

Attachment 1

Amended Pages of the Planning Statement

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2.3 Adjacent Land Uses (Plan C)

The application site is within an area generally known as Ting Kau, which is a low-rise and low-density residential area between Tsuen Wan and Sham Tseng. The surrounding area has the following characteristics:

- (a) North – Tuen Mun Road is located about 54m further north of the site across the vegetated slope.
- (b) East – The eastern side of the site is mainly consisting of man-made slopes and vegetated natural slopes.
- (c) South – To the further south across Castle Peak Road are a cluster of residential developments and Ting Kau Beach.
- (d) West – The western side of the site is mainly covered by slope with mature trees and some residential developments. **The Wonderland is located northwest of the site.**

2.4 Planning Context

The application site falls within an area zoned “R(C)” on the approved Tsuen Wan West OZP No. S/TWW/21. The planning intention of this zone is primarily for low-rise and low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

The Notes of the OZP states that development in “R(C)” zone is restricted to a maximum PR of 0.4 and a maximum BH restriction of 3 storeys including car park. Upon obtaining permission of the TPB on application, the PR may be increased to a maximum of 0.75, provided that the noise impact from Castle Peak Road on the proposed development would be mitigated to the satisfaction of the Board. Thus, while ‘House’ use is always permitted within the “R(C)” zone, the proposed minor relaxation of maximum PR restriction to 0.75 requires planning permission from the Board. Moreover, no planning permission for the proposed solar panel at the rooftop of building is required because the system is regarded as an ancillary use for supplementing power supply to the permitted house development.

According to the Explanatory Statement of the OZP, because of the existing infrastructural constraints and the objectives to conserve the natural landscape, panoramic sea view as well as to provide greater flexibility without compromising the low-rise, low-density character of the “R(C)” sites, development or redevelopment within “R(C)” zone is restricted to the maximum PR and BH stipulated in the Notes. The design of the residential buildings should, in addition to the need to address the traffic noise impact from Castle Peak Road, blend in well with the surroundings in particular with due regard to tree preservation and fresh air ventilation in the development proposals.

2.5 Land Status (Plan C)

The application site covers Lot 453 in D.D. 399. The private lot is owned by the Applicant and is held under New Grant No. 4991 for building purpose with a site area of approximately 8,310ft² (about 772.9m²). New Grant No. 4991 is subject to the lease condition that any building shall not exceed 25ft above the mean formation level of the land nor exceed 2 storeys in height; and the maximum area of the lot that may be built over shall not exceed 30 per cent of the area of the lot. Moreover, no building(s) or support for any building(s) is allowed to be erected over the areas coloured red hatched black (i.e. the areas covering the existing vegetated slope situated north and south of the site) on plan attached in the lease document concerning the subject lot.

After the planning approval is given by the Board, the Applicant will submit an application for lease modification covering the subject lot to the Lands Department to facilitate the implementation of the proposed redevelopment at the application site.

4) Taken into Account the Sustainable Building Design Guidelines (SBDG)

The requirements from the SBDG have been taken into account on the proposed development. In view that the height of the proposed standalone residential redevelopment does not exceed 15m, the first requirement (i.e. building separation) could be exempted. Nevertheless, the basement carport has been designed to be natural ventilated on 3 sides. Regarding to the second requirement (i.e. building setback), the New Grant No. 4991 is subject to the lease condition that no building(s) or support for any building(s) is allowed to be erected over the areas coloured red hatched black (i.e. the areas covering the existing vegetated slope situated north and south of the site) on plan attached in the lease document concerning the subject lot. Thus, the building setback has been automatically been considered in the proposed redevelopment. Lastly, regarding the third requirement (i.e. site coverage of greenery) it is understood that such requirement is not applicable to sites with a single family house only. Nevertheless, a preliminary landscape proposal has been provided as detailed in the following **Section 3.2** to enhance the visual and environmental quality of the proposed redevelopment.

(b) Development Schedule

The indicative planning parameters of the proposed redevelopment scheme are shown in **Table 3.1**. It 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				
Site Area	About 772.9m ²			
Maximum Plot Ratio	Not more than 0.75			
Total GFA based on a Plot Ratio of 0.75	About 578.66m ²			
	Floor	Facilities	GFA	Remarks
	Entrance	Car Lift	20.243m ²	Not Accountable GFA for Car Park
	LG/F: Carpark	Car Port	-	Not Accountable GFA
		E&M Rooms	-	Not Accountable GFA
		Storeroom	13.723m ²	Domestic GFA
		Lobby	21.786m ²	Domestic GFA
	G/F: Domestic	Residential Area	291.962m ²	Domestic GFA
	1/F: Domestic	Residential Area	208.157m ²	Domestic GFA
Roof	Lobby	22.789m ²	Domestic GFA	
Site Coverage	About 48.61%			
No. of Block(s)	1			
No. of Storey(s)	3 storeys including car park			
Maximum Building Height	About 11.5m (or 55.543mPD)			
No. of Parking Space(s)	3 nos. Car Parking Space @ 5.0m x 2.5m 1 no. Accessible Car Parking Space @ 5.0m x 3.5m 1 no. Motorcycle Parking Space @ 2.4m x 1.0m			

3.2 Landscape Consideration

A Tree Survey Report has been prepared and attached in **Appendix VI**. The report outlines the approach and findings of the tree survey and describes the type, number and condition of all existing trees found within the application site. Effort was also made to advise the values of the existing vegetation and necessary protection approach. The tree survey was conducted on 5.2.2025.

The residential unit sits on a platform which is mainly used as access and some minor landscaping. It was built at a base level of +42.4mPD, which is about 13m higher than the street level of Ting Yat Street at 29.6mPD. The existing house is only accessible on foot via a series of staircase through a narrow street frontage and approximately 4.5m at the cul-de-sac of Ting Yat Road.

Existing Vegetation

A tree survey was carried out on 5.2.2025 in accordance with Lands Administration Office Practice Note (LAO PN) No. 6/2023 and a Tree Survey Report has been attached in **Appendix VI**. A total of **5** trees within the Site were recorded and the tree assessment schedule is shown in **Table 3.2** below:-

Table 3.2: Tree Assessment Schedule

Tree No.	Species		Size			Proposed Treatment (Retain/Transplant/Fell)
	Botanical Name	Chinese	Height (m)	DBH (mm)	Spread (m)	
T22	<i>Macaranga tanarius var. tomentosa</i>	血桐	7	378	5	Retain
T23	<i>Macaranga tanarius var. tomentosa</i>	血桐	6	309	6	Fell
T24	<i>Bougainvillea spectabilis</i>	血桐	5.5	127	4	Retain
T25	<i>Macaranga tanarius var. tomentosa</i>	血桐	6	107	3	Retain
T26	<i>Ficus subpisocarpa</i>	筆管榕	6	233	6	Retain

The application site is dominated by *Macaranga tanarius var. tomentosa* 血桐 (3 nos.) which is common hillside species in Hong Kong. It is probably propagated from the adjacent hillside. No Old Valuable Trees (OVT) or protected species has been identified in accordance with the DEVB TCW No. 5/2020 – Registration and Preservation of Old and Valuable Trees, and the Forests and Countryside Ordinance respectively.

Recommendation

A Landscape Master Plan, Landscape Elevation and Landscape Section for the proposed scheme are attached in **Plan O** to **Plan Q**.

In this proposed redevelopment, the construction works will lead to disturbance of one surveyed existing tree. The proposed building layout has been overlaid on a tree

survey plan and could be seen in **Appendix VI** to illustrate the impact on the existing trees. As shown in **Table 3.2** above, 4 of total 5 existing trees within the site will be unaffected by the proposed redevelopment. They are growing to the southern slopes of the site, close to the building. The retained trees will be protected and maintained in accordance with the details in Section 25 – Landscape Work in the General Specification for Building (2017) and relevant guidelines promulgated by Development Bureau. Please also refer to the Tree Protection Plan detailed in **Appendix VI**.

Affected trees nos. T23 is a kind of self-propagated wild species. Due to the nature of hillside species, their root system is very vulnerable to environmental change. This rendered it a very low survival rate after transplantation. Besides, it is growing on slope slopes and this make it not feasible to form a viable and balanced-form rootball for transplantation. Given its poor tree form and health condition, it is proposed to remove it and compensated by quality trees.

Planting Proposal

In this study area, a total of 5 trees within the application site boundary were recorded. 4 trees will be retained in-situ while 1 tree will be felled due to in conflict with the proposed redevelopment and the associated works. 1 nos. of new tree planting (*Bauhinia purpurea*) in heavy standard size are proposed. Planting Plan showing the location of retained trees and new trees are shown in **Appendix VI**.

Additional Landscape Treatment

In order to enhance the visual quality of the site entrance, green wall will be introduced along the left entry corner. Vertical greening will be assembled onto structural framework, which creates a magnificent picturesque. Due to site constraints (i.e. lease restriction and registered slopes), it is difficult to propose additional landscape features at the site. Nevertheless, the Applicant will explore such possibility after the final Site Formation Plan is approved by the Buildings Department (BD) in the detailed design stage.

According to the Geotechnical Planning Review Report (GPRR) in **Appendix V**, registered slopes 6SE-D/R137, 6SE-D/FR154, 6SE-D/C423 and 6SW-D/CR424 are likely to be removed and/or modified during the site formation works because they are located within the footprint of the future development. However, as indicated in the geotechnical schematic sketch in the GPRR, the area where the existing trees located within 6SE-D/R137 will not form part of the site formation works, thus significant impact to the existing trees should not be expected. In order to minimise impact of the proposed redevelopment during the construction process, appropriate protection measures to these trees, e.g. wrapping of the stems with protective cover, will be adopted. The site situation will be carefully monitored throughout the construction period.

3.4 Environmental and Geotechnical Considerations

The Applicant will adopt the following mitigation measures as proposed in the Environmental Assessment in **Appendix IV** and Geotechnical Planning Review Report in **Appendix V** to ensure that the proposed redevelopment would not generate adverse environmental and geotechnical impacts to the locality.

(a) Noise Mitigation Measure(s)

The noise emission from nearby traffic road network was duly considered in design of the Master Layout Plan. In view there are a number of site constraints limiting the layout design, noise conscious design elements considered and adopted are summarized below:-

- Building Setback: Building setback is maximized, with 3m from site boundary or 18m from Castle Peak Road is allowed;
- Building Orientation and Internal Layout Design: Due to linear shape of the application site and limitation in floor number, habitable rooms are allocated on both elevations facing Castle Peak Road and Tuen Mun Road;
- Noise Tolerant Building/ Carpark: The site is linear in East-West direction located on elevated platform. The width is narrow (12m to 25m) and there is insufficient area to accommodate a separate noise tolerant building;
- Podium/ Deck: Dominant traffic noise is from Castle Peak Road which is separated from the application site by 18m. Decking over is considered not practicable;
- Noise Shielding Wall/ Architectural Fin: Due to shape of site, façade of habitable room is nearby parallel to Castle Peak Road. Use of architectural **fin** is considered ineffective to mitigate the noise exceedance level of about 5 dB(A);
- Façade Acoustic Treatments: Acoustic Windows (Baffle Type), Enhanced Acoustic Balconies (Baffle Type) will be provided at facades where traffic noise exceedance predicted as mitigation measures;
- Barrier/ Low Noise Road Surfacing: Low noise road surface on Tuen Mun Road have also been accounted in noise evaluation. The site is elevated above Castle Peak Road. G/F and 1/F domestic floor are situated at about +48mPD and +53mPD, i.e. about 23m to 28m above Castle Peak Road (about +25mPD). There's also insufficient area between building façade and site boundary for erection of noise barrier.

(b) Air Quality Mitigation Measure(s)

Proper ventilation and exhaust will be provided to carpark to fulfil requirement under ProPECC PN 2/96 on Control of Air Pollution in Car Parks.

(c) Waste Management

Waste generation from the residential units will be collected and removed regularly by an appointed party. Waste separation and recycling will be implemented, where practicable. General refuse and non-recyclables will be stored in enclosed bins and disposed offsite on a regular basis for avoidance of pest and odour nuisance. Recycling bins for recyclable materials will be transported off-site for recycling on a regular basis.

