

TOCO PLANNING CONSULTANTS LTD.

TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY

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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

Attn.: Ms. Fung (email: mwmfung@pland.gov.hk)

Email Only

Dear Sir/ Madam,

9 November, 2022

**S.16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction
for a Partial House Redevelopment at Lot 403 in D.D. 399 and
Proposed Improvements on the Existing Access Road
on Adjoining Government Land, No. 400 Castle Peak Road, Ting Kau**

We refer to the captioned application submitted on 28.9.2022.

Further to the phone conversation between our Ms. Jacqueline Ho and Ms. Fung, we would like to clarify that the building height of the proposed house redevelopment should be 13.925m instead of 13.5m. In addition, the title of this application to be amended as follows:-

“Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction for a Partial House Redevelopment at Lot 403 in D.D. 399 and Proposed Improvements on the Existing Access Road on Adjoining Government Land, No. 400 Castle Peak Road, Ting Kau”

Please find attached an updated Table 3.1 on page 7 of the Planning Statement and executive summary for your attention.

This letter supersedes the letter dated 8.11.2022.

Yours faithfully,

Toco Planning Consultants Ltd.

Ted Chan
Managing Director



- **The Piano Nobile, Kitchen Space and Outdoor Decks**

The “Piano Nobile” as defined in French terms interpreted as grand multi-function room is proposed at Ground Level for social activities and lifestyle of entertainment for the owner, which naturally created a vivid curvilinear form overlooking onto the sea view. The re-layout of the kitchen at same level functionally connected to support the multi-function room with appropriate mechanical ventilation.

- **The Bedrooms and Roof Garden**

The re-organisation of the enhancement of spatial qualities continues with the 2 en-suite bedrooms at 1st Level with flat roofs which maximize the lighting and air ventilation for living habitats. The roof garden proposed thus aims to provide an outdoor roof space for outdoor living environment with natural plantation to blend in with the existing slope greenery.

(b) Development Schedule

The indicative development parameters of the development proposal are shown in **Table 3.1** below. The application site has a total site area of about 4,110.31m², which includes both private lot and the adjoining government land. However, the proposed house redevelopment will only be confined at the Applicant’s private lot and the development site area is about 650.328m².

The development parameters of the proposed scheme within the development site area is generally in line with the maximum relaxation of plot ratio of 0.75 as stipulated on the Notes of “R(C)” zone on the current OZP.

Table 3.1: Development Schedule of the Proposed Development

Major Parameters				Remarks
Application Site Area	About 4,220m ²			
Development Site Area	About 650.328m ²			
Maximum Plot Ratio ⁽¹⁾	About 0.75			
Total GFA based on Plot Ratio of 0.75 ⁽¹⁾	<i>New domestic portion</i>	B1/F: Carpark	21m ²	Lift Lobby Accountable
		G/F: Domestic	196m ²	
		1/F: Domestic	125m ²	
	<i>Sub-total</i>	342m²		
	<i>Existing domestic portion</i>	145m²		Deduct Store Room
Site Coverage ⁽¹⁾	About 52.435%			
No. of Block(s)	1			
No. of Storey(s)	3 storeys including car park			
Maximum Building Height	About 13.925m (or 58.05mPD)			
No. of Car Parking Space(s)	3			

Remarks: (1) - The calculation of plot ratio, GFA and site coverage is based on the Development Site Area only

Executive Summary

This section 16 planning application is submitted by Toco Planning Consultants Ltd. on behalf of the land owner (the Applicant) of Lot 403 in D.D. 399 (the subject lot), No. 400 Castle Peak Road, Ting Kau. It is for the permission of the Town Planning Board to relax the maximum plot ratio (PR) restriction for a partial house redevelopment at the subject lot from 0.4 to 0.75. The development proposal also involves the rectification of existing landscape deck on government land adjoining the existing house and the improvement of existing access road to the residential site.

The subject lot, which is zoned “Residential (Group C)” (“R(C)”) on the approved Tsuen Wan West Outline Zoning Plan (OZP) No. S/TWW/19, has long been occupied by two 1-storey domestic blocks before 1958. The adjoining landscape deck and the access road to the residential site have been in existence at the application site before the first Tsuen Wan West OZP was gazetted on 3.2.1989. However, the existing access road with an average width of 3m and a gradient of 1:4 is sub-standard which cannot meet the prescribed requirements for the emergency vehicular access and poses safety problem to the residents.

In order to accommodate the large extended family of the Applicant, a 2-storey house over a 1-storey basement car park based on a PR of 0.75 has been proposed at the subject lot under this partial redevelopment scheme. A road improvement scheme has been proposed to modify the existing access road into an up-to-standard access road with a gradient of 1:8, a minimum width of 4.5m of vehicular access road and a 1.6m-wide footpath. Furthermore, the existing landscape deck on government land has been included as part of the application site in order to facilitate the subsequent regularisation of land requirement by way of a short term tenancy.

Planning and technical assessments have indicated that the development proposal is well justified. The proposed minor relaxation of PR restriction for house redevelopment is in line with the planning intention and the development scale of “R(C)” zone as stipulated on the OZP. Although the existing access road and landscape deck fall within the “Road” and/or “Green Belt” zones, they are regarded as “Existing Uses” that have been in existence before the gazetting of the first OZP in the area. Nevertheless, the access road proposal can achieve the required regulated and safety standards with minimal impacts to meet the need for vehicular and pedestrian access to the residential site. The proposed redevelopment will not result in any significant adverse impacts on traffic, environmental, drainage, sewerage, landscape, visual and geotechnical aspects of the locality. The application will not set an undesirable precedent for similar applications.

