. 2025年 8月 1 9日

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。

2025 -08- 1 9

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



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 <u>notice of application</u> 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

申請人如欲在本地報章刊登<u>申請通知</u>,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

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	Application No. 申請編號	A/11-TT / 730
請勿填寫此欄	Date Received 收到日期	2025 -08- 1 9

- 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」)秘書收。
- 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). 请先細閱《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 樓及新界沙田上禾鲞路 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。

ι.	Name of Applicant	申請人姓名/名稱
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(☑Mr. 先生 /□Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 /□Company 公司 /□Organisation 機構)

NG Michael Waikeong 伍煒強

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)

R-riches Planning Limited 盈卓規劃有限公司

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 2069 S.B in D.D. 119, Muk Kiu Tau Tsuen, Tai Tong, Yuen Long, New Territories
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☑Site area 地盤面積 110.3 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 187.2 sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	N/A sq.m 平方米 口About 約

(d)	statu	ne and number of the ntory plan(s) 法定圖則的名稱及編		Approved Tai Tong OZP No.: S/YL-TT/20			
(e)		l use zone(s) involved 的土地用途地帶		"Village Type Development" and "Agriculture" Z	ones		
Vacant (f) Current use(s) 現時用途 (If there are any Government, institution or community facilities, p 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,並註明用数							
4.	"Cu	irrent Land Owne	er" of A	pplication Site 申請地點的「現行土均	也擁有人」		
The	applic	ant 申請人 —					
7	is the 是唯	sole "current land own 一的「現行土地擁有」	ner'' ^{#&} (pl 人」 ^{#&} (訪	ease proceed to Part 6 and attach documentary proof 貨繼續填寫第 6 部分,並夾附業權證明文件)。	of ownership).		
	is one 是其	e of the "current land o 中一名「現行土地擁	owners"# & 有人」 ^{#&}	(please attach documentary proof of ownership). (請夾附業權證明文件)。			
	is not 並不	a "current land owner是「現行土地擁有人	#°د. ل .				
				vernment land (please proceed to Part 6). 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)	invol 根據	lves a total of 土地註冊處截至	"c	nd Registry as at(DD/MI current land owner(s) " [#] . 年月			
	涉 .	名	現行土地	z擁有人」 [#] 。			
(b)		applicant 申請人 -					
		,	•	"current land owner(s)".			
	已取得						
		Details of consent of	"current	and owner(s)"# obtained 取得「現行土地擁有人	」		
		Land Owner(s)	egistry wh	/address of premises as shown in the record of the Land ere consent(s) has/have been obtained E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)		

Land Owner(s)' 「現行土地擁有人」數目			rent land owner(s)" [#] notified 已獲	通知「現行土地擁有人」#	的詳細資料 Date of notification
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	La	nd Owner(s)' 現行土地擁	Land Registry where notification(s)	has/have been given	
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					
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					
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					
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	(Plea	se use separate s	neets if the space of any box above is insu	fficient. 如上列任何方格的空	E間不足,請另負說明 <i>)</i>
□ sent request for consent to the "current land owner(s)" on			•		
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	Reas	sonable Steps to	Obtain Consent of Owner(s) 取得	土地擁有人的同意所採取的	<u>的合理步驟</u>
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	□ 於_	sent request fo	r consent to the "current land owner((日/月/年)向每一名「現行土地	s)" on	(DD/MM/YYYY)#
於	Reas				
					YY)&
□ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/man 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/互助委員會處,或有關的鄉事委員會& Others 其他 □ others (please specify)				olication site/premises on	
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/互助委員會處,或有關的鄉事委員會 ^{&} Others 其他 □ others (please specify)		於	(日/月/年)在申請地點/申	睛處所或附近的顯明位置	貼出關於該申請的遊
於					committee(s)/manage
others (please specify)			(日/月/年)把通知寄往相		員會/互助委員會或
-	Oth	ers 其他			
		-	-		
	-				
	-				
	-				

