

**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**

**Further  
Information (II)**



**Toco Planning Consultants Ltd.  
Barrie Ho Architecture Interiors Ltd.  
CKM Asia Ltd.  
Henry Chan Surveyors Ltd.  
Ramboll Hong Kong Ltd.  
SMEC Asia Ltd.  
Landes Ltd.**



**Further Information in Support of Section 16 Planning Application for  
Proposed 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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**(Application No. A/TWW/131)**

**Further Information II**

**Responses to Departmental Comments**

- 1.1 Responses to Comments from Transport Department
- 1.2 Responses to Comments from District Planning Office
- 1.3 Responses to Comments from Landscape Section, Planning Department
- 1.4 Responses to Comments from Urban Design Unit, Planning Department
- 1.5 Responses to Comments from Environmental Protection Department

**Attachment 1: Amended Pages of the Planning Statement**

**Attachment 2: Revised Environmental Assessment**

**Attachment 3: Revised Landscape Drawings**

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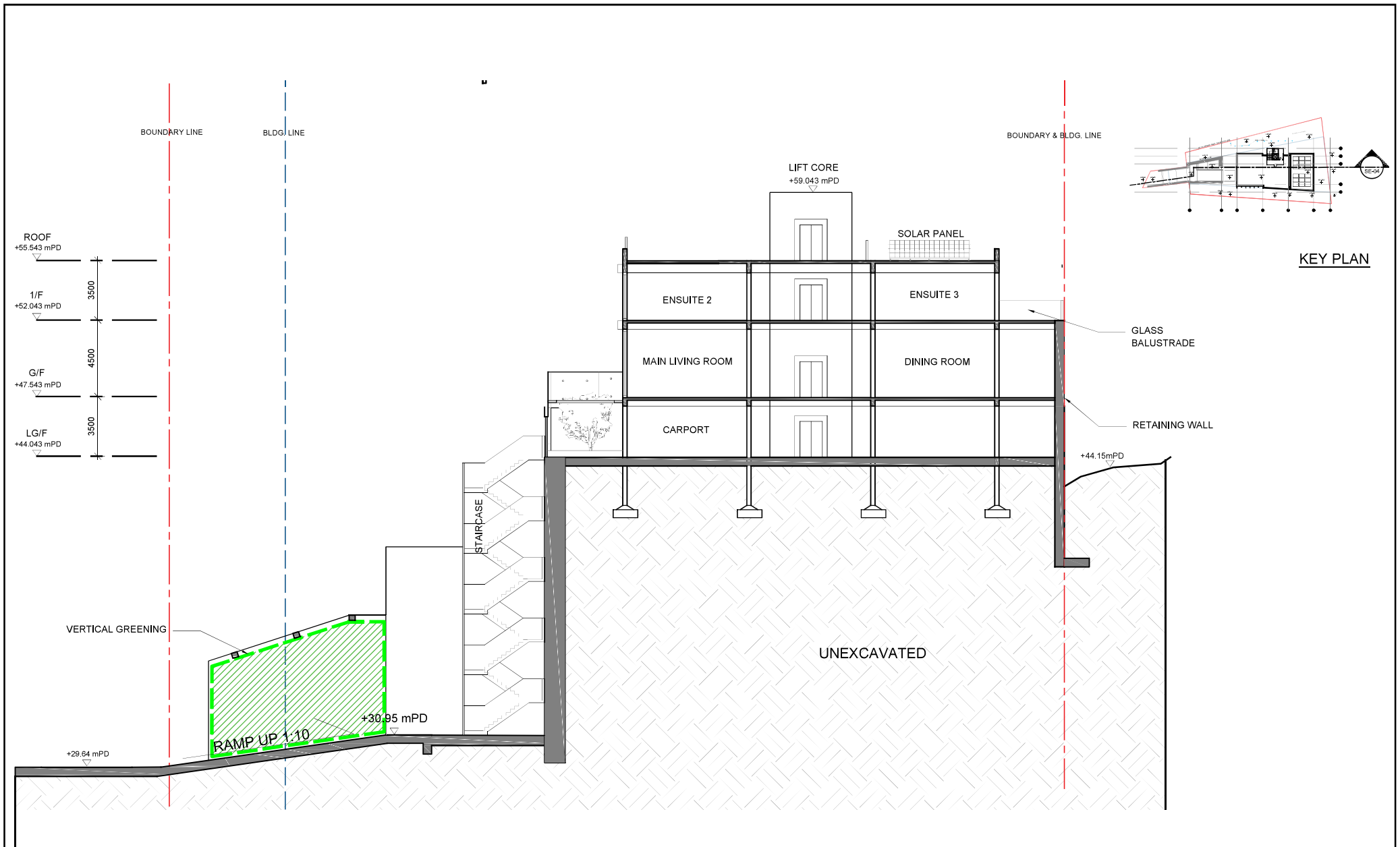
## 1. RESPONSES TO COMMENTS FROM THE TRANSPORT DEPARTMENT