行政摘要

(內容如有差異，應以英文版本為準)

汀九青山公路 400 號丈量約份 399 約地段第 403 號 (相關地段) 的土地業主 (申請人)，現透過達材都市規劃顧問有限公司向城市規劃委員會遞交城規條例第 16 條規劃許可申請，以准許在相關地段將最高地積比率限制由 0.4 倍放寬至 0.75 倍，以作部份屋宇重建。擬議發展計劃同時包括將毗連現有屋宇在政府土地上的現有景觀平台作出糾正，及將連接住宅部份的現有通道及環境作出改善。

相關地段遠於 1958 年前已一直用作兩座一層高的住宅屋宇，現時在荃灣西部分區計劃大綱核准圖編號 S/TWW/19 內被劃為「住宅(丙類)」地帶，而毗連景觀平台及連接住宅部份的通道亦於首份荃灣西部分區計劃大綱圖在 1989 年 2 月 3 日刊憲前已經一直存在。不過現時的通道並不符合標準，它的平均闊度只有 3 米而坡度比率只達 1:4，因此未能符合緊急車輛通道的訂明要求，及對居住者出入造成危險問題及不便。

為了容納申請人的大家庭，是次計劃透過 0.75 倍的地積比率將相關地段部份重建作兩層高的屋宇及一層地下停車場。申請人亦提交了道路改善方案，將現有通路調整至達標的通路，包括 1:8 的坡度比率，而車輛通路的最小寬度為 4.5 米及人行道寬為 1.6 米。隨此之外，位於政府土地上的現有景觀平台亦會包括在是次申請範圍內，以便改善環境及其後透過短期租約方式規範土地要求。

規劃及工程研究指出擬議發展計劃理據充分，擬議略為放寬地積比率限制作住宅重建，與現時在分區計劃大綱圖有關「住宅(丙類)」地帶的規劃意向及發展比例要求不謀而合。雖然現有通路和景觀平台位於「道路」及/或「綠化地帶」範圍內，但該用途在本區的首份分區計劃大綱圖刊憲前已經存在，因此可被視為「現有用途」。儘管如此，擬議的道路改善方案可以在最小影響的情況下達到所需的法規和安全標準，以滿足車輛和行人進入住宅區的需要。擬議的重建計劃不會對本區及附近的交通、環境、排水、排污、園景、視覺景觀及岩土方面造成不良影響，因此不會為類似申請立下不良先例。

2202452

27.9.2022

Form No. S16-I
表格第 S16-I 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP.131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

2022年11月15日

此文件在 2022年11月15日 收到。城市規劃委員會
只會在收到所有必需的資料及文件後才正式承認收到
申請的日期。

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及：

- (i) Construction of "New Territories Exempted House" (興建「新界豁免管制屋宇」)；
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and (位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展；及)
- (iii) Renewal of permission for temporary use or development in rural areas (位於鄉郊地區的臨時用途或發展的許可續期)

The document is received on 15 NOV 2022
The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form 填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TWW/125
	Date Received 收到日期	15 NOV 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories). 請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

Wong Ping
黃平

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Toco Planning Consultants Ltd.
達材都市規劃顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot No. 403 in D.D. 399 and adjoining Government Land, No. 400 Castle Peak Road, Ting Kau
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 4,220 sq.m 平方米 <input checked="" type="checkbox"/> About 約 (Development Site Area: 650.328 sq.m) <input checked="" type="checkbox"/> Gross floor area 總樓面面積 487 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	3,569.68 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/19
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group C)", "Green Belt" and "Road"
(f) Current use(s) 現時用途	The site is occupied by a 1-storey domestic house (the main building), a smaller 1-storey ancillary building (the ancillary building), landscape deck, access road to the residential site and traffic island. (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

N.A

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)#&
於 _____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）
- _____
- _____
- _____
- _____

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☒ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2: 如發展涉及靈灰安置用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☒ Plot ratio restriction From 由0.4..... to 至0.75.....
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至%
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
- From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
- From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

- (a) Proposed use(s)/development
擬議用途/發展

Proposed Minor Relaxation of Plot Ratio Restriction for a Partial House Redevelopment and Proposed Improvements on the Existing Access Road

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- | | | |
|---|---|---|
| Proposed gross floor area (GFA) 擬議總樓面面積 | 487 (145sqm is existing domestic portion) sq.m 平方米 | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率 | 0.75^ | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | 52.435^ % | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 | 1 | |
| Proposed no. of storeys of each block 每座建築物的擬議層數 | 3 storeys 層 | |
| | <input checked="" type="checkbox"/> include 包括 1 storeys of basements 層地庫 | |
| | <input type="checkbox"/> exclude 不包括 storeys of basements 層地庫 | |
| Proposed building height of each block 每座建築物的擬議高度 | 58.05 mPD 米(主水平基準上) | <input checked="" type="checkbox"/> About 約 |
| | 13.925 m 米 | <input checked="" type="checkbox"/> About 約 |

^ The calculation is based on development site area.

☒ Domestic part 住用部分

GFA 總樓面面積

487 (145sqm is existing domestic portion) sq. m 平方米

☒ About 約

number of Units 單位數目

1

average unit size 單位平均面積

487 sq. m 平方米

☒ About 約

estimated number of residents 估計住客數目

10

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆

sq. m 平方米

☐ About 約☐ hotel 酒店

sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室

sq. m 平方米

☐ About 約☐ shop and services 商店及服務行業

sq. m 平方米

☐ About 約☐ Government, institution or community facilities

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

.....
.....
.....☐ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....
.....
.....☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地

275.12 sq. m 平方米

☒ Not less than 不少於☐ public open space 公眾休憩用地

sq. m 平方米

☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	Basement	Car park
	G/F	Domestic
	1/F	Domestic

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

... Existing landscape deck and garden area

... Vehicular and pedestrian access

... Landscape and slope area adjoining the access

.....

.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Year 2024

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Castle Peak Road (Ting Kau Section)</u> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 <u>3</u> Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ <input checked="" type="checkbox"/>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	<input checked="" type="checkbox"/> Please provide details 請提供詳情 Please see attached Planning Statement.																													
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 No 否	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Excavation of land 挖土 (Please refer to the following plan) Area of excavation 挖土面積.....170.... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 P.D. from 50 to 44.m 米 <input checked="" type="checkbox"/> About 約																													
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) Please see attached Planning Statement.	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please see attached Planning Statement.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



CHAN TAT CHOI

Name in Block Letters
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Managing Director

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 MPA

on behalf of
代表

Toco Planning Consultants Ltd.

☐ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）



Date 日期

26.9.2022 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

N/A

Ash interment capacity 骨灰安放容量②

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot No. 403 in D.D. 399 and adjoining Government Land, No. 400 Castle Peak Road, Ting Kau, Tsuen Wan West 荃灣西汀九青山公路400號丈量約份第399約地段第403號和毗連政府土地		
Site area 地盤面積	4,220 (地盤發展面積 Development Site Area: 650.328) sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 3,569.68 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/19 荃灣西部分區計劃大綱核准圖編號 S/TWW/19		
Zoning 地帶	"Residential (Group C)", "Green Belt" and "Road" 「住宅(丙類)」, 「綠化地帶」及「道路」		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Plot Ratio Restriction for a Partial House Redevelopment and Proposed Improvements on the Existing Access Road 擬議略為放寬建築物地積比率限制作部分屋宇重建及 擬議改善現有通道		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	487 (145sqm is existing domestic portion) <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.75 [^] <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	- <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	- <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	1	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	

[^] 基於地盤發展面積作計算。 The calculation is based on development site area.