(d) Sewerage Arrangement

Sewage from the proposed redevelopment will be conveyed to existing public sewerage as if current arrangements. It is envisaged that terminal manhole shall be re-provided, via existing FMH4062142 near Ting Yat Road to the existing sewerage system. The sewage will then be conveyed to the existing downstream 225mm diameter sewer pipe (FWD4062040) towards sewage pump house at Ting Kau and ultimately to Sham Tseng Sewage Treatment Works.

(e) Drainage Arrangement

Separate drainage plan submission shall be made to the BD during detailed design stage. Any drainage connection works or modifications works outside the development lot shall also be made to Drainage Services Department (DSD) for approval. With proper design and implementation of future **drainage** connection, and that there's no increase in **drainage** generation, no insurmountable **drainage** impact should be anticipated.

(f) Geotechnical Consideration

A comprehensive instrumentation and monitoring system with mitigation/contingency measures should be formulated during the detailed design to closely monitor the construction impact on the adjacent building structures, roads, slopes and utilities and to ensure that all the allowable limits on ground movement/vibration are achieved. The proposed development will not introduce additional loadings or increase the hydrostatic pressure to the Water Supplies Department (WSD) tunnel. The proposed construction method, without blasting or percussive piling method, will induce minimal vibration to the adjacent ground as well as the tunnel, which is located about 11.2m below ground.

3.5 Implementation Programme

The proposed residential redevelopment is anticipated to be completed by end of 2028, taking into account the time for fulfilment of planning approval conditions, building plan submission stage, and construction stage, etc.

4.6 Minimum Environmental Impact

An Environmental Assessment has been conducted as presented in **Appendix IV**. In order to confirm the environmental acceptability of the present application, Noise Impact Assessment, Air Quality Impact Assessment, Waste Management Implication Assessment and Water Quality Impact Assessment were carried out to examine the impact associated with the proposed redevelopment. The aforesaid assessments have the following conclusions:-

(a) **Noise Impact**

There is no fixed noise sources or rail noise source within 300m study boundary that would contribute to significant adverse noise impact on the proposed redevelopment. Quantitative traffic noise impact assessment is carried out with respect to HKPSG criteria.

The assessment results indicated that the HKPSG road traffic noise standard can be met at all worst-affected NSRs selected for assessment under worst case scenario with proposed mitigation measures. No insurmountable traffic noise impact is anticipated.

(b) **Air Quality Impact**

There is no active chimney nor odour emission source within 200m from the application site. There will be no air sensitive uses (including openable windows, fresh air intake of mechanical ventilation and recreational uses in the open area) located within the buffer zones of nearby roads.

A carport with 5 parking spaces will be naturally ventilated and its opening sides will not face any Air Sensitive Receivers. There is no exhaust outlet and there is no odorous or air pollutant emission from the proposed E&M room. No adverse air quality impact is anticipated.

(c) **Waste Management Implications**

Provided that the identified waste arising from the construction works are handled, transported and disposed of using approved methods and that the recommended good site practices are adhered to, adverse environmental impacts are not anticipated.

Waste will be removed regularly by an appointed party. Provided that the environmental control measures are properly implemented, no adverse environmental impact would be anticipated with respect to solid waste management.

(d) **Water Quality**

Water quality impacts from construction are associated with the general

construction activities, construction site run-off and sewage effluent from construction workforce, while the water quality impacts from operation are associated with normal urban surface runoff only. Potential water quality impacts can be controlled by implementing the recommended mitigation measures. With the implementation of mitigation measures, no adverse water quality impact on the identified Water Sensitive Receivers (WSRs) is anticipated.

With the implementation of all the proposed mitigation measures, it confirms the feasibility of the proposed redevelopment from an environmental point of view.

4.8 Minimum Landscape and Visual Impact

The proposed redevelopment will not result in any significant landscape and visual impacts based on the following reasons:-

(a) Landscaping Consideration

The application site is situated in an area of residential urban landscape character predominated by residential blocks, woodland and road. The proposed redevelopment is considered compatible with the surrounding environment.

A Tree Survey Report has been conducted as presented in **Appendix VI**. According to the tree survey report conducted on 5.2.2025, there are 5 existing trees identified within the site boundary and basic information on the existing trees is shown in **Section 3.2**. No protected tree species or OVT is found within the site and at periphery. 4 trees will be retained in-situ while 1 tree will be felled due to in conflict with the Proposed Redevelopment and the associated works. 1 nos. of new tree planting (*Bauhinia purpurea*) in heavy standard size are proposed.

In order to enhance the visual quality of the site entrance, green wall will be introduced along the left entry corner. Vertical greening will be assembled onto structural framework, which creates a magnificent picturesque. Due to site constraints (i.e. lease restriction and registered slopes), it is difficult to propose additional landscape features at the site. Nevertheless, the Applicant will explore such possibility after the final Site Formation Plan is approved by BD in the detailed design stage.

In order to minimise impact of the proposed redevelopment during the construction process, appropriate protection measures to these trees, e.g. wrapping of the stems with protective cover, will be adopted. The site situation will be carefully monitored throughout the construction period. The contractor will need to be made aware of the need to minimise the encroachment of the construction works on the trees, so as to minimise the impact on them.

Considering that most of the existing trees will be retained, and one of the trees will be felled and compensated by one new tree, no significant adverse landscape impact is envisaged.

(b) Visual Consideration

Areas surrounding the application site are mainly characterised by vegetated slopes with scattered low-density residential developments with existing BH generally ranging from 2 to 3 storeys. The proposed minor relaxation of PR does not involve addition BH beyond that permitted on the OZP. This proposed redevelopment is low-rise in nature and situated on a slope, sandwiched between Castle Peak Road and Tuen Mun Road. The redevelopment scheme has taken into account the surrounding natural slope in particular to preserve the surrounding native

trees. It provides an opportunity to maintain the site's visual characteristics and would not have any adverse visual impacts to the surrounding area.

With reference to the TPB Guidelines No. 41, the boundary for visual assessment should be set at least 34.5m away from the application site (3 x maximum building height = 3 x 11.5m). **Plan R** shows that there are no major public viewing points (PVP)s within or in the immediate surrounding of the site. Nevertheless, photomontages showing the proposed redevelopment from PVPs situated further away from the application site have been prepared in **Plan R1- Plan R4**. The location of the selected PVP is mainly the popular area used by the public or tourists (i.e. playground) in the vicinity of the site. However, photomontages from PVPs such as Ting Kau Garden, Ting Kau Village Playground and Ting Kau Beach will be omitted because the proposed development will be visually obstructed by a cluster of village houses and vegetation (see photos below).



Photo taken from Ting Kau Garden



Photo taken from Ting Kau Village Playground



Photo taken from Ting Kau Beach

Photomontages in **Plan R1- Plan R4** indicate that 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.



Photo 1: The application site.



Photo 2: Castle Peak Road - New Ting Kau



Photo 3: Site and its surrounding area.



Photo 4: West of the site.

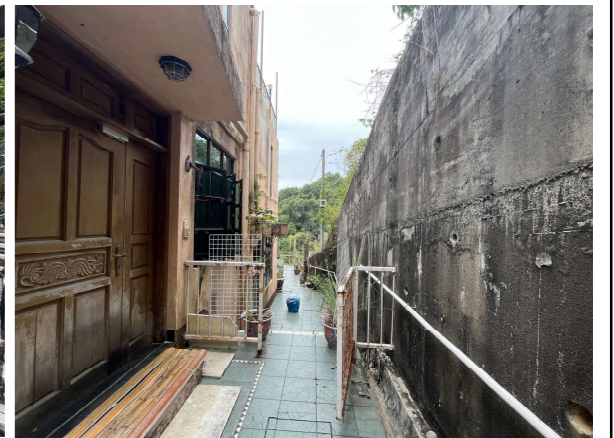


Photo 5: North of the site.



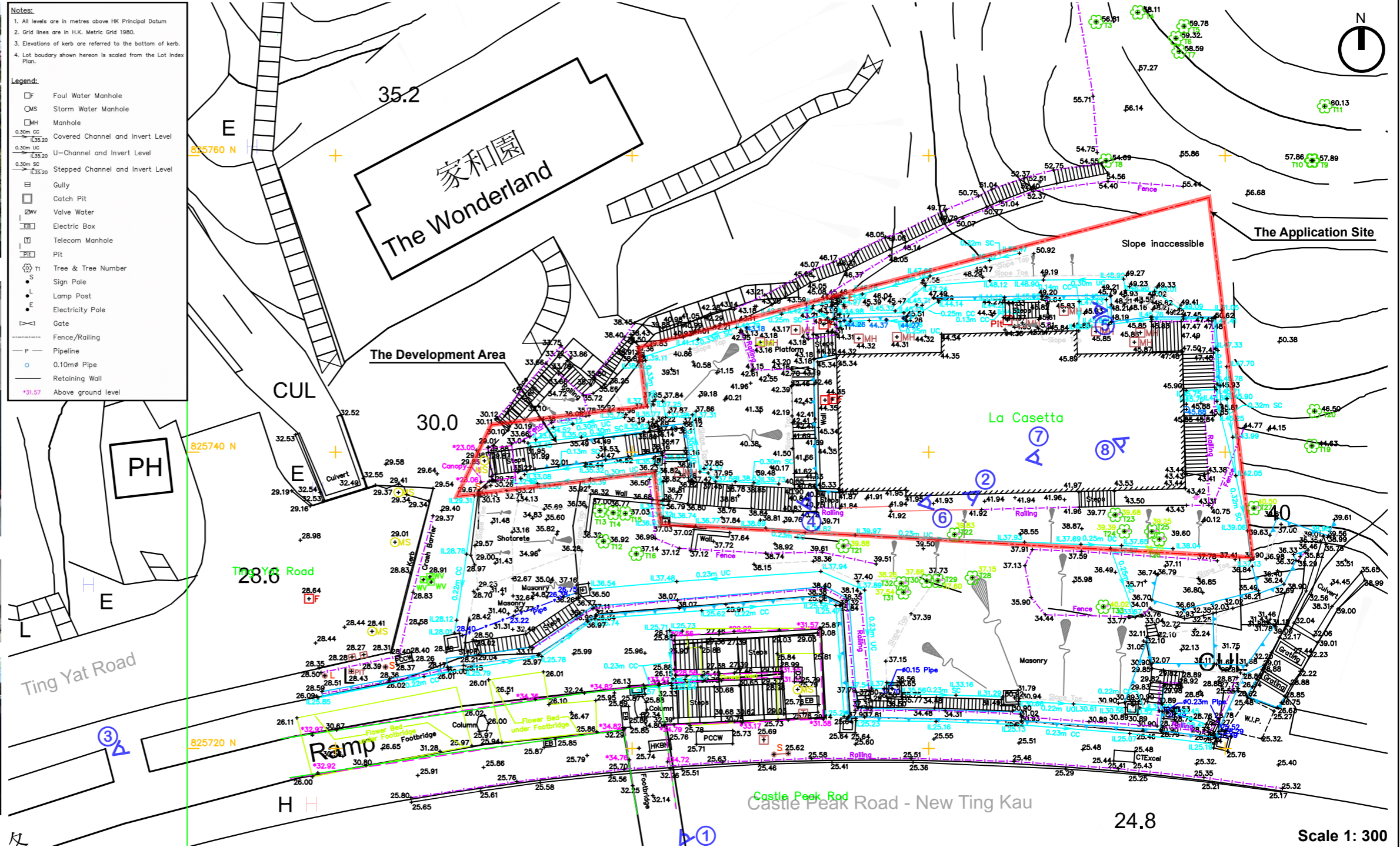
Photo 6: South of the site.



Photo 7: Ground floor of the residential unit.



Photo 8: First floor of the residential unit.



