

2026年 01月 27日

此文件在
收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 27 JAN 2026
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-II
表格第 S16-II 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Construction of
“New Territories Exempted House(s)”**

適用於只涉及興建「新界豁免管制屋宇」的建議

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: [https://www\(tpb.gov.hk/en/plan_application/apply.html](https://www(tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
[https://www\(tpb.gov.hk/tc/plan_application/apply.html](https://www(tpb.gov.hk/tc/plan_application/apply.html)

General Note and Annotation for the Form 填寫表格的一般指引及註解

- # “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a ‘✓’ at the appropriate box 請在適當的方格內上加上‘✓’號

| | | |
|---------------------------------|-------------------------|-------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A1TM/603 |
| | Date Received 收到日期 | 27 JAN 2026 |

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書處。
2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.tpb.gov.hk/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

YIP WAI KEUNG 葉偉強

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱(如適用)

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

WONG WING KIN 黃榮健

3. Application Site 申請地點

| | |
|---|--|
| (a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用) | Lot no. 538 S. L ss. 1 & D. D 130 TO YUEN WAI, TUEN MUN, N.T. 新界屯門桃園圍 |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積 | <input checked="" type="checkbox"/> Site area 地盤面積 120.90 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積(倘有) | NIL ----- sq.m 平方米 <input type="checkbox"/> About 約 |

| | |
|--|---|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | Tuen Mun - Outline Zoning Plan ("S/TM/41") and Lam Tei and Yick Yuen Outline Zoning Plan ("S/TM-LTY4/13") |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | The site falls slightly within the area zoned as "Road" to make way for the construction of the Lam Tei Interchange as per "S/TM/41" and mainly within an area zoned as "V" as per "S/TM-LTY4/13" (see plan no. GL2491/1D/02 attached). |
| (f) Current use(s) 現時用途 | 空置 VACANT (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

is the sole "current land owner" #& (please proceed to Part 6 and attach documentary proof of ownership). 是唯一的「現行土地擁有人」 #& (請繼續填寫第 6 部分，並夾附業權證明文件)。

is one of the "current land owners" #& (please attach documentary proof of ownership). 是其中一名「現行土地擁有人」 #& (請夾附業權證明文件)。

is not a "current land owner" #. 並不是「現行土地擁有人」 #。

The application site is entirely on Government land (please proceed to Part 6). 申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)" #. 根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」 #。

(b) The applicant 申請人 -

has obtained consent(s) of "current land owner(s)" #. 已取得 名「現行土地擁有人」 #的同意。

Details of consent of "current land owner(s)" # obtained 取得「現行土地擁有人」 #同意的詳情

| No. of 'Current Land Owner(s)' 「現行土地擁有人」數目 | Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址 | Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年) |
|---|--|--|
| | | |
| | | |
| | | |

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

| Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料 | | |
|---|--|---|
| No. of 'Current Land Owner(s)' 「現行土地擁有人」數目 | Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址 | Date of notification given (DD/MM/YYYY) 通知日期(日/月/年) |
| | | |
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| | | |

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

published notices in local newspapers on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]

posted notice in a prominent position on or near application site/premises on
_____ (DD/MM/YYYY)^{#&}

於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

others (please specify)
其他 (請指明)

Note: May insert more than one '✓'.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Development Proposal 擬議發展計劃

| | | | |
|---|--|--|----------|
| (a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用) | YIP WAI KEUNG 葉偉強 | | |
| (b) 原居民所屬的原居鄉村 (如適用) The related indigenous village of the indigenous villager(s) (if applicable) | 屯門藍地村 | | |
| (c) Proposed gross floor area 擬議總樓面面積 | 195.09 sq.m 平方米 <input type="checkbox"/> About 約 | | |
| (d) Proposed number of house(s) 擬議房屋幢數 | 1 | Proposed number of storeys of each house 每幢房屋的擬議層數 | 3 |
| (e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積 | 65.03 sq.m 平方米 | Proposed building height of each house 每幢房屋的擬議高度 | 8.23 m 米 |
| (f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途 | <p>OPEN SPACE 空地</p> <p>(Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示，並註明車位總數，以及每個車位的長度和寬度及/或化糞池的位置 (如適用))</p> | | |
| (g) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？ | Yes 是 <input checked="" type="checkbox"/> | <p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 小路通往青山公路</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> | |
| (h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠？ | Yes 是 <input type="checkbox"/> | <p>(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)</p> | |
| | No 否 <input checked="" type="checkbox"/> | <p>(Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置) <i>Please see Plan No. TM/047/9332A/130/538L1-54 attached.</i></p> | |

7. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.
如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

| | | | | | | | |
|--|---|---|--|---|--|--|--|
| <p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p> | <p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> | | | | | | |
| <p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p> | <p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> | | | | | | |
| <p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p> | <table border="0"> <tr> <td data-bbox="462 1148 732 1462"> On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) </td> <td data-bbox="1065 1148 1192 1462"> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> </td> <td data-bbox="1256 1148 1414 1462"> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> </td> </tr> <tr> <td colspan="3" data-bbox="462 1485 1483 2011"> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>N/A</p> <p>.....</p> </td> </tr> </table> | On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> | <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>N/A</p> <p>.....</p> | | |
| On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> | | | | | |
| <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>N/A</p> <p>.....</p> | | | | | | | |

8. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

事由城市規劃委員會(城規會)於 13/10/2017 經已批准五宗相同性質 S.16 城規條例(cap. 131)申請，建議在新界屯門桃園圍興建新界豁免管制屋宇(註：申請編號 A/TM/506 - 510)。現其中的四宗，即編號 A/TM/506, A/TM/507, A/TM/508 及 A/TM/510 的建造屋宇工程，已經完竣。

2. 餘下的一宗，編號 A/TM/509，申請地址位於 Lot No. 538 S. L ss. 1 in D.D. 130，由於建造屋宇工程至今沒有動工，超過 13/10/2021 的期限，導致此宗的城規批准失效。就此，本人黃學健，早前曾代表該地段及毗連地段，即 Lot No. 553 S. C in D.D. 130 的共同土地擁有人，麥子樂，於 21/10/2025 呈交一份性質相同類似 S.16 城規申請，現已收到城規會的回覆，城規會已暫訂於 6/2/2026 討論申請 (Ref. TPB/A/TM/602)。

3. 類似上述相同的情況，亦發生於 Lot No. 538 S. L ss. 1 之此地段的土地擁有人，葉偉強身上；因應他向屯門地政處申請於該地段興建新界豁免管制屋宇，屯門及元朗西規劃處認為申請地盤雖然大部分座落於 "S/TM-LTYY/13" 規劃為 "鄉村式發展 ("V" Zone)" 地帶之內，卻仍有小部份座落於 "S/TM/41" 規劃為 "道路" 地帶之內。故此，上述申請首先要獲城規會經城規條例 (cap. 131) 的批准，才能再經屯門地政處繼續處理，詳情請參閱屯門地政處於 18/11/2025 致葉偉強的信件內容。

4. 以上所述，便是今倘城規 S.16 申請的背景。有別申請的理由，於 13/10/2017 城規會已作討論及審批，既坐有先例可援，況且審地現場附近，由於當年城規會的批准，已建造了四幢屋宇，對今倘的申請，提供更大的支持度。敬希城規會能遵循 2017 年的先例批准，處理今倘的申請。

5. 附夾為城規會 2017 年有關的審批文件；一份圖則—Identification Plan Town Plan Zoning of Lot No. 538 S. L ss. 1 in D.D. 130 及；屯門地政處於 18/11/2025 致葉偉強信件。

9. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



WONG WING KIN 黃榮健

Name in Block Letters
姓名（請以正楷填寫）

Applicant 申請人 / Authorised Agent 獲授權代理人

Position (if applicable)
職位（如適用）

Professional Qualification(s) Member 會員 / Fellow of 資深會員

專業資格

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of

代表

Company 公司 / Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

15/1/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
 (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

