

19 August 2025

Our Ref.: TW/TPN/2608BA/L04

Secretary

Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point

Hong Kong

By Email and Post

Dear Sir/Madam,

**Planning Application for
Proposed Minor Relaxation of Plot Ratio Restriction
for a Permitted House Development
No. 313 Castle Peak Road – Ting Kau, New Territories
(Lot No. 405 in DD 399)
(Planning Application No. A/TWW134)**

We refer to the captioned case and the departmental comments received, and would like to respond as follows so as to re-activate the planning application.

	Comments	Response
1.	Comments from Tsuen Wan and West Kowloon District Planning Office, PlanD (Contact Person: Ms. Jacqueline CHAN // Tel: 2417 6686)	
L.	Please clarify whether the building height is “about 20.42mPD (measured up to main roof level)” or “not more than 20.42mPD (measured up to main roof level”.	We wish to clarify that the building height is "about 20.42mPD (measured up to main roof level".
2.	Drawings 1 and 2 of Appendix 4 (Proposed Floor Layout Plans) — Please explain the meaning of the colours used in Drawing 1 by adding legends as necessary.	Please refer to supplementary attachment.

Our Ref.: TW/TPN/2608BA/L04

2.	Comments from Geotechnical Engineering Office, CEDD (Contact Person: Ms. Celia YANG // Tel: 2762 5372)	
1.	<p>The subject planning application could affect or be affected by Feature Nos. 6SE-D/FR57, 6SE-D/FR203, 6SE-D/R113, 6SE-D/R114, 6SE-D/R115, 6SED/R158 and 6SE-D/R215, and meets the criteria for submission of a Geotechnical Planning Review Report (GPRR). Location plan of the slopes is enclosed for your reference (Annex A). In accordance with the Guidance Notes on Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131), the applicant should submit a GPRR to support the application. The requirement of a GPRR is as attached (Annex B).</p>	<p>According to the OZP, noise issue is the ONLY concern for the captioned s.16 application for relaxation of plot ratio restriction. With this application; any issue on geotechnical matters shall be dealt with at General Building Plan submission stage.</p>
2.	<p>Please be reminded to submit the proposed building works to the Buildings Department for approval as required under the provisions of the Buildings Ordinance.</p>	<p>Noted.</p>

Our Ref.: TW/TPN/2608BA/L04

	Comments	Response
3.	Comments from Transport Department (Contact Person: Mr. Stanley SIN // Tel: 2399 2233)	
	<p>It is noted that the submission does not include a Traffic Impact Assessment (TIA).</p> <p>The applicant should provide a TIA to clarify the potential traffic implications arising from the proposed development and the assessment should include but not limited to the followings:</p> <ul style="list-style-type: none"> i) additional traffic generation and attraction arising from this development; ii) vehicular access, parking provisions and loading/unloading facilities, if any; iii) pedestrian connectivity between the development and public footpath. 	<ul style="list-style-type: none"> - Despite the proposed increase in plot ratio, the proposed redevelopment being continued to be a single-family residence will not result in any increase in number of residents. - There is no vehicular access, parking and loading/unloading facility in the proposed house development that is the same as its current condition. - Pedestrian movements of the residents will continue to use the existing public footpath on the east of the Application Site without alteration. - In view of the above, no adverse traffic implications of any kind are anticipated.
4.	Comments from Landscape Unit, Urban Design & Landscape Section, PlanD (Contact Person: Mr. Justin OR // Tel: 3565 3948)	
	<p>Although “no tree felling” is required as mentioned in Part 9 of the application form no. S16-I, Appendix 2 (Photographs taken on site) and the 2024 aerial photos indicate that landscape resources, i.e. existing tree(s), are located within the application site. In the absence of a tree/vegetation survey, the Applicant should clarify whether the proposed public utility installation and</p>	<p>According to the OZP, noise issue is the ONLY concern for the captioned s.16 application for relaxation of plot ratio restriction, therefore, any tree issues shall only be dealt with at General Building Plan submission stage.</p>

Our Ref.: TW/TPN/2608BA/L04

	associated excavation works will not affect landscape resources. Additionally, the applicant should supplement the submission with a board-brush tree survey, along with additional section(s), site photos(s), or other relevant illustration(s) to effectively demonstrate the alignment of proposed works and whether “no tree felling” is required to facilitate TPB’s consideration.	
5.	Comments from Urban Design Unit, Urban Design & Landscape Section, PlanD (Contact Person: Mr. Justin HO // Tel: 3565 3937)	
	Para. 7.2 — Please supplement the range of building setbacks measured from the site boundary and briefly advise whether fresh air ventilation is still allowed by the proposed development.	<p>Please find the building setbacks measured from the site boundary below and refer to drawings at Appendix 4 of the Planning Statement for details.</p> <ul style="list-style-type: none"> - NE Side: about 1800mm - SE Side: about 2594mm - SW Side: about 4897mm - NW Side: about 6093mm <p>With the stepping site condition facing the coastal and adequate building setback from the site boundary, windows for habitable spaces are facing to open air and fresh air ventilation is still allowed by the proposed development.</p>

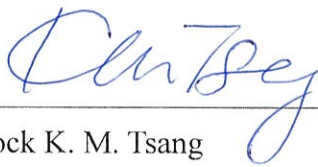
Our Ref.: TW/TPN/2608BA/L04

Should you have any queries, please feel free to contact our Ms. Cherin Ng or the undersigned
at [REDACTED]

Yours faithfully,

For and on behalf of

LANBASE SURVEYORS LIMITED



Rock K. M. Tsang

Director

RK/CN

Encl.

c.c. Client

DPO/ Tsuen Wan and West Kowloon (Attn: Miss Iris Yik)