

此文件在 2022 年 7 月 8 日 收到。城市規劃委員會
只會在收到所有必需的資料及文件後才正式確認收到
申請的日期。

- 8 JUL 2022

Form No. S16-II
表格第 S16-II 號

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

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於只涉及興建「新界豁免管制屋宇」的建議

Applicant who would like to publish the 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.info.gov.hk/tpb/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.info.gov.hk/tpb/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/TM - SKW/116
	Date Received 收到日期	- 8 JUL 2022

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>)。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 樓及新界沙田上禾輋路 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
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Wu Yick Nam Victor

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Land Supreme Surveyors Limited

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)	The Remaining Portion of Lot No. 280 in D.D. 385, Wu Uk Tsuen, Tai Lam Chung, Tuen Mun, 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 87.6 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/13
(e) Land use zone(s) involved 涉及的土地用途地帶	Partly "Village Type Development" - "V" and Partly "Green Belt" - "GB"
(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)	Mr Wu Yick Nam Victor		
(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)	Wu Uk Tsuen of Tai Lam Chung		
(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	One	Proposed number of storeys of each house 每幢房屋的擬議層數	Three
(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	Garden (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 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)) <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 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>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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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 see attached Appendix I and the following Plans of the Application Site:-

Plan 1 - Location Plan

Plan 2 - Lot Index Plan

Plan 3 - Outline Zoning Plan with Boundaries of Village Environs, and Site Layout Plan/Section Plan

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.

本人現准許委員會的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

Kong Chee Cheung

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

KONG CHEE CHEUNG BSc(Econ)(Hons) LLB(Hons)

Director

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

Land Supreme Surveyors Limited

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

Date 日期

16/06/2022

(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	The Remaining Portion of Lot No. 280 in D.D. 385, Wu Uk Tsuen, Tai Lam Chung, Tuen Mun, New Territories .		
Site area 地盤面積	87.6	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地 Nil	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved So Kwun Wat Outline Zoning No. S/TM-SKW/13		
Zoning 地帶	Partly "Village Type Development" - "V" and Partly "Green Belt" - "GB"		
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 checked="" type="checkbox"/> About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	One		
(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 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 checked="" 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 checked="" type="checkbox"/>
Location Plan, Lot Index Plan		
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"/>
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。

**Justifications for Erection of
a 3-storey New Territories Exempted House
at Lot No. 280 RP in D.D. 385
Wu Uk Tsuen, Tai Lam Chung, Tuen Mun, New Territories**

1. **Location**

The Applications Site consists of the Remaining Portion of Lot No. 280 in D.D. 385, Wu Uk Tsuen, Tai Lam Chung, Tuen Mun, New Territories.

2. **Applied Use**

The applied use is "Village Type Development", in particular New Territories exempted house ("NTEH").

3. **Site Area**

The total area of the Application Site is approximately 87.6 m² and is a single parcel of private land fairly regular in shape.

4. **Town Planning Zoning**

The Application Site falls within an area zoned for partly "Village Type Development" – "V" and partly "Green Belt" – "GB" on the approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/13.

The primary intention of the GB zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

5. **Development Parameters**

- (a) There will be one 3-storey New Territories exempted house erection on site with development parameters as follows:-

Appendix 1

No.	Development Parameters	Dimensions	Remarks
1	Site Area	87.6 m ² (about)	
2	Gross Floor Area excluding Balcony at 2 nd and 3 rd Floors	65.03 m ² (about) per floor or a total of 195.09 m ² (about)	The depth of the 2 Balconies is each 1.22 m (about)
3	No. of Storeys	3	
4	Height of NTEH	8.23 m (about)	
5(a)	Site Area falling within "V"	75.7 m ² (about) or 86.4% of total Site Area	
5(b)	Site Area falling within "GB"	11.9 m ² (about) or 13.6% of total Site Area	

6. JUSTIFICATIONS FOR APPLICATION

6.1 Land Use Compatibility

The proposed small house development, which is sensitively designed to a moderate scale and intensity to complement the form and profile of the existing and proposed development in the area, is considered to be a compatible land use in the locality. In fact, the whole New Territories exempted house falls within the "V" zone portion of the applied lot. The portion of the lot zoned for "GB" will be used for garden purpose. Since only one New Territories exempted house will be erected on the lot, the density and scale of development is considered reasonable and compatible with the surrounding.

