

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

**Further
Information (I)**



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



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

(Application No. A/TWW/131)

Further Information I

Responses to Departmental Comments

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Attachment 1: Amended Pages of the Planning Statement

Attachment 2: Revised Traffic Impact Assessment

Attachment 3: Tree Survey Report

Attachment 4: Revised Environmental Assessment

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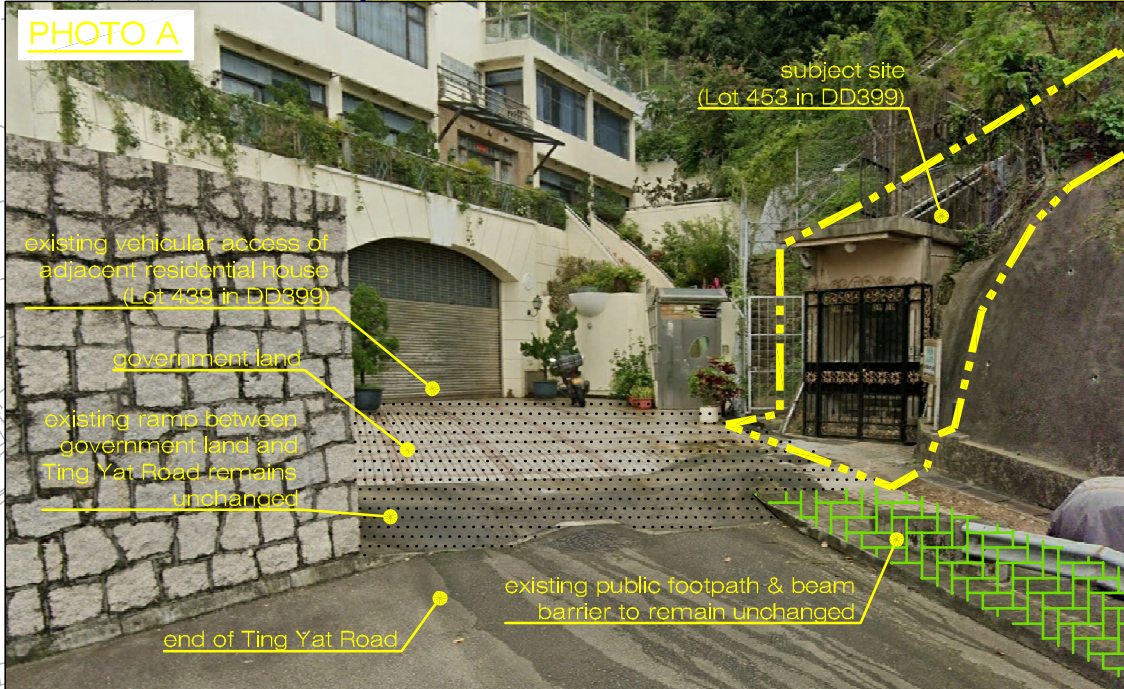
1. RESPONSES TO COMMENTS FROM THE TRANSPORT DEPARTMENT

1.1 Response to Comments from the Transport Department (TD)

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

1.2 Response to Comments from the Highways Department (TD)

Item	Departmental Comments	The Applicant's Responses
HyD(1)	<p>There is a section of public footpath at the end of Ting Yat Road. The arrangement of run-in/out for the captioned development is not presented in the submission. Please review and provide the relevant details for comment.</p>	<p>The proposed vehicular access will connect to the Government Land fronts the subject site, which is similar to the existing vehicular access of the adjacent residential house at Lot 439 in D.D. 399. Therefore, the proposed vehicular access will not encroach onto the existing public footpath at the end of Ting Yat Road, which shall remain as it is today.</p> <p>Attached on the following page Figure HyD-01 RevA shows the design of the proposed vehicular access.</p>
HyD(2)	<p>Referring to Plan E: Master Layout Plan and Plan M: Section Plan (2), slope 6SE-D/F178 and 6SE-D/FR 154, which are currently maintained by the captioned development, will be affected by the proposed development. The modification works of the slopes is not presented in the submission. As both slopes are in close proximity to the slope 6SE-C/FR 287 maintained by this Office, the Applicant should provide the details of the slope modification works and demonstrate that the slope modification works will not cause adverse impact to our slope.</p>	<p>It is clarified that feature no. 6SE-D/F178 will not encroach onto the footprint of the proposed development, and only a small portion at the crest of feature no. 6SE-D/FR154 is within the footprint. Hence, the impact imposed on these features due to the proposed development are considered to be minimal, and no significant slope modification works are required at this stage.</p> <p>The stability of these features, including 6SE-D/F178, 6SE-D/FR154 and 6SE-C/FR 287, will be further assessed in the detailed design stage.</p>