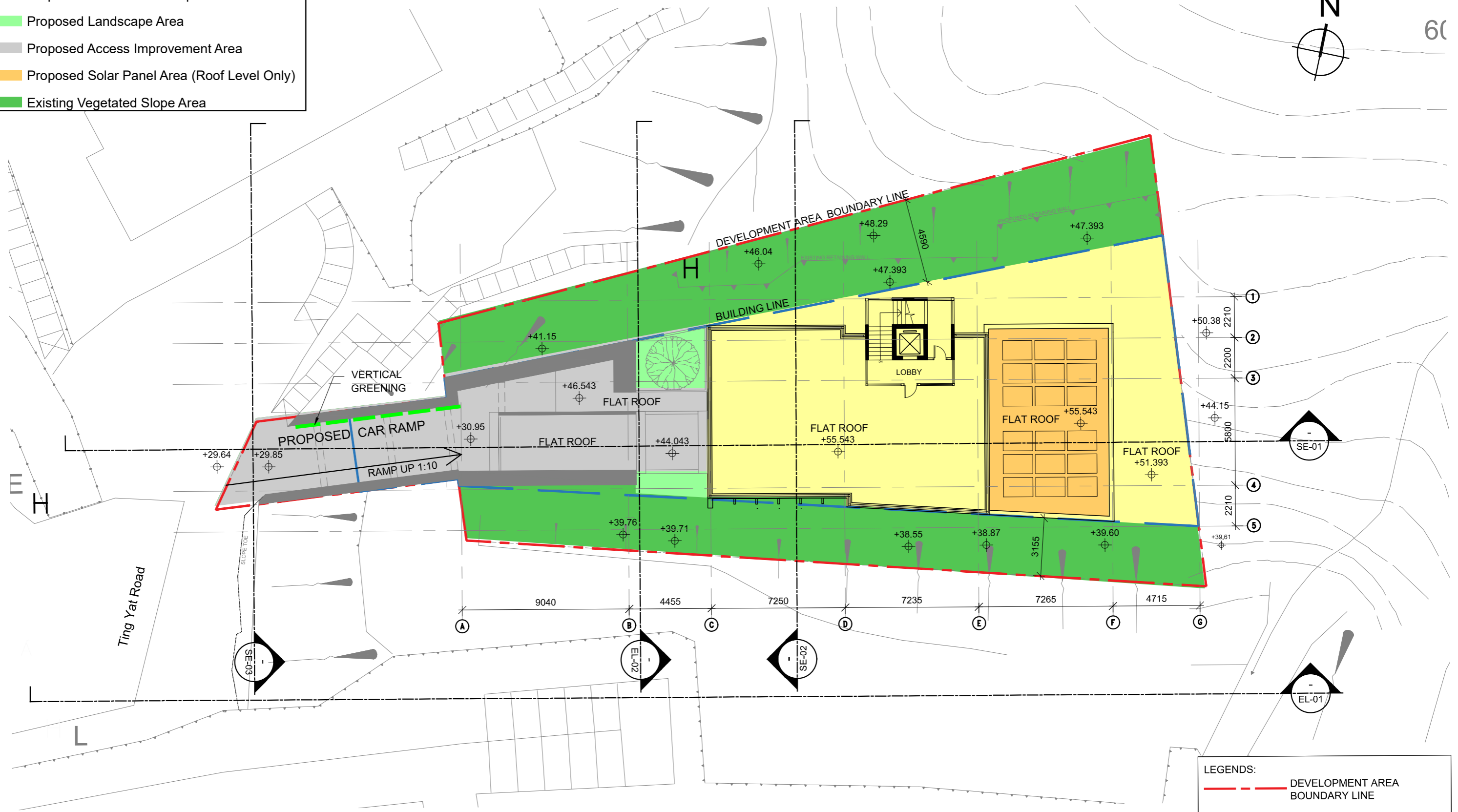
Plan B: Site Plan

(Survey Sheet Overlaid by Topographic Survey)

- Legends :
- Proposed House Redevelopment Area
 - Proposed Landscape Area
 - Proposed Access Improvement Area
 - Proposed Solar Panel Area (Roof Level Only)
 - Existing Vegetated Slope Area



60



MASTER LAYOUT PLAN
MLP-01 SCALE: 1:200 (A3)

- LEGENDS:
- DEVELOPMENT AREA BOUNDARY LINE
 - BUILDING LINE (UNDER LEASE)
 - VERTICAL GREENING

何 周 禮 建 築 設 計 事 務 所 有 限 公 司

REMARKS: DO NOT SCALE THIS DRAWING.
ALL MEASUREMENTS MUST BE CHECKED ON SITE.

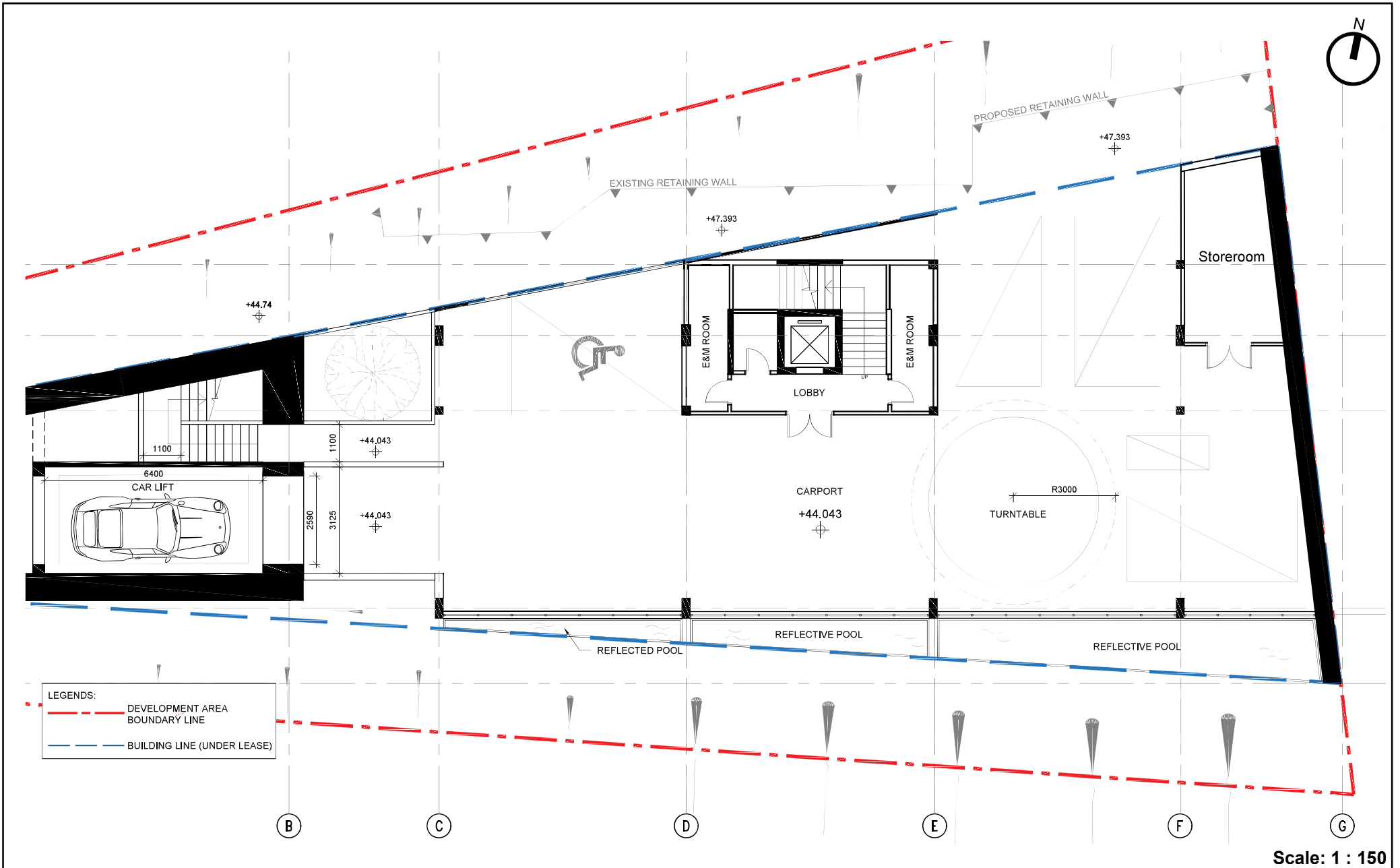
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DATE: -
DRAWN: BC
DATE: DEC 2023

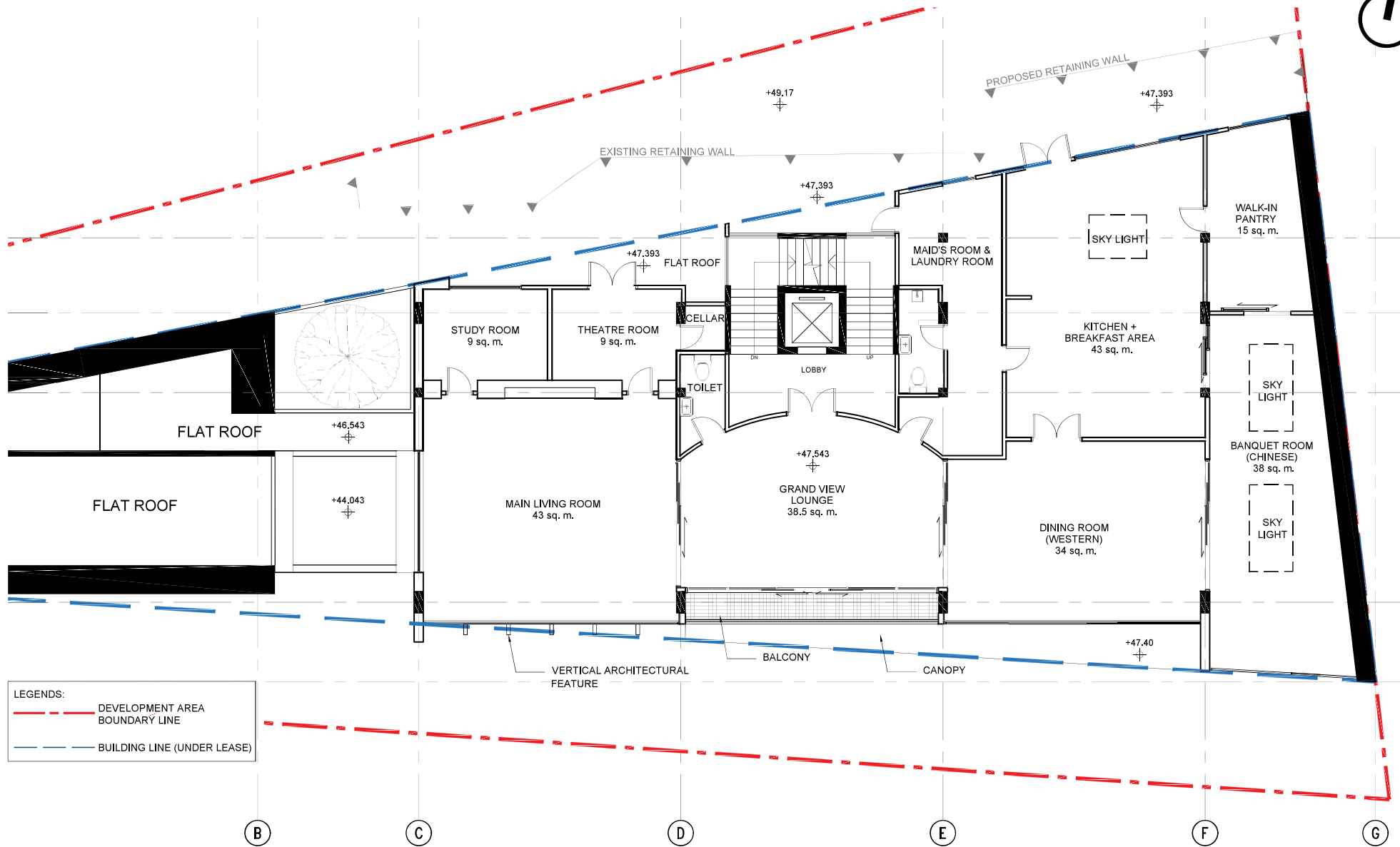
BARRIE HO LTD
ARCHITECTURE · INTERIORS
Plan E: Master Layout Plan