The adjoining lot to the north-east of the subject lot is currently vacant. An application to erect a small house is being processed by the District Lands Office/Tuen Mun. Therefore, approval to this Section 16 Application will supplement the area for small house development and this development will not overload the existing infrastructure and public utilities. The orientation of the small house in this application follows the pattern of existing houses and other small houses being processed in the area.

6.2 Suitability of the Site for New Territories Exempted House Development

The subject lot is bounded by a private lot on the north-east side while the land on the other 3 sides is all Government land. The land to the south is a small hill with a few scattered graves.

According to Paragraph (A) (d) of "Interim Criteria for Consideration of Application for New Territories Exempted House (NTEH)/Small House in the New Territories" issued by the Town Planning Board, notwithstanding (c) above, if only a very minor portion of the site (5% or 10 m², whichever is the less) falls outside the "V" zone (regardless of the other zoning(s) involved), it will be regarded as minor boundary adjustment always permitted under the covering Notes of the relevant OZP/NDP provided that no tree felling is involved and no adverse impacts are envisaged. In the subject case, the portion of the lot falling within the "GB" zone is 11.9 m² (about) or 13.6% of the total Application Site area and hence this Application is submitted to the Board for consideration and approval. As a matter of fact, the site is suitable for NTEH development.

6.3 Accessibility of the Lot

There is an existing road track serving Wu Uk Village from Luen Tai Street which is a public street and this track is located in front of the Application Site. Therefore, the accessibility of the site is good. It is considered that the applied house will have minimum impact, if any, on the existing local access road.

6.4 Demand for Small Houses

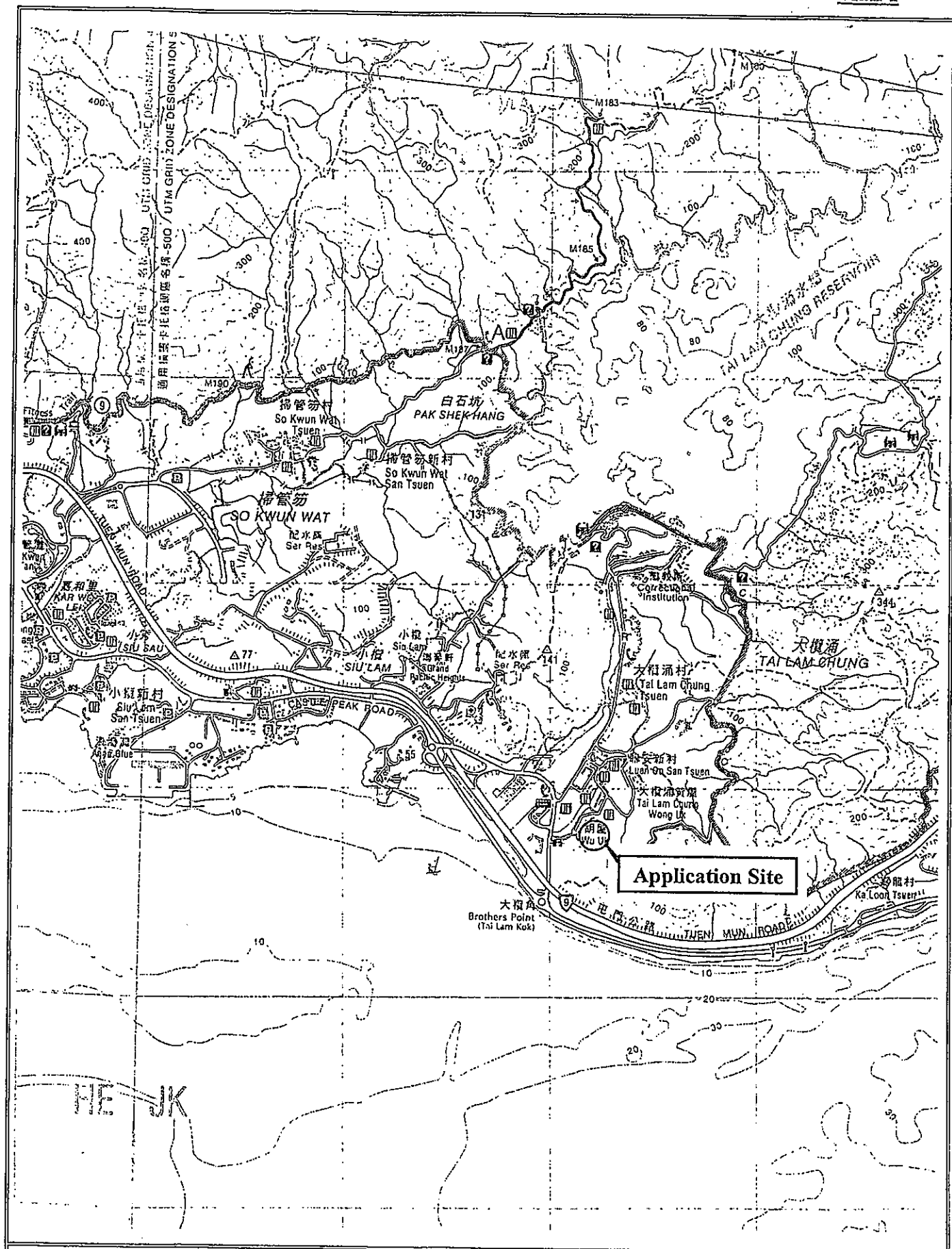
The applicant is an indigenous villager of Tai Lam Chung, in particular Wu Uk Tsuen. Demand for sites suitable for small house development is large in Tai Lam Chung. As an indigenous villager of Wu Uk Tsuen, the subject site is the only one available to the applicant so that he can live with his other relatives etc. living in the area. The applicant has never exercised his right to erect his small house in accordance with the current Government Small House Policy. The reason that he applies to erect his small house at the lot as included in this S.16 application is that he has tried his best but he still could not acquire a lot which is wholly zoned "Village Type Development" in the area as demand for small house sites in the Tai Lam Chung area is great. Instead, the subject lot is the best alternative available to the applicant.

