

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 2069 S.B in D.D. 119, Muk Kiu Tau Tsuen, Tai Tong, Yuen Long, New Territories (the Site) for **'Proposed House (New Territories Exempted House (NTEH) - Small House (SH))'** (the proposed development) (**Plans 1 to 3**).
- 1.2 In view of the lacking of suitable land for development of NTEH - SH within Muk Kiu Tau Tsuen and the surrounding areas, the applicant, being an indigenous villager of Nam Pin Wai, would like to use the Site for the proposed development.

2) Planning Context

- 2.1 The Site currently falls within areas zoned "Village Type Development" ("V") and "Agriculture" ("AGR") on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, 'house (NTEH only)' is a Column 1 use within the "V" zone, which is always permitted; whilst the same use is a Column 2 use within the "AGR" zone, which requires planning permission from the Board.
- 2.2 According to the latest '*Interim Criteria for Consideration of Application for NTEH/SH in New Territories*' (the Interim Criteria) promulgated on 7.9.2007, as 51% (about) footprint of the proposed development falls within the "V" zone near Muk Kiu Tau Tsuen, favourable consideration could be given to the applicant provided that there is a shortage of land meeting in demand for SH development in the "V" zone and other criteria could be satisfied.
- 2.3 As most private lots in Muk Kiu Tau Tsuen had already been occupied by NTEHs or other developments, there is insufficient space in Muk Kiu Tau Tsuen for erection of a NTEH - SH. The applicant has no alternative option but to apply for the proposed development at the Site. Thus, the criteria requested in the Interim Criteria is satisfied.
- 2.4 The proposed development with a low-rise structure is considered not incompatible with the surrounding areas, which are dominated by residential developments, trees and vacant land. Approval of the planning application would better utilise the precious land resources in the New Territories.

- 2.5 The Site is the subject of one previous S.16 planning application (No. A/YL-TT/390) for 'NTEH - SH' use (i.e. submitted by the same applicant with the same use as the current application), which was approved by the Board in 2016. Therefore, approval of the current application is in line with the Board's previous decision. Comparing with the latest application (No. A/YL-TT/390), all development parameters (including but not limited to site area, gross floor area (GFA), layout, etc.) remain the same.
- 2.6 The applicant has been actively liaising with various government departments for the implementation work and the erection of the NTEH - SH during the planning approval period of the previous application (No. A/YL-TT/390). However, the applicant was not managed to apply for an extension of time for commencement of development during the approval period of the previous application (No. A/YL-TT/390), therefore the previous planning permission was subsequently lapsed on 29.10.2020. Whilst a valid planning application is required for further processing of the NTEH - SH application by other government departments, the applicant thus then submitted the current planning application.

3) Development Proposal

- 3.1 The site area is 110.3 m² (about) (**Plan 3**). A 3-storey SH is provided at the Site with a total GFA of 187.2 m² (about) with 62.4 m² (about) for each storey (**Plan 4**). Details of development parameters are shown at **Table 2** below:

Table 2 - Major Development Parameters

Application Site Area	110.3 m ² (about)
Built-over Area	62.4 m ² (about)
Uncovered Area	47.9 m ² (about)
Number of House	1
Total GFA	187.2 m ² (about)
- Domestic GFA	187.2 m ² (about)
- Non-Domestic GFA	Not applicable
Building Height	8.23 m (about)
No. of Storey	3

- 3.2 The Site is accessible from Kung Um Road via a local access (**Plan 1**). No parking and loading/unloading spaces, nor direct vehicular access will be provided for the Site. Residents of the NTEH will be accessing the Site via the local access on foot.
- 3.3 The Site is currently vegetated by wild grass and situated in a rural landscape character dominated by fallow farmland, scattered trees and village houses. A nullah is also observed to the east of the Site. As the proposed development is not incompatible with the surrounding environment, adverse landscape impact arising from the development should not be anticipated.
- 3.4 Septic tank (1.22 m x 3.66 m) will be provided by the applicant within the Site to ensure no adverse sewage impact will be made to the surroundings (**Plan 4**). Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period.

4) Conclusion

- 4.1 The development will not create nuisance to the surrounding areas. Adequate mitigation measures (e.g. submission and implementation of a drainage proposal) will be provided by the applicant after the planning application is approved by the Board to mitigate any adverse impacts arising from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed House (NTEH - SH)**'.

R-riches Planning Limited

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LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan