

**TOCO PLANNING CONSULTANTS LTD.**

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達材都市規劃  
顧問有限公司

The Secretary,  
Town Planning Board  
15/F, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong  
(Ms. Corey NG)

Your Ref.: TPB/A/TWW/131

Dear Sir/ Madam,

4 June 2025

**Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction for the Redevelopment of a Permitted House at Lot 453 in D.D. 399, Castle Peak Road, Ting Kau**

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We have received comments from several Government departments sent to us via Tsuen Wan and West Kowloon District Planning Office's emails dated 18.3.2025 and 25.3.2025 respectively.

Please find attached 4 copies of the Further Information (II) and a soft copy will be uploaded to the link provided by your Office. Our response to comments from the relevant Government departments are summarized as follows:-

Departmental Comments:

- (i) in response to comments from District Planning Office, clarification regarding the proposed staircase, carport and the car lift have been provided. Relevant plans and figures have been updated accordingly and attached in **Attachment 1**;
- (ii) in response to comments from the Urban Design Unit of the Planning Department (PlanD, relevant typos found in Plan R-4 have been revised and attached in **Attachment 1**;
- (iii) in response to comments from the Landscape Section of the PlanD, clarification on the validity of the current tree survey has been provided, and relevant landscape drawings have been reviewed and revised accordingly and attached in **Attachment 3**;
- (iv) in response to comments from the Environmental Protection Department, a revised Environmental Assessment Report has been attached in **Attachment 2**; and
- (v) comments from the Transport Department are noted.

Public Comments:

We noticed that the Town Planning Board has published the Further Information (I) submitted on 19.2.2025 for public inspection and a total of 14 public comments were received during the public inspection period. Out of the total, 12 nos. supported the application, 1 nos. objected the application and 1 no. provided advisory comments on the geotechnical aspect of the application. The Applicant appreciates the strong support from the public and the advisory comments. The Applicant will carry out the proposed recommendations as stated in the Geotechnical Planning Review Report in the detail design and implementation stage.

On the other hand, in response to the commenter who raised concern, the approval of the application will not affect the accessibility to the villager's ancestral grave since the captioned application only involves the redevelopment of an existing house within the Applicant's private lot.

We hope that the above responses have fully addressed the comments and requirements of the relevant Government departments. In light of the small redevelopment scale and the insignificant potential impacts envisaged, we consider that the present planning application is recommendable for the agreement of the Town Planning Board.

Yours faithfully,

Toco Planning Consultants Ltd.



Ted Chan  
Managing Director



*c.c. DPO/TW- Mr. Jacky Kong*