### 1.1 Response to Comments from the Transport Department (TD) (Contact Person: Mr. Stanley SIN / Tel: 2399 2233)

Item	Departmental Comments	The Applicant's Responses
TD(1)	The applicant shall submit the details of site access and connection of this Development to the public road in the later design submission stage.	Noted
TD(2)	The applicant shall specify maximum allowable size and weight of vehicles to use the proposed car lift in the later design submission stage.	Noted

**1.2 Response to Comments from the District Planning Office, Planning Department (DPO) (Contact Person: Mr. Jacky KONG // Tel: 2417 6249 or Ms. Jacqueline CHAN / Tel: 2417 6686)**

Item	Departmental Comments	The Applicant's Responses
DPO(1)	<p><b><i>Comment received on 18.3.2025</i></b></p> <p>It is noted that there is a staircase next to the car lift on Plan F. According to Plan N, the staircase does not connect to Ting Yat Road at 29.64mPD. Please clarify if the staircase forms part of the lift core and should connect to Ting Yat Road to provide an alternative to the car lift, and to act as a proper fire escape routing for discharging in case of fire (according to paragraph 3.1(a) item 2 of the planning statement in the original submission).</p>	<p>Please be advised that the mentioned staircase is connected from level 44mPD to level 30.95mPD and access to Ting Yat Road at level 29.64mPD via the proposed ramp.</p> <p>An additional section is attached on the following page to show the entire staircase from 30.95mPD to 44mPD.</p>
DPO(2)	<p>With reference to R-to-C Item EPD(6), Section 3.3.5 of the Environmental Assessment and Page 7 of the Planning Statement, "the basement carport has been designed to be natural ventilated on 3 sides". Please clarify which 3 sides are naturally ventilated and indicate them on the plans, if necessary.</p>	<p>Appendix 3.4 of the revised Environmental Assessment attached in <b>Attachment 2</b> has indicated the 3 sides that are naturally ventilated.</p> <p>Please also refer to the updated Plan F: Floor Plan (LG/F in <b>Attachment 1</b>).</p>
DPO(3)	<p>In p.7 of the planning statement, GFA of the car lift is 20.243m<sup>2</sup>. However, the remarks state that it is "<i>not accountable GFA for Car Park</i>". Please clarify 1) if the area refers to the car lift itself; 2) if the area is GFA accountable; and 3) if the area is GFA accountable, whether it is at the entrance level similar to Ting Yat Street at 30.95mPD.</p>	<p>Please be clarified that the car lift is not GFA accountable, Table 3.1 on P.7 is revised as attached in <b>Attachment 1</b>.</p>



Item	Departmental Comments	The Applicant's Responses
DPO(4)	<p><b><i>Comment received on 25.3.2025</i></b></p> <p>Please indicate the building setback of 3m from site boundary and 18m from Castle Peak Road on the Master Layout Plan.</p>	<p>The 3m (approximate) building setback and 18m (approximate) setback is indicated on is indicated on the updated Master Layout Plan as attached in <b>Attachment 1</b>.</p>

**1.3 Response to Comments from the Landscape Unit of Urban Design and Landscape Section, Planning Department (LU) (Contact Person: Mr. Justin OR / Tel: 3565 3948)**

Item	Departmental Comments	The Applicant's Responses
LU(1)	<p>With reference to the pre-submission dated June 24, 2024, first submission dated October 17, 2024, and the current submission, the information about the existing trees shows obvious differences:</p> <ul style="list-style-type: none"> <li>i. Pre-submission: <b><u>Two</u></b> existing trees within the site;</li> <li>ii. First submission: <b><u>Seven</u></b> existing trees with DBH ranging from <b><u>330mm to 960mm</u></b>; and</li> <li>iii. Current submission: <b><u>Five</u></b> existing trees with DBH ranging from <b><u>107mm to 378mm</u></b>.</li> </ul> <p>The Applicant is reminded to check thoroughly the total numbers of existing trees for this application.</p>	<p>To clarify, the current tree survey was carried out by Certified Arborist and the condition of existing trees have been verified on Site. Individual tree photos with close-up photos have been included in the Tree Survey Report for reference.</p>
LU(2)	<p>The Applicant is advised to review the accuracy of the entire submission. Discrepancy is found, which include but not limited to the following:</p> <ul style="list-style-type: none"> <li>i. Attachment 3 – Section 4.1 records five existing trees (T22, T23, T24, T25 &amp; T26). However, drawing no. TT01 (Tree Treatment Plan), TP01 (Tree Protection Plan) and PT01 (Tree Planting Plan) shows six existing trees on the plan.</li> </ul>	<p>Noted. The landscape drawings have been reviewed and revised accordingly and attached in <b>Attachment 3</b>. Please be confirmed that only <b>5</b> surveyed trees including 4 retained trees, i.e. <b>T22, T24, T25, T26</b> and 1 tree no. <b>T23</b> proposed to be felled are proposed in dwg. Nos. TT01 and TP01.</p>

Item	Departmental Comments	The Applicant's Responses
LU(3)	<p>Advisory Comments</p> <ol style="list-style-type: none"> <li>1. The Applicant is reminded that approval of the planning application under Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the Lease. Thus, the Applicant should seek comments and approval from the relevant authority on the tree works concerned and/or compensatory/replacement planting proposal, where appropriate.</li> </ol>	Noted.
LU(4)	<p>Please be reminded that the approval of the Planning Application does not imply approval of the site coverage of greenery requirements under APP- PNAP 152 and/or under the Lease. The site coverage of greening calculation should be submitted separately to BD for approval.</p>	Noted.

**1.4 Response to Comments from the Urban Design Unit, Urban Design & Landscape Section, Planning Department (UD) (Contact Person: Mr. Justin HO / Tel: 3565 3937)**

Item	Departmental Comments	The Applicant's Responses
UD(1)	R-to-C Item 2 – It is noted from the applicant responses that the proposed building setbacks would allow natural ventilation.	Noted.
UD(2)	Plan R-4: i. “Garden Villa” should be read as “Golden Villa” with BH of about 135mPD. ii. The BH of The Westminster Terrace should be about 182mPD.	Noted. Plan R-4 has been updated and attached in <b>Attachment 1</b> .

**1.5 Responses to Comments from Environmental Protection Department (EPD) (Contact Person: Ms. Jolene WONG / Tel: 2835 1844)**

Item	Departmental Comments	The Applicant's Responses
EPD(1)	<p><u>Waste Perspective</u></p> <p><b>1. Para. 4.2.2</b></p> <p>a) The Monitoring of Solid Waste in Hong Kong 2023 was published in December 2024. The Consultant is advised to refer to the latest document for clarity.</p> <p>b) For clarity, please supplement the guidelines mentioned in Para. 4.3.3.</p>	<p>Noted with thanks the revised EAS has been attached in <b>Attachment 2</b>.</p> <p>a) domestic waste disposal per capita per day was 0.93 kg in Year 2022 and 0.89 kg in Year 2023 and the recovery rate was 21%. <b>Para 4.2.2</b> and <b>Para 4.3.14</b> are updated accordingly.</p> <p>b) Guidelines mentioned in Para 4.3.3 are supplemented in <b>Para, 4.2.2</b> for clarity</p>
EPD(2)	<p><b>2. Para. 4.3.1</b></p> <p>a) According to Table 4.1, no inert C&amp;D materials will be re-used on-site. The Consultant shall review whether backfilling is relevant to this Study. If not, please update the second sentence to avoid confusion.</p>	<p>Please be clarified that no backfilling is anticipated, and the word backfilling is removed from <b>Para 4.3.1</b></p>
EPD(3)	<p><b>3. Response to Comment (17) – Appendix A</b></p> <p>a) Please review whether the excavation volume in Zone A shall be about 1,860m<sup>3</sup> (i.e., Area of 112.68m<sup>2</sup> x depth of 16.5m) instead of 640m<sup>3</sup>.</p>	<p>a)</p> <p>Please be clarified that the Zone A excavation volume is estimated to be 640m<sup>3</sup>.</p> <p>The ground level of Zone A is sloped, and thus the 16.5m referred to the maximum depth in the excavation zone. The volume is preliminarily estimated by 113 x 17 / 3, i.e. 640 m<sup>3</sup>.</p>

Item	Departmental Comments	The Applicant's Responses
	b) Please clarify whether the remark only applies to the calculation in Zone A.	<p>b)</p> <p>For Zone B &amp; Zone C, the excavation depth is anticipated uniform and the excavation volume are 236.84 x 2.0 m, i.e. approximately 480 m<sup>3</sup> and 39.75 sqm x 3.35, i.e. approximately 140 m<sup>3</sup> respectively.</p> <p>The depth variation therefore referred to the whole site, or applicable to Zone A, while not applicable if interpreted for individual Zone B or Zone C. For avoidance of misunderstanding, <b>Appendix 4.1</b> is updated such that the remark would be applied to Zone A only as follows:</p> <p><i>“The ground level of Zone A is sloped, and thus the 16.5m referred to the maximum depth in the excavation zone. The volume is preliminarily estimated as 640 m<sup>3</sup>.”</i></p>
EPD(4)	<p><b>4. Response to Comment (28) – Table 4.1</b></p> <p>a) With reference to the excavation extent provided in Appendix 4.1 and Comment (2) above, please review whether the anticipated inert C&amp;D materials from excavation works shall be around 2,470m<sup>3</sup> instead of 1260m<sup>3</sup>.</p> <p>b) In addition to inert C&amp;D materials to be generated from excavation works, the Consultant shall review and clarify whether C&amp;D materials are anticipated from other</p>	<p>a)</p> <p>Please refer to clarification in Comment Item “EPD(3)” above, the C&amp;D materials from excavation works is estimated 1,260 m<sup>3</sup> (i.e. Zone A 640 m<sup>3</sup>+ Zone B 480 m<sup>3</sup> + Zone C 140 m<sup>3</sup>)</p> <p>b)</p> <p>The C&amp;D materials from other construction works are supplemented in updated <b>Table 4.1</b>, <b>S4.3.2</b> is updated.</p>

