

2025年 8月 1 9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。

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.

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

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

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	A/YL-TT/730
	Date Received 收到日期	2025-08-19

- 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。
- 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。
- 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)

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	<input checked="" type="checkbox"/> Site area 地盤面積 110.3 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 187.2 sq.m 平方米 <input checked="" type="checkbox"/> 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 <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	Approved Tai Tong OZP No.: S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" and "Agriculture" Zones
(f) Current use(s) 現時用途	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)

(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)	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 Pin Wai		
(c) Proposed gross floor area 擬議總樓面面積	187.2 sq.m 平方米 <input checked="" 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	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 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))		
(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 No 否	<input 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)) <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) <input checked="" type="checkbox"/>	
(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"/> No 否 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

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>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展計劃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>No 否 <input checked="" type="checkbox"/></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>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

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。

Please refer to the supplementary statement.

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

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

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 R-riches Planning Limited 盈卓規劃有限公司
代表

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

Date
日期

14/08/2025 (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：
(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。
- 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	Lot 2069 S.B in D.D. 119, Muk Kiu Tau Tsuen, Yuen Long, New Territories		
Site area 地盤面積	110.3	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tai Tong OZP No. S/YL-TT/20		
Zoning 地帶	"Village Type Development" and "Agriculture" Zones		
Applied use/ development 申請用途／發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	187.2	sq.m 平方米	<input checked="" type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	1		
(iii) Proposed building height/No. of storeys 建築物高度／層數	8.23	m 米	<input checked="" type="checkbox"/> (Not more than 不多於)
	3	Storeys(s) 層	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 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	<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）	<input type="checkbox"/>	<input type="checkbox"/>
Location Plan, Zoning Plan, Land Status Plan		
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領／理據	<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 type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
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。

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

August 2025

LIST OF PLANS

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

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 110.3 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM KUNG UM ROAD VIA A LOCAL ACCESS

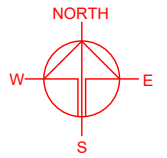
ACCESSIBLE FROM KUNG
UM ROAD VIA A LOCAL
ACCESS

APPLICATION SITE

木橋頭村
MUK KIU TAU TSUEN

LEGEND

 APPLICATION SITE



PLANNING CONSULTANT



PROJECT
PROPOSED HOUSE (NEW
TERRITORIES EXEMPTED
HOUSE - SMALL HOUSE)

SITE LOCATION
LOT 2069 S.B IN D.D. 119, MUK
KIU TAU TSUEN, TAI TONG,
YUEN LONG, NEW TERRITORIES

SCALE
1 : 2000 @ A4

DRAWN BY
MN 4.8.2025

REVISED BY
DATE

APPROVED BY
DATE

DWG. TITLE
LOCATION PLAN

DWG NO.
PLAN 1

VER.
001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 110.3 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED TAI TONG OZP
PLAN NO. : S/YL-TT/20
ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" (ABOUT 29.8 %)
AND "AGRICULTURE" (ABOUT 70.2 %)

田寮村
Tin Liu Tsuen

AGR

V

APPLICATION SITE



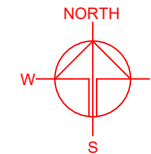
木橋頭村
Muk Kiu
Tau Tsuen

LEGEND



APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED HOUSE (NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)

SITE LOCATION

LOT 2069 S.B IN D.D. 119, MUK KIU TAU TSUEN, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

