

**Planning Application  
under Section 16 of the  
Town Planning Ordinance (Cap.131)**

**Proposed Minor Relaxation of Plot Ratio Restriction  
for a Permitted House Development  
No. 313 Castle Peak Road – Ting Kau  
(Lot No. 405 in DD 399)  
New Territories**

**PLANNING STATEMENT**



Prepared by

**LANBASE Surveyors Ltd.**

June 2025

## EXECUTIVE SUMMARY

The Application Site is No. 313 Castle Peak Road – Ting Kau (Lot No. 405 in DD 399), New Territories. The Applicant intends to redevelop the Application Site into a 2-storey house with plot ratio of 0.75.

The Application Site, with an area of about 512.917m<sup>2</sup>, is zoned “Residential (Group C)” (“R(C)”) on the Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/21 (“OZP”) gazetted on 24 November 2023. “House” is always permitted within the “R(C)” zone.

In accordance with the Notes of the OZP, the maximum plot ratio of 0.4 may, upon obtaining permission of the Town Planning Board (“the Board”) on application under section 16 of the Town Planning Ordinance, 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.

The Proposed House Development has a gross floor area of not exceeding 384.675m<sup>2</sup>, plot ratio of not exceeding 0.75, site coverage of not exceeding 40% and building height of 20.42mPD (about) (measured up to main roof level).

The Application is justified on the following grounds:

- In Line with Planning Intention
- Compatible with the Surrounding Development Intensity
- Compatible with the Surrounding Land Uses
- Approval of Similar Applications in the Vicinity

In view of the abovementioned justifications, we sincerely hope that Members of the Board will give favourable consideration to and approve this Application.

## 報告摘要

申請地盤為新界青山公路-汀九段313號 (丈量約份第399約地段第405號)。申請人現申請重建有關地盤為一幢2層高及地積比率0.75倍的屋宇。

申請地盤面積約512.917平方米。申請地盤位於2023年11月24日公布的荃灣西分區計劃大綱核准圖編號S/TWW/21 (下稱「該圖」) 上劃為「住宅 (丙類)」(“R(C)”) 的區域內，「屋宇」乃經常准許用途。

根據該圖的註釋，申請人可就《城市規劃條例》第 16 條向城市規劃委員會提出申請，或可獲准把最高的地積比率由 0.4 倍最多增至 0.75倍，但必須採取措施，以減輕青山公路的噪音對擬議發展計劃的影響，而有關措施必須符合城市規劃委員會的要求。

擬建中的屋宇總樓面面積將不超過384.675平方米，地積比率將不超過0.75倍，上蓋面積將不超過40%及建築物高度(計算至主屋頂水平)約主水平面20.42米。

本申請將符合以下發展理據：

- 符合規劃意向
- 與週邊發展強度相適應
- 與週邊土地用途相容
- 附近類似批准申請

根據以上闡述的發展理據，我們謹此祈望城規會可就是次的規劃申請給予考慮及批准。

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## 1. INTRODUCTION

- 1.1 The Application Site is No. 313 Castle Peak Road – Ting Kau (Lot No. 405 in DD 399), New Territories. According to the Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/21 (“OZP”) gazetted on 24 November 2023, the Application Site falls within “Residential (Group C)” (“R(C)”) zone. Please refer to the extracts of the OZP and the relevant Notes at **Appendix 1**.
- 1.2 Currently standing on the Application Site a 2-storey residential development.
- 1.3 The Applicant, Tong Wai Shan Judy (Now known as Tong Kei Yuk Judy), is one of the registered owners<sup>\*1</sup> of the Application Site. The Applicants are seeking approval from the Town Planning Board (“the Board”) to develop the Application Site into a house with plot ratio of 0.75 (“the Proposed House Development”).
- 1.4 In accordance with to the Notes of the OZP, the maximum plot ratio of 0.4 may, upon obtaining permission of the Town Planning Board on application under section 16 of the Town Planning Ordinance, 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.
- 1.5 Lanbase Surveyors Limited has been commissioned to submit a planning application, on behalf of the Applicants, for the Proposed House Development with plot ratio 0.75 under section 16 of the Town Planning Ordinance (Cap. 131).
- 1.6 This Planning Statement serves to describe the existing condition of the Application Site and its surrounding environment, to give details of the Proposed House Development and to provide planning justifications for the Board’s consideration.

<sup>\*1</sup> Registered Owners  
 Tong Wai Lun William  
 Tong Wai Hon David  
 Tong Wai Yin Teresa  
 Tong Wai Shan Judy (Now known as Tong Kei Yuk Judy) (**Applicant**)  
 Tong Leu So Hing (Now known as Leu So Hing)

## **2. APPLICATION SITE**

### **2.1 Application Site**

- 2.1.1 The Application Site occupies an area of about 5,521ft<sup>2</sup>, i.e. 512.917m<sup>2</sup>. It is quadrilateral in shape.
- 2.1.2 The Application Site is located at No. 313 Castle Peak Road – Ting Kau (Lot No. 405 in DD 399), New Territories. Please refer to the Location Plan and Lot Index Plan at **Appendix 2** and **Appendix 3** respectively.