6.5 Availability of Public Utilities

There are existing developments at Wu Uk Tsuen. Public utilities such as water, electricity and telephone are readily available to serve the subject development. Septic tank will be provided on the subject site for sewage treatment purpose by the applicant. It will be designed up to Government standard.

6.6 Other Requirements

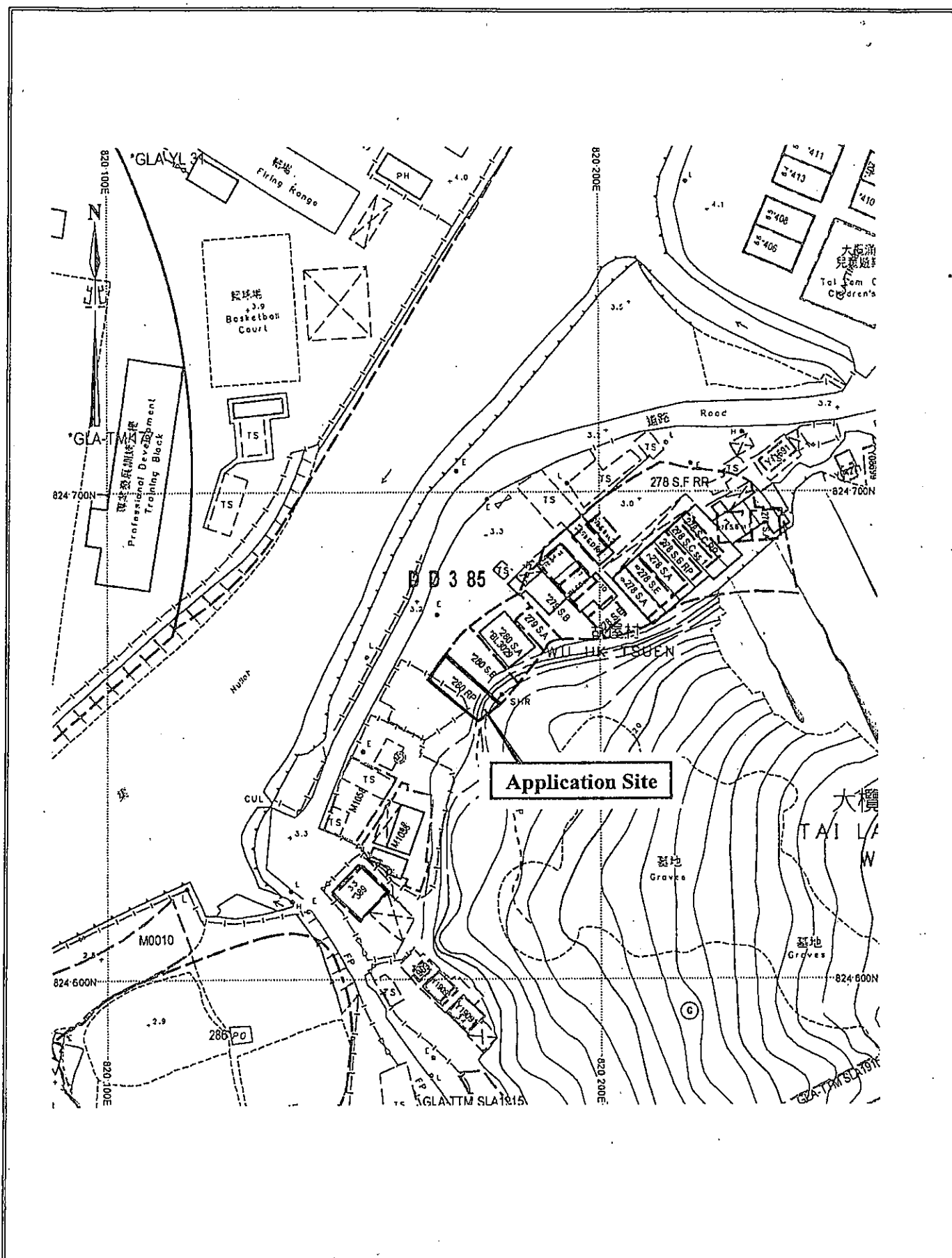
With regard to other possible requirements relating to detailed drainage and landscaping, these will be submitted to the Government and/or Town Planning Board for consideration and approval in due course.



Land Supreme Surveyors Ltd.

Location Plan

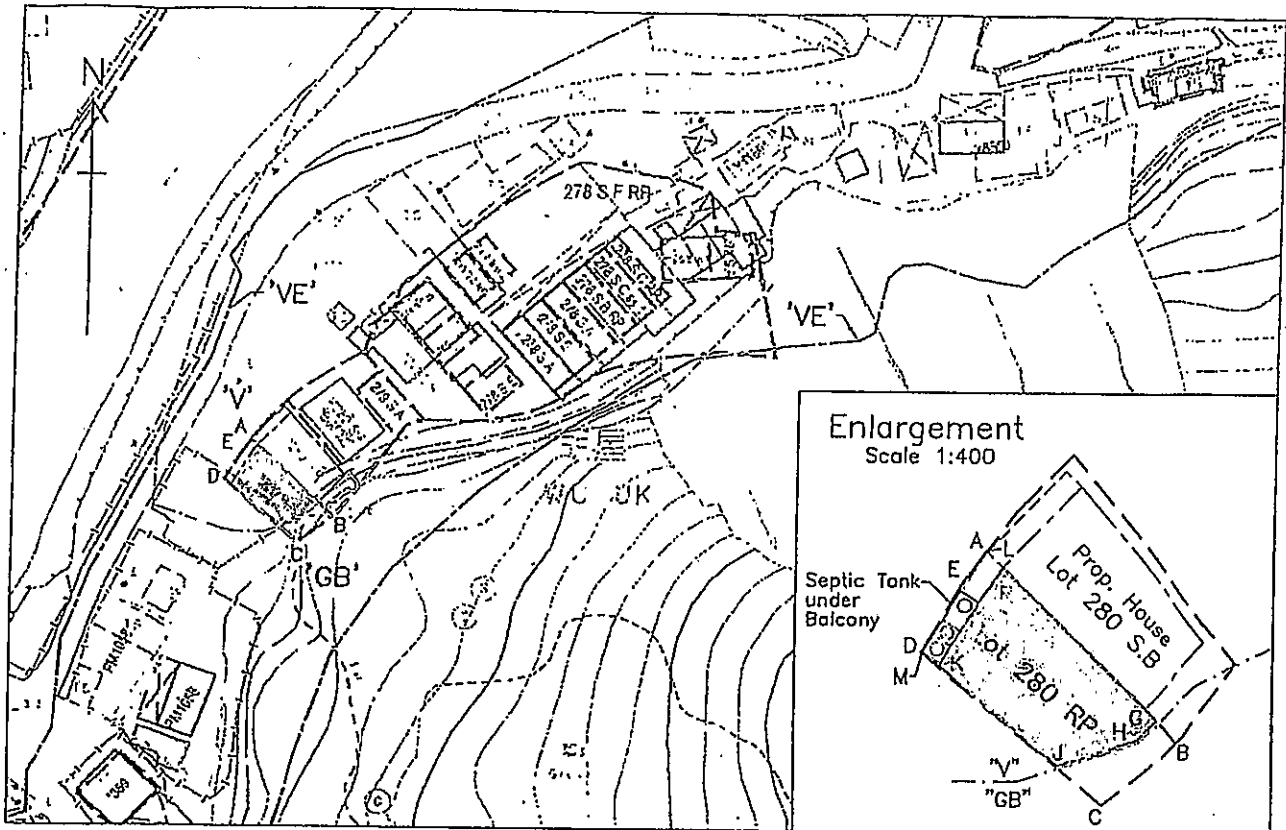
Scale 1 : 20 000



Land Supreme Surveyors Ltd.

Lot Index Plan

Scale 1 : 1000



Survey Sheet No.: 6-SW-24A

Scale 1 : 1,000

Wu Uk

Lot No. 280 RP

Boundary Dimensions: (Area = 87.6 sqm)

(Plan No. SRP/TM/005/1798/D1 refers)

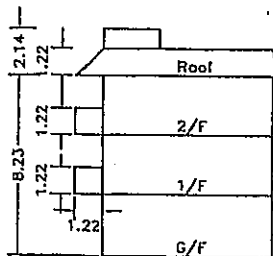
From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
A	B	134°05'30"	15.307	A	824 666.743	820 168.965
B	C	230°57'03"	5.621	B	824 656.092	820 179.959
C	D	309°47'09"	13.328	C	824 652.551	820 175.594
D	E	30°38'41"	4.736	D	824 661.080	820 165.352
E	A	37°03'29"	1.990	E	824 665.155	820 167.766

Proposed Small House Dimensions: (Area = 65.03 sqm)

From	To	Bearing (d-m-s)	Distance (m)	Pl.	N	E
F	G	134°05'30"	12.200	F	824 665.858	820 169.878
G	H	224°05'30"	1.600	G	824 657.370	820 178.641
H	J	251°36'23"	4.657	H	824 656.220	820 177.527
J	K	309°47'09"	8.768	J	824 654.751	820 173.108
K	F	32°32'23"	6.520	K	824 660.362	820 166.371

Proposed Balcony Dimensions: (Area = 7.85 sqm)

From	To	Bearing (d-m-s)	Distance (m)	Pl.	N	E
L	F	134°05'30"	1.220	L	824 666.707	820 169.002
