

2025年12月16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 **16 DEC 2025**
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

2502436

23/10

By post

Form No. S16-II 表格第 S16-II 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TM/602
	Date Received 收到日期	16 DEC 2025

- 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)

MAK TSZ LOK 麥子樂

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)	<p>Lat No. 538 S.K & 553 S.C in D.D. 130 TO YUEN WAI, TUEN MUN, N.T. 新界屯門桃園圍</p>
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<p><input checked="" type="checkbox"/> Site area 地盤面積 190.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input checked="" type="checkbox"/> About 約</p>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	<p>NIL sq.m 平方米 <input type="checkbox"/> About 約</p>

(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-LTYY/13)
(e) Land use zone(s) involved 涉及的土地用途地帶	The site falls partly within an area zoned as "Road" to make way for the construction of the Lam Tei Interchange as per S/TM/41 and partly within "V" Zone as per S/TM-LTYY/13. Please refer to
(f) Current use(s) 現時用途	Plan No. GL 2491/1D/01 Identification Plan, Town Plan Zoning of Lot Nos. 538 S.K. & 553 S.C. in DD. 13 is attached. 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. 如上述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)	MAK TSZ LOK 麥子樂		
(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)	屯門鄉紫田村		
(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	OPEN SPACE 空地 (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 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/>	<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)) 這是一條鄉村連接路接駁舊青山公路(藍地段) <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)	
(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) Please see Plan NO. TM/047/7709A/130/538K-SH attached.	

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>No 否 <input checked="" type="checkbox"/></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>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>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> <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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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.K in D.D. 130, 由於建造屋宇工程至今沒有動工,起逾13/10/2021的期限,導致此宗的城規批准失效。

3. 現今申請人麥子樂,為新界屯門紫田村原居民,他計劃將他名下擁有的Lot No. 538 S.K in D.D. 130土地,連同毗連亦是他名下擁有的Lot No. 553 S.C in D.D. 130土地合併一起,擬建造一幢新界豁免管制屋宇,並於23/2/2021向屯門地政處呈交新界原居民建造小型屋宇申請。在此申請輪候期間,他獲悉屯門地政處審批申請的先決條件,是他必須同時向城規會取得S.16城規條例(cap.131)批准。

4. 建造屋宇申請的地盤,其中起逾整個地盤一半以上的土地,即Lot No. 538 S.K in D.D. 130,正如第1.段所述,曾於13/10/2017獲城規會批准建造屋宇。故此,今倘的申請,只是舊事重提。

5. 而申請的理據,其實於當年城規會中已作詳細討論,並獲得規劃署的支持,不反對第1.段所述的五宗申請。如今事隔八年,既然有先例可援,況且實地現場,由於當年城規會的批准,現又多建造了四幢屋宇,對今倘的申請,更加有利。城規會在審閱此倘申請,更加有理據遵循2017年的批准,照著辦理。

6. 附夾為城規會2017年的有關審批文件信件,及一份圖則——Identification Plan Zoning of Lot Nos. 538 S.K & 553 S.C in D.D. 130 (Plan No. GL2491/1D/01)。

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

WONG WING KIN 黃學健

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ 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

17/10/2025

(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

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 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 Nos. 538 S.K. & 539 S.C. in D.D. 130 TO YUEN WAI, TUEN MUN, N.T. 新界屯門桃園圍	
Site area 地盤面積	190.8	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)
Plan 圖則	TUEN MUN - OUTLINE ZONING PLAN (S/TM/41) AND LAM TEI AND YICK YUEN OUTLINE ZONING PLAN (S/TM-LTTY/13)	
Zoning 地帶	"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-LTTY/13.	
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	195.09	sq.m 平方米 <input 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