### **2.2 Existing Condition**

Currently standing on the Application Site a 2-storey residential development.

### **2.3 Lease Particulars**

The lot is governed by New Grant No. 3248 for building purpose subject to the General and Special Conditions in Government Notification No. 364 of 1934 as amended by Government Notification No. 50 of 1940 and Additional Special Conditions specified. One of the lease conditions is that the height of any building shall not exceed 25 feet (7.62m) nor shall any building exceed 2 storeys in height.

## **3. LOCALITY AND ENVIRONMENT**

- 3.1 The Application Site is located on the southern side of Castle Peak Road – Ting Kau with residential developments to the north, east and west. The site front on to Ting Kau Beach and enjoys a panoramic sea view.
- 3.2 Please refer to the Location Plan and Lot Index Plan at **Appendix 2** and **Appendix 3** respectively.

#### 4. ACCESSIBILITY

The Application Site cannot be directly accessed by vehicles. Residents could access the Application Site on foot from Castle Peak Road – Ting Kau via the staircases.

#### 5. PLANNING CONTEXT

- 5.1 The Application Site falls within the “Residential (Group C)” (“R(C)”) zone on the Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/21 (“OZP”) gazetted on 24 November 2023. “House” is always permitted within the R(C) zone.
- 5.2 According to the Notes of the OZP, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of maximum plot ratio of 0.4 and a maximum building height of 3 storeys including car park or the plot ratio and the height of the existing building(s), whichever is the greater.
- 5.3 The maximum plot ratio of 0.4 set out above may, upon obtaining permission of the Town Planning Board on application under section 16 of the Town Planning Ordinance, 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 Town Planning Board.
- 5.4 In determining the maximum plot ratio above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker’s office and caretaker’s quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- 5.5 Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio or building height restrictions stated above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- 5.6 Please refer to an extract of the OZP and Notes at **Appendix 1**.



## 6. PROPOSED DEVELOPMENT

### 6.1 The Proposal

The Applicant intends to redevelop the Application Site to a 2-storey house with plot ratio 0.75. The Notes of the OZP stipulates that the maximum plot ratio may be increased from 0.4 to 0.75, provided that the noise impact from Castle Peak Road on the proposed development would be mitigated to the satisfaction to the Board.

### 6.2 Development Parameters

The proposed development particulars are set out below:

Site Area	:	512.917 m <sup>2</sup> (about)	
Proposed Domestic GFA	:	Not exceeding 384.675 m <sup>2</sup>	*1
Plot Ratio	:	Not exceeding 0.75	
Site Coverage	:	Not exceeding 40%	*2
No. of Houses	:	1 no.	
No. of Units	:	1 no.	
Building Height	:	20.42mPD (about) measured up to main roof level	
Absolute Building Height	:	7.62m (about) measured up to main roof level	
Number of Storeys	:	2 storeys	

Notes:

1. The GFA shown in the Proposed Floor Layout Plans at **Appendix 4** is 384.470m<sup>2</sup> (corresponding to plot ratio of 0.7496). The proposed GFA of not exceeding 384.675m<sup>2</sup> (corresponding to plot ratio of 0.75) is intended to allow flexibility for general building plan submission.
2. The floor area of G/F shown in the Proposed Floor Layout Plans at **Appendix 4** is 199.45 m<sup>2</sup> (corresponding to Site Coverage 38.89%). The proposed Site Coverage of not exceeding 40% is intended to allow flexibility for general building plan submission.

### **6.3 Noise Consideration**

A Noise Impact Assessment (NIA) has been carried out to predict the potential noise impact that may be arising from surrounding traffic and fixed noise source on the Proposed House Development. The prediction of road traffic noise shows that all noise sensitive rooms in the Proposed House Development would comply with the 70dB(A) noise criterion. No noise mitigation measures are required. Besides, no significant fixed noise source in the vicinity of the Proposed House Development has been identified. It is concluded that the Proposed House Development would not be affected by any adverse noise impact. Please refer to the details of NIA Report at **Appendix 5**.

## **7. JUSTIFICATIONS**

### **7.1 In Line with Planning Intention**

- 7.1.1 The Application Site falls within the “Residential (Group C)” zone, which is intended for low rise, low density residential developments. “House” is always permitted within the “R(C)” zone. According to the Notes, upon obtaining permission of the Board on application, the maximum plot ratio 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.
- 7.1.2 The NIA has demonstrated that all noise sensitive rooms in the Proposed House Development would comply with the 70dB(A) noise criterion. No noise impact from Castle Peak Road on the Proposed House Development is anticipated. The Proposed House Development is therefore in accordance with the planning intention and the Notes of the OZP.

### **7.2 Compatible with the Surrounding Development Intensity**

The Proposed House Development with plot ratio 0.75 and a building height of 2 storeys complies with the development restrictions under the OZP. The development scale is similar to the other residential developments in the vicinity. The Application Site is well served by public transport and is suitable for low-rise, low-density house development. The Proposed House Development is compatible with the low-rise, low-density residential developments in the area.