Project Title	PROPOSED DEVELOPMENT AT LOT 453 IN DD399, TING KAU, NT		Figure No.	HyD-01		Revision	A		
Figure Title	DETAILS OF PROPOSED VEHICULAR ACCESS		J7316	Designed by	W C H	Drawn by	W C H	Checked by	K C
			Scale in A4	1 : 150		Date	14 FEB 2025		
			CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk						

1.3 Response to Comments from the District Planning Office, Planning Department (DPO)

Item	Departmental Comments	The Applicant's Responses
DPO(1)	<p><u>Planning Statement</u></p> <p>1. Please clarify whether the proposed car lift at 49.043mPD is considered as one storey and provide justification(s).</p>	<p>The Proposed car lift is the only access road from Ting Yat Road to the proposed carport at level 44.043. The area at level 49.043 is a flat roof of the car lift shaft and consider as non-accountable GFA under Practice Notes of Lands Department and Buildings Department. Due to the site constraint, the proposed development shall be maintained on the existing level 42.4, car lift is proposed to provide the vehicular access from the Ting Yat Road. This access arrangement not only improve the existing accessibility, but also minimize the geotechnical impact on the existing slope with minimum excavation and maintain most of the existing natural landscape.</p>
DPO(2)	<p>2. Section 2.3 – As the Wonderland is located at the northwest of the site. Please consider revising as appropriate.</p>	<p>Noted. Relevant sentence has been amended appropriately (see Attachment 1).</p>
DPO(3)	<p>3. Section 3.4 (a) – Please revise the typo “architectural fun”.</p>	<p>Noted. Typo has been amended to “architectural fin” (see Attachment 1).</p>
DPO(4)	<p>4. Section 3.4 (e) – As this section is for drainage arrangement, please review whether “sewerage connection”, “sewage generation” and “sewerage impact” are appropriate.</p>	<p>Noted. Typos have been amended appropriately (see Attachment 1).</p>
DPO(5)	<p>5. Plans R-3 to R-4 – Please consider annotating the surrounding developments and reviewing the building heights.</p>	<p>Annotation has been added to the Plans R-3 to R-4 (see Attachment 1).</p>

Item	Departmental Comments	The Applicant's Responses
DPO(6)	<p><u>Traffic Impact Assessment</u></p> <p>Table 4.4 – Please review whether a recently approved application No. A/TWW/130 within the AOI should be added as committed development.</p>	<p><u>Traffic Impact Assessment (TIA)</u></p> <p>Tables 4.4 and 4.5 of the TIA are updated to include the recently approved application no. A/TWW/130, which has minimal net increase in traffic generation when compared to the existing hotel development, i.e. +32 pcu (2-way) during the AM peak hour, and +7 pcu (2-way) during the PM peak hour. In terms of pedestrian generation, 400 persons (2-way) are to be generated by A/TWW/130. Hence, the traffic and pedestrian forecast and analyses were updated. For completeness, a revised TIA is attached in Attachment 2.</p> <p>Nevertheless, conclusion of the TIA remains unchanged that the proposed development will not result in adverse traffic and pedestrian impact to the road and pedestrian in the vicinity.</p>