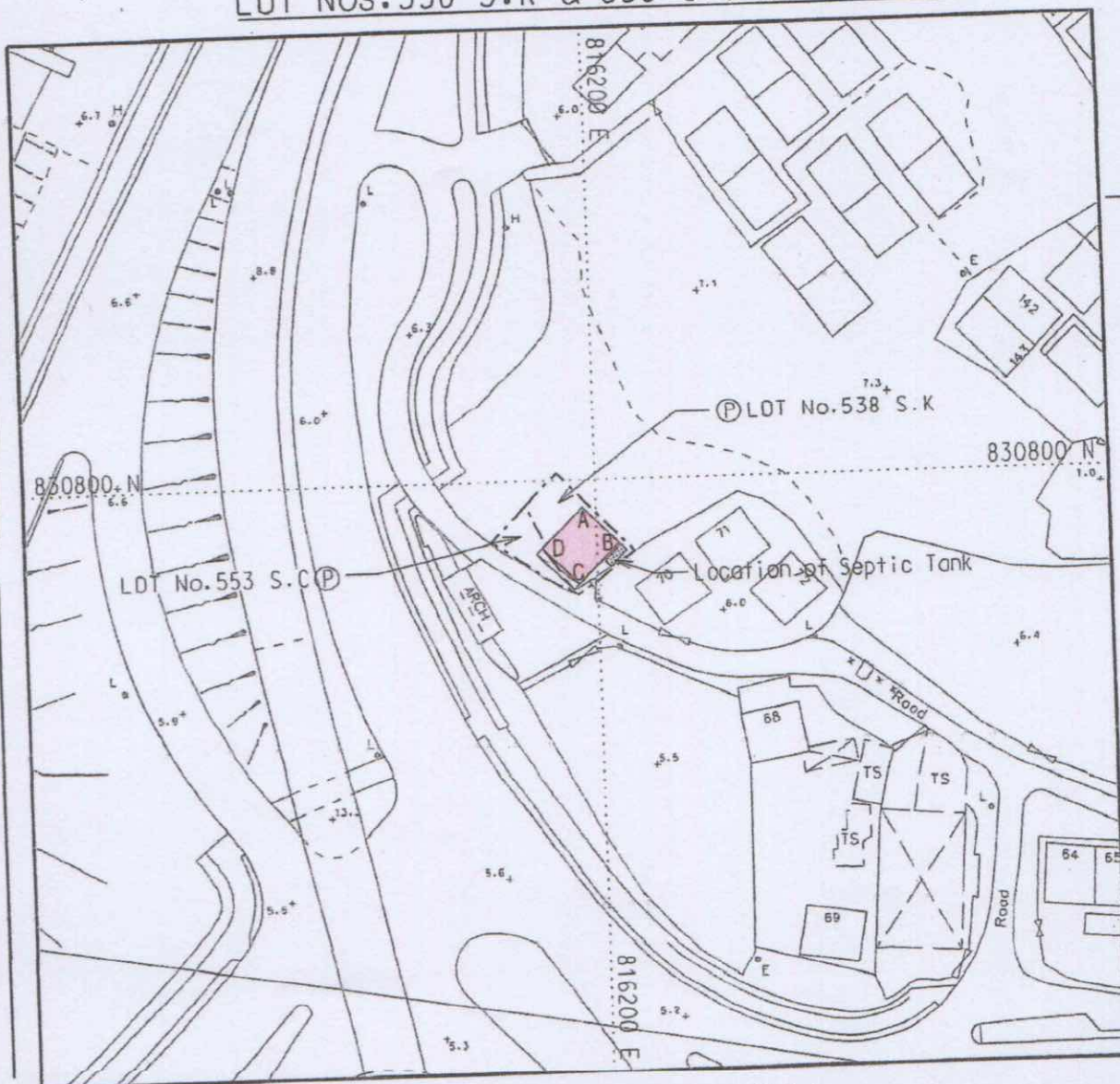
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖 (Plan No. = TM/047/7709A/130/538K-SH)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖 Proposed Small Home Lot NO. 538S.K & 553S.C in D.D. 130	<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 NOS. 538S.K & 553S.C in D.D. 130 (Plan No. = GL2491/13/01)	<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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 會議記錄及城規會 13/10/17 信件)	<input type="checkbox"/>	<input type="checkbox"/>
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	<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) 城規會於 13/10/2017 討論有關五宗先例個案會議記錄文件	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 Nos.538 S.K & 553 S.C IN D.D.130**