### 7.3 Compatible with the Surrounding Land Uses

The Proposed House Development will be compatible with the adjacent low-rise residential developments within the “R(C)” zones in the vicinity. The Application Site fronts onto Ma Wan Channel with view of Ting Kau Bridge and is surrounded by greenery. Hence, the Application Site is highly suitable for high quality residential development.

### 7.4 Approval of Similar Applications in the Vicinity

It is noted that similar applications in the vicinity of the Application Site were approved by the Board. The similar applications are summarized as follow:

Application No.	Approval Date	Zoning	Proposed Use	Address
A/TWW/127	27/10/2023	“R(C)”	Proposed House at Plot Ratio 0.75	Lot No. 407 in DD 399
A/TWW/105	1/3/2013	“R(C)”	Proposed House at Plot Ratio 0.75	Lots Nos. 253 S.A RP, 261, 388 and adjoining Government Land in D.D.399
A/TWW/103	2/9/2011	“R(C)”	Proposed House at Plot Ratio 0.75	Lot No. 408 in DD 399 & the Extension Thereto
A/TWW/101	15/4/2011	“R(C)”	Proposed House at Plot Ratio 0.75	Lots Nos. 253 S.A RP, 261 and 388 in D.D.399
A/TWW/100	26/11/2010	“R(C)”	Proposed House at Plot Ratio 0.75	Lots Nos. 253 S.A RP, 261 and 388 in D.D.399

The Board’s decision to approve these applications reveals that the subject area is suitable for residential development at plot ratio of 0.75.



## 8. CONCLUSION

- 8.1 The Applicants intend to seek approval from the Town Planning Board to develop No. 313 Castle Peak Road – Ting Kau (Lot No. 405 in DD 399) into a house with plot ratio of 0.75.
- 8.2 In accordance with to the Notes of the Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/21, the maximum plot ratio of 0.4 of “Residential (Group C)” zone may, upon obtaining permission of the Town Planning Board on application under section 16 of the Town Planning Ordinance, 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.
- 8.3 The Proposal is desirable and justified for the following reasons:
- The NIA has demonstrated that all noise sensitive rooms in the Proposed House Development would comply with the 70dB(A) noise criterion. No noise impact from Castle Peak Road on the Proposed House Development is anticipated.
  - The Proposed House Development is compatible with the surrounding development intensity and surrounding land uses.
  - Similar applications in the vicinity of the Application Site were approved by the Board. These Board’s decision reveals that the subject area is suitable for residential development at plot ratio of 0.75.
- 8.4 In light of the justifications presented in this planning statement, we sincerely request members of the Board to give favourable consideration to this Application.



## **Appendix 1**

### **Extracts of the Tsuen Wan West Outline Zoning Plan No. S/TWW/21 and the Relevant Notes**





RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Utility Installation for Private Project	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Hospital
	Hotel
	Institutional Use (not elsewhere specified)
	Library
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	Residential Institution
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

Remarks

- (1) On land designated "Residential (Group C)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys including car park, or the plot ratio and the height of the existing building, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP C) (cont'd)Remarks (cont'd)

- (2) The maximum plot ratio of 0.4 set out in paragraph (1) above may, upon obtaining permission of the Town Planning Board on application under section 16 of the Town Planning Ordinance, 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 Town Planning Board.
- (3) On land designated “Residential (Group C) 1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.75 and a maximum building height of 3 storeys including car park, or the plot ratio and the height of the existing building, whichever is the greater.
- (4) On land designated “Residential (Group C) 2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the restrictions stipulated in paragraph (1) above. The maximum plot ratio and building height may, upon obtaining permission of the Town Planning Board on application under section 16 of the Town Planning Ordinance, be increased to a maximum plot ratio of 1.2 and a maximum building height of 3 storeys above one level of car park provided that the noise impact from Castle Peak Road on the proposed development would be mitigated to the satisfaction of the Town Planning Board.
- (5) On land designated “Residential (Group C) 3”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the restrictions stipulated in paragraph (1) above. The maximum GFA and building height may, upon obtaining permission of the Town Planning Board on application under section 16 of the Town Planning Ordinance, be increased to a maximum GFA of 7,268m<sup>2</sup> and a maximum building height of 5 storeys above one level of car park provided that the noise impact from Castle Peak Road on the proposed development would be mitigated to the satisfaction of the Town Planning Board.
- (6) On land designated “Residential (Group C) 4”, no new development, addition to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys including car park.
- (7) In determining the relevant maximum plot ratio/GFA for the purposes of paragraphs (1), (2), (3), (4), (5) and (6) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(Please see next page)