1.4 Response to Comments from the Landscape Unit of Urban Design and Landscape Section, Planning Department (LU)

Item	Departmental Comments	The Applicant's Responses
LU(1)	Having reviewed the captioned submission, please find the advisory comment below on the captioned application from landscape planning perspective:-	Noted. Please see our responses below.
LU(2)	<p>(a) The consultants is advised to review the accuracy of the entire submission. Discrepancy are found, which include but not limited to the following:-</p> <p style="margin-left: 40px;">i. The title shown in the drawing frame, i.e "Plan" and drawing content, i.e Elevation, Section. (Drawing Plan K - N, P - Q refers).</p> <p style="margin-left: 40px;">ii. Numbers of the existing trees between this Section, Plan B and Plan O (Landscape Master Plan).</p>	<p>(i) The title shown on the drawing frame and the Table of Content has been amended accordingly (see Attachment 1).</p> <p>(ii) The number of existing trees has been updated according to the latest Tree Survey Report attached in Attachment 3.</p>
LU(3)	<p>(b) <u>Section 3.2</u></p> <p style="margin-left: 40px;">i. The proposed treatment of the existing trees should be indicated in Table 3.2.</p> <p style="margin-left: 40px;">ii. With reference to the Table 3.2, it is noted that T17, T22 & T23 are mature trees with over 750mm DBH on slope. The Applicant is advised to separate the mentioned mature trees into individual appendices and provide close-up and comprehensive views to justify the proposed treatment of these trees.</p>	<p>i. Noted. The tree survey has been updated on 5 Feb 2025. Please refer to the Tree Survey Report. Table 3.2 in the Planning Statement has also been updated accordingly (see Attachment 1).</p> <p>ii. To clarify, according to the latest tree survey on 5 Feb 2025, tree no. T17 does not exist while tree nos. T22 & T23 are only semi-mature trees with DBH 378mm and 309mm respectively. Please refer to the Tree Survey Report.</p>

Item	Departmental Comments	The Applicant's Responses
	<p>iii. <i>“Therefore, Trees No. T17 and T23, which will be close to the footprint of the future development, are suggested to be <u>transplanted or compensated</u> (if unavoidably require to be felled due to poor condition at the later stage) to the open-air area at the LG level (i.e. +44.043)”</i> is noted. The Applicant is advised to review and state clearly which option is proposed for the trees.</p> <p>iv. <i>“Nevertheless, the Applicant will explore such possibility after the final Site Formation Plan is approved by the Buildings Department (BD) in the detailed design”</i> is noted. Please refer to “GEO Publication No. 1/2011 – Technical Guidelines on Landscape Treatment for Slopes” issued by CEDD and further explore the planting opportunity for the rest of the existing slope and indicate on the Conceptual Landscape Master Plan.</p>	<p>iii. To clarify, tree no. T17 does not exist according to the latest tree survey. Tree no. T23 is proposed to be felled and compensated by 1 new tree. Please refer to the Tree Treatment Plan and Tree Planting Plan in Tree Survey Report.</p> <p>iv. To clarify, the existing slopes are steep with existing vegetation. It is proposed that the existing vegetation will be retained in-situ, apart from those affected by the Proposed Redevelopment.</p>
LU(4)	<p>(c) <u>Plan O: Landscape Master Plan</u></p> <p>i. The Applicant is advised to provide of different floors of Landscape Master Plan of different floors to indicate the findings and proposed landscape treatment.</p> <p>ii. The trunk base should be indicated in the relevant drawing(s).</p>	<p>i. Noted. Landscape Master Plan for different floors are enclosed in this submission (see Attachment 1).</p> <p>ii. Noted. Photo records of trunk base has been included in the Tree Survey Report.</p>

Item	Departmental Comments	The Applicant's Responses
	<p>iii. The tree protection zone (TPZ) should be indicated for the existing trees proposed to be retained.</p>	<p>iii. Noted. Tree protection zone (TPZ) has been included in Tree Protection Plan in Tree Survey Report.</p>
LU(5)	<p>The Applicant is reminded that approval of the planning application under Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the Lease. Thus, the Applicant should seek comments and approval from the relevant authority on the tree works concerned and/or compensatory/ replacement planting proposal, where appropriate.</p>	<p>Noted.</p>
LU(6)	<p>Please be reminded that the approval of the Planning Application does not imply approval of the site coverage of greenery requirements under APP- PNAP 152 and/or under the Lease. The site coverage of greening calculation should be submitted separately to BD for approval.</p>	<p>Noted.</p>

1.5 Response to Comments from the Urban Design Unit, Urban Design & Landscape Section, Planning Department (UD)

Item	Departmental Comments	The Applicant's Responses
UD(1)	Please ensure the consistency of the site area (772.9m ² or 772.92m ²) across the whole submission.	Noted. 772.9m ² reflects a more precise site area for this application (see Attachment 1).
UD(2)	Section 4.3b, 4th para. – Please consider supplementing whether the proposed building setback of about 3m from the site boundary would also allow natural air ventilation.	The proposed building is setback 3.1m from the South side and 4.6m from the North side. The setback on both side will reduce the construction footprint to the site which benefit to the natural ventilation. The setback are shown on the revised MLP as attached for your information (see Attachment 1).

