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Section 16 Planning Application

**Proposed House (New Territories Exempted House – Small House) at
Lot 215 S.C ss.3 S.A in D.D.130, San Hing Tsuen, Tuen Mun, New Territories**

Planning Statement

Applicant

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Prepared by

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Executive Summary

This planning statement is submitted to the Town Planning Board (the “Board”) in support of a planning application for Proposed House (New Territories Exempted House (NTEH) - Small House) (“the proposed development”) at Lot 215 S.C ss.3 S.A in D.D.130, San Hing Tsuen, Tuen Mun, N.T. (the “Application Site”)

The Application Site, covering an area of about 170 sq.m., falls within an area zoned “Residential (Group E)” (“R(E)”) on the Draft Lam Tei and Yick Yuen Outline Zoning Plan (“OZP”) No. S/TM-LTTY/13 exhibited on 13.6.2025. According to the Schedule I of the Notes of the OZP for “R(E)” zone applicable for open-air development or building other than industrial building, ‘House (other than rebuilding of NTEH or replacement of existing domestic building by NTEH permitted under the covering Notes)’ is a “Column 2” use of “R(E)” zone, which requires planning permission from the Board.

The Application Site is the subject of 2 previous applications (Nos. A/TM-LTTY/204 and 335). The last application (No. A/TM-LTTY/335) was approved for a proposed house (NTEH – Small House) on 11.8.2017. The validity period of the planning permission was until 11.8.2021 and later extended to 11.8.2025 under Application No. A/TM-LTTY/335-1. The Applicant had partially complied with approval conditions (b) and (c) of the last application. While the Applicant has submitted a small house application for erection of the proposed house after the planning approval in 2017, the small house application is still under processing by the Lands Department, which have withheld the compliance of approval condition (b) and (c) of the last application. Since the aggregate extension period for commencement of development cannot be longer than the original duration for commencement of the approved development, no further extension would be granted by the Board. As such, a fresh planning application is hereby submitted for the proposed development.

The Application Site is currently vacant and located in the village environment of San Hing Tsuen. The development parameters and layout of the proposed development will be same as the last application. The proposed 3-storey NTEH has a built-over area of about 65.03 sq.m. and a total gross floor area of about 195.09 sq.m., with a building height of not more than 8.23m. About 64.8% of the proposed NTEH footprint falls within the ‘Village Environs’ of San Hing Tsuen.

The justifications for this application are:

1. The proposed development is a compatible and suitable development;
2. The proposed development is in line with the planning intention of “R(E)” zone;
3. The proposed development is complied with the interim criteria for assessing planning application for NTEH development;
4. The Application Site is subject to prior planning approval granted for the same use;
5. The previous application at the Application Site is subject to unexpected delay in compliance with approval conditions;
6. The proposed development satisfies the keen small house demand in San Hing Tsuen;
7. Similar approvals for NTEH / small house use have been given in the same “R(E)” zone;
8. The proposed development will not hinder future residential developments;
9. The proposed development will maximize land utilization; and
10. The proposed development will not generate adverse visual, landscape, traffic, drainage and sewage impacts on the surrounding areas.

In view of the above justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will give sympathetic consideration to approve this application.

行政摘要

此規劃報告書旨在支持在新界屯門新慶村丈量約份第 130 約地段第 215 號 C 分段第 3 小分段 A 段(“申請地點”), 擬建一幢屋宇(新界豁免管制屋宇-小型屋宇)(“擬議發展”)的規劃申請。

申請地點的面積約 170 平方米, 位於在 2025 年 6 月 13 日展示的藍地及亦園分區計劃大綱草圖 (圖則編號: S/TM-LTY/13) 上的「住宅(戊類)」地帶。根據該大綱圖「住宅(戊類)」註釋附表 I: 適用於露天發展或適用於工業樓宇以外的建築物, 「屋宇(根據《註釋》說明頁准許翻建新界豁免管制屋宇或以新界豁免管制屋宇取代現有住用建築物者除外)」屬第二欄用途, 須向城市規劃委員會(“城規會”)提出申請。

申請地點涉及兩宗規劃申請(編號: A/TM-LTY/204 及 335), 最後一次申請(編號: A/TM-LTY/335)於 2017 年 8 月 11 日獲批准作擬議屋宇(新界豁免管制屋宇-小型屋宇)。該規劃申請期限至 2021 年 8 月 11 日, 其後申請延長期限至 2025 年 8 月 11 日(申請編號: A/TM-LTY/335-1)。申請人已部份履行該規劃許可的附帶條件(b)及(c)項。自 2017 年取得規劃許可後, 申請人已向地政處申請興建小型屋宇。由於地政處現階段仍在處理這宗小型屋宇的申請, 申請人故此未能履行規劃許可附帶條件(b)及(c)項。由於累積的延長期不能超過經批准的發展計劃原來的展開發展限期, 城規會不會再批准任何延期申請。因此, 申請人再次遞交是項規劃申請。

申請地點現時為空置土地, 座落於新慶村的村落範圍。是次申請的發展參數及佈局與上次獲批申請相同。擬議發展為一幢三層高的小型屋宇, 覆蓋面積約 65.03 平方米, 總樓面面積約 195.09 平方米, 高度為不超過 8.23 米。約 64.8% 擬建小型屋宇的覆蓋範圍座落於新慶村認可鄉村的鄉村範圍內。

本規劃申請的理據為:

1. 擬議發展與鄰近的土地用途協調, 並適合位於申請地點;
2. 擬議發展符合「住宅(戊類)」地帶的規劃意向;
3. 擬議發展符合評審新界豁免管制屋宇/小型屋宇發展規劃申請的臨時準則;
4. 申請地點之前獲小型屋宇用途的規劃許可;
5. 上次申請在履行規劃許可附帶條件時遇到未能預計的延誤;
6. 擬議發展能滿足對新慶村小型屋宇的需求;
7. 申請地點座落的「住宅(戊類)」地帶有類近小型屋宇用途申請獲得規劃許可;
8. 擬議發展不會妨礙未來區內的住宅發展;
9. 擬議發展可容許更有效利用土地; 及
10. 擬議發展不會對附近地方構成不良的視覺、園景、交通、排水及排污影響。

基於本規劃報告書所述的理據, 敬希 各城規會委員及有關政府部門能體恤考慮, 批准這宗規劃申請。

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1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for Proposed House (New Territories Exempted House (NTEH) – Small House) (the “proposed development”) at Lot 215 S.C ss.3 S.A in D.D.130, San Hing Tsuen, Tuen Mun, N.T. (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lot is shown at **Figure 2**.

