

關乎申請編號 A/TM/509 的擬議用途/發展的概括發展規範
Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/TM/509

(a) 申請編號 Application no.	A/TM/509		
(b) 位置／地址 Location/Address	新界屯門桃園圍丈量約份第 130 約地段第 538 號 K 分段 Lot 538 S.K in D.D.130, To Yuen Wai, Tuen Mun, N.T.		
(c) 地盤面積 Site area	約 About 141.8 平方米 m ²		
(d) 圖則 Plan	屯門分區計劃大綱核准圖編號 S/TM/33 及藍地及亦園分區 計劃大綱草圖編號 S/TM-LTYT/9 Approved Tuen Mun Outline Zoning Plan No. S/TM/33 and Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYT/9		
(e) 地帶 Zoning	「鄉村式發展」及「道路」 "Village Type Development" and "Road"		
(f) 申請用途／發展 Applied Use/ Development	擬議屋宇（新界豁免管制屋宇-小型屋宇） Proposed House (New Territories Exempted House - Small House)		
(g) 總樓面面積 及／或地積比率 Total floor area and/or plot ratio		平方米 m ²	地積比率 Plot ratio
	住用 Domestic	195.09	-
	非住用 Non-domestic	-	-
(h) 幢數 No. of block	住用 Domestic	1	
	非住用 Non-domestic	-	
	綜合用途 Composite	-	
(i) 建築物高度／ 層數 Building height/ No. of storeys	住用 Domestic	8.23 米 m	
		- 米(主水平基準以上)mPD	
		3 層 storey(s)	
	非住用 Non-domestic	- 米 m	
		- 米(主水平基準以上)mPD	
		- 層 storey(s)	
	綜合用途 Composite	- 米 m	
		- 米(主水平基準以上)mPD	
		- 層 storey(s)	
(j) 上蓋面積 Site coverage	-		
(k) 單位數目 No. of units	-		
(l) 休憩用地 Open Space	- 私人 Private	- 平方米 m ²	
	- 公眾 Public	- 平方米 m ²	
(m) 停車位及上落 客貨車位數目 No. of parking spaces and loading/ unloading spaces	-		

* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

at this point.]

Tuen Mun and Yuen Long West District

[Ms Jessica Y.C. Ho, Ms Stella Y. Ng, Mr Vincent T.K. Lai, Senior Town Planners/Tuen Mun and Yuen Long West (STPs/TMYLW), and Ms Floria Y.T. Tsang, Town Planner/TMYLW (TP/TMYLW), were invited to the meeting at this point.]

Agenda Items 31 to 35

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

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| A/TM/506 | Proposed House (New Territories Exempted House - Small House) in "Village Type Development" Zone and an area shown as 'Road', Lot 538 S.H ss.1 in D.D. 130, To Yuen Wai, Tuen Mun |
| A/TM/507 | Proposed House (New Territories Exempted House - Small House) in "Village Type Development" Zone and an area shown as 'Road', Lot 538 S.I ss.1 in D.D. 130, To Yuen Wai, Tuen Mun |
| A/TM/508 | Proposed House (New Territories Exempted House - Small House) in "Village Type Development" Zone and an area shown as 'Road', Lot 538 S.E ss.1 in D.D. 130, To Yuen Wai, Tuen Mun |
| A/TM/509 | Proposed House (New Territories Exempted House - Small House) in "Village Type Development" Zone and an area shown as 'Road', Lot 538 S.K in D.D. 130, To Yuen Wai, Tuen Mun |
| A/TM/510 | Proposed House (New Territories Exempted House - Small House) in "Village Type Development" Zone and an area shown as 'Road', Lot 538 S.J ss.1 in D.D. 130, To Yuen Wai, Tuen Mun |
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- (RNTPC Paper No. A/TM/506 to 510)

137. The Committee agreed that the five s.16 applications would be considered together as they were similar in nature and the application sites were located closely together within the same "V" zone and an area shown as 'Road' on the respective OZPs.