DWG NO.: MLP-01
JOB NO.: 202327
SCALE: 1:200 (A3)

REVISION	DATE	DRAWN	CHECKED
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B	SEP 2024	MC	AP
C	JAN 2025	BC	AP

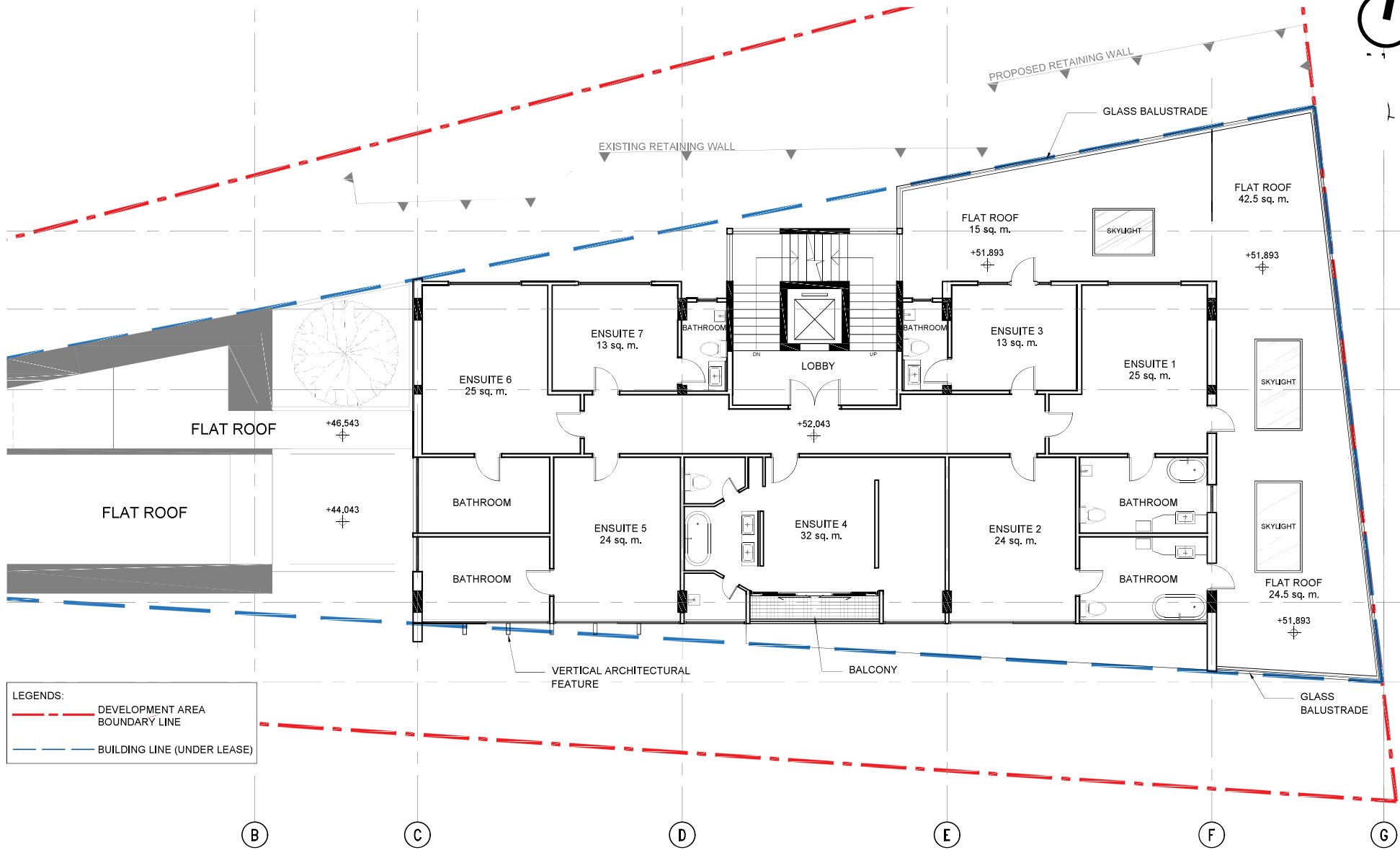
For Indicative Purpose





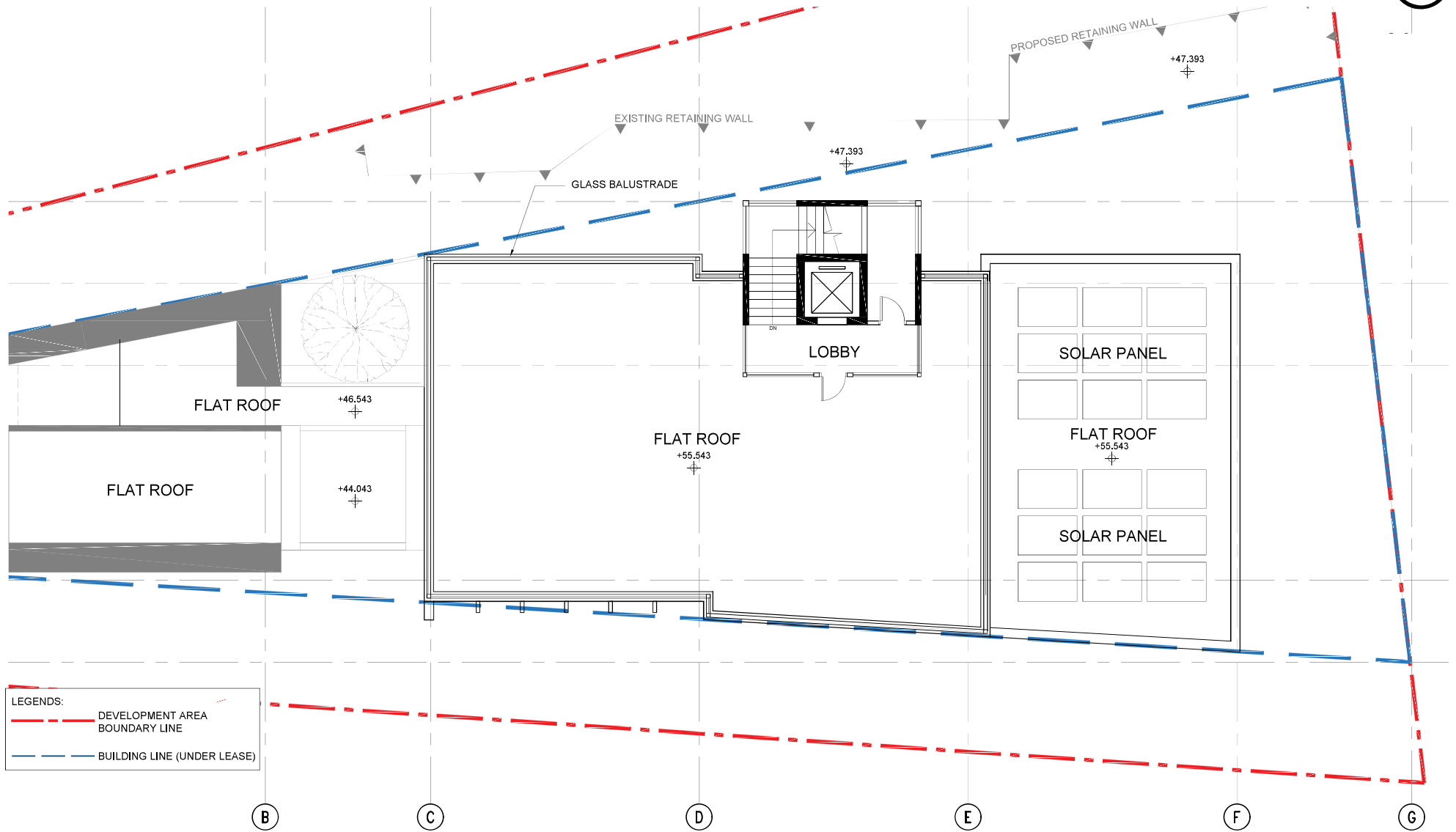
- LEGENDS:
- — — — — DEVELOPMENT AREA BOUNDARY LINE
 - — — — — BUILDING LINE (UNDER LEASE)

Scale: 1 : 150

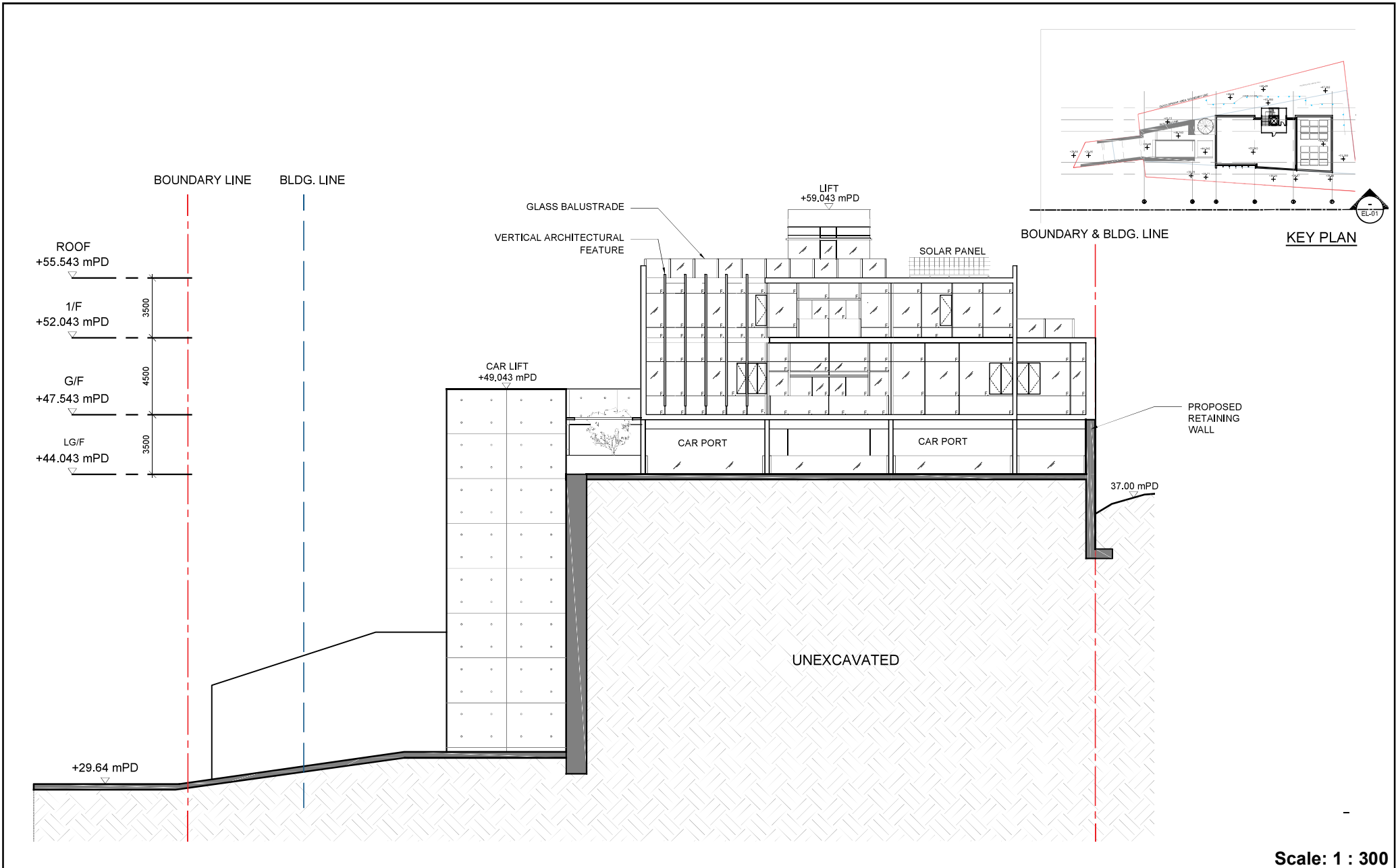


- LEGENDS:
- — — — — DEVELOPMENT AREA BOUNDARY LINE
 - — — — — BUILDING LINE (UNDER LEASE)

