largely vacant, partly fenced off, and partly covered with wild grasses and temporary structures.</p> <p>While the subject slope falls outside the application site, the Applicant has provided the following preliminary investigation in relation to the geotechnical aspects. Since Civil Engineering and Development Department had no comment on the previous planning approval, the preliminary investigation would be focused mainly on the extension area:-</p> <ul style="list-style-type: none"> • <u>Site Description</u> The new extension area within the western site is largely vacant, fenced off and partly covered with dry abandoned filed, wild vegetation and temporary structures. • <u>Proposed Warehouse</u> The proposed temporary warehouse at the application site will be enclosed and will be mainly used for storage of timber and other associated materials. The possible staff working areas shall be the loading/unloading spaces and the office, which are at least 40m away from the subject slope. • <u>Adjoining Structures</u> The nearby structures are either vacant temporary structures or warehouse. As the proposed temporary warehouse structure does not require substantial site formation, such as excavation and lateral support and foundation works, these low-rise structures will not

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		<p>affect adversely or be affected by the proposed development.</p> <ul style="list-style-type: none"> <p><u>Adjoining Geotechnical Features</u></p> <p>According to desktop search, there are no registered slopes nor landslide record within the application site. The closest registered slope (slope no. 3NW-C/C303) is located about 45m further west of the application site responsible and maintained by the Lands Department (LandsD). As this feature lies about 45m away from the application site and maintained by LandsD, further study of this feature is considered unnecessary.</p> <p>It is noted that a suspected unregistered and relatively gentle man-made slope locate near the vicinity of the northern part of the western site. According to the information provided by the Applicant, the subject slope situated around Site D and the proposed turnaround area has a height of about 3m and 1.5m respectively. As the proposed temporary warehouse structures will be constructed by colour coated steel plate, substantial site formation such as excavation and lateral support and foundation works are not required. Thus, it is anticipated that the subject slope will not be significantly affected by the proposed development. Besides, a 2-meter-wide landscape buffer strip has been proposed to be positioned along the northern boundary, adjacent to the subject slope. Therefore, the proposed warehouse development will have at least 2-5m buffer space from the subject slope.</p> <p>The Applicant hopes that the clarifications above have adequately addressed the concerns of relevant government departments. The Applicant will closely monitor the condition of the slope.</p>