Presentation and Question Sessions

138. Ms Jessica Y.C. Ho, STP/TMYLW, presented the applications and covered the following aspects as detailed in the Paper:

- (a) background to the five applications;
- (b) the proposed house (New Territories Exempted House (NTEH) – Small House) on each of the application site;
- (c) departmental comments – departmental comments were set out in paragraph 10 and appendix V of the Paper. Concerned government departments had no objection to or adverse comment on the application;
- (d) during the first three weeks of the statutory publication period, three public comments on application No. A/TM/508 were received while two public comments on the remaining four applications (No. A/TM/506, 507, 509 and 510) were received. Amongst them, a member of Tuen Mun District Council (TMDC) supported all applications without stating any reason, an individual provided comments on all applications and an individual objected to application No. A/TM/508. Major objection grounds and views of the comments were set out in paragraph 11 of the Paper on all applications; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the applications based on the assessments set out in paragraph 12 of the Paper. The application sites fell partly within an area shown as 'Road' to allow for the construction of Lam Tei Interchange. The said road works had been completed and the proposed houses would not affect the existing roads nearby. The sites were not incompatible with the surrounding rural setting

in close proximity to the existing village proper of To Yuen Wai to the east. Regarding the Interim Criteria for Consideration of Application for NTEH/ Small House in New Territories, while the site fell outside the "VE" of Lam Tei, Lam Tei San Tsuen and To Yuen Wai, 50% or more of the footprints of each proposed Small Houses fell within the "V" zone. Besides, the Lam Tei Local Centre Layout Plan had been revised to enlarge its "V" zone in 2014 and the sites fell entirely within the "V" zone on the current draft Layout Plan. Should these five applications be granted planning approval, it would not lead to an indefinite expansion of the "V" zone in this area which was bounded on the west and northwest by the planned "Amenity Area" and the existing road and cycle track of the Lam Tei Interchange. Regarding the public comments, the comments of government departments and planning assessments above were relevant.

139. A Member enquired whether the applicants were indigenous villagers. In response, Ms Jessica Y.C. Ho, STP/TMYLW, said that according to the information submitted, the applicants claimed to be indigenous villagers, and according to the comments from the Lands Department, the applicants' eligibilities of Small House (SH) grant would be verified.

140. Another Member seek clarifications on whether the application sites fell within "V" zone. With reference to Plan A-2 of the Paper, Ms Jessica Y.C. Ho, STP/TMYLW, said that the application sites fall partly within areas shown as 'Road' on the approved Tuen Mun OZP No. S/TM/33 and partly within areas zoned "V" on the draft Lam Tei and Yick Yuen OZP No. S/TM-LTY9/9.

Deliberation Session

141. After deliberation, the Committee decided to approve the applications, on the terms of the applications as submitted to the Town Planning Board (TPB). Each of the permissions should be valid until 13.10.2021, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. Each of the permissions was subject to the following conditions:

- “(a) the provision of septic tank, as proposed by the applicant, at a location to the satisfaction of the Director of Lands or of the TPB; and
- (b) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB.”

142. The Committee also agreed to advise the applicants to note the advisory clauses as set out at Appendix VII of the Paper.

Agenda Item 36

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-PS/541 Temporary Cargo Handling and Forwarding Facility and Ancillary Warehouses and Car Parking Facilities for a Period of 3 Years in “Residential (Group C)” and “Village Type Development” Zones, Lots 1094 (Part), 1095 (Part), 1096 (Part) and 1097 (Part) in D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long
(RNTPC Paper No. A/YL-PS/541A)

Presentation and Question Sessions

143. Ms Stella Y. Ng, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the temporary cargo handling and forwarding facility and ancillary warehouses and car parking facilities for a period of 3 years;
- (c) departmental comments – departmental comments were set out in paragraph 10 of the Paper. The Director of Environmental Protection (DEP) did not support the Application because there were sensitive users