1.6 Responses to Comments from Environmental Protection Department (EPD)

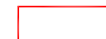
Item	Departmental Comments	The Applicant's Responses
EPD(1)	<p><u>Air Quality Perspective</u></p> <p>Table 3.1: Please note that the new AQOs will be implemented in early 2025 tentatively and the project will need to adopt the new AQOs for assessment if it is finalized after the implementation of the new AQOs.</p>	<p>Noted. Considering the programme of this project, the new AQOs will be adopted for the air quality impact assessment. Section 3.2.2 and Table 3.1 are updated accordingly. A revised Environmental Assessment is attached in Attachment 4.</p>
EPD(2)	<p>Section 3.2.4: Please revise "1 truck per time over the work site" in the last sentence to report the number of dump truck trips per hour travelling to and from the work site.</p>	<p>Noted. Section 3.2.4 is revised to ".....there will be less than 1 trip of dump truck per hour travelling to and from the work site."</p>
EPD(3)	<p>Section 3.2.5: Please provide/estimate the maximum number of mechanical equipment to be used simultaneously at the work site to justify that their emissions would be insignificant.</p>	<p>Section 3.2.5 is supplemented as follows:</p> <p>".....In view of the scale of work as abovementioned, it is anticipated that not more than 3 mechanical equipment such as excavator, dump truck, piling rig, mobile crane, concrete lorry mixer will be used simultaneously at the work site, adverse air quality impact is not anticipated during the construction state with mitigation measures in place."</p>
EPD(4)	<p>Section 3.3.3: Please revise "application boundary" in lines 2 and 4 to "subject site boundary" to maintain consistency in the report and revise "location" in line 7 to "located".</p>	<p>Noted and Section 3.3.3 is revised accordingly.</p>
EPD(5)	<p>Section 3.3.4: Please revise the first sentence to "The buffer distances between the subject site and the nearby roads will comply with the recommended requirements".</p>	<p>Noted and Section 3.3.4 is revised accordingly.</p>

Item	Departmental Comments	The Applicant's Responses
EPD(6)	<p>Section 3.3.5: The meaning of the fourth sentence is unclear. Please consider revising the fourth and fifth sentences to "Given the limited parking space and the fact that the majority of vehicles are private cars with limited air emissions, along with the carport's opening sides not facing the nearest ASR (i.e. the Wonderland), no adverse air quality impact on any nearby ASRs, including the proposed development, is anticipated from the proposed carport."</p>	<p>Noted and Section 3.3.5 is revised accordingly.</p>
EPD(7)	<p>Section 3.3.6: Please clarify if there is any air emission from the E&M room. If negative, please consider removing this section. If E&M room is an air concern, please indicate the location of the E&M room exhaust outlet in the map.</p>	<p>Noted. There's no air emission anticipated from E&M room and Section 3.3.6 is removed.</p>
EPD(8)	<p>Section 3.6.2:</p> <ul style="list-style-type: none"> - Please revise "with no ventilation exhaust" in the first sentence to "and its opening sides will not face any nearby ASRs". - Please add "outlet and there is no odorous or air pollutant emission from the proposed E&M room." to the end of the first sentence, and remove the second sentence. - Similar revisions shall be made to Section 6.1.5. 	<p>Noted and Section 3.6.2 and Section 6.1.5 are revised accordingly.</p>

Item	Departmental Comments	The Applicant's Responses
EPD(9)	<p><u>Waste Perspective</u></p> <p>Para. 4.2.1</p> <p>Since the subsumed Environmental, Transport and Works Bureau Technical Circular (Works) No. 34/2002 – Management of Dredged / Excavated Sediment has been quoted. The Consultant is advised to review whether the Project Site is situated on reclaimed land. If affirmative, please examine relevant information and confirm if land-based sediment is anticipated in this Study. Should land-based sediment be anticipated from this Project, the Consultant shall adequately address the potential environmental impacts and the handling and disposal of these excavated materials in accordance with "Guidance Note No. 1/2024" under Dumping at Sea Ordinance, Cap. 466" and "Dumping at Sea Ordinance (Cap.466)".</p>	<p>The site is not situated on reclaimed land. Aerial photo at year 1924 is enclosed in Annex 1 of this Response to Comment for quick reference on the following page. Excavation / muck-out of land-based sediment for marine disposal is not anticipated for this project.</p> <p>Irrelevant reference to the subsumed Environmental, Transport and Works Bureau Technical Circular (Works) No. 34/2002 – “Management of Dredged / Excavated Sediment” is removed from Para. 4.2.2 for clarity.</p>
EPD(10)	<p>Please be advised that the Waste Disposal (Charging for Municipal Solid Waste) (Amendment) Ordinance is repealed. The Consultant shall review its validity and relevance to this Project.</p>	<p>Noted. The Waste Disposal (Charging for Municipal Solid Waste) (Amendment) Ordinance is removed from Para 4.2.1.</p>
EPD(11)	<p>Please review the relevance of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N) to this Study.</p>	<p>Noted and Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N) is supplemented in Para 4.2.1.</p>