Scale: 1 : 150



Scale: 1 : 150



Scale: 1 : 300



Plan J: Elevation Plan (1)
(View from Castle Peak Road)

ROOF
+55,543 mPD

3500

1/F
+52,043 mPD

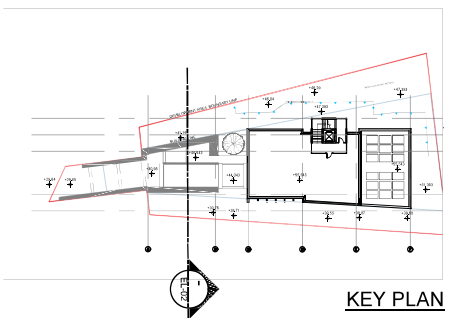
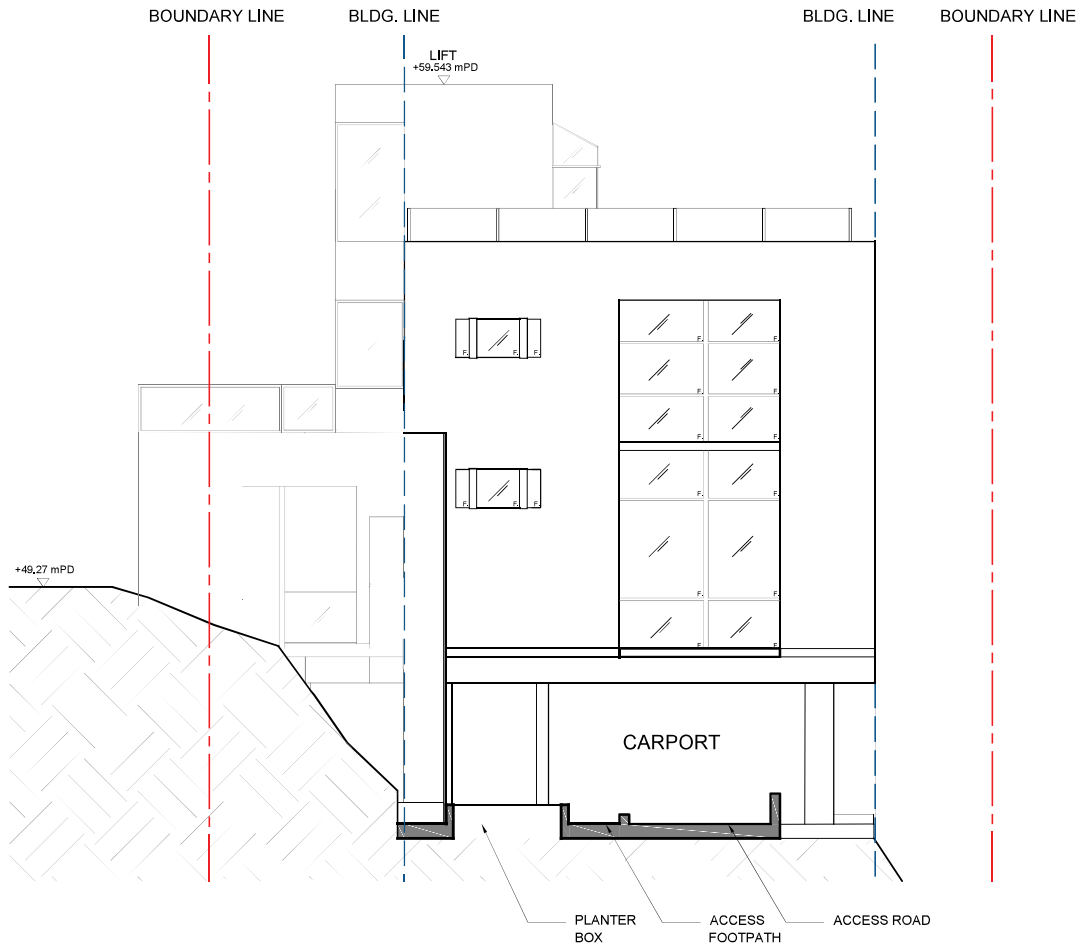
4500

G/F
+47,543 mPD

3500

LG/F
+44,043 mPD

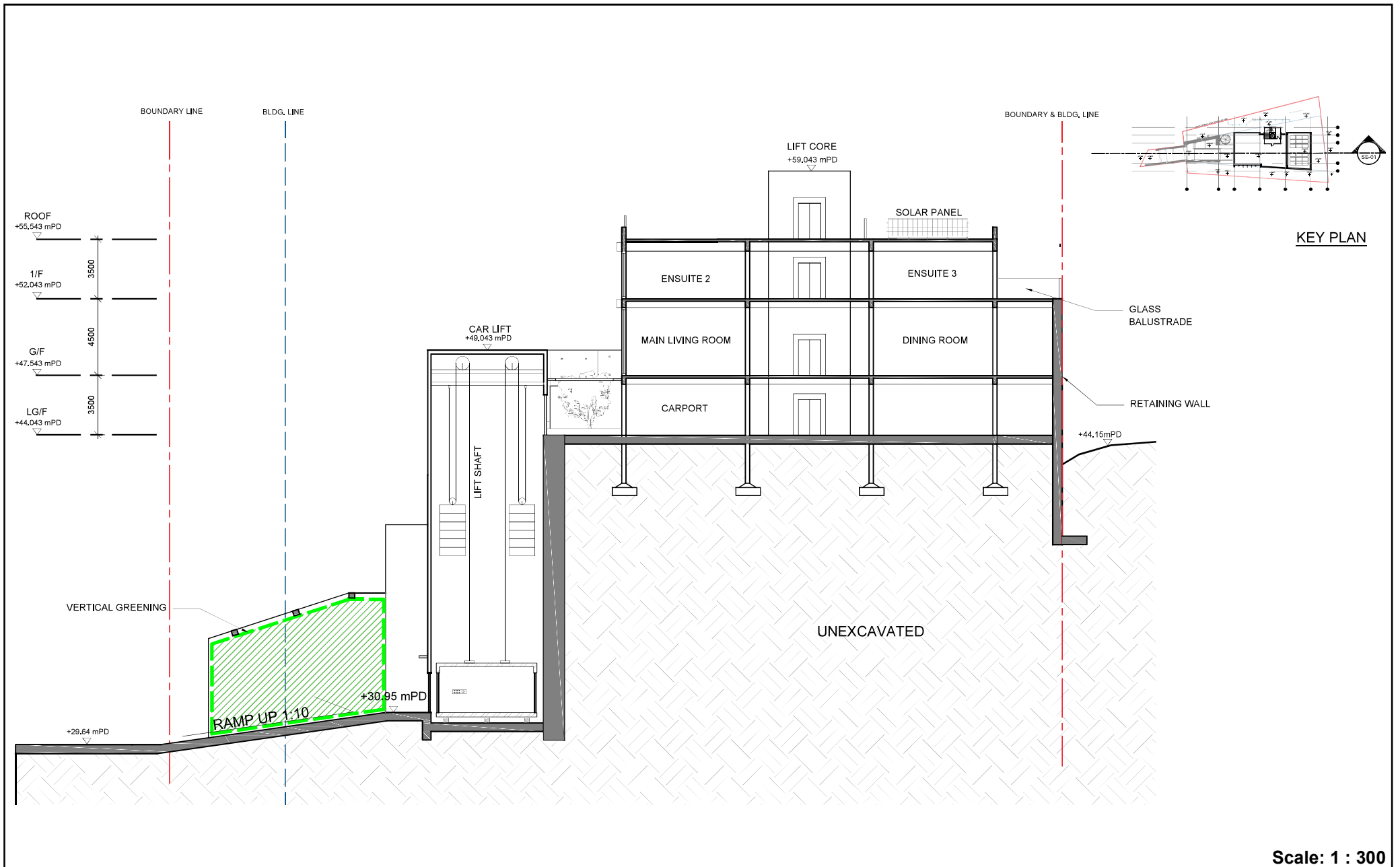
Side Elevation



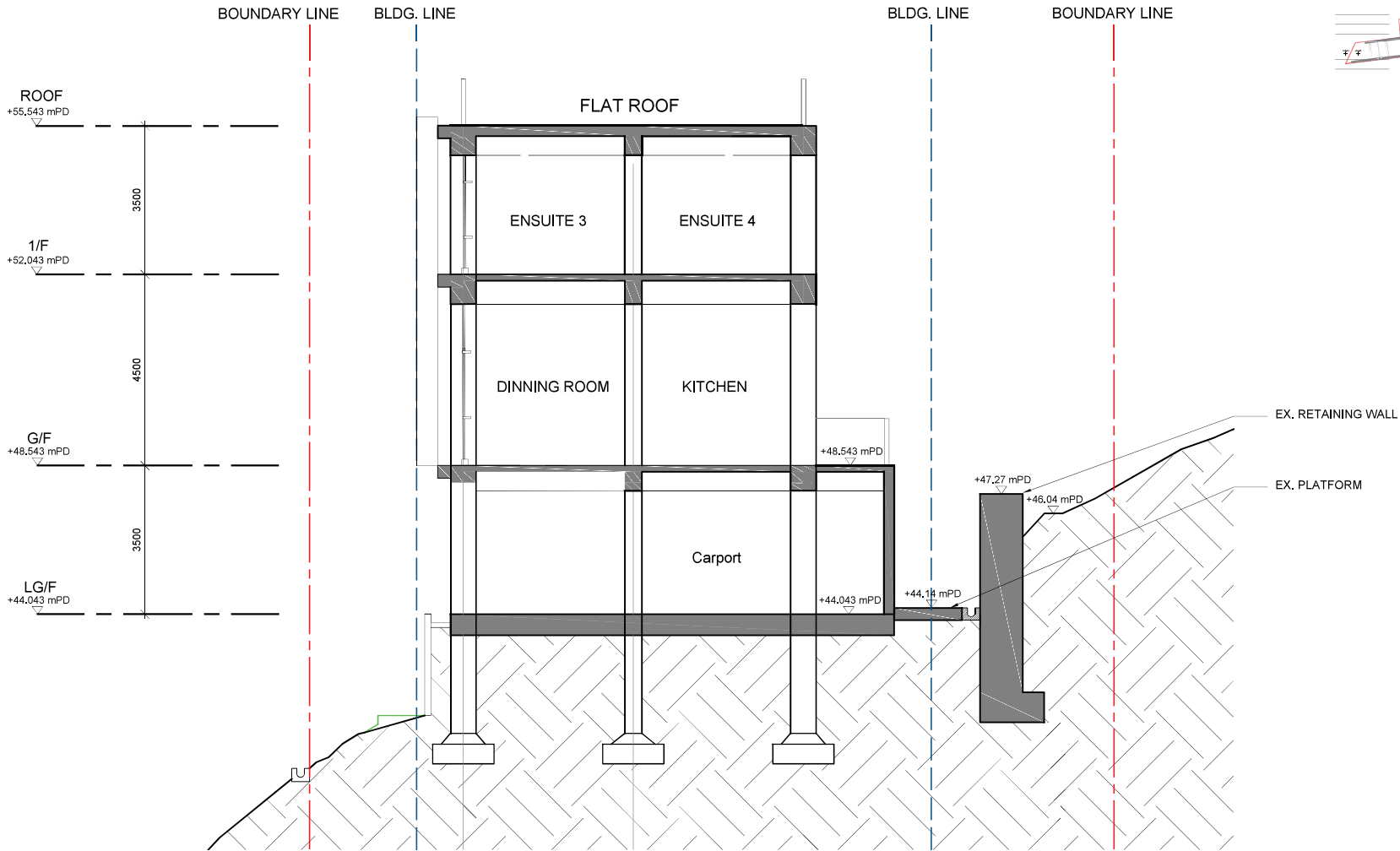
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Plan K: Elevation Plan (2)

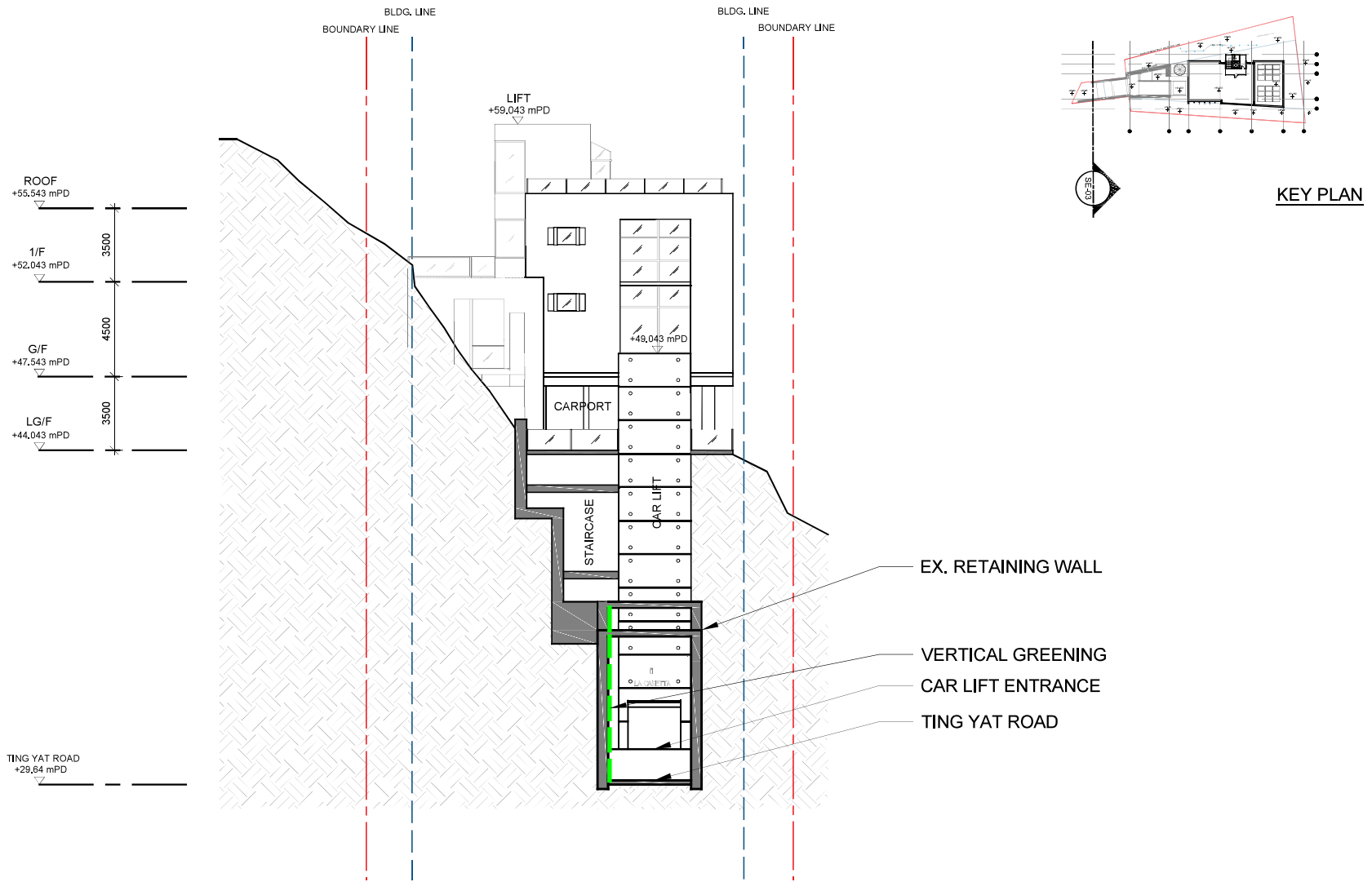
(View from Ting Yat Road)



Scale: 1 : 300



Scale: 1 : 150



KEY PLAN

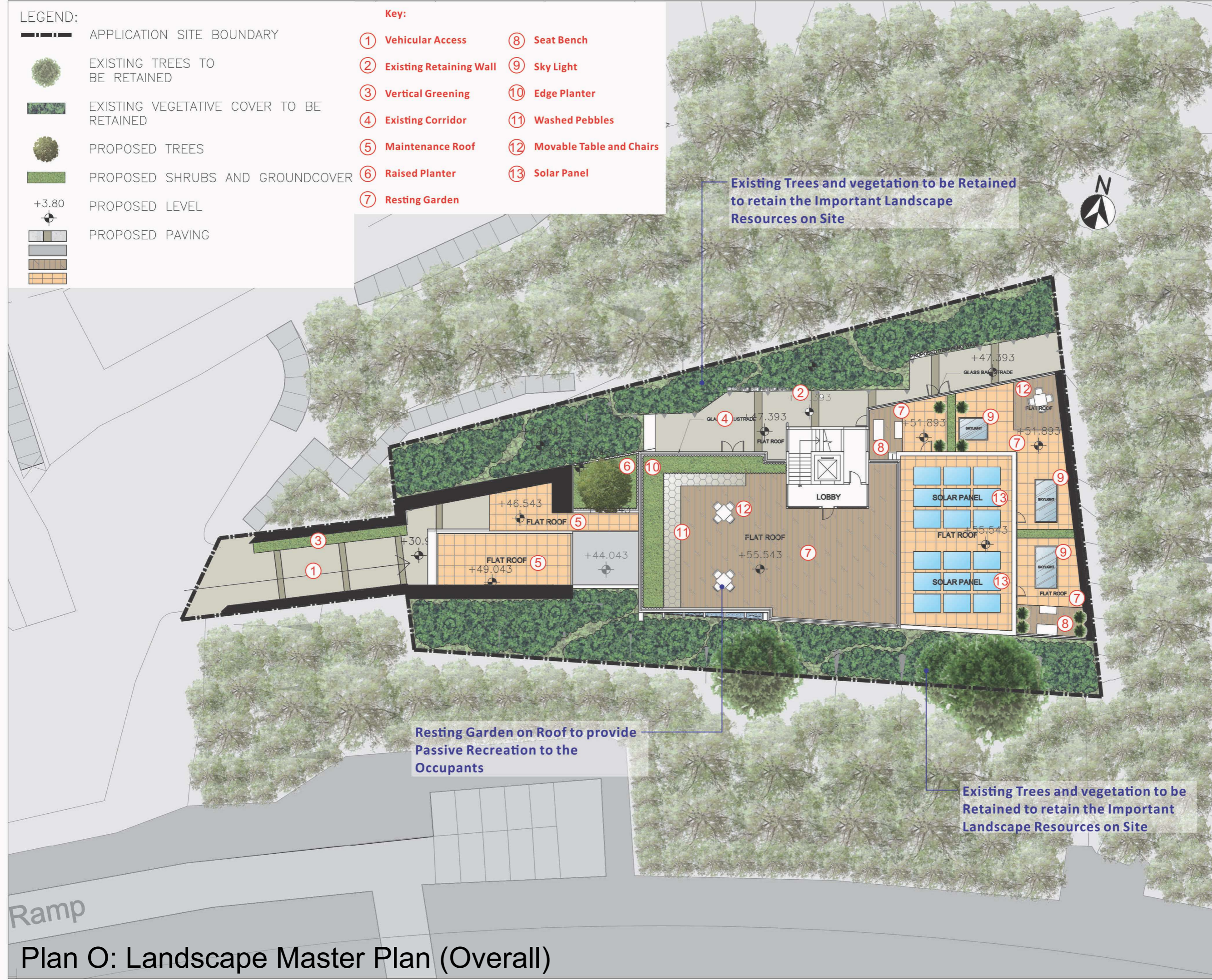
Scale: 1 : 300

LEGEND:

-  APPLICATION SITE BOUNDARY
-  EXISTING TREES TO BE RETAINED
-  EXISTING VEGETATIVE COVER TO BE RETAINED
-  PROPOSED TREES
-  PROPOSED SHRUBS AND GROUNDCOVER
-  +3.80 PROPOSED LEVEL
-  PROPOSED PAVING

Key:

- ① Vehicular Access
- ② Existing Retaining Wall
- ③ Vertical Greening
- ④ Existing Corridor
- ⑤ Maintenance Roof
- ⑥ Raised Planter
- ⑦ Resting Garden
- ⑧ Seat Bench
- ⑨ Sky Light
- ⑩ Edge Planter
- ⑪ Washed Pebbles
- ⑫ Movable Table and Chairs
- ⑬ Solar Panel



PROJECT :
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

DRAWING TITLE :
LANDSCAPE MASTER PLAN
(OVERALL)

PROJECT No. C2511

DRAWING No. LMP01

SCALE : 1:200

DATE OF ISSUE : JAN 2025

CAD FILENAME : C2511-LMP01

REV	DESCRIPTION	DATE
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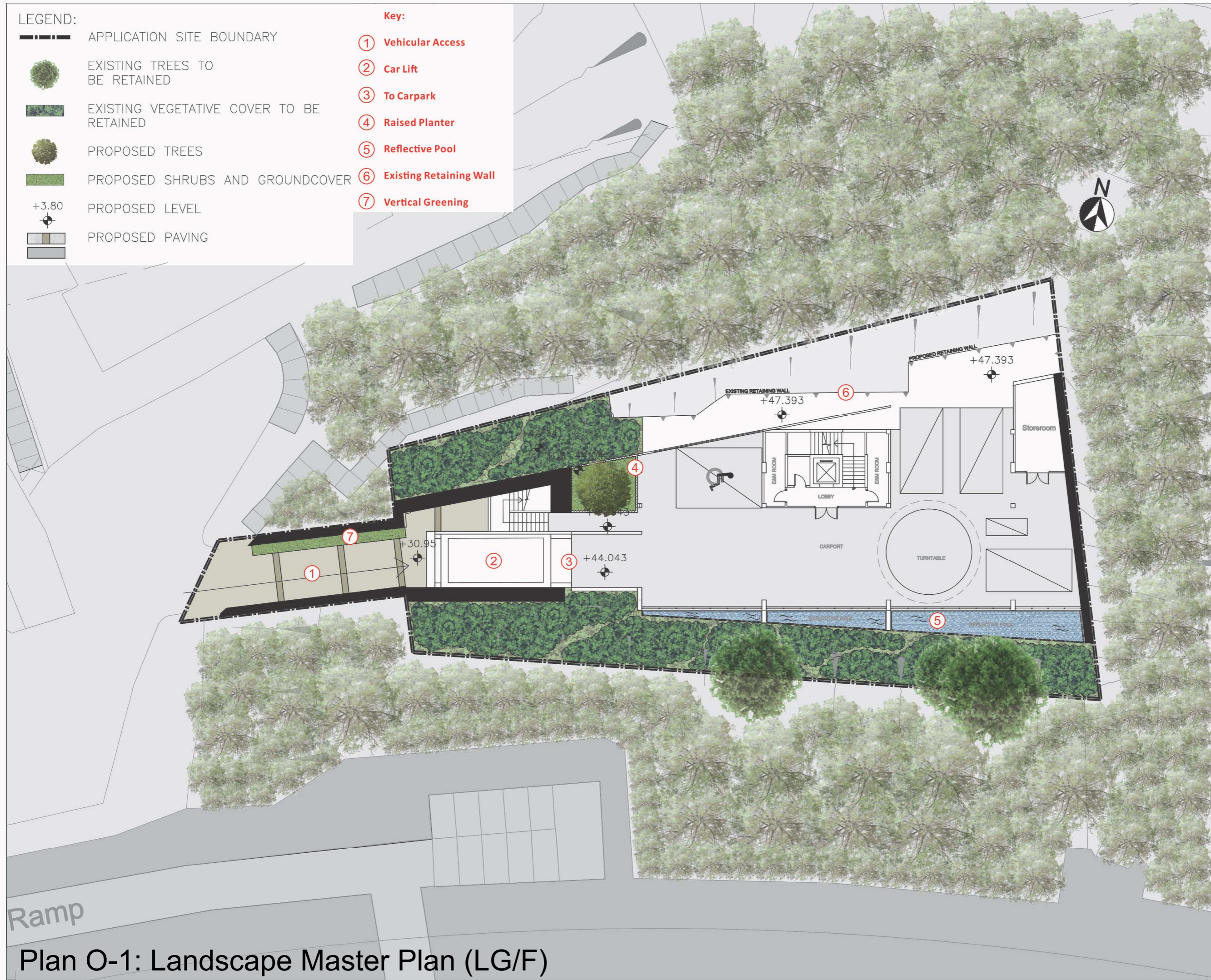
Plan O: Landscape Master Plan (Overall)