4.8.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

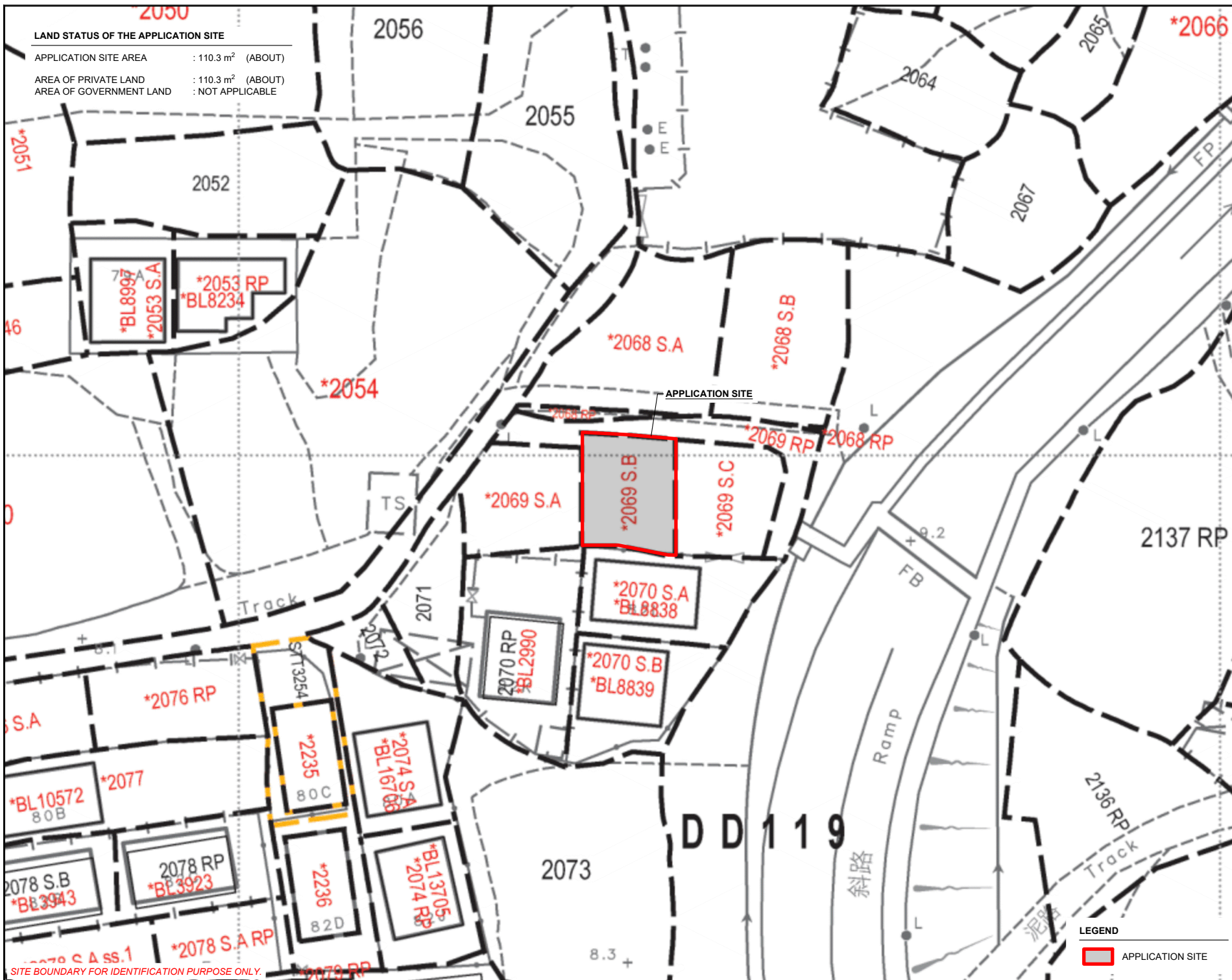
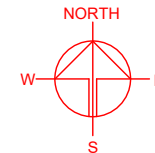
PLAN 2

VER.

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 110.3 m² (ABOUT)
 AREA OF PRIVATE LAND : 110.3 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT



PROJECT

PROPOSED HOUSE (NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)

SITE LOCATION

LOT 2069 S.B IN D.D. 119, MUK KIU TAU TSUEN, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

4.8.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

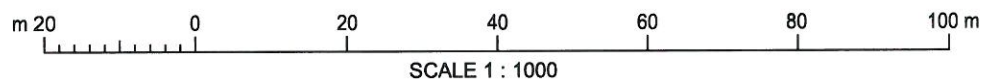
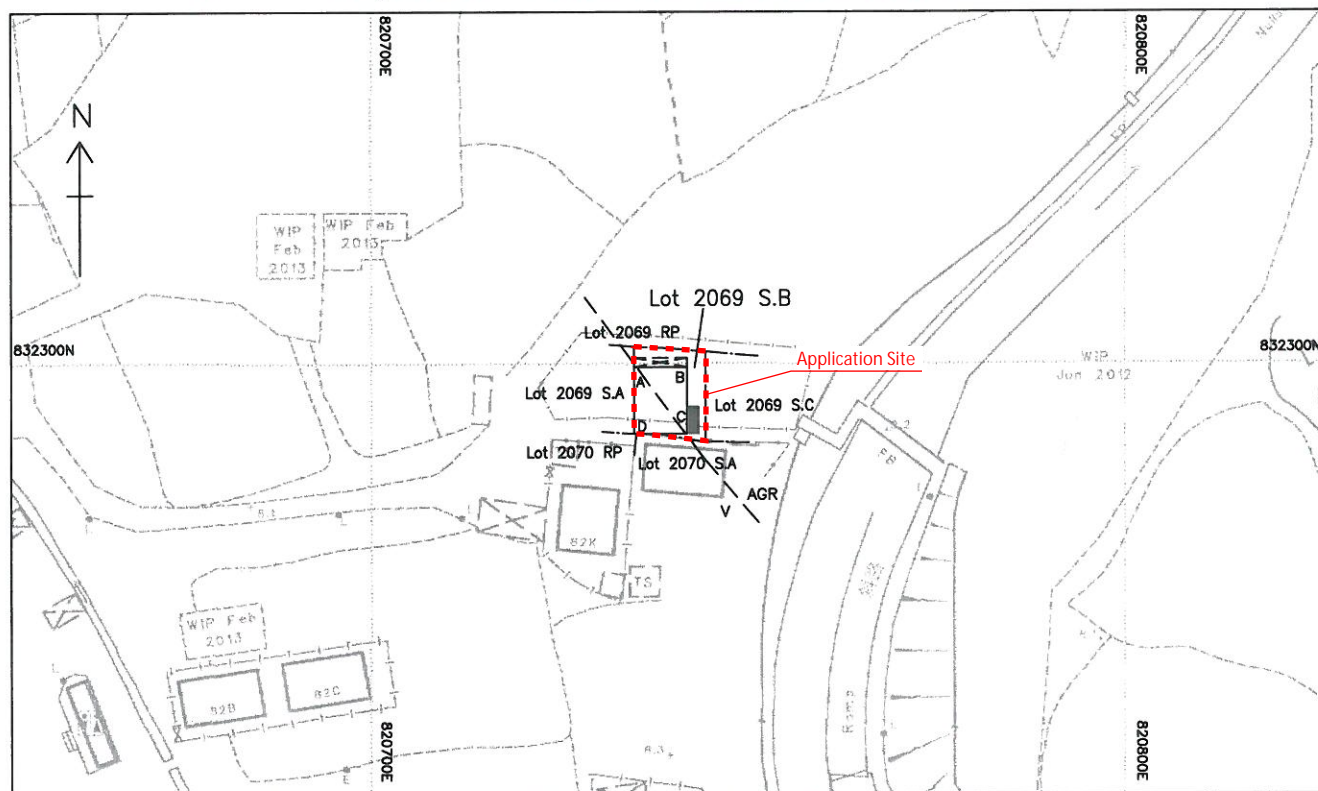
001

LEGEND

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

Plan of Proposed House on Lot 2069 S.B in D.D.119



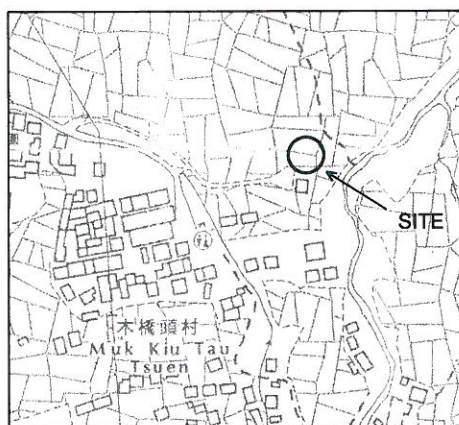
Legend

- Septic Tank
- Balcony (1.22mx7.098m)

HOUSE DIMENSIONS & COORDINATES:

SIDE	BEARING , "	DISTANCE (m)	POINT	NORTHING (m)	EASTING (m)	AREA
A-B	90 00 00	7.098	A	832299.576	820734.893	62.4 sq.m. (About)
B-C	180 00 00	8.792	B	832299.576	820741.991	
C-D	270 00 00	7.098	C	832290.784	820741.991	
D-A	00 00 00	8.792	D	832290.784	820734.893	

LOCATION PLAN



Scale 1:5000



Survey District:
Yuen Long

Survey Sheet No.:
6-NW-19B

Plan No.:
YL/3373/B/H3

Date:
10-08-2016



Winner Surveying Consultants Co.
O/B CHEUNG KWONG MING DEVELOPMENT LIMITED

Room 1203, Yuen Long Centre, 55 Sau Fu Street, Yuen Long, N.T.
TEL: 8226 2082 FAX: 8229 2082



盈卓
規劃
有限公司

Our Ref. : DD119 Lot 2069 S.B
Your Ref. : TPB/A/YL-TT/730

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email

22 August 2025

Dear Sir,

Supplementary Information

**Proposed House (New Territories Exempted House - Small House)
in "Village Type Development" and "Agriculture" Zones,
Lot 2069 S.B in D.D. 119, Muk Kiu Tau Tsuen, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/730)

We are writing to submit supplementary information to support the subject application
(Appendix I).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Danny NG
Town Planner

cc DPO/TMYLW, Pland

(Attn.: Ms. Eva TAM

email: ekytam@pland.gov.hk)

(Attn.: Ms. Momo CHOW

email: mhcchow@pland.gov.hk)



Supplementary Information

**Proposed House (New Territories Exempted House - Small House)
in “Village Type Development” and “Agriculture” Zones,
Lot 2069 S.B in D.D. 119, Muk Kiu Tau Tsuen, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/730)

- (i) The application site (the Site) is the subject of a previous planning application (No. A/YL-TT/390) for the same use submitted by the same applicant as the current application. The application (No. A/YL-TT/390) was approved by the Town Planning Board (the Board) in 2016 and was valid until 2020;
- (ii) The applicant has thus actively been liaising with various government departments after the planning application was approved by the Board. However, as requested by related government departments (e.g. Lands Department), a valid planning application is required by the applicant to continue the application process of the New Territories Exempted House - Small House; and
- (iii) As the previous application (No. A/YL-TT/390) was lapsed in 2020, upon the request from related government departments, the applicant has thus submitted the current application. Whilst comparing with the previous application (No. A/YL-TT/390), there is no change in zonings and development parameters within the Site.

**Relevant Revised Interim Criteria for Consideration of
Application for New Territories Exempted House (NTEH)/Small House in New
Territories
(promulgated on 7.9.2007)**

- (a) sympathetic consideration may be given if not less than 50% of the proposed NTEH/Small House footprint falls within the village 'environs' ('VE') of a recognized village and there is a general shortage of land in meeting the demand for Small House development in the "Village Type Development" ("V") zone of the village;
- (b) if more than 50% of the proposed NTEH/Small House footprint is located outside the 'VE', favourable consideration could be given if not less than 50% of the proposed NTEH/Small House footprint falls within the "V" zone, provided that there is a general shortage of land in meeting the demand for Small House development in the "V" zone and the other criteria can be satisfied;
- (c) development of NTEH/Small House with more than 50% of the footprint outside both the 'VE' and the "V" zone would normally not be approved unless under very exceptional circumstances (e.g. the application site has a building status under the lease, or approving the application could help achieve certain planning objectives such as phasing out of obnoxious but legal existing uses);
- (d) application for NTEH/Small House with previous planning permission lapsed will be considered on its own merits. In general, proposed development which is not in line with the criteria would normally not be allowed. However, sympathetic consideration may be given if there are specific circumstances to justify the cases, such as the site is an infill site among existing NTEHs/Small Houses, the processing of the Small House grant is already at an advance stage;
- (e) an application site involves more than one NTEH/Small House, application of the above criteria would be on individual NTEH/Small House basis;
- (f) the proposed development should not frustrate the planning intention of the particular zone in which the application site is located;
- (g) the proposed development should be compatible in terms of land use, scale, design and layout, with the surrounding area/development;
- (h) the proposed development should not encroach onto the planned road network and should not cause adverse traffic, environmental, landscape, drainage, sewerage and geotechnical impacts on the surrounding areas. Any such potential impacts should be mitigated to the satisfaction of relevant Government departments;
- (i) the proposed development, if located within water gathering grounds, should be able to be connected to existing or planned sewerage system in the area except under very special circumstances (e.g. the application site has a building status under the lease or the applicant can demonstrate that the water quality within water gathering grounds will not be affected by the proposed development^);

- (j) the provision of fire service installations and emergency vehicular access, if required, should be appropriate with the scale of the development and in compliance with relevant standards; and
 - (k) all other statutory or non-statutory requirements of relevant Government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.
- [^]i.e. the applicant can demonstrate that effluent discharge from the proposed development will be in compliance with the effluent standards as stipulated in the Water Pollution Control Ordinance Technical Memorandum.

Previous Applications covering the Application Site

Approved Application

Application No.	Uses/Developments	Date of Consideration
A/YL-TT/390	Proposed House (New Territories Exempted House (NTEH) - Small House)	28.10.2016

Rejected Application

Application No.	Uses/Developments	Date of Consideration (RNTPC)	Rejection Reason(s)
A/YL-TT/382	Proposed House ((NTEH) - Small House)	15.7.2016	(1), (2), (3)

Rejection Reason(s):

- (1) There was no strong planning justification to support a departure from the planning intention of the “Agriculture” zone.
- (2) Not comply with the ‘Interim Criteria for Consideration of application for NTEH/Small House in the New Territories’ in that more than 50% of the proposed Small House footprint falls outside “Village Type Development” (“V”) zone.
- (3) Land is still available within the “V” zone of Muk Kiu Tau Tsuen which is primarily intended for Small House development. It is considered more appropriate to concentrate Small House development close to the existing village cluster for more orderly development pattern, efficient use of land and provision of infrastructure and services.

Similar Application within/straddling the subject “Village Type Development” (“V”) and/or “Agriculture” (“AGR”) Zones on the Tai Tong Outline Zoning Plan

Approved Application

Application No.	Development(s)/Use(s)	Date of Consideration (RNTPC)
A/YL-TT/213#	Proposed House (New Territories Exempted House (NTEH) - Small House)	12.10.2007

The Site straddles the same “AGR” and “V” zones.

Detailed Comments from Relevant Government Departments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- The application site (the Site) is an Old Schedule Agriculture Lot held under Block Government Lease which stipulates that no structures are allowed to be erected without the prior approval of the Government.
- There is a Small House application under processing at the Site submitted by the applicant, i.e. Mr. NG Micheal Waikong, who claimed to be the indigenous villager of Nam Pin Wai, and such Small House application is already at an advance stage.

2. Traffic

Comments of the Commissioner for Transport:

- No objection to the application from traffic engineering perspective.
- The application only involves the construction of one Small House, she considers that the application can be tolerated on traffic grounds. The resulting cumulative adverse traffic impact has to be reviewed on case-by-case basis in the future.

3. Building Matters

Comments of the Chief Building Surveyor/New Territories West:

- Noting that the building to be erected on the Site will be New Territories Exempted House under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap 121), DLO/YL, LandsD should be in a better position to comment on the application.
- Advisory comments as detailed in **Appendix VI**.

4. Agriculture

Comments of the Director of Agriculture, Fisheries and Conservation:

- The proposed development is not supported from agricultural perspective.
- The Site partly falls within the “Agriculture” zone and is generally occupied by some sundries. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water sources are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. The Site possesses potential for agricultural rehabilitation.
- No comment on the application from the perspective of nature conservation.

5. **Environment**

Comment of the Director of Environmental Protection:

- No objection to the application.
- Advisory comments as detailed in **Appendix VI**.

6. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- No adverse comment on the application from the landscape planning perspective;
- The Site is located in an area of rural fringe landscape predominated by temporary structures, village houses, farmlands and scattered tree groups. The Site is covered with wild grasses and weeds. No existing trees are observed within the Site;
- No significant adverse impact arising from the proposed development is anticipated.

7. **Electricity Safety**

Comments of the Director of Electrical and Mechanical Services:

- No in-principle objection to the application.
- Advisory comments as detailed in **Appendix VI**.