LOCATION PLAN



SCALE 1:20 000

- Balcony (7.620m x 1.219m)
- Proposed Position of Septic Tank (3.35m x 1.22m)
- COLOURED PINK AREA = 65.03 m² (ABOUT)

SIDE	DISTANCE	BEARING	NORTHING	EASTING	PT.
A-B	7.620	135 ° 38 ' 39 "	830796.076	816198.125	A
B-C	8.534	225 ° 38 ' 39 "	830790.627	816203.452	B
C-D	7.620	315 ° 38 ' 39 "	830784.661	816197.350	C
D-A	8.534	45 ° 38 ' 39 "	830790.109	816192.023	D

SURVEY DISTRICT:
TUEN MUN

REF SRP:
SRP/TM/047/7709/D1

PLAN NO.:
TM/047/7709A/130/538K-SH

SURVEY SHEET NO.:
6-NW-21B

SCALE:
1: 1 000

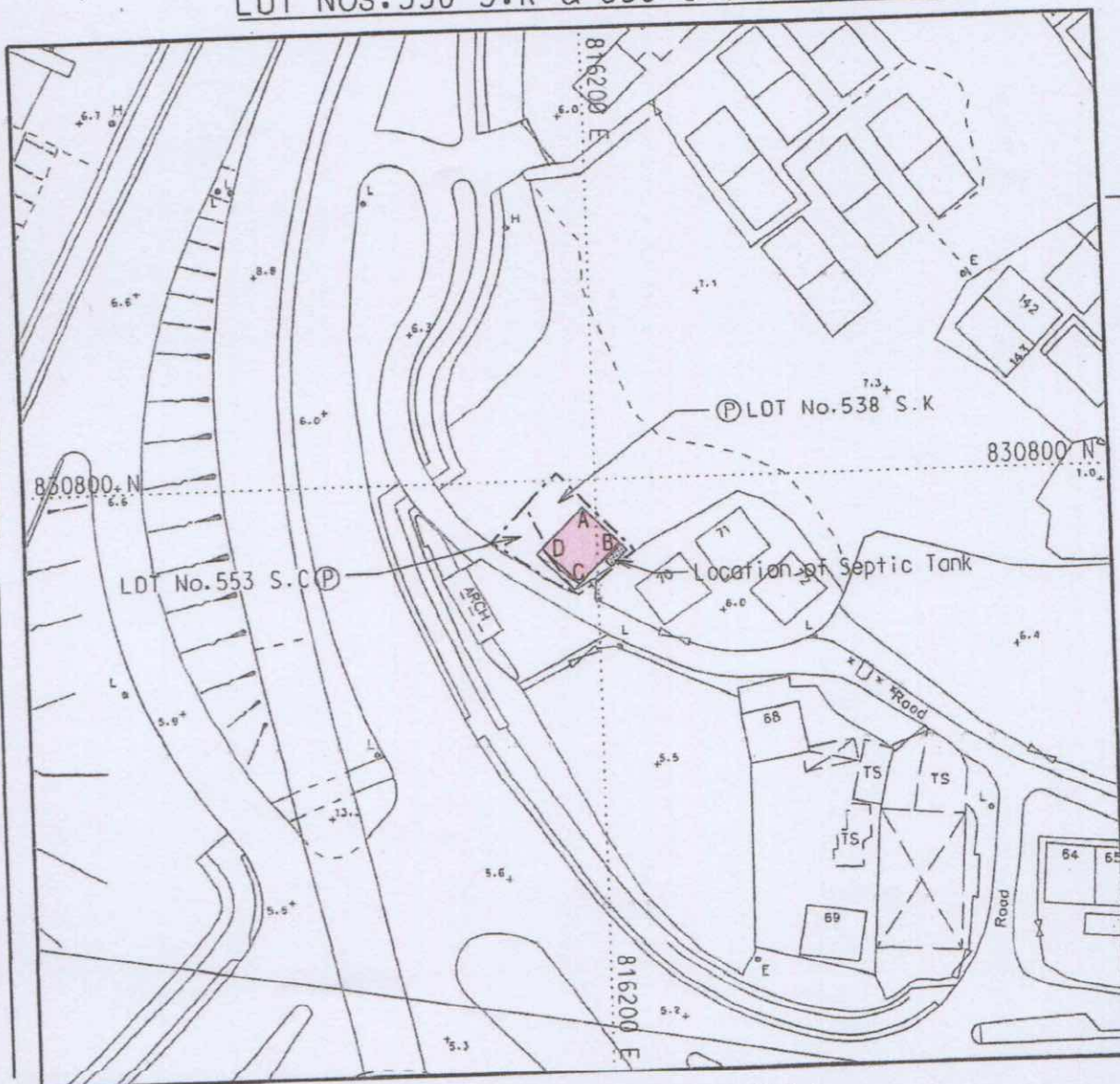
TANG & ASSOCIATES SURVEYORS LTD

I, TANG SZE KIN, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap.473), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on that 18th day of March, 2009.

Dated this 3rd day of December, 2020,

Authorized Land Surveyor

PROPOSED SMALL HOUSE **LOT Nos.538 S.K & 553 S.C IN D.D.130**



LOCATION PLAN



SCALE 1:20 000

- Balcony (7.620m x 1.219m)
- Proposed Position of Septic Tank (3.35m x 1.22m)
- COLOURED PINK AREA = 65.03 m² (ABOUT)

SIDE	DISTANCE	BEARING	NORTHING	EASTING	PT.
A-B	7.620	135 ° 38 ' 39 "	830796.076	816198.125	A
B-C	8.534	225 ° 38 ' 39 "	830790.627	816203.452	B
C-D	7.620	315 ° 38 ' 39 "	830784.661	816197.350	C
D-A	8.534	45 ° 38 ' 39 "	830790.109	816192.023	D

SURVEY DISTRICT:
TUEN MUN

REF SRP:
SRP/TM/047/7709/D1

PLAN NO.:
TM/047/7709A/130/538K-SH

SURVEY SHEET NO.:
6-NW-21B

SCALE:
1: 1 000

TANG & ASSOCIATES SURVEYORS LTD

I, TANG SZE KIN, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap.473), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on that 18th day of March, 2009.

Dated this 3rd day of December, 2020,

Authorized Land Surveyor

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

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

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

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

at this point.]

Tuen Mun and Yuen Long West District

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

Agenda Items 31 to 35

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

- | | |
|----------|---|
| 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-LTY9/9.

Deliberation Session

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

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

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

Agenda Item 36

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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

Presentation and Question Sessions

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

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

**Extract of the Interim Criteria for Consideration of
Application for NTEH/Small House in the 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) if 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 s.16 Applications covering the Application Site

Approved Application

	Application No.	Applied Use(s)/Development(s)	Date of Consideration
1	A/TM/509	Proposed House (New Territories Exempted House - Small House)	13.10.2017

Rejected Applications

	Application No.	Applied Use(s)/Development(s)	Date of Consideration	Rejection Reasons
1	A/TM-LTYT/194	Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles) for Villagers of To Yuen Wai and Recreation and Village Affairs Centre for a Period of 3 Years	15.1.2010	(1), (2) and (4)
2	A/TM-LTYT/201	Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles) for Villagers of To Yuen Wai and Recreation and Village Affairs Centre (with Ancillary Self-help Car Cleansing Facilities) for Period of 3 Years	8.10.2010 (Rejected on Review)	(1), (3) and (4)

Rejection Reasons:

- (1) The proposed development would frustrate development of Small Houses at part of the site and contravene with the planning intention of the “Village Type Development Zone”.
- (2) The proposed development would cause adverse environmental and road safety impacts to the local residents.
- (3) The proposed development would cause environmental impacts to the local residents and surrounding environment.
- (4) There was no information in the submission to demonstrate that the proposed development would not cause adverse drainage impacts on the surrounding areas.