The Application Site, covering an area of about 170 sq.m., falls within an area zoned “Residential (Group E)” (“R(E)”) on the Draft Lam Tei and Yick Yuen Outline Zoning Plan (“OZP”) No. S/TM-LTTY/13 exhibited on 13.6.2025. According to the Schedule I of the Notes of the OZP for “R(E)” zone applicable for open-air development or building other than industrial building, ‘House (other than rebuilding of NTEH or replacement of existing domestic building by NTEH permitted under the covering Notes)’ is a “Column 2” use of “R(E)” zone, which requires planning permission from the Board.

The Application Site is the subject of two previous applications (Nos. A/TM-LTTY/204 and 335). The last application (No. A/TM-LTTY/335), which was applied by the Applicant, was approved by the Board for the proposed NTEH on 11.8.2017. The validity period of the planning permission was until 11.8.2021 and later extended to 11.8.2025 under Application No. A/TM-LTTY/335-1.

The Applicant had partially complied with approval conditions (b) and (c) of the last application. While the Applicant had submitted the small house application to the Lands Department (LandsD) upon approval of the last application, the Building License (BL) for the small house application has yet been issued by the LandsD. Since the stormwater and sewerage connection works of the proposed small house to the public sewer will encroach on other private lots, the Applicant has received a letter from the LandsD on 7.5.2025 (see **Appendix 1**) that requires the Applicant to obtain written consents from relevant lot owners before execution of the lease document, which have withheld the issuance of the BL, as well as compliance of approval conditions (b) and (c) of the last application. To speed up the small house development, the LandsD has conducted a consultation on the provision of a septic tank at the Application Site in June 2025.

According to the Town Planning Board Guidelines No. 35D on Extension of Time for Commencement of Development, the aggregate extension period for commencement of development cannot be longer than the original duration for commencement of the approved development, and no further extension would be granted by the Board. Since the Applicant is still in the process of obtaining consents from the adjoining lot owners, it is foreseen that the BL will not be issued by the LandsD on or before 11.8.2025. As such, a fresh application is hereby submitted for the proposed development.

1.2 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

2. Site Context

2.1. The Application Site and Its Existing Condition

The Application Site, with an area of about 170 sq.m., is located in the village setting of San Hing Tsuen, Tuen Mun, N.T. (see **Figure 1**). The Application Site is located partly within the common

Village Environ ('VE') of San Hing Tsuen, Tuen Tsz Wai and Tsing Chuen Wai. The Application Site is a piece of flat land and currently vacant. It is partially fenced off by chain-link fence of about 2.5m high and mainly covered with wild grass, shrubs and some fruit trees (see **Site Photos**).

2.2. Surrounding Land Use

The surrounding areas are predominantly residential and rural in character, comprising of village houses, temporary structures, rural workshops and open storage/storage yards. To the south and east of the Application Site are 9 approved small houses within the same "R(E)" zone by the Board from 1994 to 2019 (Application Nos. DPA/TM-LTYT/21, 22, 23, 24, 25 and 58 and A/TM-LTYT/301, 307 and 336), as well as a proposed residential development for 288 flats within the rezoned "Residential (Group A)1" ("R(A)1") zone under Application No. Y/TM-LTYT/10 approved by the Board on 14.7.2023. The Application Site is surrounded by village houses, namely The Emperor Villa, Hanison Garden and Wilhelmina Garden at its northeast, as well as the village settlements of San Hing Tsuen at its further east within the adjacent "Village Type Development" ("V") zone.

Meanwhile, to the west and south are clusters of rural workshops, open storage/storage yards and vacant land, which are situated within the "R(A)" zone for proposed future public housing development under the prevailing Lam Tei and Yick Yuen OZP.

2.3. Accessibility

The Application Site is accessible on foot via an existing footpath off San Tat Lane (see **Figure 3**). The Application Site is not directly accessible by vehicles but it is located near a hammerhead of San Tat Lane. The area is well served by public transport. Apart from minibus routes running to and from Tuen Mun Town Centre and Sheung Shui, the village is also served by light rail with Lam Tei Station situated to the east of the village.

2.4. Land Status

The Applicant is the registered owner of the subject lot. The subject lot is held under Block Government Lease for a lease term of 75 years from 1.7.1898 renewable for 24 years and have been further extended to 2047.

Upon approval of the last application (No. A/TM-LTYT/335), the Application has submitted a small house application to the LandsD but the application is still under processing by the LandsD. The Applicant will follow up with the application with LandsD upon approval of the current application.

3. Planning Context

3.1. Outline Zoning Plan

The Application Site falls within an area zoned "Residential (Group E)" ("R(E)") on the Draft Lam Tei and Yick Yuen OZP No. S/TM-LTYT/13 exhibited on 13.6.2025 (see **Figure 1**). The planning intention of the "R(E)" zone is "primarily for phasing out of existing industrial uses through redevelopment for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/ residential interface problem."