F	K	212°32'23"	6.520	F	824 665.858	820 169.878
K	M	309°47'09"	1.205	K	824 660.362	820 166.371
M	L	32°32'23"	6.613	M	824 661.133	820 165.445



Section

Outline Zoning Plan with Boundaries of Village Environs

Land Supreme Surveyors Limited
滙盈測量師行有限公司

Suite 1104A, 11/F
Kai Tak Commercial Building
317-319 Des Voeux Road Central
Sheung Wan
Hong Kong
Tel: 2538 1939
Fax: 2736 6618

Appendix Ia of RNTPC
Paper No. A/TM-SKW/116A

啟德商業大廈
11 樓 1104A 室
電話: 2538 1939
傳真: 2736 6618

Our Ref.: (26) in LSS/TM/2191
Your Ref.: TPB/A/TM-SKW/116

By Email Only

26 October 2022

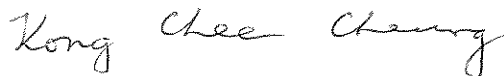
The Secretary
Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam

Erection of New Territories Exempted House at
Lot No. 280 RP in D.D. 385
Wu Uk Tsuen, So Kwun Wat, Tuen Mun, New Territories
Section 16 Planning Application No. A/TM-SKW/116

We refer to the above s.16 Planning Application No. A/TM-SKW/116, and attach the Further Information received from the engineering consultant regarding the comments made by the Landscape Unit in respect of the above application.