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		13.925 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			58.05 mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
			3 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input checked="" type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積			52.435 [△] % <input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目			1
(vi) Open space 休憩用地	Private 私人	275.12	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾	-	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

[△] 基於地盤發展面積作計算。The calculation is based on development site area.

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	3
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
位置圖 Location Plan, 平面圖 Site Plan, 附近土地利用圖 Adjacent Land Use Plan, 土地類別圖 Land Status Plan		
道路改善建議 Road Improvement Proposal		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
樹木保護及景觀美化計劃書 Tree Preservation and Landscaping Proposal		
岩土規劃檢討報告 Geotechnical Planning Review Report		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

Your Ref.: TPB/A/TWW/125

Dear Sir/ Madam,

21 November, 2022

**S.16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction
for a Partial House Redevelopment at Lot 403 in D.D. 399 and
Proposed Improvements on the Existing Access Road
on Adjoining Government Land, No. 400 Castle Peak Road, Ting Kau**

We refer to our clarification letter dated 9.11.2022.

Further to the phone conversation between our Mr. Daniel Wei and Ms. Cheryl Yeung of DPO/TWK on 18.11.2022, we would like to clarify that the building height of the proposed house redevelopment of 13.925m is calculated from the roof top level (58.05mPD) subtracted by the mean street level of 44.125mPD (i.e. (44.35mPD + 43.9mPD)/2).

Yours faithfully,

Toco Planning Consultants Ltd.

P.P. 
Ted Chan
Managing Director



c.c. DPO/TWK

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問

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

Your Ref.: TPB/A/TWW/125

Dear Sir/ Madam,

13 March, 2023

**S.16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction
for a Partial House Redevelopment at Lot 403 in D.D. 399 and
Proposed Improvements on the Existing Access Road
on Adjoining Government Land, No. 400 Castle Peak Road, Ting Kau**

We have received comments from several government departments sent to us via DPO/TWKs' email dated 30.9.2022, 30.11.2022, 2.12.2022, 6.12.2022 and 17.1.2022.

Please find attached 70 copies of the Further Information, which comprises a table of responses to comments from government department and the public:-

1. Comments from the Drainage Services Department are noted and Appendix 2.2 of the Sewerage Impact Assessment has been amended and attached in **Appendix I**.
2. A revised Environmental Assessment has been provided in response to comments from the Environmental Protection Department and attached in **Appendix II**.
3. A preliminary geotechnical review of the potential natural terrain hazard has been provided and attached in **Appendix III** in response to comment from the Geotechnical Engineering Office.
4. Relevant sections of the Geotechnical Planning Review Report in regards to the existing features have been updated and attached in **Appendix IV**.
5. A revised Traffic Impact Assessment has been provided in response to comments from the Transport Department and attached in **Appendix V**.
6. Comments from the Water Supplies Department are noted and a revised Landscape Master Plan is attached in **Appendix VI**.
7. Comments from the Urban Design and Landscape Unit of the Planning Department are noted. Updated pages of the Planning Statement have been attached in **Appendix VI**.
8. Comments from the Lands Department are noted. The issues raised could be resolved by way of a land exchange and could be further discussed once the subject planning application is approved by the Town Planning Board.
9. The typo in page 7 of the Planning Statement in regards to the site area has been amended in response to comment from the DPO/TWK.

In response to comments from the general public, the Applicant appreciates the supports from the general public. We noted that the concerns of the general public are generally in regards to traffic, public access and visual impact. The comments have been addressed in detail in **part 2** of the Further Information.

We hope that the Applicant's submission documents have satisfactorily addressed the concerns of the relevant government departments and the Board.

Yours faithfully,

Toco Planning Consultants Ltd.



A handwritten signature in blue ink, appearing to read "Ted Chan", written over a horizontal line.

Ted Chan
Managing Director

c.c. DPO/TWK

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顧問有限公司

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

Your Ref.: TPB/A/TWW/125

Dear Sir/ Madam,

20 April, 2023

**S.16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction
for a Partial House Redevelopment at Lot 403 in D.D. 399 and
Proposed Improvements on the Existing Access Road
on Adjoining Government Land, No. 400 Castle Peak Road, Ting Kau**

We have received comments from the Transport Department (TD) sent to us via DPO/TWKs' email dated 30.3.2023 and comments via telephone from District Planning Office/ Tsuen Wan and West Kowloon (DPO/TWK) recently.

Please find attached 40 copies of the Further Information, which comprises a table of responses to comments from TD with a revised assessment for your attention.

In addition, we would like to provide the following clarification in response to comments from DPO/TWK:-

- i. the roof top level (which excludes the top of the lift shaft and architectural feature) is 58.05mPD;
- ii. the existing landscape deck forms part of the residential unit as a whole. Only minor alteration at the eastern part of the landscape deck would be necessary to facilitate the partial redevelopment of the residential unit.
- iii. the proposed improvements on the existing access road would allow the existing traffic arrangement (i.e. u-turn of vehicles) to remain unchanged, and in addition, induce the following planning gains:-
 - Safer pedestrian walking environment: the pedestrian footpath is currently alongside the Castle Peak Road- Ting Kau where vehicles travel an average of 70km/hr, and pedestrians would have to walk across two crossings in order to continue walking along Castle Peak Road- Ting Kau. The proposed improvements could significantly lower the pedestrian safety risk as the new footpath would be located alongside the U-turn slip road where the travelling speed of vehicles would be significantly lower and pedestrians would only have to cross one short crossing (i.e. intersection between the new access road and the U-turn slip road).