| | | | |
|--|---|--|--|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) | | |
| Location/address 位置／地址 | <p>Lot No. 538 S. L ss. 1 in D.D. 130 TO YUEN WAI, TUEN MUN, N.T. 新界屯門排圍圍</p> | | |
| Site area 地盤面積 | <p>120.90 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)</p> | | |
| Plan 圖則 | <p>Tuen Mun - Outline Zoning Plan ("S/TM/41") and Lam Tei and Yick Yuen Outline Zoning Plan ("S/TM - LTYY/13")</p> | | |
| Zoning 地帶 | <p>"Road" to make way for the Construction of Lam Tei Interchange as per "S/TM/41" and "Village Type Development (V Zone) as per "S/TM - LTYY/13".</p> | | |
| Applied use/ development 申請用途/發展 | <p>New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇</p> | | |
| (i) Proposed Gross floor area 擬議總樓面面積 | <p>195.09 sq.m 平方米 <input type="checkbox"/> About 約</p> | | |
| (ii) Proposed No. of house(s) 擬議房屋幢數 | <p>1</p> | | |
| (iii) Proposed building height/No. of storeys 建築物高度／層數 | <p>8.23 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)</p> | | |
| | <p>3 Storeys(s) 層</p> | | |

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

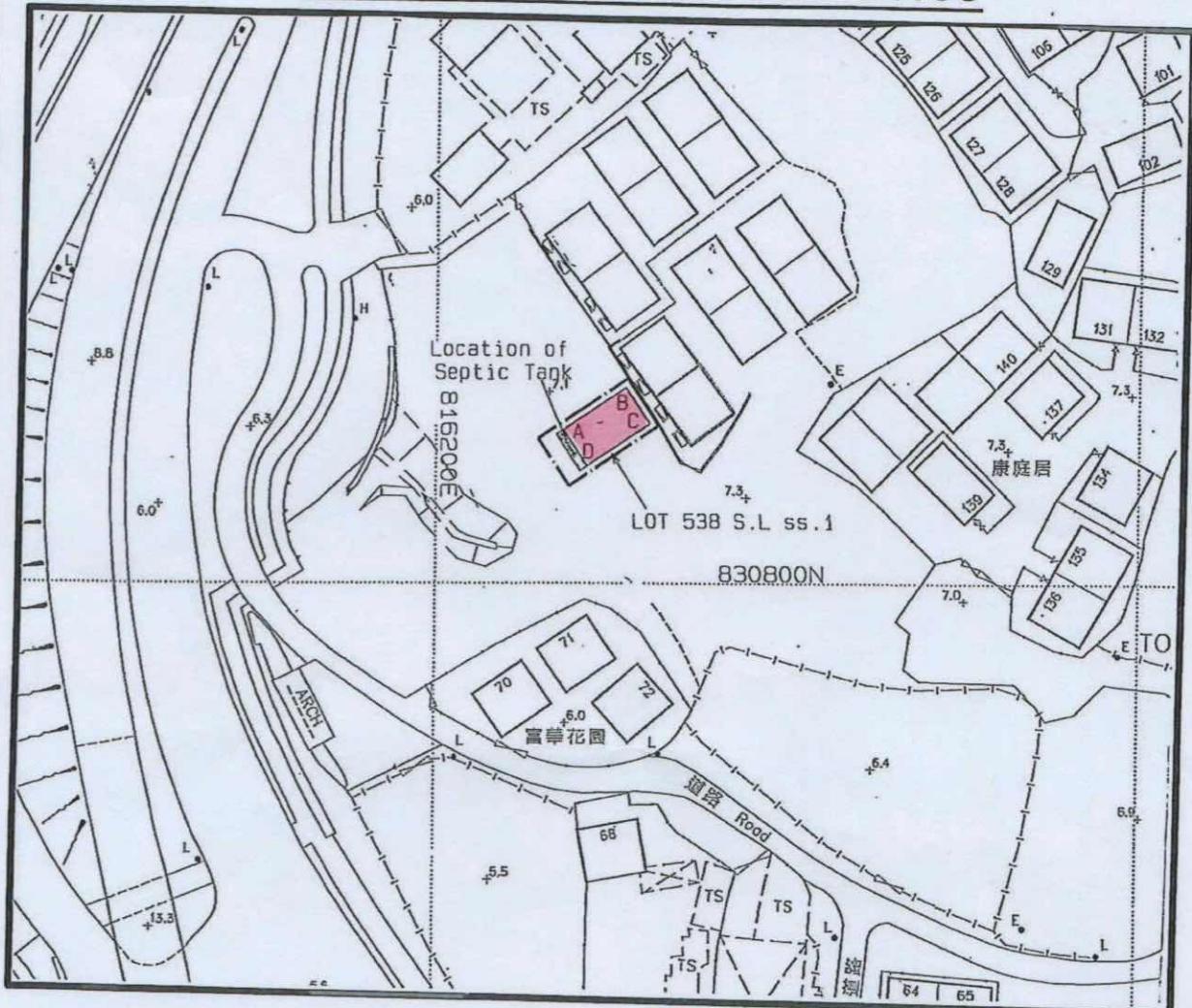
| | Chinese 中文 | English 英文 |
|--|--------------------------|-------------------------------------|
| Plans and Drawings 圖則及繪圖 | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖 (Plan No.: TM/047/9332A/130/53&L1-SH) | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) Identification Plan — Town Plan Zoning of Lot No. 5389. L551 in D.D. 130 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Reports 報告書 | | |
| Planning Statement/Justifications 規劃綱領/理據 (13/10/2017 城規會討論五宗先例個案會議記錄) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染) | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Others (please specify) 其他 (請註明) (i) 13/10/2017 城規會討論五宗先例個案申請文件 (ii) 13/10/2017 城規會討論五宗先例個案記錄 | | |