Yours faithfully,
For and on behalf of
Land Supreme Surveyors Limited



Kong Chee Cheung
BSc(Econ)(Hons) LLB(Hons)
MRICS MHKIS RPS(GP)
Director

CCK/jc

Encls.

c.c. DPO/TM & YLW (Attn.: Mr Billy Fong))
Landscape Unit, PlanD (Attn.: Mr Leo Lam)) w/encls. By Email

Responses to Departmental Comments received for
Planning Application No. A/TM-SKW/168

Comments received:		Responses:
1.	<p>From: Landscape Unit, Planning Department (Contact person: Mr Leo Lam; Tel: 3565 3956)</p> <p>It is noted that the Site is currently vacant and hard-paved, an existing heavy standard tree and some self-seeded groundcovers are noted at the slope area at the eastern portion of the Site. Having reviewed the submitted information, noting that part of the Site is occupying a slope area with the existing tree observed, and 'portion of the lot zoned for "GB" will be used for garden purpose' therefore the proposed building footprint would be completely within the "V" zone. However, please note below our comment from landscape planning perspective:-</p> <p>(a) The proposed building footprint is observed overlapping the existing slope area which may potentially cause adverse impact to the existing trees, a building layout plan and section across the existing slope, "GB" and "V" zone shall be provided to show the proposed slope treatment for information; and</p> <p>(b) Noting that the area within the "GB" zone is proposed for "garden purpose", the Applicant is required to provide the proposed layout of the garden area and proposed mitigation measure to delineate whether the "GB" zone will be affected.</p>	<p>Please be confirmed that the building footprints do not encroach into the existing slope area and tree area and will not affect the stability of the existing slope and trees.</p> <p>Recent photos highlighting the relationship between the proposed building footprints and the slope toe area are shown in Annex A - Geotechnical Planning Review Report (GPRR) that the building footprints do not encroach into the existing slope area and trees.</p> <p>In addition, a building layout plan and section across the existing slope, "GB" and "V" zone are provided in Annex B - Geotechnical Assessment (GA) report (rev, 4) which was submitted to GEO in December 2020. This report also proves that the proposed building works will not impact to the existing slope and trees.</p> <p>The proposed layout of the garden area is shown as below figure (shaded green colour) :</p> <p>The GB zone would not be affected because the small</p>

		<p>garden area between the back of the house and the toe of the slope is at the flat platform +3.80. Please refer to Section A-A of Figure 3.1 of Annex A report. The slope with registration no. 6SW-D/C 370(8) under Lands Department has been well maintained by Lands Department so no mitigation measure would be required.</p>
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**Geotechnical Planning Review Report for
Application for Small House
Lot No. 280 RP in D.D. 385
Tai Lam Chung, Tuen Mun
(Rev. 1)**

(Land's Ref. DLOTM 17/MLT/17)

Date : 13 September 2022



**Ngok Lau Yuen
Registered Geotechnical Engineer (RGE 51/05)
Registered Professional Engineer (Geotechnical)**

Land Supreme Surveyors Limited
滙盈測量師行有限公司

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Fax: 2736 6618

Appendix Ib of RNTPC
Paper No. A/TM-SKW/116A

德輔道中 317-319 號
啟德商業大廈
11 樓 1104A 室
電話: 2538 1939
傳真: 2736 6618

Our Ref.: (29) in LSS/TM/2191
Your Ref.: TPB/A/TM-SKW/116

By Email Only

7 November 2022

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

Dear Sir/Madam

**Erection of New Territories Exempted House at
Lot No. 280 RP in D.D. 385
Wu Uk Tsuen, So Kwun Wat, Tuen Mun, New Territories
Section 16 Planning Application No. A/TM-SKW/116**

We refer to the above s.16 Planning Application No. A/TM-SKW/116, and attach the Further Information received from the engineering consultant regarding the comments made by the GEO in respect of the above application. We would also inform you that we received your request for 70 copies each of the reports attaching to the Further Information sent to you vide our letter of 26 October 2022. In this connection, the Applicant informed us that he would send your requested reports to you once he is in a position to do so.