According to the Schedule I of the Notes of the OZP for "R(E)" zone applicable for open-air development or building other than industrial building, 'House (other than rebuilding of NTEH or replacement of existing domestic building by NTEH permitted under the covering Notes)' is a Column 2 use, which requires planning permission from the Board.

3.2. Previous Applications

The Application Site is subject to two previous planning applications as follows:-

| Application No. | Applied Use | Decision | Date of Decision |
|-----------------|---|--------------------------|------------------|
| A/TM-LTTY/204 | Proposed House (New Territories Exempted House – Small House) | Rejected | 29.10.2010 |
| A/TM-LTTY/335* | Proposed House (New Territories Exempted House – Small House) | Approved with Conditions | 11.8.2017 |

*Applied by the Applicant

The Applicant has partially complied with the Approval Conditions (b) and (c) of the last application (No. A/TM-LTTY/335) as follows:-

| Condition | Approval Date | Approval Letter |
|---|---------------|-----------------------|
| (b) submission and implementation of a drainage proposal | 25.3.2021 | see Appendix 2 |
| (c) submission and implementation of a tree preservation and landscape proposal | 18.5.2021 | see Appendix 3 |

The drainage proposal and the tree preservation and landscape proposal of the last application have been approved by the Drainage Services Department (DSD) and Planning Department (PlanD) respectively.

While the Applicant had submitted a small house application since the planning approval in 2017, the BL is yet to be issued by the LandsD. Since the stormwater and sewerage connection works of the proposed small house to the public sewer will encroach on other private lots, the Applicant is required by the LandsD (see **Appendix 1**) to obtain written consents from relevant lot owners before execution of the lease document, which have also withheld the issuance of the BL, as well as compliance of approval conditions (b) and (c) of the last application.

3.3. Similar Applications within the Same “R(E)” Zone

14 planning applications for similar NTEH/Small House uses were approved by the Board within the same “R(E)” zone. These approved applications are summarised as follows:-

| Application No. | Applied Use | Site Area (sq.m.) | Decision | Date of Approval |
|------------------|---|-------------------|--------------------------|------------------|
| A/DPA/TM-LTTY/21 | Small House | 143.0 | Approved with conditions | 16.9.1994 |
| A/DPA/TM-LTTY/22 | Small House | 143.0 | Approved with conditions | 16.9.1994 |
| A/DPA/TM-LTTY/24 | Small House | 143.0 | Approved with conditions | 16.9.1994 |
| A/DPA/TM-LTTY/25 | Small House | 143.0 | Approved with conditions | 16.9.1994 |
| A/DPA/TM-LTTY/58 | Small House | 143.0 | Approved with conditions | 23.6.1995 |
| A/TM-LTTY/283 | Proposed House (New Territories Exempted House - Small House) | 155.0 | Approved with conditions | 12.12.2014 |
| A/TM-LTTY/284 | Proposed House (New Territories Exempted House - Small House) | 158.8 | Approved with conditions | 12.12.2014 |
| A/TM-LTTY/285 | Proposed House (New Territories Exempted House - Small House) | 164.6 | Approved with conditions | 12.12.2014 |
| A/TM-LTTY/301 | Proposed House (New Territories Exempted House - Small House) | 178.3 | Approved with conditions | 30.9.2016 |
| A/TM-LTTY/307 | Proposed House (New Territories Exempted House - Small House) | 143.5 | Approved with conditions | 18.3.2016 |
| A/TM-LTTY/336 | Proposed House (New Territories Exempted House - Small House) | 183.6 | Approved with conditions | 11.8.2017 |

| | | | | |
|---------------|---|-------|--------------------------|----------|
| A/TM-LTYT/370 | Proposed House (New Territories Exempted House - Small House) | 174.3 | Approved with conditions | 6.9.2019 |
| A/TM-LTYT/371 | Proposed House (New Territories Exempted House - Small House) | 143.3 | Approved with conditions | 6.9.2019 |
| A/TM-LTYT/372 | Proposed House (New Territories Exempted House - Small House) | 158.8 | Approved with conditions | 6.9.2019 |

3.4. Interim Criteria for Consideration of Application for NTEH / Small House in New Territories

About 42.14 sq.m. (64.8%) of the proposed NTEH footprint falls within the 'VE' of San Hing Tsuen (see **Figure 4**). According to the 'Interim Criteria for Consideration of Application for NTEH / Small House in New Territories', sympathetic consideration from the Board might be given with justification on general shortage of land in meeting the demand for Small House Development in the "V" zone of the village.

4. Development proposal

4.1. Site Configuration and Layout

The Applicant seeks planning permission to erect a NTEH (Small House) on the Application Site. The layout and development parameters of the proposed development will be the same as the last application (No. A/TM-LTYT/335).

The Application Site has an area of about 170 sq.m. The proposed NTEH will be 3-storey with a building height of not more than 8.23m and a roofed over area of about 65.03 sq.m. and gross floor area of about 195.09 sq.m. The following table summarizes the key development parameters of the proposed NTEH:-

| | |
|---------------------------------------|---------------------|
| Site Area | About 170 sq.m. |
| Proposed Roofed Over Area of the NTEH | About 65.03 sq.m. |
| Proposed Gross Floor Area of the NTEH | About 195.09 sq.m. |
| No. of House | 1 |
| No. of Storeys | 3 |
| Proposed Building Height | Not more than 8.23m |

A Layout Plan showing the disposition of the proposed NTEH is shown in **Figure 4**.

As shown in **Figure 4**, about 42.14 sq.m. (64.8%) of the footprint of the proposed NTEH falls within the 'VE' of San Hing Tsuen. The uncovered area of the Application Site would be used as garden of the proposed NTEH. An underground septic tank will be provided to the west of the proposed NTEH.