Legend:



Application Site

Annex 1

Title: Aerial Photo (1924)

Project: Proposed Redevelopment at Lot 453 in DD399, Ting Kau

Drawn by: CL

Checked by: TW

Rev.: 1.1

Date: Jan 2025

Item	Departmental Comments	The Applicant's Responses
EPD(12)	<p>Para. 4.2.2 ETWB TC(W)No. 33/2002 has already been subsumed into the Project Administration Handbook for Civil Engineering Works (PAH). Please update the reference.</p>	<p>Noted. Reference is updated to remove ETWB TC(W)No. 33/2002 from Para 4.2.2.</p>
EPD(13)	<p>Since the proposed development is a private project, it is more appropriate to adopt the Guidance Note. No. 1/2024 under Dumping at Sea Ordinance, Cap. 466 instead of ETWB TC(W) No. 34/2002, Management of Dredged / Excavated Sediment, in case sediments are anticipated. Please review and update as appropriate.</p>	<p>The site is not situated on reclaimed land. Excavation / muck-out of land-based sediment for marine disposal is not anticipated for this project. Irrelevant reference to the subsumed Environmental, Transport and Works Bureau Technical Circular (Works) No. 34/2002 – “Management of Dredged / Excavated Sediment” is removed from Para. 4.2.2.</p>
EPD(14)	<p>According to the quantity estimation of C&D materials, there are no requirements for imported fill-in Para. 6.3.2, the Consultant shall review the relevance of DEVB TCW No. 9/2011 Enhanced Control Measures for Management of Public Fill. If it is deemed not applicable, the Consultant shall remove it accordingly to avoid confusion.</p>	<p>Noted and DEVB TCW No. 9/2011 Enhanced Control Measures for Management of Public Fill is removed from reference list in Para. 4.2.2.</p>
EPD(15)	<p>Since the proposed development is a private project, please review the relevance of CEDD TC No.11/2019, Management of Construction and Demolition Materials.</p>	<p>Noted and CEDD TC No.11/2019, Management of Construction and Demolition Materials is removed from reference list in Para. 4.2.2.</p>

Item	Departmental Comments	The Applicant's Responses
EPD(16)	<p>Para. 4.3.1 Please review and clarify whether site clearance is anticipated for this project. If affirmative, please update the second sentence for clarity</p>	<p>Noted. Site clearance is anticipated. Para 4.3.1 is updated as follows: <i>".....These activities include demolition of existing building and site clearance, earthworks (excavation and backfilling) for the construction of the basements, foundation works, car lift and retaining walls and superstructure construction."</i></p>
EPD(17)	<p>The Consultant is advised to elaborate further on the excavation extent (i.e., area and depth) of the basement of the proposed development to facilitate the vetting of the quantity estimation for inert C&D materials..</p>	<p>Para 4.3.1 is supplemented. Tentative excavation extent of basement 389 m2 in area with depth varies from 2m to 16.5m tentatively. Tentative excavation extent is provided in Appendix 4.1 for reference. The estimation on quantity of C&D material generation is updated in m³ and provided in Table 4.1.</p>
EPD(18)	<p>Para. 4.3.2 The Consultant shall clarify whether yard waste is anticipated arising from the construction activities. If affirmative, they are required to be handled in accordance with the principles of reduce, reuse, and recycle (3Rs). The following guidelines have to be taken into account when handling yard waste:</p>	<p>Noted. Yard waste is anticipated from site clearance and pruning of existing vegetation to facilitate site access and site formation works. Para 4.3.2 is supplemented and Para 4.3.3 to Para 4.3.4 are supplemented on guidelines to be taken into account when handling yard waste.</p>
EPD(19)	<p>- Relevant guidelines posted by EPD through EPD's website (https://www.epd.gov.hk/epd/english/environment/hk/waste/manage_facility/ypark.html) and Y Park's website (https://www.ypark.hk/zh-hant/).</p>	<p>Noted and supplemented in Para 4.3.3 to Para. 4.3.4.</p>