LEGEND:

-  APPLICATION SITE BOUNDARY
-  EXISTING TREES TO BE RETAINED
-  EXISTING VEGETATIVE COVER TO BE RETAINED
-  PROPOSED TREES
-  PROPOSED SHRUBS AND GROUNDCOVER
-  +3.80 PROPOSED LEVEL
-  PROPOSED PAVING

Key:

- ① **Vehicular Access**
- ② **Car Lift**
- ③ **To Carpark**
- ④ **Raised Planter**
- ⑤ **Reflective Pool**
- ⑥ **Existing Retaining Wall**
- ⑦ **Vertical Greening**



PROJECT :
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

DRAWING TITLE :
LANDSCAPE MASTER PLAN (LG/F)

PROJECT No. C2511

DRAWING No. LMP02

SCALE : 1:200

DATE OF ISSUE : JAN 2025

CAD FILENAME : C2511-LMP02

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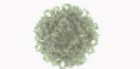




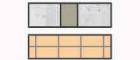
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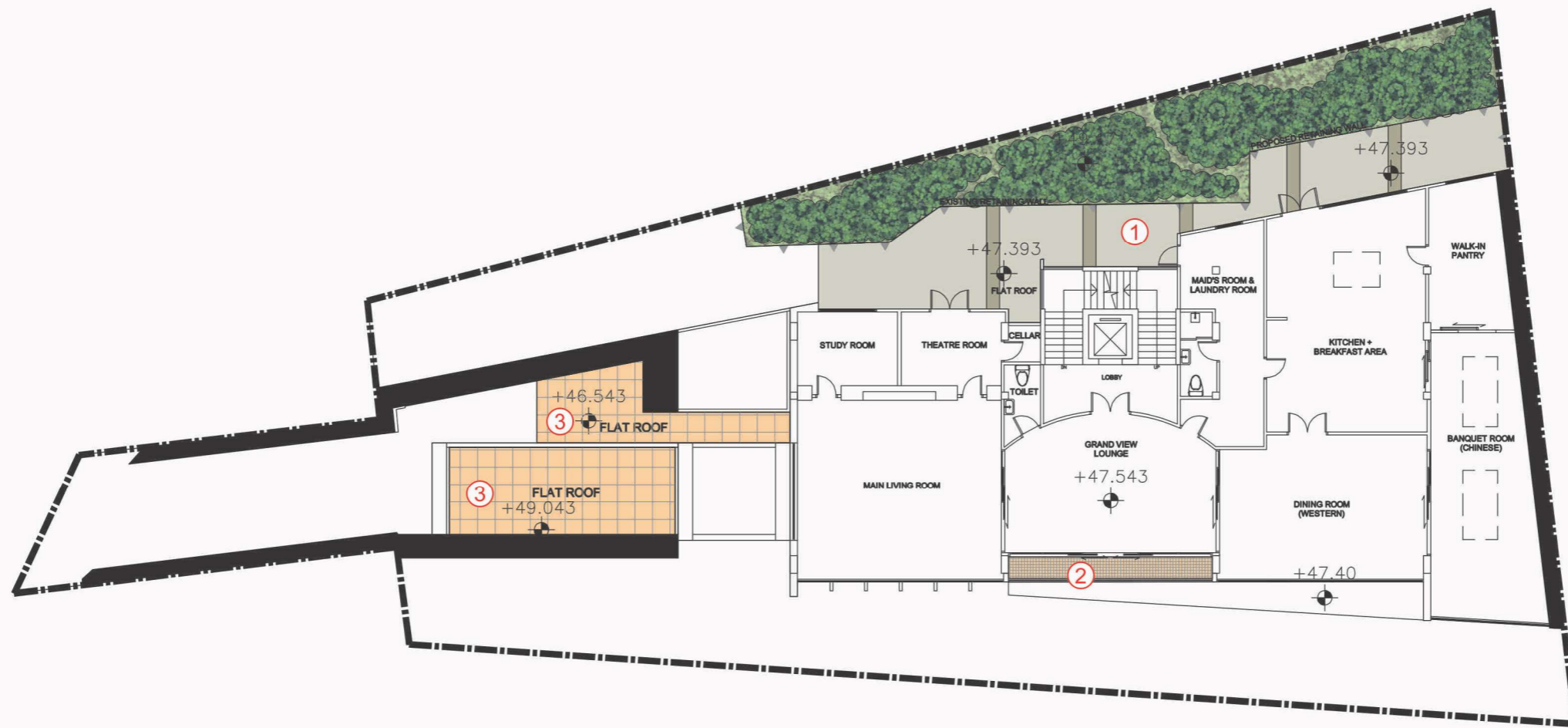
Plan O-1: Landscape Master Plan (LG/F)

LEGEND:

-  APPLICATION SITE BOUNDARY
-  EXISTING TREES TO BE RETAINED
-  EXISTING VEGETATIVE COVER TO BE RETAINED
-  PROPOSED TREES
-  PROPOSED SHRUBS AND GROUND COVER
-  +3.80 PROPOSED LEVEL
-  PROPOSED PAVING

Key:

- ① Existing Corridor
- ② Balcony
- ③ Maintenance Roof



PROJECT :
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

DRAWING TITLE :
LANDSCAPE MASTER PLAN (G/F)

PROJECT No. C2511

DRAWING No. LMP03

SCALE : 1:200

DATE OF ISSUE : JAN 2025

CAD FILENAME : C2511-LMP03

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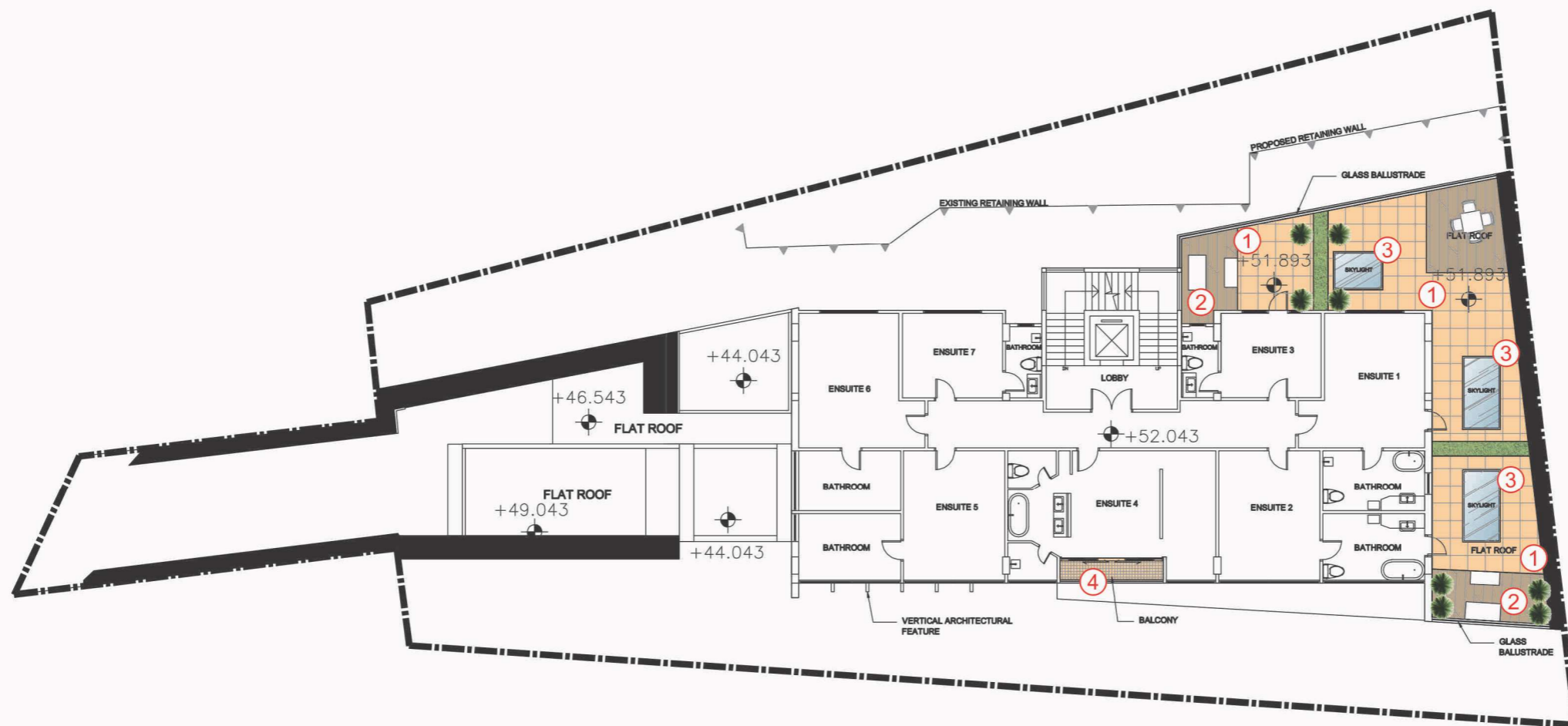
Plan O-2: Landscape Master Plan (G/F)

LEGEND:

-  APPLICATION SITE BOUNDARY
-  EXISTING TREES TO BE RETAINED
-  EXISTING VEGETATIVE COVER TO BE RETAINED
-  PROPOSED TREES
-  PROPOSED SHRUBS AND GROUNDCOVER
-  +3.80 PROPOSED LEVEL
-  PROPOSED PAVING

Key:

- ① Resting Garden
- ② Seat Bench
- ③ Sky Light
- ④ Balcony



PROJECT :
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

DRAWING TITLE :
LANDSCAPE MASTER PLAN
(1/F)

PROJECT No. C2511

DRAWING No. LMP04

SCALE : 1:200

DATE OF ISSUE : JAN 2025

CAD FILENAME : C2511-LMP04

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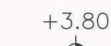