4.2. Access Arrangement

Same as the last application (No. A/TM-LTYT/335), the proposed ingress/egress point of the proposed NTEH will be at the western boundary connecting to the existing footpath off San Tat Lane. No parking space will be provided for the proposed NTEH as the residents of the proposed NTEH will use public transport in vicinity to commute to other locations.

4.3. Drainage Proposal

The submission of a drainage proposal of the last application (No. A/TM-LTYT/335) has been approved by DSD on 25.3.2021 (see **Appendix 2**). Since the layout and development parameters of the proposed NTEH remain the same, the Applicant will adopt the approved drainage proposal and provide the drainage facilities to the satisfaction of the DSD.

4.4. Tree Preservation and Landscape Proposal

The submission of a tree preservation and landscape proposal of the last application (No. A/TM-LTYY/335) has been approved by the PlanD on 18.5.2021 (see **Appendix 3**). Since the layout and development parameters of the proposed NTEH remain the same, the Applicant will adopt the approved landscape proposal and implement the landscape proposal upon obtaining the BL from the LandsD.

4.5. Sewerage Arrangement

Since the proposed sewerage connection works of the proposed NTEH to the public sewer will encroach on other private lots, the Applicant was requested by the LandsD (see **Appendix 1**) to obtain written consent from the relevant lot owners. To speed up the development of the proposed small house, LandsD has conducted a consultation on the provision of a septic tank at the Application Site in June 2025. Similar to the last application, an underground septic tank (see **Figure 4**) for sewage and waste disposal will be provided at the west of the proposed NTEH. The Applicant will provide the septic tank for sewage treatment.

5. Planning Justifications

5.1 Compatible and Suitable Development

The proposed development is considered compatible with the surrounding areas, in which the majority of the surrounding uses are mostly village houses, temporary structures and vacant land. The proposed NTEH will blend in with its surrounding environment in visual context as they are of the similar building height. Since the Application Site is located in the village environment of San Hing Tsuen, with over 50% of the building footprint falling within the VE, the proposed development is situated at a suitable location that will assimilate with the surrounding environment and form part of San Hing Tsuen.

In addition, the area to the south of the Application Site, which was occupied by godowns and open storage yards and formerly zoned “R(E)”, has been rezoned to “R(A)” zone for proposed public housing development under the prevailing OZP. It indicates that the locality is progressively transforming into a residential area. Given the residential nature of the proposed development, it is therefore considered compatible with the future public housing development and will not cause any interface issue.

5.2 In Line with the Planning Intention of “R(E)” Zone

The Application Site falls within the “R(E)” zone on the Lam Tei and Yick Yuen OZP No. S/TM-LTYY/13, in which the planning intention is primarily for phasing out existing industrial uses through redevelopment for residential use on application to the Board. Since the proposed NTEH is intended to satisfy the housing demand of indigenous villagers of San Hing Tsuen, the residential nature of this application is in line with planning intention of the subject “R(E)” zone. Additionally, it also supports the policy objective of the Government to increase housing supply, especially in the Northern Metropolis area.

5.3 Complies with the Interim Criteria for Assessing Planning Application for NTEH Development

While the Application Site is located outside the “V” zone of San Hing Tsuen, more than 50% of the footprint of the proposed NTEH falls within the ‘VE’ of the village. According to “Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories”, if not less than 50% of the proposed NTEH/Small House footprint falls within the ‘VE’ of a recognized village and there is a general shortage of land in meeting the demand for Small House development in the “V” zone of the village, sympathetic consideration may be given. In this regard, the proposed development complies with all the requirements of sympathetic consideration from the Board.

5.4 Prior Planning Approval Granted for the Same Use at the Application Site

The applied use of the current application is same as the last application. The last application (No. A/TM-LTYT/335) for proposed NTEH was approved by the Board on 11.8.2017. Since the nature of use, development parameters and planning circumstances largely remain unchanged, this application is considered acceptable within the “R(E)” zone.

5.5 Unexpected Delay in Compliance with Approval Conditions

The Applicant has partially complied with approval conditions (b) and (c) of the last application (No. A/TM-LTYT/335) and the full compliance of the aforementioned approval conditions was hindered due to the unexpected delay in processing of the small house application by the LandsD. While the Applicant has applied for extension of time for commencement of the proposed NTEH (Application No. A/TM-LTYT/335-1) in 2021 for the same reason, the Applicant has recently received the letter from the LandsD on the request of obtaining written consents from relevant lot owners for the proposed stormwater and sewerage connection works to the public sewers. The Applicant is currently actively seeking written consent from the respective lot owners as requested by the LandsD and will implement the drainage and landscape proposals upon obtaining the BL from the LandsD.

Given prior planning approval for the same NTEH use at the same location, as well as the Applicant’s genuine efforts in complying with the approval conditions, this application could be considered acceptable and in line with the previous approval by the Board.

5.6 Keen Small House Demand in San Hing Tsuen

There has been a genuine demand for new NTEH for eligible indigenous villagers in San Hing Tsuen. With the growing population in the area, majority of the area in the adjacent “V” zone has already been occupied by village houses, vehicular access, footpath, parking spaces and other community uses. As exemplified by the approved NTEH applications within the same “R(E)” zone, the land still available for small house development could not fully meet the small house demand of San Hing Tsuen. Therefore, the Applicant has no alternative option but to apply to build a NTEH on the Application Site outside of the “V” zone of San Hing Tsuen.

5.7 Similar Approvals for NTEH / Small House Use in the Same “R(E)” Zone

As highlighted in Para. 3.3., 14 similar approvals for NTEH / small house use have been approved in the same “R(E)” zone of Lam Tei and Yick Yuen OZP. Given the proximity of these approval cases for similar NTEH / small house use, approval of this application is considered acceptable within the subject “R(E)” zone and in line with the previous decisions of the Board.