Item	Departmental Comments	The Applicant's Responses
EPD(20)	<ul style="list-style-type: none"> - Guidelines on Yard Waste Reduction and Treatment" issued by Development Bureau; and 	Noted and supplemented in Para 4.3.3 to Para. 4.3.4
EPD(21)	<ul style="list-style-type: none"> - "Development Bureau Technical Circular (Works) No. 4/2020 Tree Preservation". 	Noted and supplemented in Para 4.3.3 to Para. 4.3.4
EPD(22)	<p>Specifically, to minimize the generation of yard waste, the project proponent shall:</p> <ul style="list-style-type: none"> - Avoid unnecessary removal or excessive pruning of trees. Preserve trees in their original locations and implement tree transplanting when on-site preservation is not feasible. 	Noted and supplemented in Para 4.3.3 to Para. 4.3.4
EPD(23)	<ul style="list-style-type: none"> - Segregate various types of yard waste and shred wood to facilitate reuse and recycling. 	Noted and supplemented in Para 4.3.3 to Para. 4.3.4
EPD(24)	<ul style="list-style-type: none"> - Reuse yard waste on-site for a variety of purposes (e.g., decomposition and composting, recreational and decorative uses, and mulching in planting areas, etc.). 	Noted and supplemented in Para 4.3.3 to Para. 4.3.4
EPD(25)	<ul style="list-style-type: none"> - Identify recycling options (e.g. delivery to Y-park) for yard waste that cannot be directly reused on-site. 	Noted and supplemented in Para 4.3.3 to Para. 4.3.4

Item	Departmental Comments	The Applicant's Responses
EPD(26)	Where yard waste generation is unavoidable, sorting of yard waste for recycling and reuse on-site should always be prioritized. Yard waste shall be separated from C&D material to facilitate recycling, such as delivering them to YPARK so as to minimize the quantity of waste to be disposed of at the landfill site. Where appropriate, the Contractor should be responsible to cut and shred the yard waste in order to meet the collection requirement of the recycling outlet for processing. Disposal of yard waste directly at landfills should only be regarded as the last resort when no alternatives are available.	Noted and supplemented in Para 4.3.3 to Para. 4.3.4
EPD(27)	Since surplus inert C&D materials will be delivered to Public Fill Reception Facilities for beneficial reuse in other projects, please avoid using the terms "dispose" and "disposal" in this connection. Please thoroughly review and update the entire submission.	Noted. EAS Report is reviewed and updated to avoid using the terms "dispose" and "disposal" for surplus inert C&D materials delivered to Public Fill Reception Facilities.
EPD(28)	Table 4.1 Please clarify whether "Reusable Inert C&D Materials" refers to those that could be reused on-site.	Noted. The header in Table 4.1 is updated to "Reusable Inert C&D Materials to be Reused On-site" for clarity
EPD(29)	The Consultant is advised to present the estimated quantity in volume-based (m ³) to facilitate the vetting of the requirement for C&DMMP submission. The Consultant is also advised to elaborate further on the conversion factor from tonnes to m ³ for both inert and non-inert C&D materials.	Noted and quantity is estimated in volume based and presented in Table 4.1 . Please refer to response to Item EPD (17) above.