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	<p>construction works mentioned in Para. 4.3.1 includes demolition of existing buildings and site clearance, foundation works, car lifts, retaining walls, and superstructure construction.</p>	
EPD(5)	<p>5. Response to Comment (32) – Para. 4.3.13(v)</p> <p>a) In order to monitor the disposal of C&amp;D material at landfills and public fill reception facilities, as appropriate, and to control fly-tipping, a trip-ticket system should be included as one of the contractual requirements to be implemented by the Contractor. Please make reference to DEVB TCW No. 6/2010 for details.</p> <p>b) The Consultant shall review whether it is appropriate to incorporate the recommendations below.</p> <ul style="list-style-type: none"> <li>● <i>"All dump trucks engaged on-site for delivery of inert and non-inert C&amp;D material from the site to the designated disposal location, including PFRFs, landfill etc., should be equipped with GPS or equivalent system for tracking and monitoring of their travel routings and parking locations by the Contractor to prohibit illegal dumping and landfilling of materials; and</i></li> </ul>	<p>a) Noted. The following measures are supplemented in Para 4.3.13 (v):</p> <ul style="list-style-type: none"> <li>• The Contractor shall be required via contractual requirement to implement a trip-ticket system with reference to DEVB TCW No. 06/2010 to ensure that the disposal of C&amp;D materials is properly documented and verified.</li> <li>• With reference to the DEVB TCW No. 6/2010, the Authorized Person (AP) shall write to the Public Fill Committee (PFC) through Fill Management Section of Civil Engineering and Development Division (CEDD) to request a designated disposal ground for incorporation into tender documents.</li> <li>• The Contractor shall be prohibited from disposing of C&amp;D materials to place other than the designated disposal ground, and any alternative disposal ground proposed by the Contractor shall comply with requirement in the DEVB TCW No. 6/2010 and approved by the Authorized Person (AP) in prior.</li> <li>• The Contractor shall be required to install video recording system to monitor the vehicular exit/entrance of the site and checking the disposal records provided by disposal grounds against survey records routinely, if applicable.</li> </ul>

Item	Departmental Comments	The Applicant's Responses
	<ul style="list-style-type: none"> <li>● I " <i>The data collected by GPS or equivalent system should be recorded properly to check and analyze the travel routing and parking locations of dump trucks engaged on site.</i>"</li> </ul>	<p>b) Noted and <b>Para, 4.3.13(vi)</b> is supplemented accordingly.</p>
EPD(6)	<p><b>6. Response to Comment (35) – Para. 4.3.14</b></p> <p>a) The Monitoring of Solid Waste in Hong Kong 2023 has been published in December 2024. The Consultant is advised to refer to the latest information on quantity estimation.</p>	<p>Noted and <b>Para 4.3.14</b> is updated accordingly.</p>
EPD(7)	<p><u>Air Perspective</u></p> <p>7. Section 3.2.2: The new AQOs are tentatively scheduled for implementation in Q2 2025. Please revise "The new AQOs will be effective on 11 April 2025." to "The new AQOs are tentatively scheduled to implement in Q2 2025."</p>	<p>Noted, as new AQO have been enacted, <b>Para 3.2.2</b> is updated as follows:  <i>".....The new AQOs <u>took effect on 11 April 2025</u>. The new AQOs is summarised in Table 3.1 below. The new AQOs is adopted for the air quality impact assessment.</i></p>
EPD(8)	<p>8. Sections 3.2.6 and 3.4.1: It is recommended that an updated site survey be carried out to confirm the current status of the concurrent projects, the industrial chimneys and odour emission sources in the surrounding area.</p>	<p>Noted. Updated site survey was carried out.  <b>Section 3.2.6</b> is elaborated with a nearly completed project identified at A/TWW/103-1 and <b>Section 3.4.1</b> is updated.</p>

Item	Departmental Comments	The Applicant's Responses
EPD(9)	9. Section 3.6.4: Please delete this section, as it duplicates the content in Section 3.6.2.	Noted and <b>Para 3.6.4</b> is deleted.