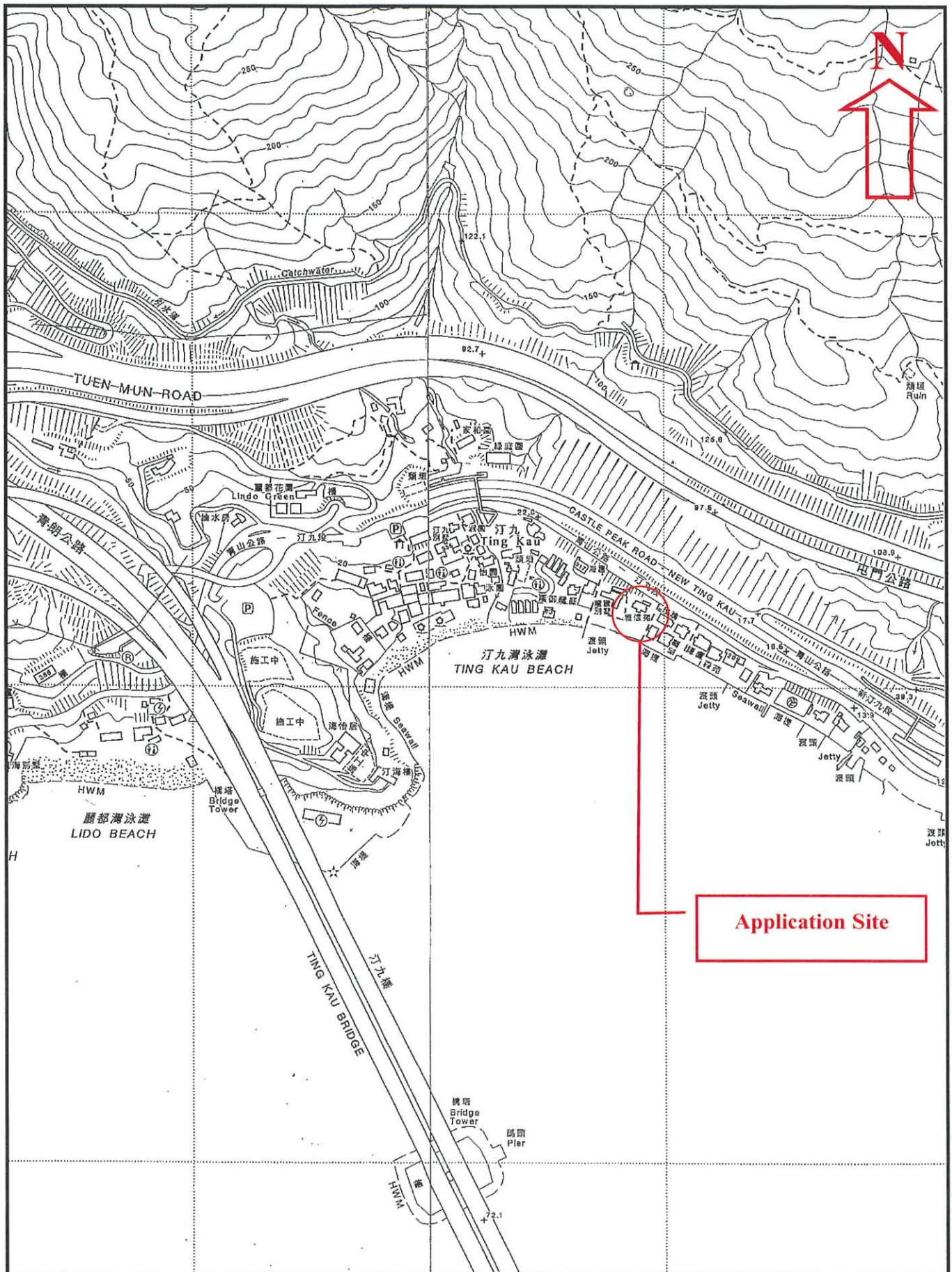
RESIDENTIAL (GROUP C) (cont'd)

Remarks (cont'd)

- (8) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, GFA and/or building height restrictions stated in paragraphs (1), (2), (3), (4), (5) and (6) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

## **Appendix 2**

### **Location Plan**



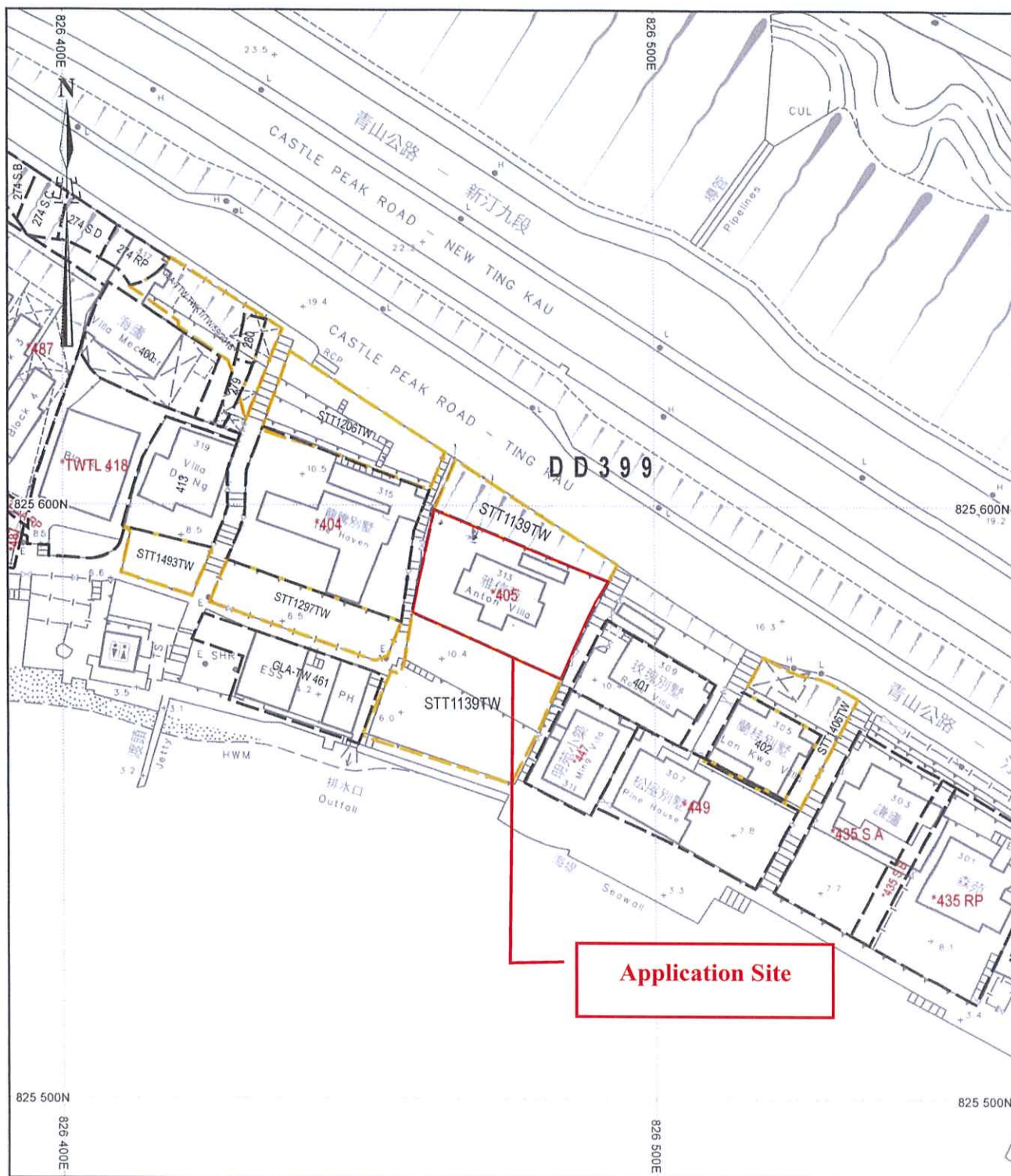


## **Appendix 3**

### **Lot Index Plan**



# 地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000  
 米 metres 10 0 10 20 30 40 50 米 metres



Locality :  
 Lot Index Plan No. : ags\_S00000125741\_0001  
 District Survey Office : Lands Information Center  
 Date : 09-Apr-2024  
 Reference No. : 6-SE-18D