5.8 Will not Hinder Future Residential Developments

As referred to the prevailing Lam Tei and Yick Yuen OZP, the “R(A)” and “R(A)1” zones to the west and east of the Application Site respectively are intended for future residential developments. Given the residential nature of the application, the proposed development is considered compatible with the surrounding land uses and will not hinder the future residential development in the area.

5.9 Maximizing Land Utilization

The Application Site is currently vacant and has been left abandoned for an extended period. The proposed development would allow upgrading of the existing derelict land into a developed area with landscaping whilst upkeeping the maintenance of the site. Therefore, the proposed development is considered viable by allowing maximization of land utilization that is compatible with the surrounding uses.

5.10 No Adverse Impacts on the Surrounding Areas

Owing to the nature and size of the proposed development, no adverse impacts are anticipated on the surrounding areas, as discussed below:-

Visual

Considering that the village cluster is located to the east of the Application Site, the proposed NTEH is considered compatible with surrounding village houses/settlements in the vicinity in terms of visual context. With consideration of the local context surrounding the Application Site, the scale of proposed NTEH, which accommodates only one 3-storey building, will not result in adverse visual impact to the locality.

Landscape

The tree preservation and landscape proposal of the last application (No. A/TM-LTTY/335) was approved by PlanD on 18.5.2021. Given no change in the layout and development parameters of the proposed development, the Applicant will implement the approved landscape proposal upon obtaining the BL from the LandsD. Therefore, no adverse landscape impact is anticipated.

Traffic

The Application Site is accessible via a local path off San Tat Lane. The residents of the proposed NTEH will use public transport to reach Ng Lau Road and access to the Application Site on foot via San Tat Lane. Since the proposed development only involves the development of one small house with no provision of parking space, no traffic impact is anticipated.

Drainage

The drainage proposal of the last application (No. A/TM-LTTY/335) was approved by the DSD on 25.3.2021. Given no change in the layout and development parameters of the proposed development, the Applicant will implement the approved drainage facilities upon obtaining the BL from the LandsD. Therefore, no adverse drainage impact is anticipated.

Sewage

Similar to the last application, the Applicant will provide an underground septic tank at the west of the proposed NTEH to manage the waste generated. Given no change in the layout and development parameters of the proposed development, no adverse sewage impact is anticipated.

6. CONCLUSION

The Application Site falls within “R(E)” zone on the Draft Lam Tei and Yick Yuen OZP No. S/TM-LTTY/13. The Applicant, who is an indigenous villager of San Hing Tsuen, intends to build a NTEH on the Application Site.

The Application Site is located at the village setting of San Hing Tsuen with more than 50% of the footprint of the proposed NTEH located within the “VE” of San Hing Tsuen. The proposed NTEH is considered compatible with the surrounding developments and suitable to be located at the Application Site. According to “Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories”, the proposed NTEH warrants sympathetic consideration from the Board as the small house demand could not be accommodated within the “V” zone.

The proposed development is considered in line with the planning intention of the “R(E)” zone with the Application Site previously granted for planning approval for the same use and similar approvals for proposed NTEH/small house use also granted by the Board in the same “R(E)” zone. In addition, the proposed development will not hinder future residential developments in the area but instead would encourage maximization of land utilization. No adverse impacts on the surrounding areas are anticipated and the technical concerns of relevant Government departments could be addressed through the implementation of approval conditions.

In view of the above justifications presented in this Planning Statement, we hope that the Board will give sympathetic consideration to this planning application so that the Applicant can build their own NTEH on the Application Site.

Lawson David & Sung Surveyors Ltd.
July 2025

Figures

- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Pedestrian Access Plan
- Figure 4 Indicative Layout Plan



Location Plan

(Extract from Draft Lam Tei & Yick Yuen
Outline Zoning Plan No. S/TM-LTYT/13)

