

Our Ref.: TW/TPN/2608BA/L09

16 January 2026

Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point
Hong Kong

By Email and By Hand

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 Slope Maintenance Section of Lands Department's comments received on 12 January 2026.

We attach herewith the Responses to Comments together with revised Geotechnical Planning Review Report (3 hard copies) for your consideration.

Should you have any queries, please feel free to contact our Ms. Cherin Ng or the undersigned at 2301-1869.

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: Ms. Jacqueline Chan)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



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Lot 405 in D.D. 399, Castle Peak Road – Ting Kau, Ting Kau, New Territories
(Planning Application No. A/TWW/134)

Comments from the Chief Geotechnical Engineer/Slope Maintenance, Lands Department:

Comments	Our response
<p>i. <u>Section 2</u> The sub-dividing information and the maintenance responsibility information for feature nos. 6SE-D/FR57, 6SE-D/R158 and 6SE-D/R114 is different from that given in the Slope Maintenance Responsibility Information System managed by the Lands Department</p>	<p>Section 2 of the GPRR has revised, highlighted in yellow color for your easy reference.</p>
<p>ii. <u>Section 4.1 & 4.2</u> Studies/upgrading works had been carried out for feature nos. 6SE-D/FR57 and 6SE-D/R158. Relevant information should be retrieved and presented;</p>	<p>Section 4.1 and 4.2 of the GPRR has revised, highlighted in yellow color for your easy reference.</p> <p>The GEO Checking Certificates and as-built drawings for feature nos. 6SE-D/FR57 and 6SE-D/R158 are retrieved and attached in a new Appendix F of the GPRR.</p>
<p>iii. <u>Appendix A (particularly cross section A & B and topographic survey plan) and the applicant's response-to-comment addressing comment no. 2 of DPO/TWK's comment given on 15.9.2025</u> The applicant proposed to raise up by filling the existing lawn level to +12mPD from the existing ground level (varying from +10.4mPD to +10.8mPD as per the topographic survey). The retaining wall portion of slope features nos. 6SE-D/FR57 and 6SE-D/R158 appears to abut on D.D. 399 Lot 405. If the level of the whole existing lawn area is to be raised, part of the retaining wall of the abovesaid two features would be buried. As such, the applicant has to make clarification on the extents of the existing lawn area level to be raised/modified</p>	<p>The ground floor plan and Section A in Appendix A have revised (Refer to pdf page 21 and 23 of full report respectively).</p> <p>The ground level adjoining to the feature 6SE-D/FR57 and 6SE-D/R158 will keep the same as existing. A new retaining wall, set back from these features, will be proposed to provide a proper maintenance access for these features.</p>
<p>iv. <u>Appendix A (particularly cross section A and topographic survey plan)</u> The applicant proposed to construct a bridge access (cantilever platform) at +17.205mPD connecting the proposed development with Castle Peak Road, probably via slope feature no. 6SE-D/R158. The applicant should note that the bridge access would limit the headroom and impose constraints in future maintenance of 6SE-D/R158.</p>	<p>Noted.</p>