

2025年02月14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 14 FEB 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](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](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

2500224

27/11

By Hand

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/597
	Date Received 收到日期	14 FEB 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)

Wu Kin Lok (胡建樂)

### 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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 538 S.C ss.1 & 538 S.D ss.1 in D.D.130, To Yuen Wai, Tuen Mun, N.T.
(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 ..... 108 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <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
(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	Draft Tuen Mun Outline Zoning Plan No. S/TM/40 & Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYY/12
(e) Land use zone(s) involved 涉及的土地用途地帶	Road zone under S/TM/40 & 'Village Type Development' ("V") under No. S/TM-LTYY/12
(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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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)	Wu Kin Lok (胡建樂)		
(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)	Tai Lam Chung Village		
(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	8.18 ..... m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Vacant  (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"/> 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)) unnamed road ..... <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) No 否 <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"/> (Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) No 否 <input checked="" type="checkbox"/> (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>.....</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。

As per supplementary planning statement

**9. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

Patrick Tsui

Name in Block Letters  
姓名（請以正楷填寫）

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

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)  
代表

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

Date 日期

24/1/2025

(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	Lots 538 S.C ss.1 & 538 S.D ss.1 in D.D.130, To Yuen Wai, Tuen Mun, N.T.	
Site area 地盤面積	108 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	Draft Tuen Mun Outline Zoning Plan No. S/TM/40 & Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYT/12	
Zoning 地帶	Road zone under S/TM/40 & 'Village Type Development' ("V") under No. S/TM-LTYT/12	
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	8.18 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
	3 Storeys(s) 層	

## Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site plan and vehicular access plan		
<hr/>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



## Planning Justifications

### 1. The Current Application Complies with the Interim Criteria for Assessing Planning Applications for NTEH/Small House development

The Interim Criteria for Consideration of Application for New Territories Exempted House (NTEH) / Small House in New Territories endorsed by Town Planning Board (TPB) on 7 September 2007 is noted. The applicant went through the assessment criteria for planning application in Part B and he observed that he complies with the criteria. A summary is prepared below for the consideration of the TPB.

<i>Interim Criteria Endorsed by TPB on 7 September 2007</i>	<i>Applicant's Justifications</i>
(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;	More than 50% of the proposed NTEH/Small House footprint falls within the "V" zone. According to the RNTPC paper No. A/TM/367 dated 7.3.2008, there is a general shortage of land in meeting the demand for Small House development in the "V" zone of To Yuen Wai and the other criteria can be satisfied.
(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	Over half of the footprint of the proposed Small House is zoned "V" according to the Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYY/12 and the rest of the footprint of the proposed Small House is zoned "Road" according to the Draft Tuen Mun Outline Zoning Plan No. S/TM/40. It is noted that the "Road" zone was zoned in 1994 for the construction of Lam Tei Interchange. Construction of Lam Tei Interchange has been completed and it is deemed that the site is no longer required for future road purpose. The application site is privately owned and falling within a small piece of land between the "V" zone and Castle Peak Road – Lam Tei Section. The approval of application site for Small House is a prudent use of land and also a way to meet the general shortage of land for Small House development at To Yuen Wai. It is also noted that the application

	<p>site and adjoining land is usually occupied by unauthorized parking of private cars without permission. The approval of Small House at the application site would help to eradicate such situation and improve the living environment of the villagers of To Yuen Wai. In view of the above-mentioned planning gains, the applicant requests for sympathetic consideration of the Town Planning Board.</p>
<p>(f) The proposed development should not frustrate the planning intention of the particular zone in which the application site is located;</p>	<p>Although the minor part of the application site is zoned “Road” according to the Draft Tuen Mun Outline Zoning Plan No. S/TM/40, it is noted that the “Road” zone was zoned in 1994 for the construction of Lam Tei Interchange. Construction of Lam Tei Interchange has been completed and it is deemed that the site is no longer required for future road purpose.</p>
<p>(g) The proposed development should be compatible in terms of land use, scale, design and layout, with the surrounding area/development;</p>	<p>The application site is contiguous to a cluster of existing Small Houses to the east. It is therefore compatible in terms of land use, scale, design and layout, with the surrounding area/development.</p>
<p>(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.</p>	<p>The proposed development would not encroach onto the planned road network and would not cause adverse traffic, environmental, landscape, drainage, sewerage and geotechnical impacts on the surrounding areas because of the small scale of the proposed development.</p>