Figure 1

1 : 7500



羅迅測計師行

Lawson David & Sung

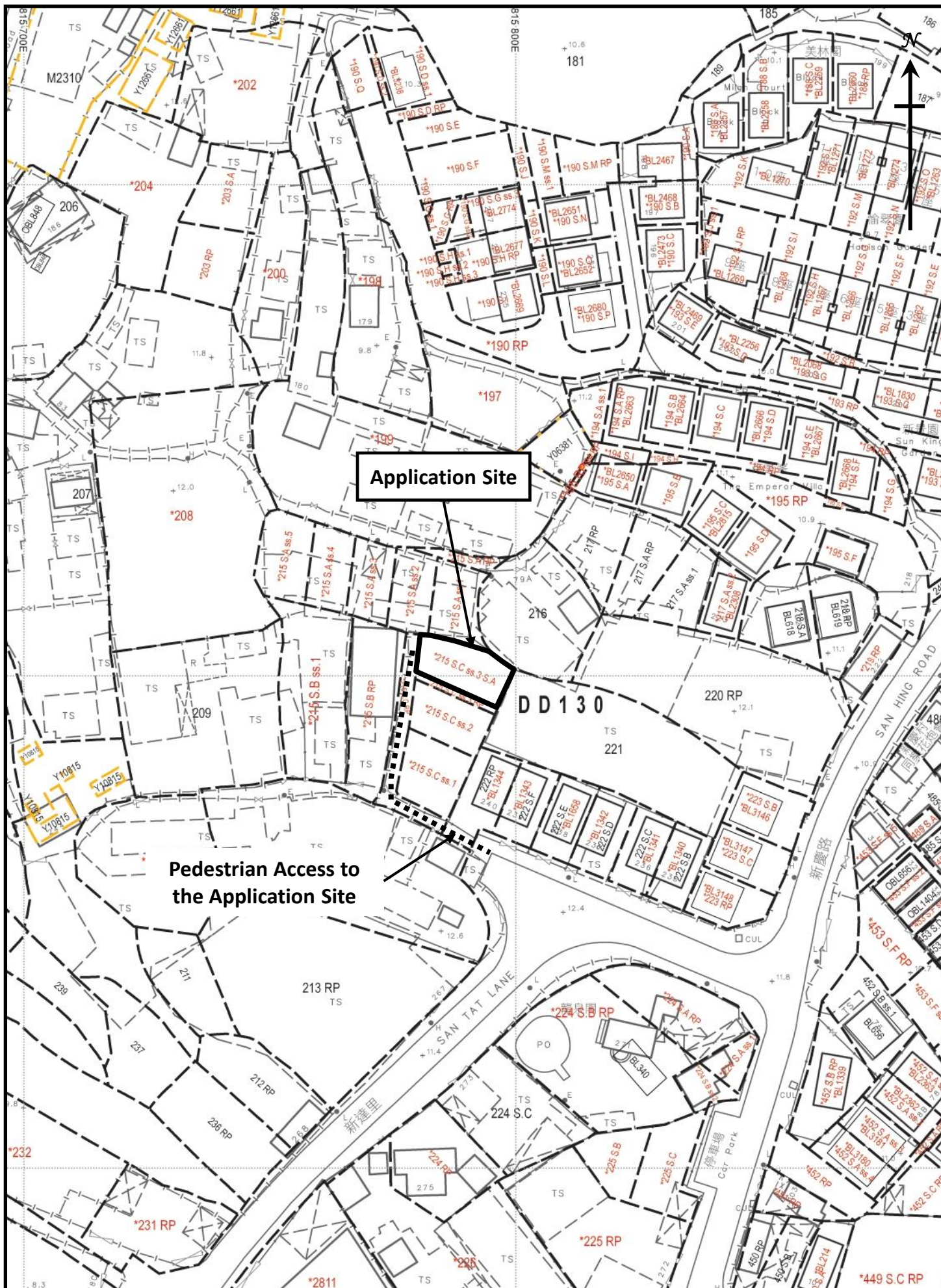
SURVEYORS LIMITED

Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328



1 : 1000





Pedestrian Access Plan

Figure 3

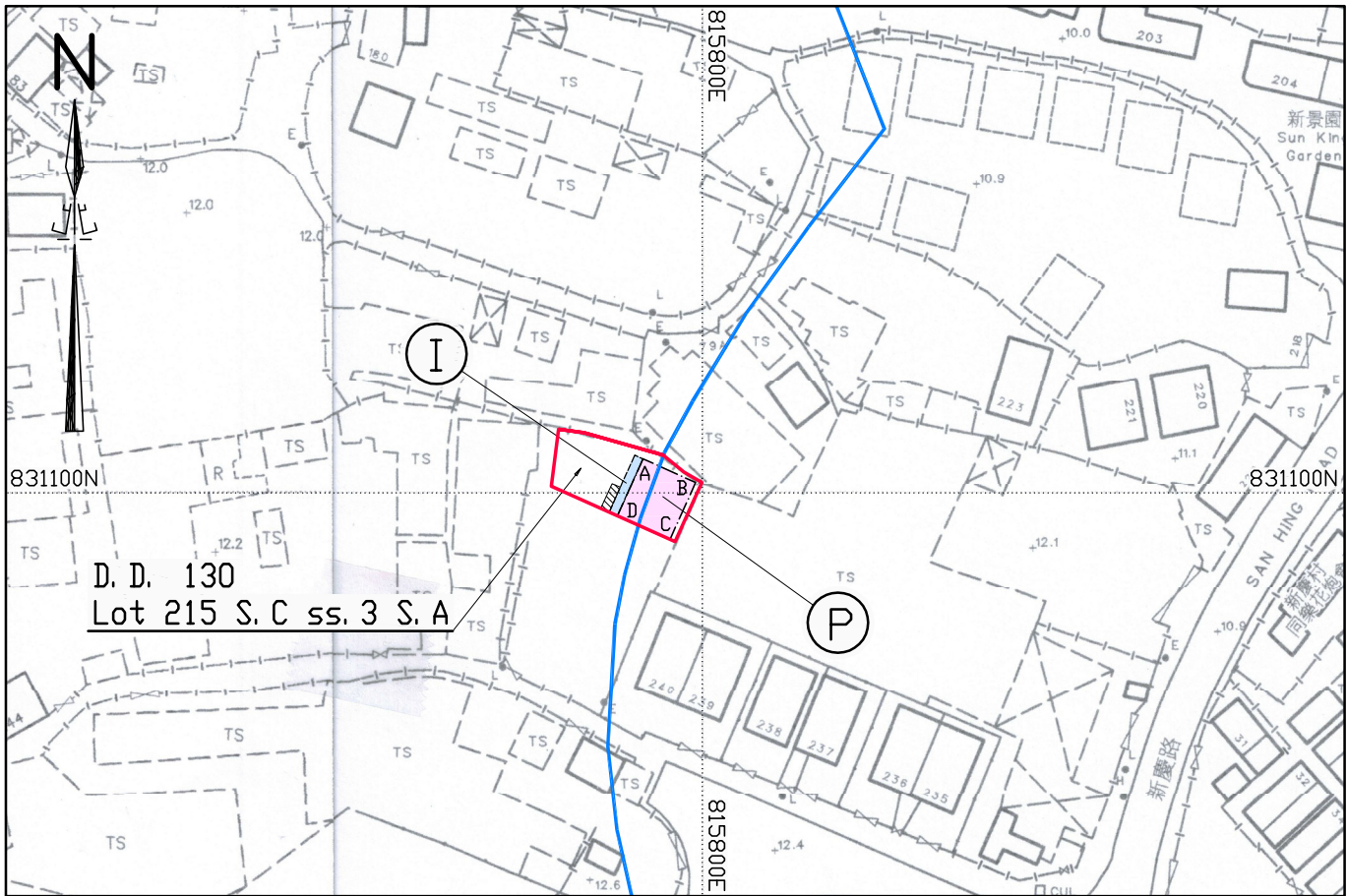
1 : 1000



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Estate Agency Licence No. C-006328