TED T. C. CHAN
MPIA, MHKIP, RPP

- Relief Police's manpower to take action on illegal parking: The existing traffic island is comprised by a single-way 3m wide vehicular access with a 3m wide white line with hatching. According to our site inspection, it was observed that illegal parking were present within the hatched area. The Applicant noticed that Police would need to frequently take action on illegal parking. Under the current scheme, the proposed traffic island will be in a form of a 4m wide vehicular access with only 1.5m wide hatching area. Therefore, illegal roadside parking could be eliminated in the future.
- Improve traffic safety of the subject site access road: the current subject site access road is around 3m wide with an average gradient of 1:4, which is not up to TD's standard and dangerous to drivers especially during extreme rainstorm weather. The proposed new access road would have a minimum width of 4.5m with a 12m long passing bay at midway, and has a gradient of 1:8, which fulfils the TPDM's maximum desirable gradient for small and light vehicles.
- The new subject site access road would allow the partial redevelopment of the residential unit: It is envisaged that the Building Plans would unlikely be approved in view the current subject site access is not up to standard. Therefore, the improvement of the subject site access would facilitate the submission of Building Plans and implementation of the partial redevelopment of the residential unit.
- Cause minimum affect to the "Green Belt" ("GB") zone and the use of government land: The consultant team have prepared several alternatives for the road improvement scheme and considered that the current scheme is the best option in terms of traffic engineering, geotechnical and land use planning perspective. This is because the proposed improvement scheme is designed based on the alignment of the existing road arrangement to conduct minor widening within the "GB" zone. Most of the traffic improvement works would mainly occur within the "Road" zone and the Applicant will implement appropriate landscape proposal within this area.

In view of the above, the current road improvement scheme will achieve a win-win situation between the landowner of the subject site and the public with minimum impact to the surrounding.

We hope that the Applicant's submission documents have satisfactorily addressed the concerns of the relevant government departments.

Yours faithfully,

Toco Planning Consultants Ltd.



Ted Chan
Managing Director
MRAP, MHKIP

TED T. CHAN

c.c. DPO/TWK

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顧問有限公司

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

Your Ref.: TPB/A/TWW/125

Dear Sir/ Madam,

27 April, 2023

**S.16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction
for a Partial House Redevelopment at Lot 403 in D.D. 399 and
Proposed Improvements on the Existing Access Road
on Adjoining Government Land, No. 400 Castle Peak Road, Ting Kau**

We have received comments from the Lands Department (LandsD) and Transport Department (TD) sent to us via DPO/TWKs' email dated 20.4.2023 and 24.4.2023 respectively.

The comments from LandsD are well noted by the Applicant. Therefore the small portion of the existing landscape deck, which has extended onto the government land south and east of the development area, will be excluded from the development site area. Should the application be approved by the Town Planning Board, such area would be turned into lawn area and fenced off. Besides, some typos were found in section 4.5 of the Planning Statement. In view of the above, 40 copies of the following revised drawings and amended pages are attached in **Appendix I** for your attention:-

- Plan G: Master Layout Plan;
- Plan H: Floor Plan (B/F);
- Plan I: Floor Plan (G/F);
- Plan J: Floor Plan (1/F);
- Plan K: Floor Plan (R/F);
- Plan L: Elevation Plan;
- Plan O: Landscape Master Plan; and
- Figure 2.2 of the Environmental Assessment.

The minor amendments to the development scheme have been consulted by the relevant technical consultants and they confirmed that such amendments would not affect the validity of the technical assessments.

In response to comments from TD, responses in regards to the location/ unloading activities and the constraints to substantiate the single track access road have been incorporated into the Traffic Impact Assessment (TIA) and 40 copies of the updated TIA are attached in **Appendix II** for your attention.

We hope that the Applicant's submission documents have satisfactorily addressed the concerns of the relevant government departments.

Yours faithfully,

Toco Planning Consultants Ltd.

p.p. 

Ted Chan
Managing Director



c.c. DPO/TWK

Similar Applications within the “Residential (Group C)” (“R(C)”),
“R(C)1”, “R(C)2” and “R(C)3” zones in Tsuen Wan West

(I) Approved Applications

	Application No.	Proposed Use(s)	Date of Consideration (MPC/TPB)	Approval Conditions
1.	A/TWW/67	Proposed Residential Development, Minor Relaxation of Building Height Restriction, and Private Swimming Pool	9.1.2004 (Approved with conditions by MPC)	(1) to (5)
2.	A/TWW/68	Proposed House Development with PR of 0.75 at “R(C)” zone and “V” zone	20.2.2004 (Approved with conditions by TPB on review)	(1), (3), (7) and (9)
3.	A/TWW/72	Proposed Residential Development and Private Swimming Pool (Amendments to an Approved Scheme A/TWW/67)	26.3.2004 (Approved with conditions by MPC)	(1) to (4), (6), (7)
4.	A/TWW/73	Residential Development with a Maximum Plot Ratio of 1.2	15.10.2004 (Approved with conditions by MPC)	(1), (2), (4), (8) to (10)
5.	A/TWW/80	Proposed Residential Development (Houses) with Plot Ratio of 0.75	12.8.2005 (Approved with conditions by MPC)	(1), (2), (9) to (12)
6.	A/TWW/85	Proposed Increase of Gross Floor Area to 7,268m ² for Permitted House Development and Ancillary Uses	29.9.2006 (Approved with conditions by MPC)	(3), (4), (9), (13) to (16)
7.	A/TWW/86	Proposed Relaxation of Plot Ratio Restrict to 0.8 for Permitted House Development	29.9.2006 (Approved with conditions by MPC)	(3), (4), (9), (10), (13), (17) to (19)
8.	A/TWW/89	Proposed Minor Relaxation of Plot Ratio Restriction to 1.2 for Permitted House Development	12.12.2008 (Approved with conditions by TPB on review)	(3), (4), (9), (13), (18) to (21)
9.	A/TWW/91	Proposed House Development at Plot Ratio of 1.2	1.8.2008 (Approved with conditions by MPC)	(3), (4), (9), (13), (18) to (21)

10.	A/TWW/92	Proposed one Additional Storey on an Existing House	23.1.2009 (Approved with conditions by MPC)	(22), (23)
11.	A/TWW/97	Proposed House Development at Plot Ratio of 0.73	6.11.2009 (Approved with conditions by MPC)	(24), (25)
12.	A/TWW/99	Proposed Residential Development at Plot Ratio of 0.7849 and Building Height of 3 to 5 storeys above 1 storey carport	23.12.2010 (Approved with conditions by MPC)	(13), (25), (26)
13.	A/TWW/100	Proposed House Development at Plot Ratio of 0.75	26.11.2010 (Approved with conditions by MPC)	(24), (25), (27)
14.	A/TWW/101	Proposed House Development at Plot Ratio of 0.75	15.4.2011 (Approved with conditions by MPC)	(24), (25), (27)
15.	A/TWW/103	Proposed House Development at Plot Ratio of 0.75	2.9.2011 (Approved with conditions by MPC)	(24), (25), (27)
16.	A/TWW/105	Proposed House Development at Plot Ratio of 0.75	1.3.2013 (Approved with conditions by MPC)	(23), (27)
17.	A/TWW/110	Proposed House Development at Plot Ratio of 0.75	18.1.2019 (Approved with conditions by MPC)	(23), (28), (29)
18.	A/TWW/124	Proposed House Development with PR of 0.75 at “R(C)” zone and Minor Relaxation of BH Restriction in “V” zone	17.3.2023 (Approved with conditions by MPC)	(30), (31)

Approval Conditions

- (1) the design and provision of noise mitigation measures as proposed in the application to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.
- (2) the design and the provision of on-site sewage treatment and disposal facilities for the proposed development prior to the availability of the public sewerage system to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.

- (3) the design, provision and future maintenance of the discharge pipe from the on-site sewage treatment plant as an interim measure of the proposed development to the existing box culvert under Tsing Long Highway along Castle Peak Road to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- (4) the design and provision of the connection from the proposed development to the public sewerage system when available to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- (5) the submission and the implementation of a landscape and tree preservation proposal to the satisfaction of the Director of Planning or of the Town Planning Board.
- (6) the submission and the implementation of a landscape proposal, tree preservation and compensatory planting proposal to the satisfaction of the Director of Planning or of the Town Planning Board.
- (7) the provision of the sightlines requirement for the access road to the satisfaction of the Commissioner for Transport.
- (8) the design, provision and future maintenance of the discharge pipe from the on-site sewage treatment plant as an interim measure of the proposed development to the existing box culvert to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- (9) the design and provision of an emergency vehicular access and fire-fighting facilities to the satisfaction of the Director of Fire Services or of the Town Planning Board
- (10) the submission and implementation of landscaping proposals to the satisfaction of the Director of Planning or of the Town Planning Board.
- (11) the design, provision and future connection and maintenance of the discharge pipe from the on-site sewage treatment plant to the proposed sewer along the Castle Peak Road before and after the availability of public sewerage system to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- (12) the design and provision of vehicle access to the site along Castle Peak Road to the satisfaction of the Commissioner for Transport or of the Town Planning Board.
- (13) the implementation of noise mitigation measures as proposed in the application to the satisfaction of the Director of Environmental Protection or of the Town Planning Board
- (14) the submission and implementation of a landscape master plan to the satisfaction of the Director of Planning or of the Town Planning Board.
- (15) the submission of Geotechnical Planning Review Report to address the potential natural terrain hazards that might pose to the proposed development to the satisfaction of the Director of Civil Engineering Development or of the Town Planning Board.
- (16) the submission and implementation of air ventilation study to the satisfaction of the Director of Architectural Services or of the Town Planning Board.
- (17) the submission of Natural Terrain Hazard Study to address the potential natural terrain hazards and the implementation of the mitigation measures identified therein to the satisfaction of the

Director of Civil Engineering Development or of the Town Planning Board.

- (18) the design and provision of loading/unloading arrangement to the satisfaction of Commissioner for Transport or of the Town Planning Board
- (19) the design, provision and future maintenance of a section of local access road R3 via Castle Peak Road to the satisfaction of the Director of Highways or of the Town Planning Board.
- (20) the submission and implementation of a revised Landscape Master Plan to the satisfaction of the Director of Planning or of the Town Planning Board.
- (21) the submission and implementation of site formation plan including the investigation of stability of all geotechnical features and surface channel with upstand to the satisfaction of the Director of Civil Engineering and Development or of the Town Planning Board.
- (22) all the existing trees on the Site should be preserved and protected throughout the construction period to the satisfaction of the Director of Planning or of the Town Planning Board.
- (23) the provision of water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (24) the design and provision of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.
- (25) the provision of emergency vehicular access, water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (26) the submission and implementation of a landscape master plan (including tree survey report) to the satisfaction of the Director of Planning or of the Town Planning Board.
- (27) the submission and implementation of tree preservation and landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board.
- (28) the design and provision of noise mitigation measures as proposed in the Traffic Noise and Air Quality Impact Assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.
- (29) the submission and implementation of landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board.
- (30) the submission of an updated Drainage Impact Assessment for the proposed development and implementation of the drainage scheme identified therein to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- (31) the design and provision of the connection from the proposed development to the public sewerage system and the implementation of the mitigation measures as identified in the Sewerage Impact Assessment to the satisfaction of Director of Drainage Services or of the Town Planning Board.

(II) Rejected Applications

	Application No.	Proposed Use(s)	Date of Consideration (MPC/TPB)	Rejected Reasons
1.	A/TWW/88	Proposed House Development at Plot Ratio of 1.2	16.11.2007 (Rejected by MPC)	(1)
2.	A/TWW/112	Proposed Minor Relaxation of Plot Ratio Restriction for Permitted House Development	1.12.2017 (Rejected by TPB on review)	(2), (3)

Rejected Reasons

- (1) the layout of the current scheme and the proposed car parking arrangement were considered unsatisfactory and the proposed landscaped areas were very narrow which would not be functional or practical for proper landscape planting. There was scope to improve the design or relocate the proposed car parking area to avoid environmental nuisance to the surrounding sensitive receivers.
- (2) as the applicant failed to demonstrate that the improvement proposals, including the coastal walkway, widening of vehicular access and slope upgrading works, were required to serve the public interest of the local community and feasible, they cannot be considered as planning merits. Besides, the improvement proposals may not be enforceable through approval condition as they are not fairly and reasonably related to the proposed development.
- (3) the approval of the application would set an undesirable precedent for similar applications to relax the development restriction. The cumulative impact of approving such applications would overstrain the capacity of the existing and planned infrastructure and result in adverse impacts on the environment and traffic in the area.