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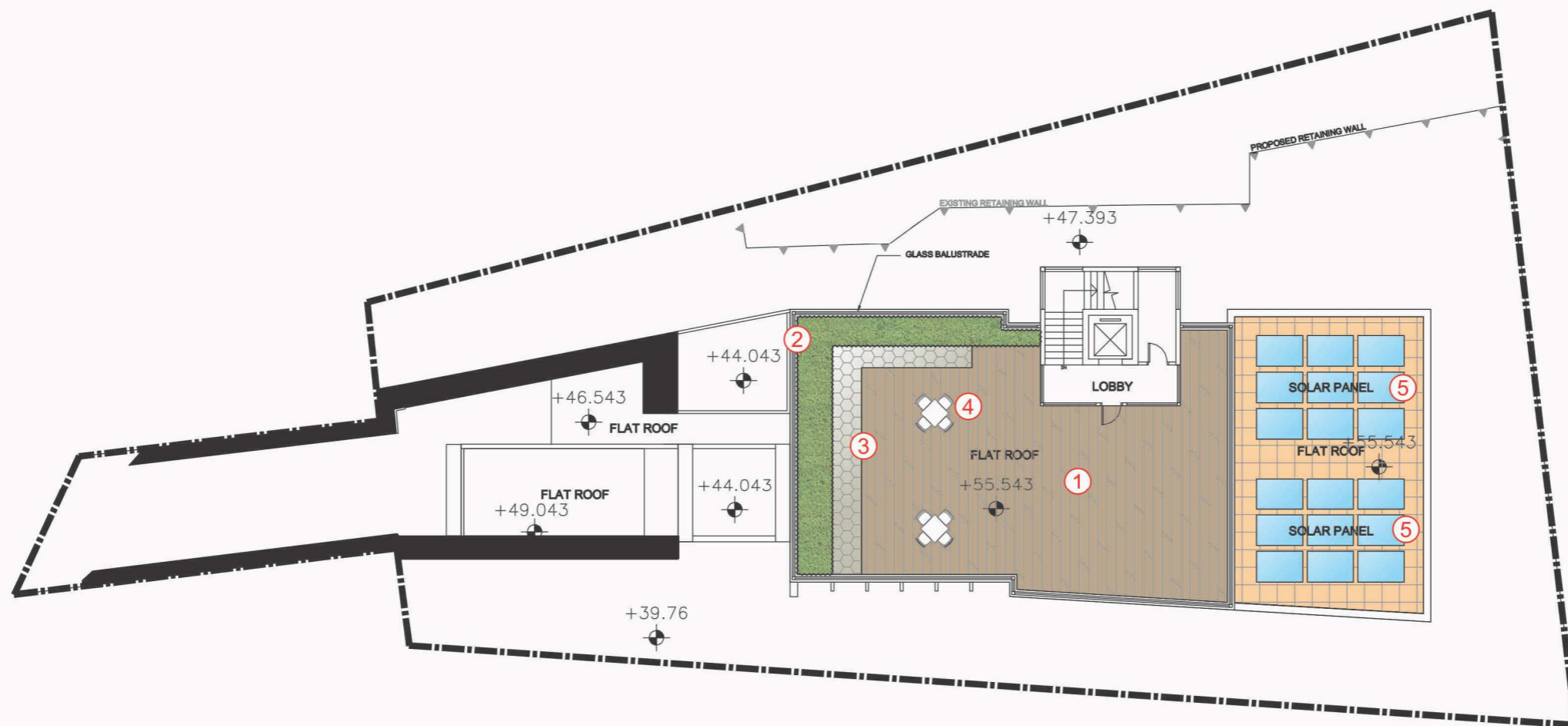
Plan O-3: Landscape Master Plan (1/F)

LEGEND:

-  APPLICATION SITE BOUNDARY
-  EXISTING TREES TO BE RETAINED
-  EXISTING VEGETATIVE COVER TO BE RETAINED
-  PROPOSED TREES
-  PROPOSED SHRUBS AND GROUNDCOVER
-  +3.80 PROPOSED LEVEL
-  PROPOSED PAVING

Key:

- ① Resting Garden
- ② Edge Planter
- ③ Washed Pebbles
- ④ Movable Table and Chairs
- ⑤ Solar Panel



PROJECT :
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

DRAWING TITLE :
LANDSCAPE MASTER PLAN
(R/F)

PROJECT No. C2511

DRAWING No. LMP05

SCALE : 1:200

DATE OF ISSUE : JAN 2025

CAD FILENAME : C2511-LMP05

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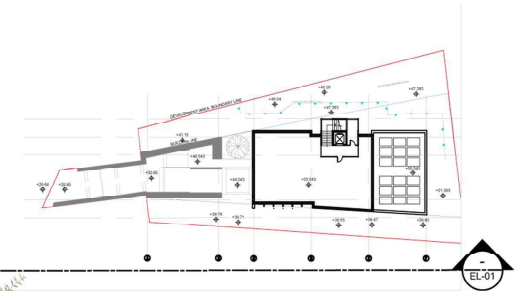
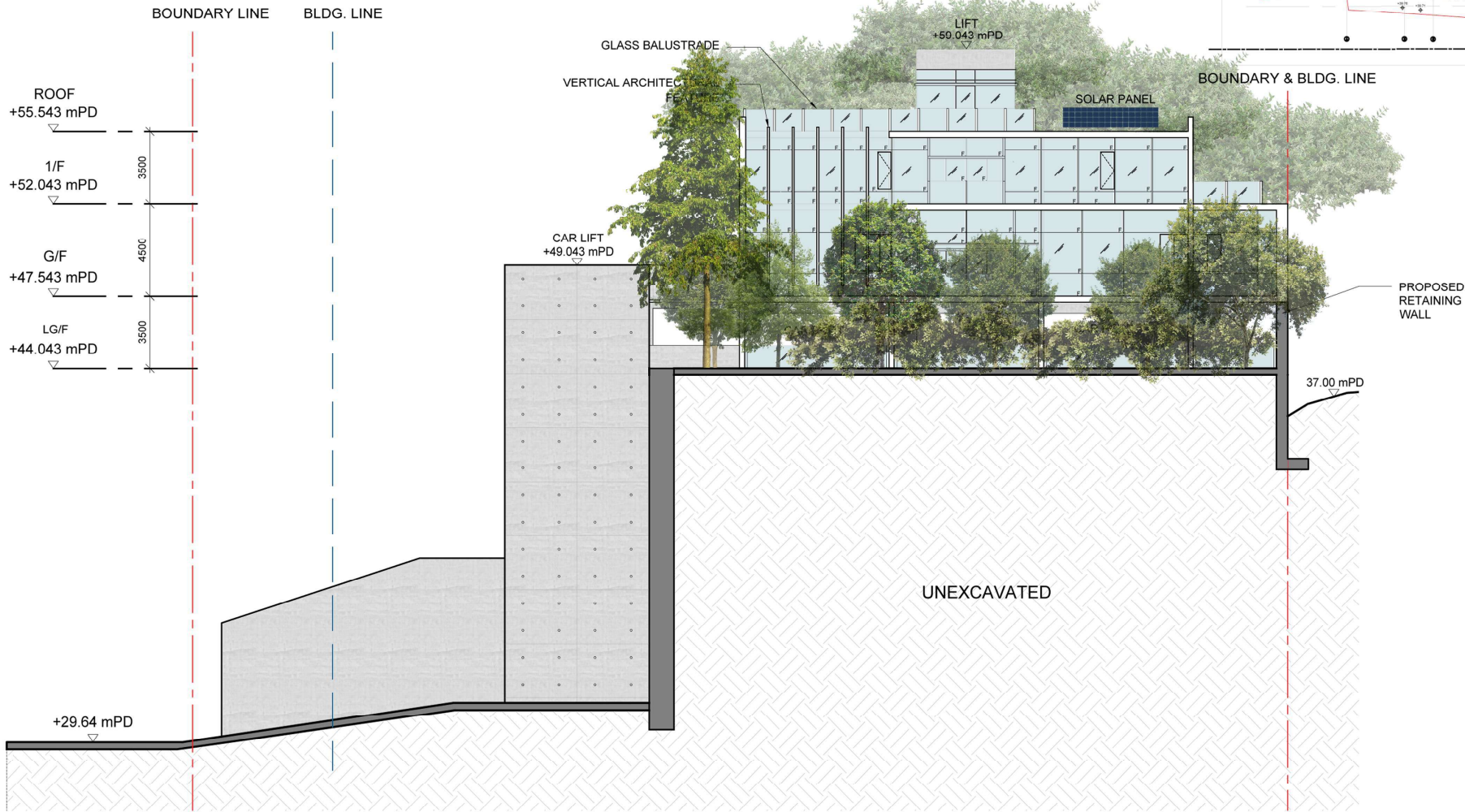
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Plan O-4: Landscape Master Plan (R/F)

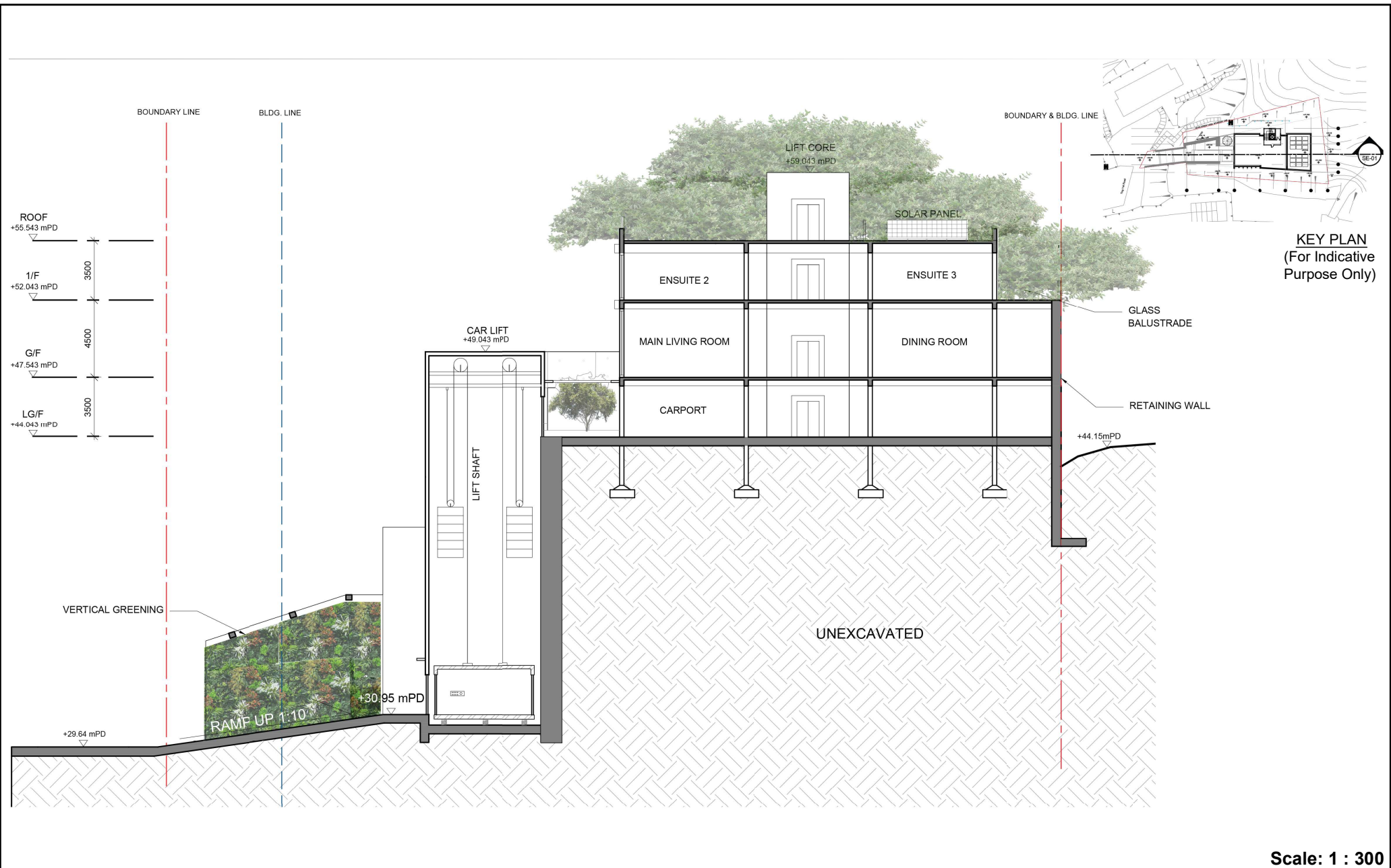


KEY PLAN
 (For Indicative Purpose Only)

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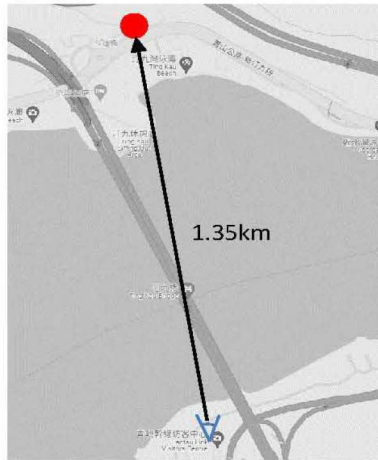


Plan P: Landscape Elevation Plan
 (View from Castle Peak Road)



Plan Q: Landscape Section Plan

VP-3



Existing



After





Existing



After