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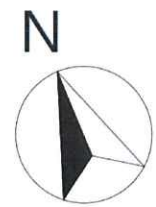
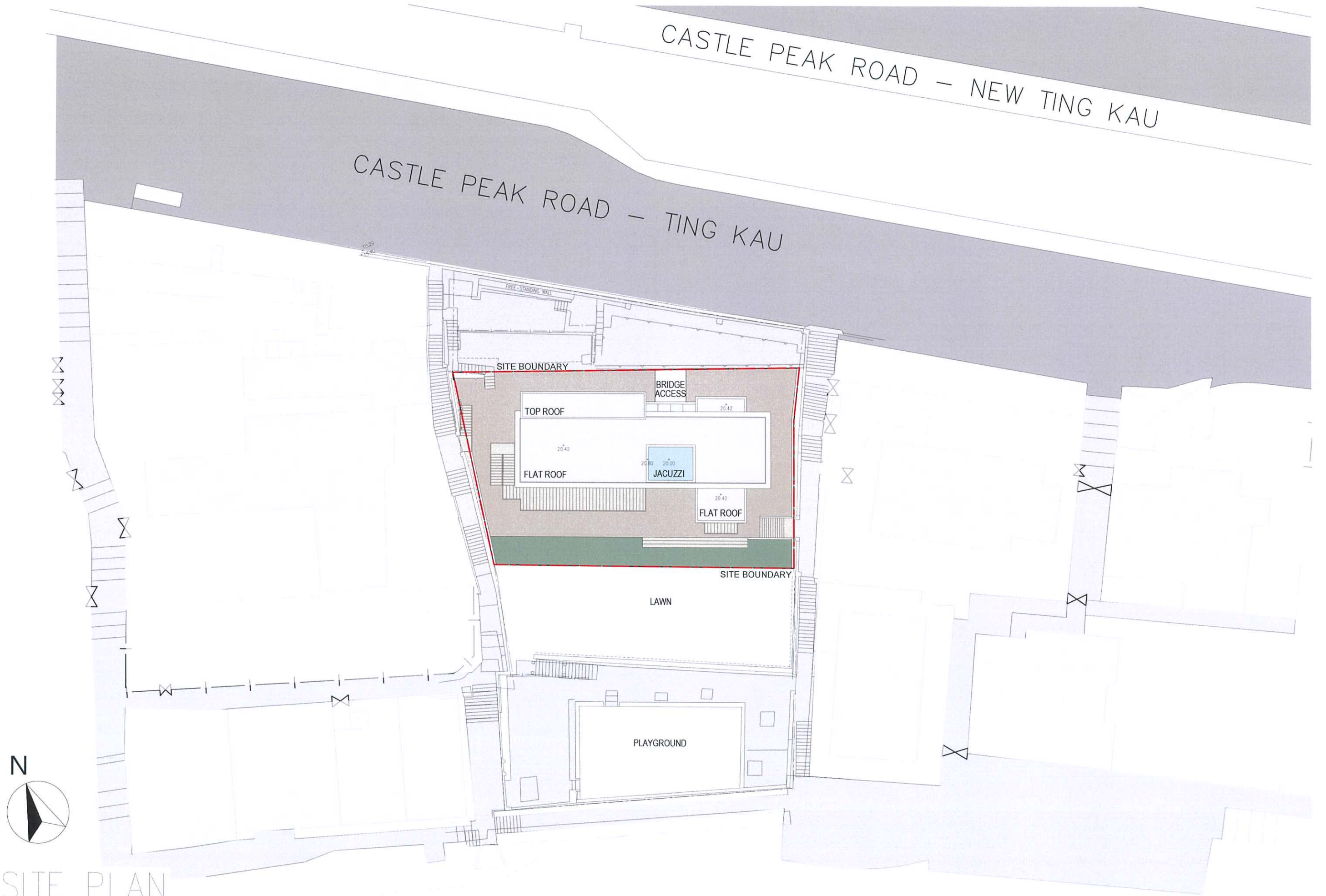
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**Explanatory notes:** This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.  
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## **Appendix 4**

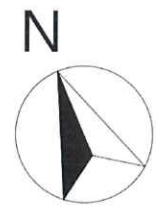
### **Proposed Floor Layout Plans**



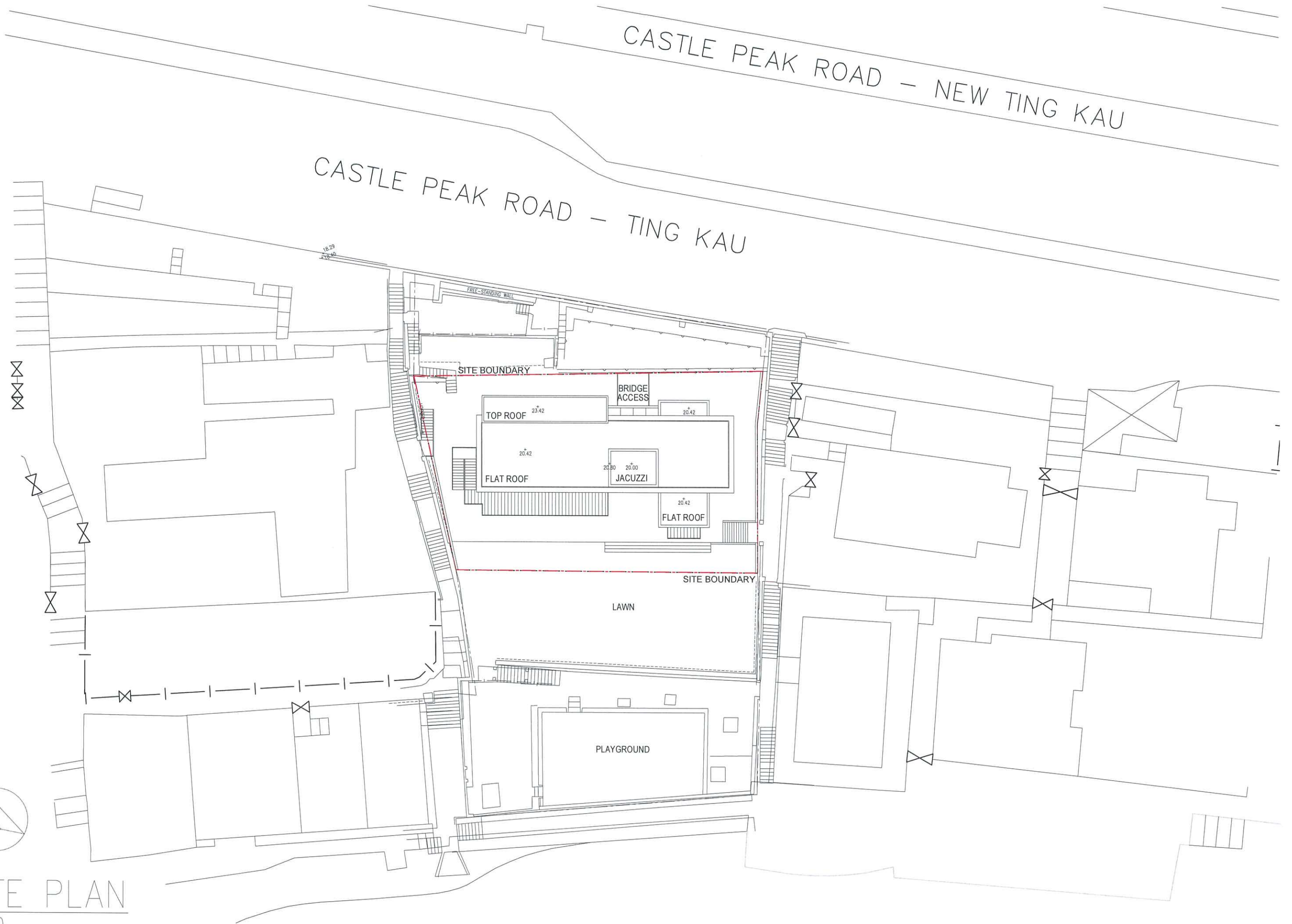


SITE PLAN

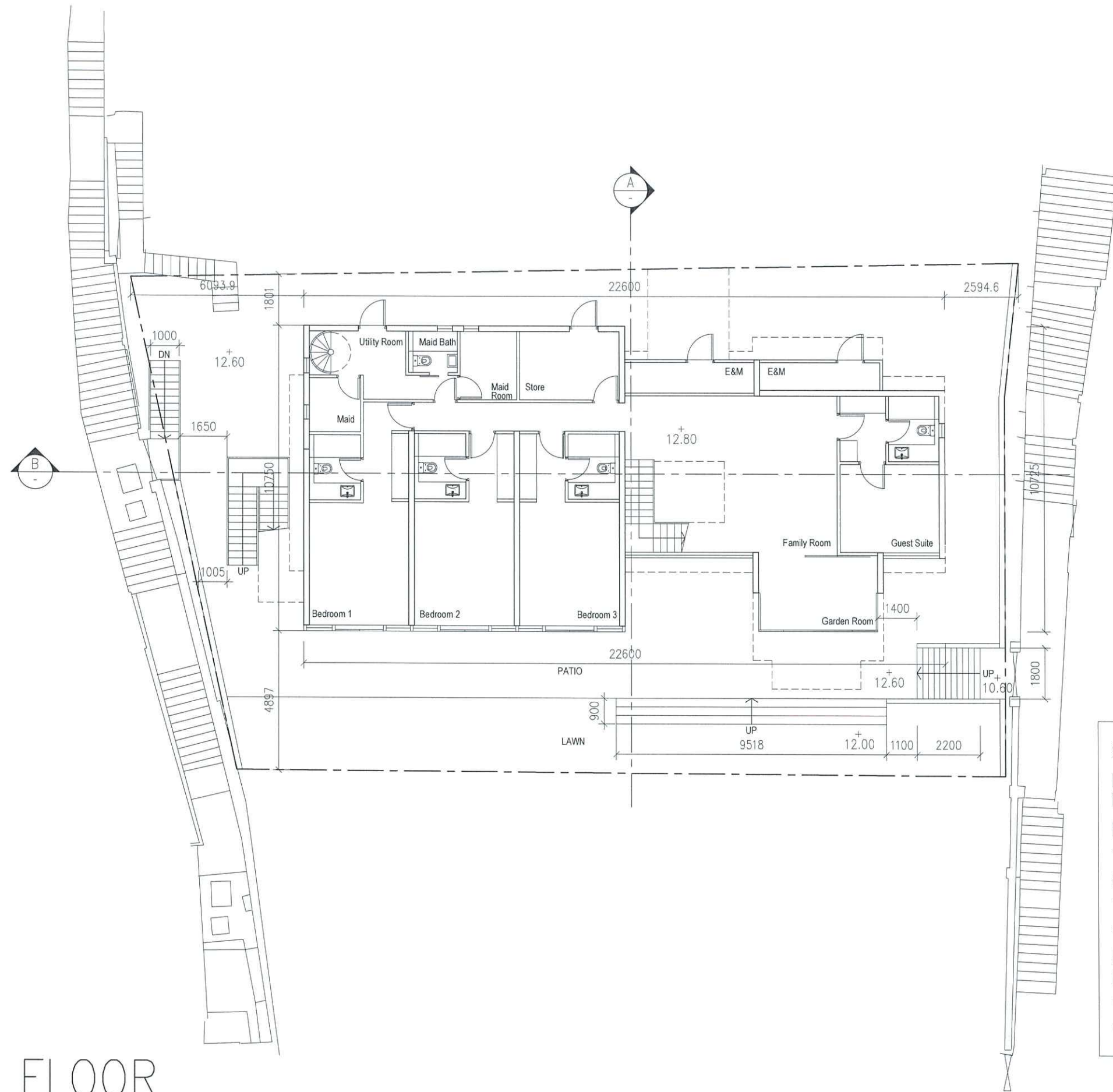
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SITE PLAN  
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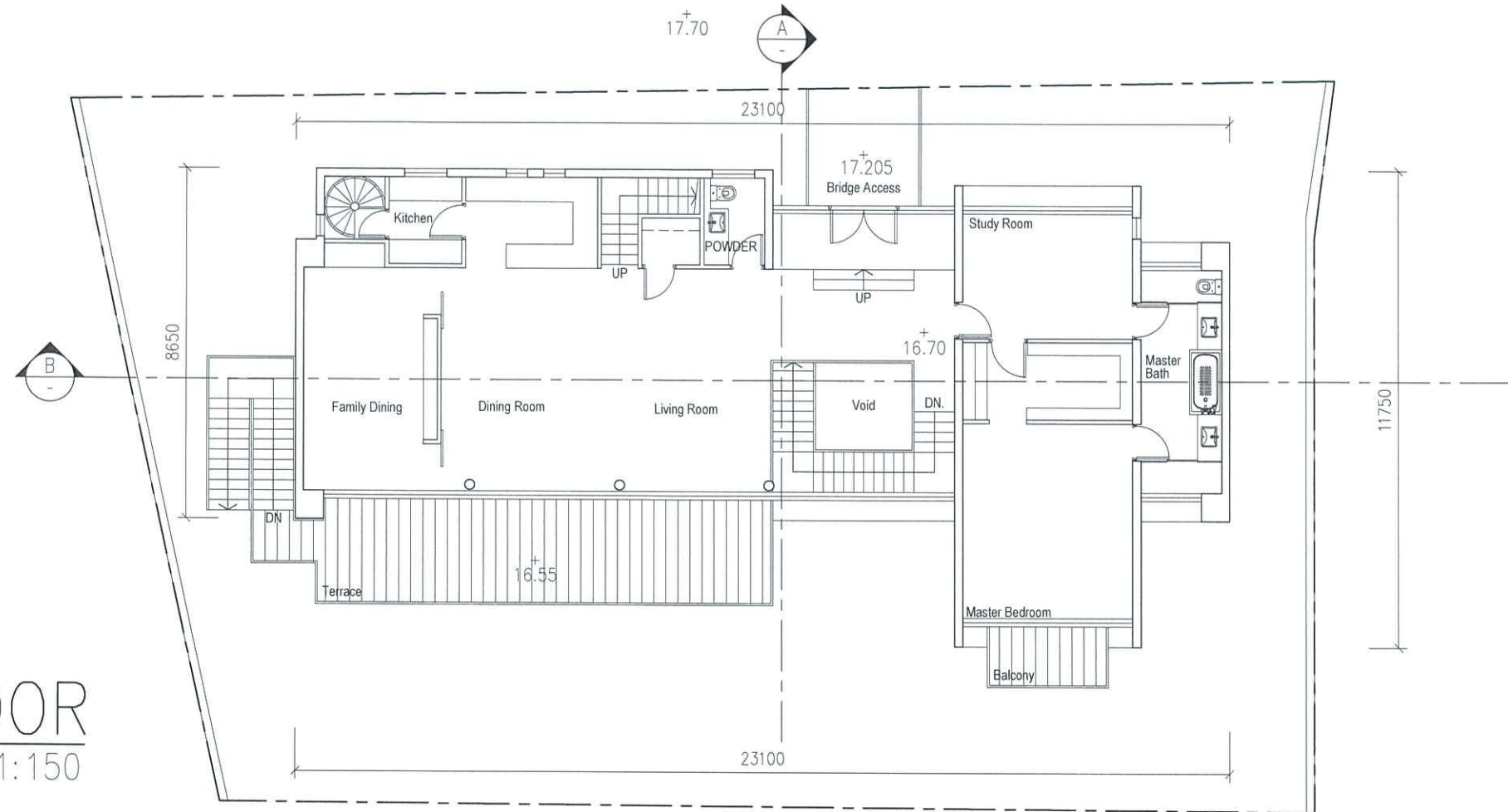




SITE AREA: 512.917 s.m.  
 PROPOSED DOMESTIC GFA:  
 NOT EXCEEDING 384.675 s.m.  
 P.R. NOT EXCEEDING 0.75  
 1/F: 185.02 s.m.  
 G/F: 199.45 s.m.  
 Total=384.470/512.917 s.m.  
 = 0.7496 < 0.75 (P.R.)  
 PROPOSED SITE COVERAGE:  
 NOT EXCEEDING 40%  
 = 199.45 / 512.917 s.m.  
 = 38.89% < 40%

GROUND FLOOR  
 1:150

1ST/ FLOOR  
1:150



ROOF  
1:150