Detailed Departmental Comments

1. Comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD):
 - (a) the applicant should be reminded that under the Buildings Ordinance (BO), no person shall commence or carry out any building works without having first obtained approval and consent from the Building Authority before commencement of works unless they are exempted under s.41 of the BO, or fall within minor works under the Building (Minor Works) Regulation;
 - (b) any proposed building works should comply with the prevailing requirements under the BO and allied regulations and Code of Practices;
 - (c) the proposed plot ratio and site coverage for the whole development should not exceed the permissible limits under First Schedule of Building (Planning) Regulations (B(P)R);
 - (d) if the site does not abut on a specified street having a width of not less than 4.5m, the development intensity shall be determined under Building (Planning) Regulation (B(P)R) 19(3) during building plan submission stage;
 - (e) the Site shall be provided with means of obtaining access thereto from a street under B(P)R 5 and emergency vehicular access (EVA) shall be provided for all the building to be erected on the site in accordance with the requirements under B(P)R 41D; and
 - (f) if the proposed plot ratio is based on the assumption that gross floor area (GFA) concessions will be granted for clubhouse and owners' corporation office, the pre-requisites in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) App-151 (e.g. BEAM Plus Certification) and sustainable building design guidelines (SBD Guidelines) set out in PNAP APP-152 should be complied with.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

221204-162832-77537

Reference Number:**提交限期**

13/12/2022

Deadline for submission:**提交日期及時間**

04/12/2022 16:28:32

Date and time of submission:**有關的規劃申請編號**

A/TWW/125

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. TUNG

Name of person making this comment:**意見詳情****Details of the Comment :**

I oppose to the said planning application as the area in concerned covered a considerable size of public area of pedestrian paths (deprives enjoyment of public access) as well as impedes the traffic from taking a convenient short cut turn bounded for Tsuen Wan, which would otherwise be available at the turnabout near Sham Tseng.

申請編號：TPB/A/TWW/125

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

荃灣西汀九青山公路汀九段 400 號擬議略為放寬地積比率限制以作部分屋宇重建及擬議改善現有行車通道

(丈量約份第 399 約地段第 403 號和毗連政府土地)

根據城市規劃條例第 16 條向城市規劃委員會遞交規劃許可申請

本人得知申請人向城規會提交上述申請，亦了解到計劃內容，因此寫信支持，原因如下：

1. 現時的車輛通路並不符合標準，對使用者構成危險，擬議申請將現有通路調整至達標程度。
2. 地點位於僻靜的汀九青山公路旁，三邊被樹木包圍，遠離住宅群，因此申請不會造成景觀問題。
3. 重建規模細小，因此認同擬議申請對附近環境影響有限。

本人希望申請人在進行工程時，遵守相關法例，以減少對附近使用汀九青山公路的人士。

姓名: 傅志堅 (深井村司理)

簽署: 傅志堅

日期: 29-11-2022



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

荃灣西汀九青山公路汀九段 400 號擬議略為放寬地積比率限制以作部分屋宇重建及擬議改善現有行車通道

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本人希望申請人在進行工程時，遵守相關法例，以減少對附近使用汀九青山公路的人士。

姓名: 傅元利 (請快塘村司理)

簽署: 傅元利

日期: 21.11.2022



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

荃灣西汀九青山公路汀九段 400 號擬議略為放寬地積比率限制以作部分屋宇重建及擬議改善現有行車通道

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本人希望申請人在進行工程時，遵守相關法例，以減少對附近使用汀九青山公路的人士。

姓名: 傅天宗 (深井村公所委員)

簽署: 傅天宗

日期: 29-11-2022



申請編號：TPB/A/TWW/125

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

荃灣西汀九青山公路汀九段 400 號擬議略為放寬地積比率限制以作部分屋宇重建及擬議改善現有行車通道

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本人希望申請人在進行工程時，遵守相關法例，以減少對附近使用汀九青山公路的人士。

姓名： 陳偉信 *For and on behalf of*
深井商會有限公司
SHAM TSENG TRADE ASSOCIATION LIMITED

簽署： 陳偉信
Authorized Signature(s)

日期： 30-11-2022

(深井商會副主席)



6

申請編號：TPB/A/TWW/125

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

荃灣西汀九青山公路汀九段 400 號擬議略為放寬地積比率限制以作部分屋宇重建及擬議改善現有行車通道

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本人希望申請人在進行工程時，遵守相關法例，以減少對附近使用汀九青山公路的人士。

For and on behalf of

深井商會有限公司

姓名: Fu KAM YIP SHAM TSENG TRADE ASSOCIATION LIMITED

簽署: [Signature] Authorized Signature(s)

(深井商會主席)

日期: 29-11-2022



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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本人希望申請人在進行工程時，遵守相關法例，以減少對附近使用汀九青山公路的人士。

姓名: 李 軍

簽署: 李 軍

日期: 2022 年 12 月 1 日



8

申請編號：TPB/A/TWW/125

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

荃灣西汀九青山公路汀九段 400 號擬議略為放寬地積比率限制以作部分屋宇重建及擬議改善現有行車通道

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本人希望申請人在進行工程時，遵守相關法例，以減少對附近使用汀九青山公路的人士。

姓名: CHOW PUI KI

簽署: 

日期: 28-11-2022



9

申請編號：TPB/A/TWW/125

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

荃灣西汀九青山公路汀九段 400 號擬議略為放寬地積比率限制以作部分屋宇重建及擬議改善現有行車通道

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姓名： 陳春玲

簽署： 玲

日期： 二〇二二、十二、四



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

荃灣西汀九青山公路汀九段 400 號擬議略為放寬地積比率限制以作部分屋宇重建及擬議改善現有行車通道
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姓名: S. Law

簽署: S. Law

日期: Dec 5, 2022



申請編號：TPB/A/TWW/125

致：城市規劃委員會
香港北角渣華道 333 號
北角政府台署 15 樓

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姓名： 黃卓耀

簽署： Honnie

日期： 2 DEC 2022



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

荃灣西汀九青山公路汀九段 400 號擬議略為放寬地積比率限制以作部分屋宇重建及擬議改善現有行車通道
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姓名: 張心怡

簽署: 張心怡

日期: 二〇二二、十二、二



致：城市規劃委員會
香港北角渣華道 333 號
北角政府台署 15 樓

荃灣西汀九青山公路汀九段 400 號擬議略為放寬地積比率限制以作部分屋宇重建及擬議改善現有行車通道

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3. 重建規模細小，因此認同擬議申請對附近環境影響有限。

本人希望申請人在進行工程時，遵守相關法例，以減少對附近使用汀九青山公路的人士。

姓名： 黃逸俊
簽署： 俊
日期： 2 / 12 / 2022



致：城市規劃委員會
香港北角渣華道 333 號
北角政府台署 15 樓

荃灣西汀九青山公路汀九段 400 號擬議略為放寬地積比率限制以作部分屋宇重建及擬議改善現有行車通道

(大量約份第 399 約地段第 403 號和毗連政府土地)

根據城市規劃條例第 16 條向城市規劃委員會遞交規劃許可申請

本人得知申請人向城規會提交上述申請，亦了解到計劃內容，因此寫信支持，原因如下：

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本人希望申請人在進行工程時，遵守相關法例，以減少對附近使用汀九青山公路的人士。

姓名: Huang Yat Yiu

簽署: [Signature]

日期: 2-12-2022



申請編號：TPB/A/TWW/125

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

荃灣西汀九青山公路汀九段 400 號擬議略為放寬地積比率限制以作部分屋宇重建及擬議改善現有行車通道

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本人希望申請人在進行工程時，遵守相關法例，以減少對附近使用汀九青山公路的人士。

姓名: 宋平

簽署: 宋平

日期: 二〇二二、十二、五



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

荃灣西汀九青山公路汀九段 400 號擬議略為放寬地積比率限制以作部分屋宇重建及擬議改善現有行車通道

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本人希望申請人在進行工程時，遵守相關法例，以減少對附近使用汀九青山公路的人士。

姓名: LAW WAI MING

簽署: 

日期: 5.12.2022



致：城市規劃委員會
香港北角渣華道 333 號
北角政府台署 15 樓

荃灣西汀九青山公路汀九段 400 號擬議略為放寬地積比率限制以作部分屋宇重建及擬議改善現有行車通道

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姓名: 黃卓賢

簽署: 黃卓賢

日期: 2-12-2022



18

申請編號：TPB/A/TWW/125

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

荃灣西汀九青山公路汀九段 400 號擬議略為放寬地積比率限制以作部分屋宇重建及擬議改善現有行車通道

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本人希望申請人在進行工程時，遵守相關法例，以減少對附近使用汀九青山公路的人士。

姓名: 鄭汝雄

簽署: 鄭汝雄

日期: 2022.12.1



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

荃灣西汀九青山公路汀九段 400 號擬議略為放寬地積比率限制以作部分屋宇重建及擬議改善現有行車通道
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本人希望申請人在進行工程時，遵守相關法例，以減少對附近使用汀九青山公路的人士。

姓名: Chan Ki Tak

簽署: Te

日期: 2 Dec 2022



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

荃灣西汀九青山公路汀九段 400 號擬議略為放寬地積比率限制以作部分屋宇重建及擬議改善現有行車通道

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姓名: LAW CHI WAH

簽署: Lance

日期: 5. Dec. 2022



致：城市規劃委員會
香港北角渣華道 333 號
北角政府台署 15 樓

荃灣西汀九青山公路汀九段 400 號擬議略為放寬地積比率限制以作部分屋宇重建及擬議改善現有行車通道

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姓名: 許文4

簽署: 許文4

日期: 2-12-22



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

荃灣西汀九青山公路汀九段 400 號擬議略為放寬地積比率限制以作部分屋宇重建及擬議改善現有行車通道

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本人希望申請人在進行工程時，遵守相關法例，以減少對附近使用汀九青山公路的人士。

姓名: 張 楚 華

簽署: 張 楚 華

日期: 二〇二二. 七. 二. 一



致：城市規劃委員會
香港北角渣華道 333 號
北角政府台署 15 樓

荃灣西汀九青山公路汀九段 400 號擬議略為放寬地積比率限制以作部分屋宇重建及擬議改善現有行車通道

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姓名: 莫 利

簽署: 莫 利

日期: 2022-12-2



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

荃灣西汀九青山公路汀九段 400 號擬議略為放寬地積比率限制以作部分屋宇重建及擬議改善現有行車通道

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本人希望申請人在進行工程時，遵守相關法例，以減少對附近使用汀九青山公路的人士。

姓名： 鍾天養

簽署： 鍾

日期： 2022/12/3



致：城市規劃委員會
香港北角渣華道 333 號
北角政府台署 15 樓

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姓名：

李永慈

簽署：

李永慈

日期：

2-12-2022



致：城市規劃委員會
香港北角渣華道 333 號
北角政府台署 15 樓

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姓名: CHOW POI YIN

簽署: [Signature]

日期: 2-12-2022



致：城市規劃委員會
香港北角渣華道 333 號
北角政府台署 15 樓

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姓名: 黃文

簽署: 黃文

日期: 2-12-2022



28

申請編號：TPB/A/TWW/125

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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本人得知申請人向城規會提交上述申請，亦了解到計劃內容，因此寫信支持，原因如下：

1. 現時的車輛通路並不符合標準，對使用者構成危險，擬議申請將現有通路調整至達標程度。
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本人希望申請人在進行工程時，遵守相關法例，以減少對附近使用汀九青山公路的人士。

姓名: 甘 有佳

簽署: 甘 有佳

日期: 二〇二二、十二、四



29

申請編號：TPB/A/TWW/125

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

荃灣西汀九青山公路汀九段 400 號擬議略為放寬地積比率限制以作部分屋宇重建及擬議改善現有行車通道

(丈量約份第 399 約地段第 403 號和毗連政府土地)

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姓名: 張保

簽署: 張保

日期: 2022/12/2



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: 陳偉明 MH. J.P.

簽署: 陳偉明

日期: 2022/11/27



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

荃灣西汀九青山公路汀九段 400 號擬議略為放寬地積比率限制以作部分屋宇重建及擬議改善現有行車通道

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姓名: 陳偉明 (荃灣區議員 1988 - 2015)

簽署: 陳偉明

日期: 2022/11/29



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A/TWW/125 400 Castle Peak Road GB

11/12/2022 02:45

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/TWW/125

400 Castle Peak Road - Ting Kau (Lot 403 in D.D. 399) and Adjoining Government Land, Ting Kau

Site area: About 4,220sq.m Includes Government Land of about 3,569.68sq.m

Zoning: "Res (Group C)", "Green Belt" and area shown as 'Road'

Applied development: MR of PR House Redevelopment and Improvements on the Existing Access Road

Dear TPB Members,

Ridiculous. How can the ceding of 3,570 government land be justified to provide ACCESS TO ONE HOME? This is a shocking waste of land. No wonder there is supposedly no land for housing when 5 times the footprint of a home is required to accommodate the driveway.

