

**TOCO PLANNING CONSULTANTS LTD.**

TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY

Unit No. 5, 13/F, Technology Plaza,

No. 651 King's Road,

North Point, Hong Kong

Tel: 2895 0168

Fax: 2577 2862

E-mail: [tocoplanning@hotmail.com](mailto:tocoplanning@hotmail.com)

Website: <http://www.tocoplanning.com>



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. Leung – [REDACTED])

Dear Sir/ Madam,

17 October, 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**

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We refer to our submission of the captioned application dated 3.10.2024.

Please find attached amended page 7 of the Planning Statement where a minor update to the wordings of the proposed maximum plot ratio in Table 3.1 from “About 0.748” to “not more than 0.75” has been made for your attention.

In addition, please find attached an updated application form and an Excavation Plan in response to Part 9 of the application form for better presentation for your attention.

Yours faithfully,

Toco Planning Consultants Ltd.

Ted Chan  
Managing Director



**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**

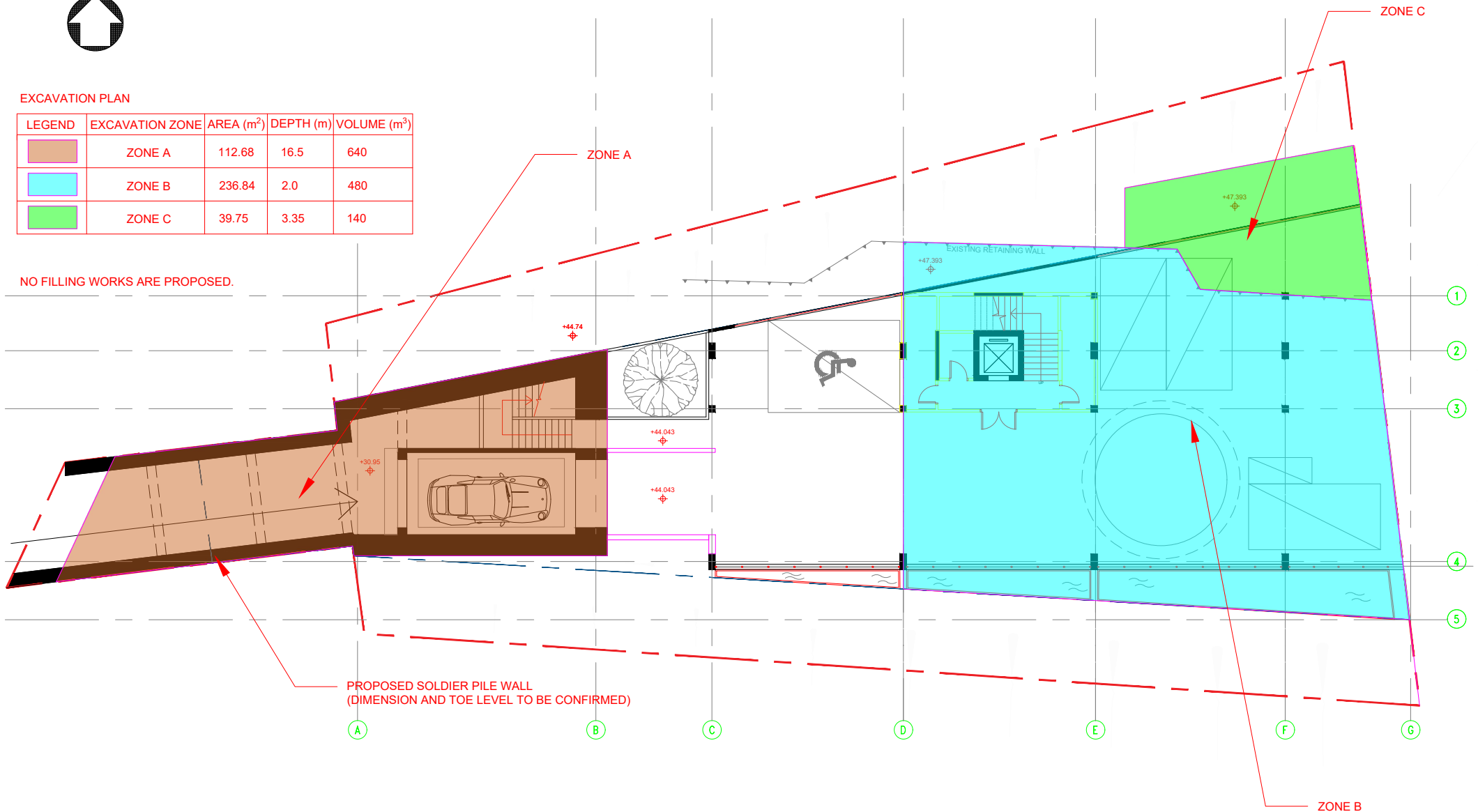
<b>Major Parameters</b>				
Site Area	About 772.92m <sup>2</sup>			
Maximum Plot Ratio	Not more than 0.75			
Total GFA based on a Plot Ratio of 0.75	About 578.66m <sup>2</sup>			
	<i><b>Floor</b></i>	<i><b>Facilities</b></i>	<i><b>GFA</b></i>	<i><b>Remarks</b></i>
	Entrance	Car Lift	20.243m <sup>2</sup>	Not Accountable GFA for Car Park
	LG/F: Carpark	Car Port	-	Not Accountable GFA
		E&M Rooms	-	Not Accountable GFA
		Storeroom	13.723m <sup>2</sup>	Domestic GFA
		Lobby	21.786m <sup>2</sup>	Domestic GFA
	G/F: Domestic	Residential Area	291.962m <sup>2</sup>	Domestic GFA
	1/F: Domestic	Residential Area	208.157m <sup>2</sup>	Domestic GFA
Roof	Lobby	22.789m <sup>2</sup>	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			



EXCAVATION PLAN

LEGEND	EXCAVATION ZONE	AREA (m <sup>2</sup> )	DEPTH (m)	VOLUME (m <sup>3</sup> )
	ZONE A	112.68	16.5	640
	ZONE B	236.84	2.0	480
	ZONE C	39.75	3.35	140

NO FILLING WORKS ARE PROPOSED.



SCALE	1:200 (A4)	DATE	SEP 24
DRAWN BY	HW	CHECKED BY	EH
JOB NO.	7076981	REVISION	A