DIMENSIONED PLAN OF PROPOSED SMALL HOUSE

LOT No. 215 S. C ss. 3 S. A IN D. D. 130



SCALE 1 : 1000

Coloured Pink Area = 65.03 Sq. metres (About)

| Ref | Colour |
|-----|--------|
| I | INDIGO |
| P | PINK |

| Line | Bearing ° ' " | Distance in metres | Co-ordinates | | Pt. |
|------|------------------|-----------------------|--------------|------------|-----|
| | | | N | E | |
| A-B | 114 10 30 | 7.752 | 831104.574 | 815792.050 | A |
| B-C | 204 10 30 | 8.389 | 831101.399 | 815799.122 | B |
| C-D | 294 10 30 | 7.752 | 831093.746 | 815795.687 | C |
| D-A | 24 10 30 | 8.389 | 831096.921 | 815788.615 | D |

LOCATION



SCALE 1 : 5000

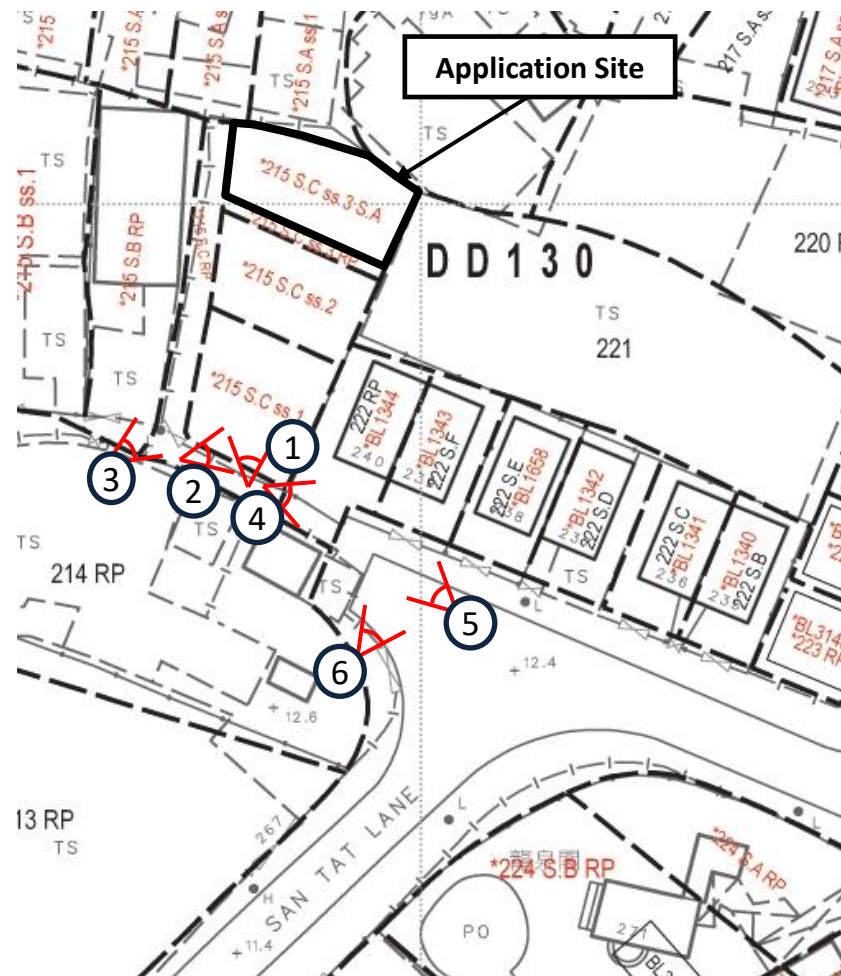
PLAN No. CP1882/D/01A

Notes :

1. All units are in metres.
 2. Proposed co-ordinates listed herewith are supplied for APPLICATION purposes only and must not be interpreted as a final positional record of Lands Department.
 3. Survey Sheet No. : 6-NW-21A & B
 4. Ref. SRP No. : SRP/TM/049/0132/D1
 5. — Lot Boundary Line
 6. — Position of Balcony
(Coloured Indigo - 8.389 x 1.219)
 7. — Septic Tank & Soakage Pit
(Hatched Black - 3.658 x 1.219)
- Village Environs Boundary "VE"
- Portion of Proposed Small House within VE Area = 42.14 sq. m. (64.8%)
Portion of Proposed Small House outside VE Area = 22.89 sq. m. (35.2%)

PANG Chi-wing, MRICS MHKIS
Authorized Land Surveyor

Site Photos



Legend:



Viewpoint of the Photo



Photo No.



Existing Condition of the Application Site and Its Surroundings

Site Photos



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328

Appendix 1

Letter from Lands Department dated 7.5.2025

電話 Tel: 2451 3241
圖文傳真 Fax: 2459 0795
電郵地址 Email:
本署檔號 Our Ref: (122) in DLOTM 484/MLT/84
來函檔號 Your Ref: YL/36777/11/SL

來函請註明本署檔號

Please quote our reference in your reply



地政總署
屯門地政處
DISTRICT LANDS OFFICE/
TUEN MUN
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界屯門屯喜路一號屯門政府合署六樓
6/F, TUEN MUN GOVERNMENT OFFICES,
1 TUEN HI ROAD, TUEN MUN, NEW
TERRITORIES

Mr. Siu Kam Keung
c/o

7 May 2025

Dear Sir,

Application for Building a Small House
Lot No. 215 S.C ss.3 S.A in D.D. 130
San Hing Tsuen, Tuen Mun

I refer to your letter dated 27.3.2025.