Yours faithfully,
For and on behalf of
Land Supreme Surveyors Limited



Kong Chee Cheung
BSc(Econ)(Hons) LLB(Hons)
MRICS MHKIS RPS(GP)
Director

CCK/jc

Encls.

c.c. DPO/TM & YLW (Attn.: Mr Billy Fong))
GEO, CEDD (Attn.: Mr Jeffrey Wong)) w/encls. By Email

Responses to Departmental Comments received for
Planning Application No. A/TM-SKW/168

Comments received:		Responses:
1.	<p>From: GEO (Contact person: Mr Jeffrey Wong; Tel: 2762 5400)</p>	
(a)	<p>Please note that this office had received a referral from District Lands Office/Tuen Mun (DLO/TM) regarding an application of Certificate of Exemption (Site Formation Works) for a small house development at the subject site, with an accompanying Geotechnical Assessment (GA) report (rev, 4), in December 2020. Our geotechnical advice on the case was provided to DLO/TM on 9.2.2021.</p>	Noted.
(b)	<p>The applicant should submit a Geotechnical Planning Review Report (GPRR) in support of the planning application. The applicant should include in the GPRR the proposed site formation works and building layout plan at the subject site, and confirm whether the contents of the aforementioned GA report are still valid. In addition, the applicant should note and comply with the conditions given below:</p>	<p>The Geotechnical Planning Review Report (GPRR) is prepared in Annex A and which contains recent photos highlighting the relationship between the proposed building footprints and the slope toe area.</p> <p>Please be confirmed that the contents of the aforementioned GA report, (Geotechnical Assessment (GA) report (rev, 4), in December 2020) are still valid.</p>
(i)	<p>No retaining walls or terrace walls higher than 1.5 m shall be constructed. The combined height of retaining wall and slope constructed shall also not exceed 1.5 m.</p>	Noted and agreed and this has been confirmed and verified in Annex B - (Geotechnical Assessment (GA) report (rev, 4), in December 2020)
(ii)	<p>The retaining height-to-breadth ratio of retaining walls constructed shall not be greater than two. The retaining walls shall be constructed of masonry or concrete.</p>	Noted and agreed and this has been confirmed and verified in Annex B - (Geotechnical Assessment (GA) report (rev, 4), in December 2020)
(iii)	<p>No slopes steeper than 30 degrees nor higher than 1.5 m shall be constructed</p> <p>Other essential contents of the GPRR are given in the attached GEO Advice Note.</p>	<p>Noted and agreed and this has been confirmed and verified in Annex B - (Geotechnical Assessment (GA) report (rev, 4), in December 2020)</p> <p>Noted and The Geotechnical Planning Review Report (GPRR) is prepared in Annex A.</p>

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.

Extract of Town Planning Board Guidelines for ‘Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10)

The relevant assessment criteria are as follows:

- (a) there is a general presumption against development (other than redevelopment) in “GB” zone;
- (b) applications for new development in “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and integrity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) applications for NTEH with satisfactory sewage disposal facilities and access arrangements may be approved if the application site is in close proximity to existing village and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers;
- (d) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (e) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (f) the proposed development should not overstrain the overall provision of Government, institution and community (GIC) facilities in the general area; and
- (g) any proposed development on a slope or hillside should not adversely affect slope stability.

Detailed Comments from Relevant Government Departments

1. Land Administration

Comments of the District Lands Officer/Tuen Mun, Lands Department:

- (a) The Site falls entirely within the village ‘environs’ of Tai Lam Chung.
- (b) There are 34 outstanding Small House applications in Tai Lam Chung. The estimated 10-year Small House demand of Tai Lam Chung is 200 as provided by the Indigenous Inhabitant Representatives and the information so obtained cannot be in any way verified by his office.
- (c) Lot No. 280 RP in D.D. 385 is held under Block Government Lease demised for agricultural use.
- (d) The applicant claimed that he is an indigenous villager (IV) of Tai Lam Chung but his IV status is yet to be verified.
- (e) The Site does not fall into any existing/planned emergency vehicular access provided under “New Territories Exempted House – A Guide to Fire Safety Requirements”.

2. Traffic

Comments of the Commissioner for Transport:

- (a) The application only involves development of one Small House which can be tolerated on traffic grounds.
- (b) Such type of development should be confined within “Village Type Development” (“V”) zone as far as possible. Although additional traffic generated by the proposed development is not expected to be significant, such type of development outside the “V” zone, if permitted, will set an undesirable precedent case for similar applications in future. The resulting cumulative adverse traffic impact could be substantial.

3. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

The proposed building will be a New Territories Exempted House under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap 121).