In addition the visual impact is anything but minimal, the GB is greatly impacted, and certainly not justified to accommodate the interests of a single family at the expense of the interests of the community in general.

Members must reject this application and question why the administration would even consider such an inefficient use of precious land resources.

Approval would certainly set an appalling precedent.

Mary Mulvihill

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Fax: 24120244

荃灣政務處

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/TWW/125 Received on 13/03/2023

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

· 支持申請有關規劃事項，尤其是自迫切性
需要改善行車通道，以達較安全問題。

陳偉明 MH, JP.

荃灣西分區委員

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

陳偉明

日期 Date

2023/3/27



☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publ



Re: A/TWW/125 400 Castle Peak Road GB
06/04/2023 02:45

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

Hong Kong is signatory to the Paris Agreement, under which it must commit to *keeping global temperature increases to within 1.5 degrees.*

The Hong Kong Special Administrative Region, as part of China, is a Party to the United Nations Framework Convention on Climate Change (UNFCCC)

HONG KONG'S CLIMATE ACTION PLAN 2030+

<https://www.hkgbc.org.hk/eng/engagement/file/ClimateActionPlanEng.pdf>

The public too must participate. Each of us can choose to be more resource efficient – we can use less energy and water, don't waste food, choose public transport, walk more and reduce our overall level of waste. Only then can we have a chance to meet the goals in the Paris Agreement.

Does that applicant have any shame, any sense of social responsibility? Clearly not but TPB has a duty to reject plans that create conditions - in this instance a disproportionate road surface:

Asphalt pavements absorb and store more heat than natural surfaces. Thus, high temperatures are emitted from conventional asphalt pavements, subsequently releasing heat into the atmosphere and contributing to the urban heat island (UHI) phenomenon.

The application cannot be approved as it is contrary to the many pledges made by our government to play an active part in curbing emissions. A new road that serves hundreds of residents is one matter. To provide access for one residence is unacceptable.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 11 December 2022 2:45 AM CST
Subject: A/TWW/125 400 Castle Peak Road GB

A/TWW/125

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Mary Mulvihill

Recommended Advisory Clauses

1. Comments of the District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department (LandsD):
 - (a) Unlawful occupations of Government land (GL) are found within the Site, including (i) formed landscaped area including a substantial landscape deck structure extending from the existing main building beyond the Lot boundary at the south and the east; and (ii) part of the existing ancillary building, staircase and planters erected beyond the Lot boundary at the north;
 - (b) the unlawful occupation of GL with the substantial structure built thereon extended from the main building should be ceased with removal of all unauthorised structures. Any lease modification/ land exchange application of the Lot will only be considered after demolition of the existing buildings/structures over the adjoining GL as well as cessation of any unlawful occupation of GL;
 - (c) the proposed development contravenes the existing lease conditions. If planning approval is given by the Town Planning Board and after demolition of the buildings/structures outside the Lot boundary as well as cessation of any unlawful occupation of GL, the owner of the Lot is required to apply to LandsD for lease modification/ land exchange for implementation of the proposed development. The proposal will only be considered upon LandsD's receipt of formal application from the lot owner. There is no guarantee that the lease modification/ land exchange application, if received by LandsD, will be approved. The lease modification/ land exchange application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the lease modification/ land exchange application is approved, it will be subject to such terms and conditions as the Government shall deem fit to do so, including, among others, the payment of premium and administrative fee; and
 - (d) the proposed access road with the associated improvement works covers the existing public road including carriageway and pavement of Castle Peak Road – Ting Kau and adjoining unleased and unallocated GL. Transport Department (TD) and Highways Department (HyD) should be consulted on

whether they would take up the future management and maintenance responsibilities of the modified access road upon completion of all the proposed road works up to TD and HyD's satisfaction. If the proposed road works are considered acceptable by TD and HyD and contingent upon the proposed private development, LandsD in processing the lease modification/ land exchange application may co-ordinate the gazettal of the proposed road works under the Roads (Works, Use and Compensation) Ordinance (Cap. 370). The private applicant should pay all the costs of the private works including the administrative costs as well as the related compensation and ex-gratia allowances if any.

2. Comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD):

- (a) the applicant should be reminded that under the Buildings Ordinance (BO), no person shall commence or carry out any building works without having first obtained approval and consent from the Building Authority before commencement of works unless they are exempted under s.41 of the BO, or fall within minor works under the Building (Minor Works) Regulation;
- (b) any proposed building works should comply with the prevailing requirements under the BO and allied regulations and Code of Practices;
- (c) the proposed plot ratio and site coverage for the whole development should not exceed the permissible limits under First Schedule of Building (Planning) Regulations (B(P)R);
- (d) if the site does not abut on a specified street having a width of not less than 4.5m, the development intensity shall be determined under Building (Planning) Regulation (B(P)R) 19(3) during building plan submission stage;
- (e) the Site shall be provided with means of obtaining access thereto from a street under B(P)R 5 and emergency vehicular access (EVA) shall be provided for all the building to be erected on the site in accordance with the requirements under B(P)R 41D; and
- (f) if the proposed plot ratio is based on the assumption that gross floor area (GFA) concessions will be granted for clubhouse and owners' corporation

office, the pre-requisites in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) App-151 (e.g. BEAM Plus Certification) and sustainable building design guidelines (SBD Guidelines) set out in PNAP APP-152 should be complied with.

3. Comments of the Director of Fire Services:

- (a) detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (b) the EVA provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the B(P)R 41D which is administered by the BD.

4. Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

the applicant has undertaken that (i) the stability of the HyD slopes 6SE-C/C360 and 6SE-C/C756, which will be affected by the proposed development, will be assessed and upgraded where necessary under the detailed design stage; and (ii) the existing drainage channels and catchpits, which will be affected by the re-aligned access road, will be constructed/re-provided accordingly under the proposed development.

5. Comments of the Chief Engineer/Mainland South, Drainage Services Department (DSD):

the applicant suggested that all proposed new external sewerage facilities will be carried out by the applicant at his own costs and handed over to DSD for maintenance, with the exception of sections of sewers under proposed access road which will be managed and maintained by the applicant. Such responsibility could be imposed as part of the future lease conditions.

6. Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

the applicant suggested that a detailed Natural Terrain Hazard Study with the

design of mitigation measures, where applicable, will be undertaken as part of the proposed development.