8. **Fire Safety**

Comments of the Director of Fire Services:

- No in-principle objection to the application provided that the proposed development would not encroach on any existing emergency vehicular access (EVA) or planned EVA under application in accordance with LandsD's record.
- His advisory comments are at **Appendix VI**.

9. **Demand and Supply of Small House Site**

According to DLO/YL, LandsD's record, the total number of outstanding Small House applications for Muk Kiu Tau Tsuen is 33, while the 10-year Small House demand forecast for concerned village is 203. Based on the latest estimate by the Planning Department, about 3.79 ha (or equivalent to about 151 Small House sites) of land is available within the "Village Type Development" zone covering Muk Kiu Tau Tsuen. Therefore, the land available cannot fully meet the future demand of 236 Small Houses (or equivalent to about 5.9 ha of land).

Recommended Advisory Clauses

- (a) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that
 - (i) HyD shall not be responsible for the maintenance of any access connecting the Site and Kiu Hing Road; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (b) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the “Recommended Pollution Control Clauses” (RPCC) should be followed to implement suitable mitigation measures and good site practice to minimise inconvenience and environmental nuisance to nearby residents and other sensitive receivers;
 - (ii) to provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed development. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environment Protection Department (EPD)’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person;
 - (iii) to follow EPD’s ProPECC PN 2/24 “Construction Site Drainage” during the construction phase to prevent polluting the nearby water bodies; and
 - (iv) it is the applicant’s obligation to meet the statutory requirements under relevant pollution control ordinances;
- (c) to note the comments of the Director of Electrical and Mechanical Services that:

in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
- (d) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) site formation works and drainage works for New Territories Exempted Houses (NTEHs) are building works under the control of the Buildings Ordinance (BO). Before any new site formation and/or drainage works are to be carried out on the

Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works. An Authorized Person (AP) should be appointed as the coordinator for the proposed site formation and/or drainage works in accordance with the BO; and

- (ii) notwithstanding the above, the Director of Lands may issue a certificate of exemption from prior approval and consent of the BA in respect of site formation works and/or drainage works in New Territories under the BO (Application to the New Territories) Ordinance (Cap. 121). The applicant may approach DLO/YL, LandsD or seeks AP's advice for details; and
- (e) to note the comments of the Director of Fire Services (D of FS) that the applicant is advised to observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by the LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2025-09-14 星期日 04:00:28
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TT/730 Muk Kiu Tau Tsuen

Dear TPB Members,

390 was approved 28 Oct 2016, a decade ago. No record of extension so the application expired.

This application should be considered as a fresh application in view of more recent decisions.

For example: "Given the adoption of more cautious approach in approving applications for Small House development in the recent years, it was considered more appropriate to concentrate the proposed Small House developments within the "V" zone for more orderly development pattern, efficient use of land and provision of infrastructure and services. While the Sites were the subject of a previous planning application (No. A/NE-LYT/299) for development of four Small Houses, it was approved by the Committee before the adoption of a more cautious approach in considering Small Houses application in recent years"

There have been recent applications for parking lots in the village so there is clearly sufficient land to cater to any legitimate demand for small houses.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Saturday, 24 September 2016 3:26 AM HKT
Subject: A/YL-TT/390 Muk Kiu Tau Tsuen

A/YL-TT/390
Lot 2069 S.B in D.D. 119, Muk Kiu Tau Tsuen, Yuen Long
Site area : About 110.3 m²
Zoning : "Agriculture" and "VTD"
Applied Development : Net House

Dear TPB Members,

There are VTD sites available.

The proposed development is not in line with the planning intention of the "Agriculture" zone which is to retain and safeguard good agricultural land for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification has been given in the submission for a departure from the planning intention.

As Secretary for Development has announced that the Small House Policy will be resolved in the Court of Final Appeal, there should now be a moratorium on any application for NET houses outside designated VTD.

Approval of the applications would set an undesirable precedent of encouraging further encroachment on Agriculture zoned land. According to the Policy Address 126: *The Government proactively supports the development of local agriculture and will explore ways to optimise use of quality agricultural land through planning and land management.*

TPB must play its part in ensuring that the Policy is implemented by rejecting the application.

Mary Mulvihill