**Similar s.16 Applications for New Territories Exempted House/Small House
straddling the same area shown as ‘Road’ on the Tuen Mun Outline Zoning Plan (OZP) and
the “Village Type Development” zone on the Lam Tei and Yick Yuen OZP**

Approved Applications

	Application No.	Applied Use(s)/Development(s)	Date of Consideration
1	A/TM/367	Proposed House (New Territories Exempted House - Small House)	7.3.2008
2	A/TM/368	Proposed House (New Territories Exempted House - Small House)	7.3.2008
3	A/TM/506	Proposed House (New Territories Exempted House - Small House)	13.10.2017
4	A/TM/507	Proposed House (New Territories Exempted House - Small House)	13.10.2017
5	A/TM/508	Proposed House (New Territories Exempted House - Small House)	13.10.2017
6	A/TM/510	Proposed House (New Territories Exempted House - Small House)	13.10.2017
7	A/TM/597	Proposed House (New Territories Exempted House - Small House)	11.4.2025

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD):

- No objection in-principle.
- The application site (the Site) comprises Old Schedule Agriculture Lots held under Block Government Lease which contains the restriction that no structures is allowed to be erected without the prior approval of the Government.
- The applicant, MAK Tsz Lok, claims that he is an indigenous villager (IV) of Tsz Tin Tsuen but his IV status and eligibility for Small House grant are yet to be verified.
- There is a valid Small House application under processing at the Site at the moment and is already at an advance stage.
- Advisory comments as detailed in **Appendix VI**.

2. Environment

Comments of the Director of Environmental Protection:

- No objection to the application.
- The Site is about 100m from the Light Rail Transit i.e. more than 25m horizontal separation as recommended by Hong Kong Planning Standards and Guidelines Chapter 9. Regarding the Tuen Ma Line, there is noise enclosure at that relevant section of railway.
- In view of small scale of the proposed development, the application alone will unlikely cause major pollution.
- Advisory comments as detailed in **Appendix VI**.

3. Drainage

Comments of the Chief Engineer/Mainland North of Drainage Services Department:

- No in-principle objection to the proposed use from drainage point of view.
- Advisory comments as detailed in **Appendix VI**.

4. Fire Safety

Comments of the Director of Fire Services:

- No in-principle objection provided that the proposed house would not encroach on any existing emergency vehicular access (EVA) or planned EVA in accordance with LandsD's record.
- Advisory comments as detailed in **Appendix VI**.

5. Electricity and Town Gas Safety

Comments of the Director of Electrical and Mechanical Services:

- No comment on the application.
- Advisory comments as detailed in **Appendix VI**.

6. District Officer's Comments

Comment of the District Officer (Yuen Long), Home Affairs Department:

His office has not received any comments on the application from the village representatives in the vicinity of the Site.

7. Natural Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

- No comment from nature conservation perspective.
- The Site is in "Village Type Development" ("V") and an area shown as 'Road' and is already disturbed in nature.

8. Demand and Supply of Small House Site

- According to DLO/TM, LandsD's record, the total number of outstanding Small House applications for Lam Tei, Lam Tei San Tsuen and To Yuen Wai is 33 while the 10-year Small House demand forecast for To Yuen Wai is 47. DLO/TM, LandsD has no information on the 10-year Small House demand forecast for Lam Tei and Lam Tei San Tsuen as the Indigenous Inhabitant Representatives have not provided the figure. Based on the latest estimate by PlanD, about 4.68ha of land (or equivalent to about 187 Small House sites) is available within the "V" zone of Lam Tei, Lam Tei San Tsuen and To Yuen Wai. Therefore, the land available can fully meet the future demand of 80 Small Houses (or equivalent to about 2ha of land).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) if the planning permission is approved, the Small House application will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The Small House application, if approved, will be subject to such terms and conditions that deemed appropriate by his department, including but not limited to the payment of administrative fee;
 - (ii) there will not be any guarantee of right-of-way for approved Small House developments. His office noted that the application site (the Site) is surrounded by private lots; and
 - (iii) his department reserves the right to take enforcement action as may be considered appropriate should any unauthorized building works be detected;
- (b) to note the comments of the the Director of Environmental Protection (DEP) that:
 - (i) septic tank and soakaway system are acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department - Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations” and are duly certified by an Authorized Person; and
 - (ii) the applicant is reminded to follow the relevant noise planning and design principles in Hong Kong Planning Standards and Guidelines Chapter 9 for the proposed Small House in view of the Castle Peak Road – Lam Tei section on the west of the Site;
- (c) to note the comments of the Director of Fire Services (D of FS) that the applicant is reminded to observe “New Territories Exempted Houses - A Guide to Fire Safety Requirements”, which is administered by the LandsD. Detailed fire safety requirements would be formulated upon receipt of formal application via LandsD;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant is requested to implement proper drainage facilities/system for the subject site to ensure that it will not cause adverse drainage impact to the adjacent areas;
 - (ii) the applicant is required to maintain his drainage facilities/system properly and rectify them if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnity claims and demands arising out of any damage and/or nuisance caused by failure of his facilities/system;
 - (iii) the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at their own expense. For any works to