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

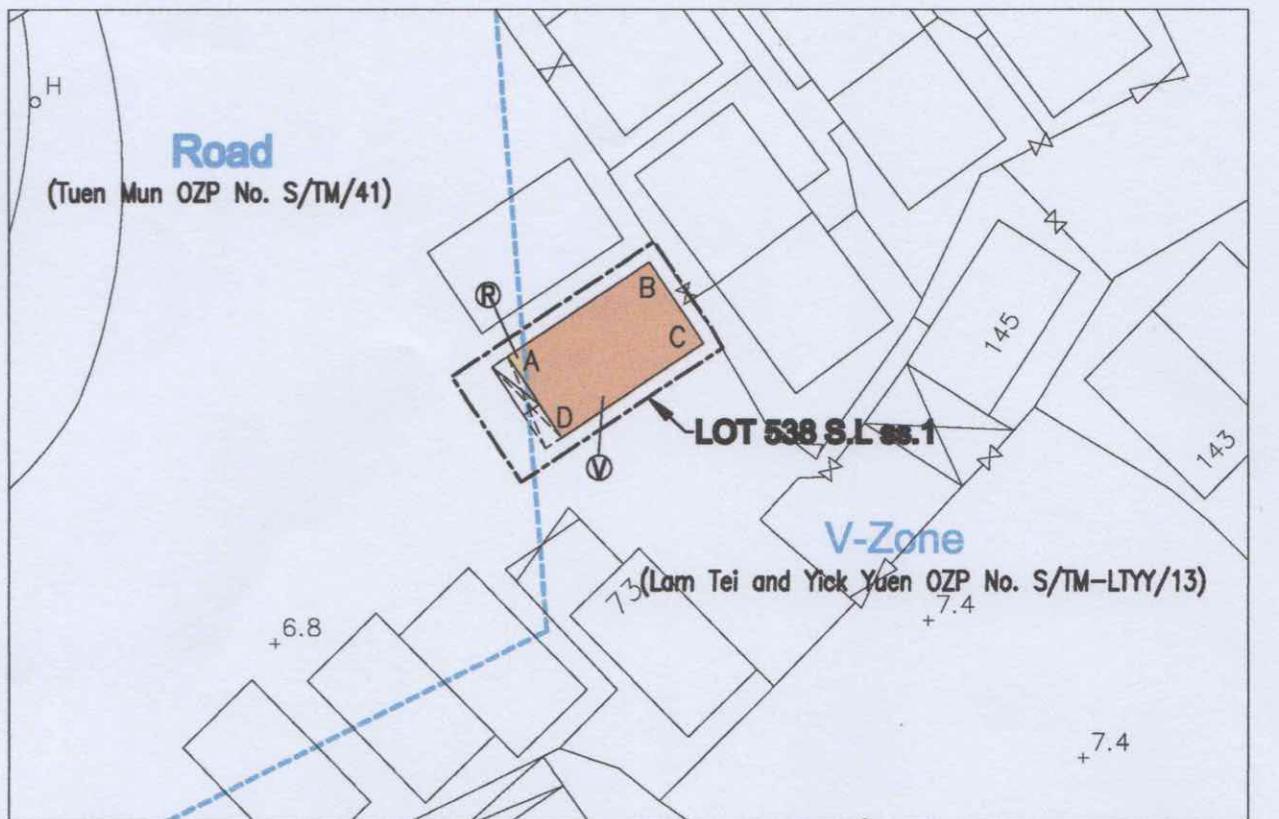
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。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。

