



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

Your Ref.: TPB/A/TWW/131

Dear Sir/ Madam,

19 February 2024

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

We have received comments from relevant Government departments sent to us via Tsuen Wan and West Kowloon District Planning Office's (DPO) email dated between 27.11.2024 and 10.2.2025.

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

Departmental Comments:

- (i) in response to comments from Water Supplies Department (WSD), the Applicant notes and acknowledges the existence of the tunnel and that WSD's approval is required prior to commencement of work subject to relevant engineering assessments;
- (ii) in response to comments from DPO, justifications on the proposed height of the car lift has been provided. Relevant typos and context in the Planning Statement have been amended appropriately and attached in **Attachment 1**. The Traffic Impact Assessment (TIA) has been reviewed to include the recently approved application no. A/TWW/130, and the revised TIA has been attached in **Attachment 2**;
- (iii) in response to comments from the Landscape Section of the Planning Department (PlanD), a Tree Survey Report has been prepared and attached in **Attachment 3**, and relevant pages of the Planning Statement has been revised and attached in **Attachment 1**;

- (iv) in response to comments from the Environmental Protection Department, a revised Environmental Assessment Report has been attached in **Attachment 4**;
- (v) in response to comments from the Urban Design Unit of PlanD, the site area throughout the Planning Statement has all been tallied to 772.9m², and further elaboration that the proposed building setback would allow natural air ventilation has been provided;
- (vi) the Applicant notes comments from the Transport Department and will submit relevant details regarding site access and connection of this Development to the public road and allowable size and weight of vehicles to use the proposed car lift in the later detail submission stage as requested;
- (vii) in response to comments from the Highways Department, clarification regarding the section of public footpath at the end of Ting Yat Road and slope feature nos. 6SE-D/F178 and 6SE-D/FR154 have been provided; and
- (viii) the Applicant notes comments from the Buildings Department and details will be provided in the building plan submission stage.

Public Comments:

We noticed that the TPB has published the Planning Statement submitted on 3.10.2024 for public inspection and a total of 23 public comments were received during the public inspection period. Out of the total, 20 nos. supported the application, 2 nos. objected the application and 1 no. raised concerns. The Applicant appreciates the strong support from the public and they supported the application mainly on the grounds that (1) the site is located beside a more secluded part of Castle Peak Road-Ting Kau. The house has been in existence for a long time and the renovation will help improve the visual landscape; (2) renovation of the house to three storeys will not be incompatible with the surrounding environment; (3) understanding that the existing building is only accessible by stairs, which poses a risk of emergency delays and danger to users. Therefore, based on humanitarian reasons, the proposed access improvement plan is agreed; and (4) the scale of development is small and the Applicant has carried out technical assessments, therefore it is agreed that the proposed application will not cause significant impacts on nearby areas.

On the other hand, the 2 public comments from the individuals who objected to this case mainly for reasons on the concern of (1) relaxing the plot ratio from 0.4 to 0.75; and (2)

TOCO PLANNING CONSULTANTS LTD.

PLANNING APPLICATION, DEVELOPMENT CONSULTANCY, PLANNING STUDIES

the other commentor seems to have a misunderstanding that the applicant proposes to build another staircase. In response to reason (1), according to the notes for "Residential (Group C)" zone under the Tsuen Wan West Outline Zoning Plan, the plot ratio may be increased to a maximum of 0.75, provided that the noise impact from Castle Peak Rad on the proposed development would be mitigated, upon application to the TPB. Hence an Environmental Assessment Studies Report has been conducted, appropriate mitigation measures have been recommended and the conclusion considers no insurmountable impact is anticipated.

Regarding to the commentor who raised concerns to this case mainly for reasons regarding (1) visual impact; and (2) concerns during construction stage, the applicant notes the concerns. A visual assessment has been conducted and due to the small scale of the redevelopment, when viewed in the context of the existing and proposed developments immediately adjacent and surrounding the application site, will represent a relatively minor built element in the overall visual environment. Thus, it is anticipated that the proposed redevelopment will unlikely induce any significant adverse effects on the visual character of the surrounding townscape. Regarding to item (2), a Geotechnical Planning Review Report has been conducted and concluded that the proposed redevelopment is geotechnically feasible.

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

Yours faithfully,

Toco Planning Consultants Ltd.



Ted Chan
Managing Director



c.c. DPO/TW- Ms. Jacqueline Chan