In view of the above, Town Planning Board is therefore requested to give favourable consideration to the current application.



## **2. Shortage of Land in Meeting the Demand for Small House in the “V” Zone**

According to the consolidated information from village representatives of Lam Tei / Tuen Mun San Tsuen / To Yuen Wai, the 10-year Small House demand forecast could not be addressed by the remaining land in the “Village Type Development” zone of Lam Tei / Tuen Mun San Tsuen / To Yuen Wai. In other words, the land available cannot fully meet the upcoming Small House demand.

Hence, the approval of the application site for small house development is a prudent way to address the shortage of land in meeting local small house demand.

## **3. The Approval of the Application would not Jeopardize the Planning Intention of “Road” Zone**

Part of the application site falls within “Road” zone according to the Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/40. With reference to the RNTPC paper No. A/TM/367 dated 7.3.2008, the “Road” zone was previously zoned “Undetermined” on the draft Tuen Mun OZP No. S/TM/7 gazetted in 1990 to reserve land to meet contingent requirements or denote areas where further detailed planning study is required to identify the future uses of the land. It was rezoned to “Road” on the draft Tuen Mun OZP No. S/TM/8 in 1994 to make way for the construction of Lam Tei Interchange. Construction of Lam Tei Interchange has been completed and it is deemed that the site is no longer required for future road purpose.

### **Drawings Attached to the Form No. S16-2**

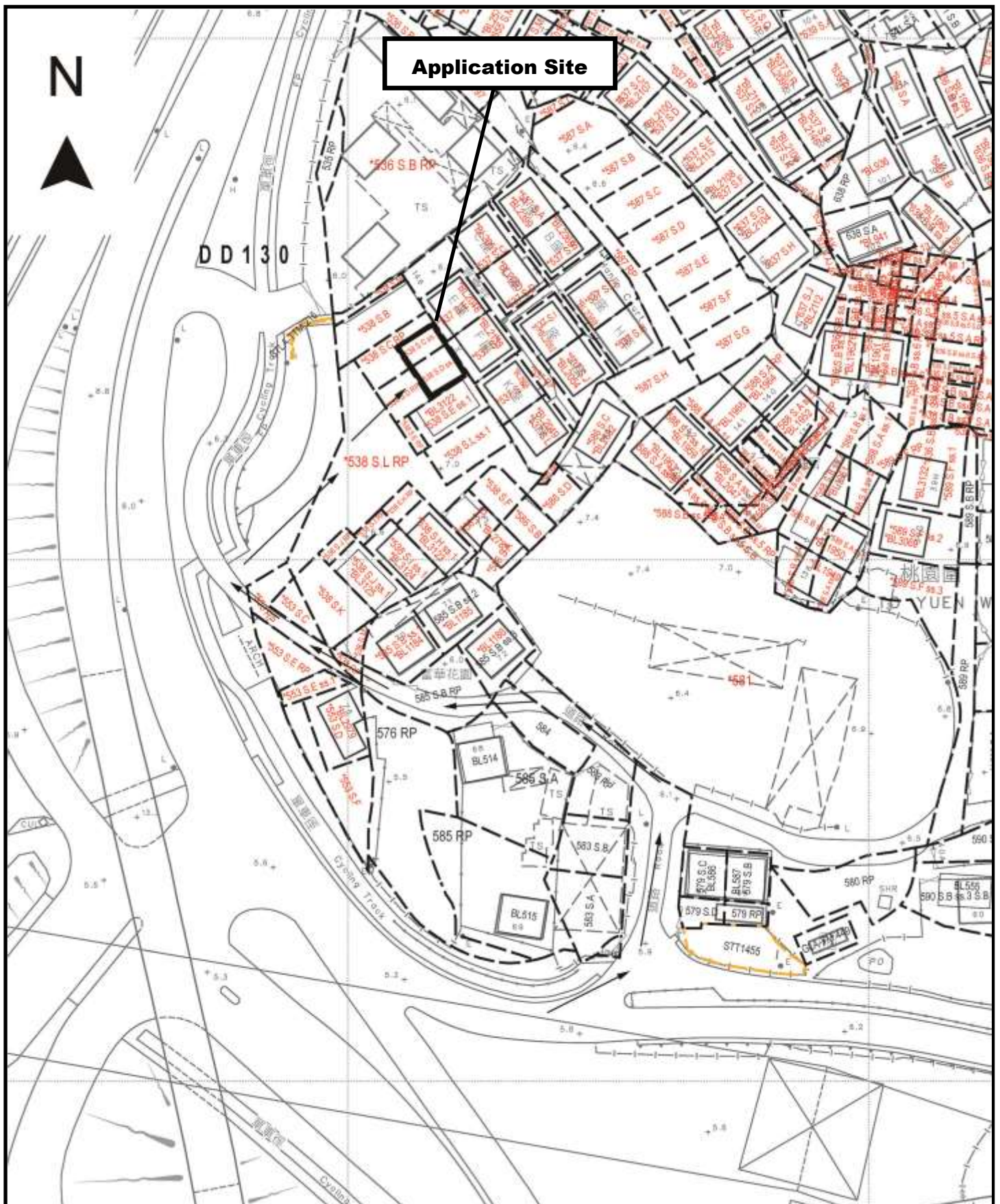
Figure 1 – Location Plan

Figure 2 – Vehicular access plan

Figure 3 – Proposed Small House Footprint Plan







Project 項目名稱:

Proposed Small House at Lots 538 S.C ss.1 & 538 S.D ss.1 in D.D. 130, To Yuen Wai, Tuen Mun, N.T.

Drawing Title 圖目:

Vehicular Access Plan

Remarks 備註:

➡ Access Leading to Application Site from Castle Peak Road - Lam Tei Section

Drawing No. 圖號:

Figure 2

Scale 比例:

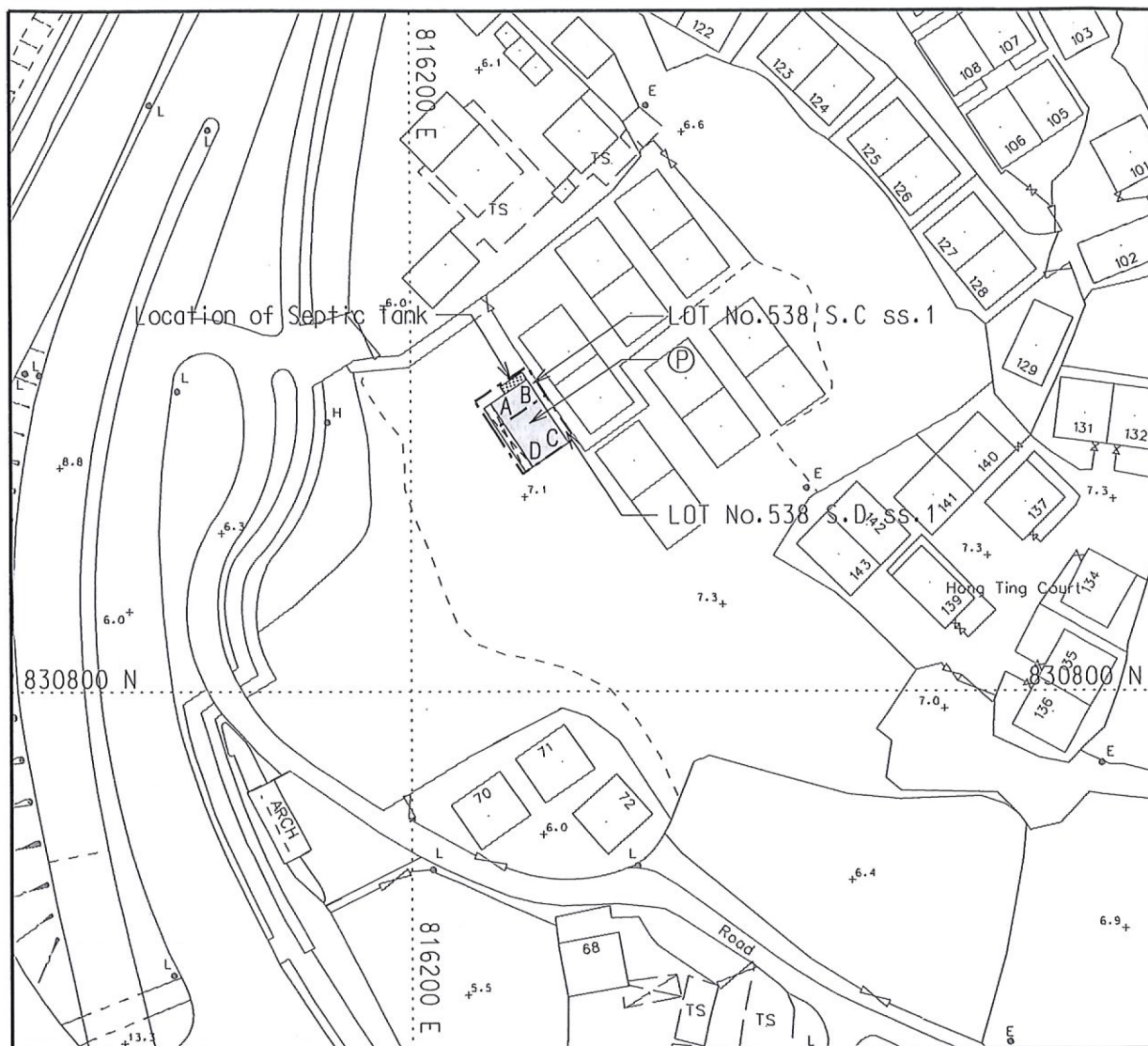
1:1000



Figure 3

# PROPOSED SMALL HOUSE

## LOT Nos.538 S.C ss.1 & S.D ss.1 IN D.D.130



Total: 5 pages

Date: 5 March 2025

TPB Ref.: A/TM/597

*By Email*

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

Dear Sir,

**Proposed New Territories Exempted House at Lots 538 S.C ss.1 and  
538 S.D ss.1 in D.D.130, To Yuen Wai, Tuen Mun, N.T.**

This letter intends to supersede our letter dated 4.3.2025. In order to meet the criteria of the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories (Revised on 7 September 2007), the applicant wishes to submit an updated house plan to occupy only 47.3m<sup>2</sup>. Page 2, 5 and 9 of the S.16-II application form have been updated in the attachment.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED]  
[REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