be carried out outside his lot boundary, the applicant should consult DLO/TM, LandsD and seek agreement from relevant lot owners before commencement of the drainage works;

- (iv) the proposed works should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas; and
 - (v) the Site is in an area whether public sewerage connection is not available. Environmental Protection Department should be consulted regarding sewage treatment/disposal facilities for the proposed development; and
- (e) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
- (i) the project proponent/consultant/works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the proposed study area and any required minimum set back distance away from them during the design and construction stages of development; and
 - (ii) the applicant/works contractor is required to observe the requirements of the Electrical and Mechanical Services Department's Code of Practice on "Avoidance of Damage to Gas Pipes" 2nd Edition for reference. The Code can be downloaded via the following web-link:
[https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf).

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月25日星期四 21:52
收件者: tpbpd/PLAND
副本: Man Li
主旨: 有關申請編號A/TM/602現提出意見

類別: Internet Email

致城市規劃委員會
敬啟者：

有關申請編號 A/TM/602 現提出意見

本人為屯門區桃園圍村內居民，近日獲悉編號為 A/TM/602 擬議屋宇規劃申請通告，現就該申請涉及周邊道路安全事宜，特此提出意見與建議。

是次規劃申請地點位於屯門桃園圍丈量約份第 130 約地段第 538 號 K 分段及第 553 號 C 分段，該區域周邊的行车道路本身狹窄，車輛行車與行人路的空間已十分有限。若是次擬建屋宇的規劃未能預留充足的行人路及車路，不僅會縮窄居民日常出行的範圍，更易因行人與車輛混行引致碰撞、堵塞等事故嚴重影響村內居民的出入安全。

基於以上實際情況，懇請 貴會在審核該規劃申請時，確保建築物與行車路之間規劃出合理行車與行人使用者的空間，從而切實保障本村居民的出入安全與通行權益。

望貴會慎重考慮居民的合理訴求，重視本村的公共安全問題。感謝 貴會的關注，期盼能盡快收到你的回覆，[請電郵至](#) [REDACTED]

此致

屯門區桃園圍村內居民
2025 年 12 月 25 日

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月12日星期一 2:13
收件者: tpbpd/PLAND
主旨: A/TM/602 DD 130 To Yuen Wai
類別: Internet Email

A/TM/602 (509)

Lots 538 S.K and 553 S.C in D.D.130, To Yuen Wai, Tuen Mun

Site area: About 190.8sq.m (141.8)

Zoning: Area shown as 'Road' and "VTD"

Applied development: NET House

Dear TPB Members,

Object to the increase in footprint to previous approved 509.

This would impact the current green buffer zone and be an obstacle to the safety of cyclists entering/exiting the cycle track.

The applicant should be advised to get on with the approved plan.

Mary Mulvihill

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260113-163652-43620

提交限期

Deadline for submission:

13/01/2026

提交日期及時間

Date and time of submission:

13/01/2026 16:36:52

有關的規劃申請編號

The application no. to which the comment relates:

A/TM/602

「提意見人」姓名/名稱

Name of person making this comment:

The Hong Kong and China Gas Company Limited

意見詳情

Details of the Comment :

Since the proposed development is in the close vicinity to our High-Pressure pipeline near Yuen Long Highway, the project proponent is required to conduct Quantitative Risk Assessment to evaluate the potential risk basing on the forecasted ultimate population and determine the necessary mitigation measures if required. The project proponent should consult our company in design stage and closely coordinate with our company during construction stage and provide protective measures.