4. Landscape

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

The application site is situated in an area of settled valleys landscape character predominated by village houses, open storages, and a nullah located closely at the northwest. The Site is directly located next to the woodland which serves as a green buffer for the Tai Lam Country Park. The applied use is considered not entirely incompatible to the landscape character of the area due to the surrounding village setting of Wu Uk Tsuen.

規劃申請意見書

致:

城市規劃委員會委員

香港北角渣華道 333 號北角政府合署 15 樓

本人反對以下綠化地段興建小型屋宇。

申請編號: A/TM-SKW/116

地點: 新界屯門掃管笏丈量約份第 385 地段第 280 號餘段

地帶及圖則: No. S/TM-SKW/13

大欖涌村民

姓名:

胡新帶

聯絡電話:

日期:

31-7-2022

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

221112-195055-64951

提交限期**Deadline for submission:**

22/11/2022

提交日期及時間**Date and time of submission:**

12/11/2022 19:50:55

有關的規劃申請編號**The application no. to which the comment relates:**

A/TM-SKW/116

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. CHAN KWOK WAI

意見詳情**Details of the Comment :****本人[反對] 在這地點 A/TM-SKW/116申請興建小型屋宇**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

221104-154956-91558

提交限期**Deadline for submission:**

22/11/2022

提交日期及時間**Date and time of submission:**

04/11/2022 15:49:56

有關的規劃申請編號**The application no. to which the comment relates:**

A/TM-SKW/116

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Lam Ka Hing

意見詳情**Details of the Comment :**

反對，住屋過於密集，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全、生活質數及生態環境。

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再提出有关新界屯門掃管笏丈量約份第385約地段第280號餘段反对有关興建小型屋宇事宜

21/11/2022 19:06

From:

To:

File Ref:

tpbpd@pland.gov.hk

Please respond to

致城市规划委员会主任：

本人再發送此邮件通知貴處，本人在17/11/2022,曾提出有关于擬議屋宇（新界豁免管制屋宇-小型屋宇）在上址：新界屯門掃管笏丈量約份第385約地段第280號餘段，(本人極之反对，以及不同意)在有关上址：新界屯門掃管笏丈量約份第385約地段第280號餘段(反对在这幅官地興建小型屋宇)，这幅官地是为绿化地带，其實这条村内公共公園康樂设施地方極少，本人建議在上址興建公共设施或小型公园供村民、老人、幼兒作為康乐用途或休憩用地之用，有助於改善區内村民生活空间，本人極之反对及不滿意貴處做法，根本這條村内，已極少有公共設施或休憩公園用地給村民使用，這塊官地應該是作村民興建一些公用設施，官地而不是作小型屋宇給到別人申請獨攬之用.....簡直不能接受，請貴處嚴肅跟進，謝謝。

****待回复，貴處需回复此郵件跟進情況****

Thx 謝謝。

Best regards

大欖涌村民反對

梁小姐

21/11/2022

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) the lot is held under the Block Government Lease which contains the provision that no building or structure shall be erected unless prior written approval has been obtained;
 - (ii) the applicant has submitted a Small House application and the processing has been suspended in view that planning permission is required for development on the lot. In the event that approval is given by the Town Planning Board to the subject application, his office will resume processing the Small House application in accordance with the established procedures. However, there is no guarantee that the Small House application would be approved. In addition, the Small House application is considered by LandsD acting in the capacity as private landlord at its sole discretion, the application if approved will be subject to such terms and conditions as may be imposed by LandsD; and
 - (iii) irrespective of whether planning permission has been given or not, Government reserves the right to take enforcement action as may be considered appropriate should any authorized building works and illegal occupation of Government Land be detected;
- (b) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that in case DLO/TM, LandsD decides not to issue the certificates of exemption for the New Territories Exempted House development, such works will require prior approval and consent under the Buildings Ordinance. In the circumstances, an Authorized Person should be appointed as a coordinator for the proposed works;
- (c) to note the comments of the Director of Fire Services that the “New Territories Exempted House – A Guide to Fire Safety Requirements” published by LandsD should be observed;
- (d) to note the comments of the Director of Environmental Protection that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an AP; and
- (e) to note the comments of the Antiquities and Monuments Office (AMO) of Development Bureau that the applicant is required to inform AMO immediately when any antiquities or supposed antiquities are discovered in the course of works.