Please confirm whether the stormwater connection works and sewerage connection works to the public sewer would be undertaken at other private lot(s). If affirmative, please confirm you could obtain **written consent** from the relevant lot(s) owner(s) before execution of the lease document.

The **written consent** shall be in the form of a Deed and to be registered in the Land Registry against all concerned lots as an encumbrance. The Deed (i) shall be irrevocable in nature to bind the relevant lot(s) owner(s) for the construction and future maintenance of the concerned stormwater and sewerage connection works on the lot(s); (ii) shall bind, and is for the benefit of, the respective successors and assignees (including owners of undivided shares in the lot(s) concerned) and run with the land; and (iii) shall allow all time free access for the Government and its agent to conduct site inspection on the completed stormwater and sewerage connection works, if necessary. Moreover, a draft of the Deed shall be provided to this office for scrutiny before execution of the Deed.

For any enquiries, please contact the undersigned at 2451 3241.

Yours faithfully,

(Frankie CHENG)
for District Lands Officer, Tuen Mun

Appendix 2

Approval Letter for Partial Compliance with Approval Condition (b) of
Last Application No. A/TM-LTTY/335



規 劃 署

屯門及元朗西規劃處
新界沙田上禾輦路 1 號
沙田政府合署 14 樓

**By Post and Fax****Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin, N.T.

本函檔號 Your Reference
本署檔號 Our Reference TPB/A/TM-LTYV/335
電話號碼 Tel. No.: 2158 6286
傳真機號碼 Fax No.: 2489 9711

25 March 2021

(Attn.: Mr. LEE Wai Leung)

Dear Sir,

Planning Application No. A/TM-LTYV/335
Compliance with Approval Condition (b)

I refer to your submission dated 8 May 2020 for compliance with the submission part of the captioned approval condition on the submission and implementation of the drainage proposal.

Relevant departments have been consulted. Your submission is considered:

- ☐ Acceptable. The captioned condition **has been complied** with.
- ☒ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition. Please find detailed departmental comments at **Appendix**.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,



(Keith FUNG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

CE/MN, DSD
DO(TM), HAD
CHE/NTW, HyD

(Attn: Mr. NG Tsz Yan)
(Attn: Ms. Jan LAI)
(Attn: Ms. Maggie CHAN)

[Fax: 2770 4761]
[Fax: 2450 3014]
[Fax: 2714 5228]

Internal

CTP/TPB(2)

KF/LY/ly

Appendix

The Chief Highways Engineer/New Territories West, Highways Department (CHE/NTW, HyD) (Contact Person: Ms. Maggie CHAN, Tel. No.: 2762 3958) has the following comments on the submission:

1. HyD is responsible for the maintenance of the exclusive road drains only. She noted that the proposed drains are to convey the lot owner's surface runoff (other than road drainage).
2. It is the lot owner's responsibility to identify/locate existing government stormwater drains to which drainage connections from his site are to be proposed. The lot owner should verify the existence of any existing drains/utilities and also their exact locations, levels and alignments on site in order to ascertain the positions and levels of the proposed manholes and the associated connection works. The lot owner should also verify that the existing government drains, to which connections are proposed, are in normal working conditions and capable for the discharge from the site.
3. The lot owner is required to ensure that the existing stormwater drain has adequate capacity to take the additional discharge from the proposed site.
4. The lot owner should take note that any damage to the public footpath/road and other highway furniture arising from his drainage works or its related construction activities shall be immediately reinstated to the current highway standards and to Director of Drainage Services satisfaction at the expense of the lot owner.
5. The lot owner is required to ensure that no construction debris, silt and sediments, or cementitious materials will be discharged to or deposited inside the public drains from the site. Any pipe blockage or damage arising from the construction works shall be made good at the cost of the lot owner and to Director of Drainage Services satisfaction.
6. Excavation Permit on government land and public footpath/road should be obtained from DLO/TM and this Regional Office respectively prior to commencement of excavation works.

Appendix 3

Approval Letter for Partial Compliance with Approval Condition (c) of
Last Application No. A/TM-LTTY/335



規 劃 署

屯門及元朗西規劃處
新界沙田上禾輦路 1 號
沙田政府合署 14 樓



By Post and Fax
Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin, N.T.

| | | |
|-------|----------------|-------------------|
| 本函檔號 | Your Reference | |
| 本署檔號 | Our Reference | TPB/A/TM-LTYX/335 |
| 電話號碼 | Tel. No.: | 2158 6286 |
| 傳真機號碼 | Fax No.: | 2489 9711 |

18 May 2021

(Attn.: Mr. LEE Wai Leung)

Dear Sir,

Planning Application No. A/TM-LTYX/335
Compliance with Approval Condition (c)

I refer to your submission dated 10 May 2021 for compliance with the submission part of the captioned approval condition on the submission and implementation of a tree preservation and landscape proposal.

Relevant department has been consulted. Your submission is considered:

- ☐ Acceptable. The captioned condition **has been complied** with.
- ☒ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition. Please find detailed departmental comments at **Appendix**.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Keith FUNG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

CTP/UD&L, PlanD

(Attn: Mr Macro YIP)

[Fax: 2117 0773]

Internal

CTP/TPB(2)

KF/LY/ly

The Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. Macro YIP, Tel. No.: 2231 4348) has the following comments on the submission:

Upon implementation of the accepted landscape proposal, site photos of the landscape work should be submitted for his consideration.