Item	Departmental Comments	The Applicant's Responses
EPD(30)	<p>Para. 4.3.3</p> <p>The Consultant shall also preliminary estimate the quantity and specify that the amount of chemical waste to be generated shall be quantified in the Waste Management Plan (WMP) as part of the Environmental Management Plan (EMP) to be prepared by the Contractor in the subsequent construction stage.</p>	<p>Para 4.3.5 is updated:</p> <p>".....It is preliminarily estimated that less than 50L/month and hence approximately 1.2m³ of chemical waste will be generated during a tentative 24- month construction period. . The amount of chemical waste to be generated shall be quantified in the Waste Management Plan (WMP) as part of the Environmental Management Plan (EMP) to be prepared by the Contractor in the construction stage."</p>
EPD(31)	<p>Para. 4.3.5</p> <p>Please revise "licensed collector" to "licensed chemical waste collector" to avoid confusion.</p>	<p>Noted and Para 4.3.7 revised accordingly.</p>
EPD(32)	<p>Para. 4.3.10</p> <p>Please review and incorporate relevant mitigation measures, including but not limited to (i) Good Site Practices; (ii) Waste Reduction Measures; (iii) Storage, Collection, and Transportation; (iv) Excavated C&D Materials; (v) On-site Sorting of C&D Materials; and (vi) Transportation of C&D Materials, in the construction phase, in accordance to relevant Ordinances, Regulations, Guidelines, and Technical Circulars on waste management.</p>	<p>Para 4.3.9 to Para 4.3.10 are re-organised and elaborated to incorporate relevant mitigation measures.</p>
EPD(33)	<p>Para. 4.3.11 and Para. 4.3.12</p> <p>Please be advised that ACM shall be classified as a type of chemical waste. The Consultant shall relocate these two paragraphs after Para. 4.3.5, for clarity.</p>	<p>Noted, these paragraphs moved to Para 4.3.8 and Para 4.3.9.(end of chemical waste)</p>

Item	Departmental Comments	The Applicant's Responses
EPD(34)	Please clarify whether a licensed chemical waste collector shall be appointed to handle and dispose of ACM. If affirmative, please review and update the wording to avoid confusion.	Noted. Para 4.3.9 is updated for clarity.
EPD(35)	<p>Para. 4.3.13</p> <p>Please be advised that 0.93kg/person/day is the disposal rate of domestic waste in Hong Kong instead of the generation rate (i.e., Plate 2.7 of the Monitoring of Solid Waste in Hong Kong Waste Statistics for 2022). The Consultant shall carefully review and update the calculation as appropriate.</p>	<p>Noted. Para 4.3.14 is updated as follows:</p> <p><i>“.....the domestic waste disposal per capita per day was 0.93 kg <u>while the recovery rate of domestic waste was 20%. The domestic waste generation rate is calculated as 1.1625kg per capita per day (0.93 / (1-20%)). By applying this figure to the projected maximum population of about 10 residents after occupation of the development, approximately <u>11.6 kg</u> of domestic waste would be generated from the proposed development per day.”</u></i></p>

1.7 Responses to Comments from Water Supplies Department (WSD)

Item	Departmental Comments	The Applicant's Responses
WSD(1)	The applicant is required to provide the following further information to us for assessment:--	<p>As per email from PlanD on 8 Jan 2025, WSD advised that if a condition under the application is imposed that the applicant acknowledges the existence of the tunnel and that WSD's approval is required prior to commencement of works subject to the relevant engineering assessment, they have no comment at this stage.</p> <p>The Applicant notes and acknowledges WSD's requirement.</p>
WSD(2)	Plans and/or sections showing the relative positions of the proposed works from the waterworks installation(s) and from the restriction zone(s). A mains record plan showing the existing waterworks installation(s) / restriction zone(s) is attached for reference. (See Attachment 1_WSD MRP.pdf)	
WSD(3)	Method statement of the proposed works describing the type of construction activities in details and a step-by-step sequence of carrying out each phase of the works;	
WSD(4)	Engineering assessment of the likely peak particle velocity and maximum vibration amplitude at the affected waterworks resulting from the proposed works where applicable;	
WSD(5)	Hazard assessment identifying all possible risks that may be posed to the waterworks installation(s);	
WSD(6)	Procedures describing the activities or actions to deal with emergencies and an emergency contact telephone list of key personnel; and	
WSD(7)	Instrumentation proposal to monitor the vibration levels and/or ground movement levels.	

1.8 Responses to Comments from Buildings Department (BD)

Item	Departmental Comments	The Applicant's Responses
BD(1)	Please remind the applicant that under the 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.	Noted, building works shall be submitted for approval according to Buildings Department regulations
BD(2)	Please remind the applicant that any proposed building works should comply with the prevailing requirements under the BO and allied regulations and Code of Practices.	Noted, building works shall comply with statutory requirement under BO.
BD(3)	The site does not about a street of not less than 4.5m wide, the development intensity including the building height, site coverage, plot ratio shall be determined by the Building Authority under Regulation 19(3) of the Building (Planning) Regulations (B(P)R) upon formal submission of building plans.	Noted, details shall be submitted under GBP for approval.
BD(4)	The site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the B(P)R respectively.	Noted, details shall be submitted under GBP for approval.
BD(5)	Detailed comments will be given in the building plan submission stage.	Noted.