6.	Development Proposa	l 擬議發用	影			
(a)	Name(s) of indigenous villager(s) (if applicable) 原居民姓名(如適用)	NG Michael Waikeong 伍煒強				
(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)	Nam Pir	n Wai			
(c)	Proposed gross floor area 擬議總樓面面積		187.	2 sq.m 平方米	☑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	62.4	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	Circulation Space (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septank, 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))				
(g)	Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	<u></u>			適用)) strate on plan and specify the	
(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□ No 否☑	接駁公共污水渠	的路線) In plan the location of the pr	ion proposal. 請用圖則顯示 oposed septic tank. 請用圖則	

7. Impacts of Development Proposal 擬議發展計劃的影響						
justifications/reasons for not	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。					
	Yes 是	Please provide details 請提供	 詳情			
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?	No 否 🔽					
Does the development proposal involve the	Yes 是 □	diversion, the extent of filling of land/p (請用地盤平面圖顯示有關土地/池坝 及/或範圍) Diversion of stream 河道 Filling of pond 填塘	唐界線,以及河道改道、填塘、填土及/或挖土的細節			
operation on the right? 擬議發展是否涉及右列 的工程?		□ Filling of land 填土 Area of filling 填土面積 Depth of filling 填土厚度 □ Excavation of land 挖土 Area of excavation 挖土面	m 来 □About 約 sq.m 平方米 □About 約 m 来 □About 約			
	No 否 🗸					
Would the development	Landscape Im Tree Felling Visual Impact	交通 ly 對供水 對排水 科坡 opes 受斜坡影響 pact 構成景觀影響	Yes 會 □ No 不會 ☑			
proposal cause any adverse						
impacts? 擬議發展計劃會否造成 不良影響?	diameter at bro	east height and species of the affe 议少影響的措施。如涉及砍伐樹	t(s). For tree felling, please state the number ected trees (if possible) 木,請說明受影響樹木的數目、及胸高度的			

8.	Justifications 理由
The : 現請	applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 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。
Plea	se refer to the supplementary statement.
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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 □ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人 簽署
Michael WONG
Name in Block Letters Position (if applicable) 姓名(請以正楷填寫) 職位 (如適用)
Professional Qualification(s) □ Member 會員 / □ Fellow of 資深會員 □ 再業資格 □ 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 R-riches Planning Limited 盈卓規劃有 代表
☑ Company 公司 / □ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)
Date 14/08/2025 (DD/MM/YYYY 日/月/年)
Remark 借註

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

- 1. 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:
 - (a) 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
 - (b) 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。
- 2. 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。
- 3. 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 <u>as far as possible</u>. 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	亞詢處供一般參閱。)			-> </th
Application No. 申請編號	(For Of	ficial Use Only) (請勿填寫此欄)			
Location/address 位置/地址	Lot 2	2069 S.B in D.D. 119, Muk Kiu Tau Tsuen	, Yuen Lon	g, New Territories	
Site area			110.3	sq. m 平方米 🗹 A	bout 約
地盤面積	(includ	es Government land of 包括政府土地	N/A	sq. m 平方米 口 A	About 約)
Plan 圖則	Appro	ved Tai Tong OZP No. S/YL-TT/20			
Zoning 地帶	"Villag	ge Type Development" and "Agriculture" Z	ones		
Applied use/ development 申請用途/發展	☑ Sm	Territories Exempted House 新! all House 小型屋宇	界豁免管	制屋宇	
(i) Proposed Gros area 擬議總樓面面	積	187.2	sq.m	n 平方米 A	bout 約
(ii) Proposed No. o house(s) 擬議房屋幢數		1			
(iii) Proposed build height/No. of s 建築物高度/	toreys	8.23		☑ (Not more tha	m 米 n不多於)
		3		Store	eys(s) 層

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 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		V
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明)		
Location Plan, Zoning Plan, Land Status Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		\square
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調査		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
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。