PROPOSED SMALL HOUSE
LOT No.538 S.L ss.1 IN D.D.130



IDENTIFICATION PLAN
TOWN PLAN ZONING OF
LOT NO. 538 S.L ss.1 IN D.D.130



Ref.: TM/047/9332A/130/538L1-SH

| Pt. | Northing(m) | Easting(m) |
|-----|-------------|------------|
| A | 830822.188 | 816218.090 |
| B | 830828.096 | 816226.973 |
| C | 830823.020 | 816230.349 |
| D | 830817.112 | 816221.466 |

Legends:

(R) Area of Proposed Small House fallen within "Road" Zone (Tuen Mun OZP No. S/TM/41)
Area: 1.2 m² (About) (2.0%)

(V) Area of Proposed Small House fallen within "V" Zone (Lam Tei and Yick Yuen OZP No. S/TM-LTYY/13)
Area: 63.8 m² (About) (98.0%)

— Boundary of Zoning

LOCATION PLAN



SCALE 1:5000

Scale 1:500 (@A4)

Survey Sheet No.: 6-NW-21B

Date: December 2025

4Land

GLand Surveying, Planning & GIS Co. Ltd.
創領測量規劃及地理訊息系統有限公司

Plan No. : GL2491/ID/02

電 話 Tel: 2451 3019
圖文傳真 Fax: 2459 0795
電郵地址 Email:
本署檔號 Our Ref: (3) in LANDS DLOs-006-001-001-TM-MLT-2019-DD130-L538L1-MAIN-P001
來函檔號 Your Ref: YL/51040/20(kn)

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/
TUEM 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, TUEM MUN GOVERNMENT OFFICES,
1 TUEM HI ROAD, TUEM MUN, NEW
TERRITORIES

By Post and Fax

18 NOV 2025

Mr. YIP Wai Keung
c/o LEUNG KIN & CO. Solicitors
[REDACTED]

Dear Sir,

Application for Building a Small House
Lot No. 538 S.L ss.1 in D.D.130
To Yuen Wai, Tuen Mun

I refer to the captioned application. Your Small House ("SH") proposal has been forwarded to District Planning Office / Tuen Mun & Yuen Long West of Planning Department ("DPO") for comments. In view of DPO's comments listed below, your application has been classified as "non-straightforward" case:-

- i. The proposed small house site (the Site) falls within an area mainly zoned "Village Type Development" ("V") on the draft Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYY/13 and slightly encroaches an area shown as 'Road' on the approved Tuen Mun OZP No. S/TM/41. While the Notes of the Lam Tei and Yick Yuen OZP stipulate that 'House (New Territories Exempted House (NTEH) only)' use is always permitted in area within "V" zone, the covering Notes of the Tuen Mun OZP stipulate that all uses or developments within an area shown as 'Road' require permission from the Town Planning Board (the Board).
- ii. DPO reserved comments on your application, provided that the footprint of the proposed SH falls wholly within the "V" zone and no other works or facilities ancillary to the SH development would encroach on the area shown as 'Road'. Otherwise, a planning application for the proposed SH development may be required if any works or facilities ancillary to the SH development intrude into the area shown as 'Road'.

Please take note of DPO's comments above and review your small house proposal accordingly or provide the required planning permission within 12 months from the date of this letter. Otherwise, your application will be rejected.

Should you have any queries, please contact the undersigned at 2451 3019.

Yours faithfully,

(Ms. L.F. CHAN)

for District Lands Officer, Tuen Mun

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)]

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
(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-LTYY/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

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-LTYY/9 Approved Tuen Mun Outline Zoning Plan No. S/TM/33 and Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYY/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 | | - |
| | - | | - |
| (h) 幢數 No. of block | 1 | | |
| 住用 Domestic | - | | - |
| | - | | - |
| 綜合用途 Composite | - | | - |
| | - | | - |
| (i) 建築物高度／ 層數 Building height/ No. of storeys | 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 | |
| 綜合用途 Composite | - | 層 storey(s) | |
| | - | 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。
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 information provided. In case of doubt, reference should always be made to the submission of the applicant.