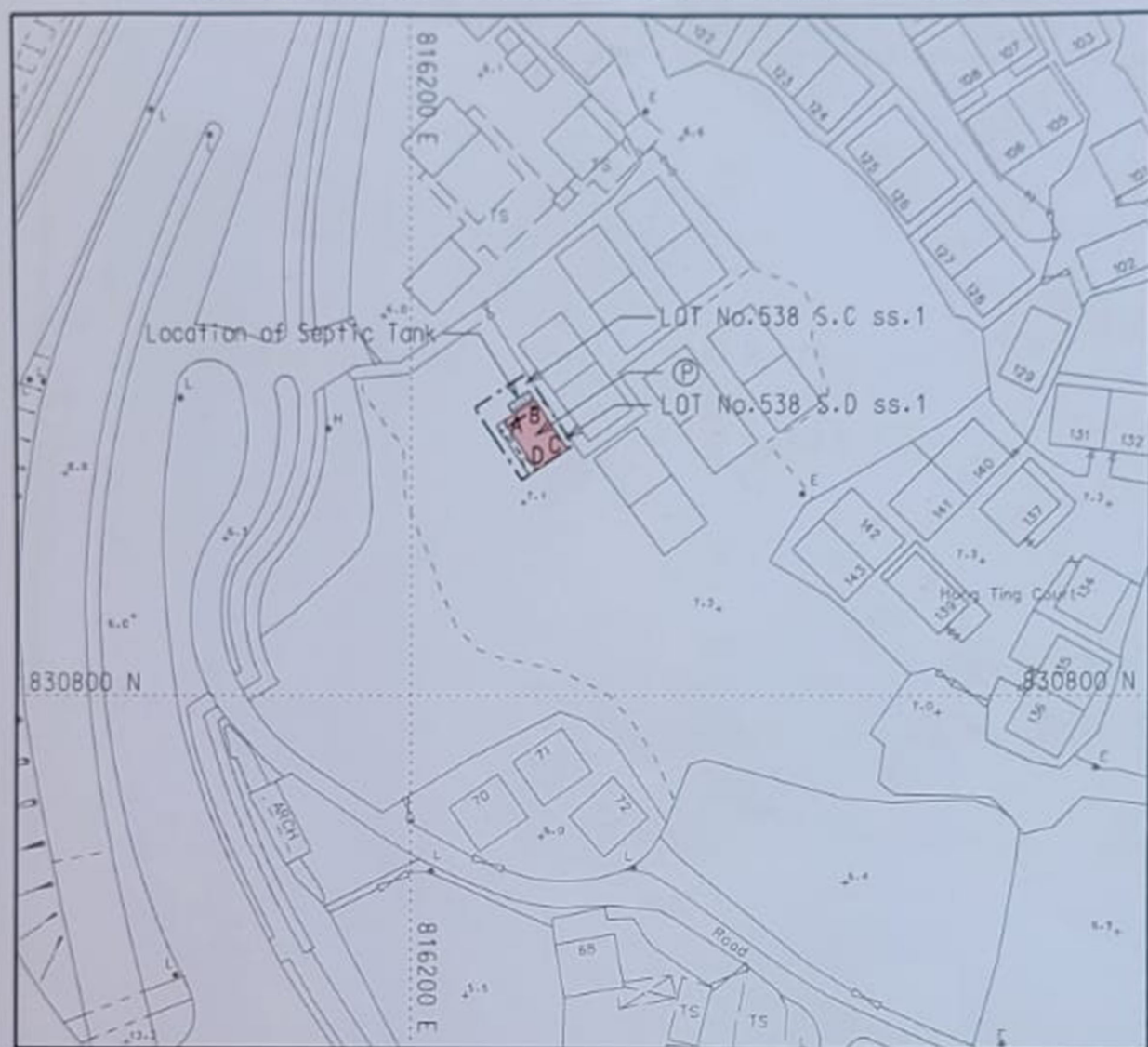
c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Tommy MA)  
– By Email



Figure 3

# PROPOSED SMALL HOUSE

## LOT Nos.538 S.C ss.1 & S.D ss.1 IN D.D.130



LOCATION PLAN



SCALE 1:20 000

Balcony

Proposed Position of Septic Tank

COLOURED PINK AREA = 47.3 m<sup>2</sup> (ABOUT)

SIDE	DISTANCE	BEARING	NORTHING	EASTING	PT.
A-B	5.644	56° 22' 20"	830838.903	816213.224	A
B-C	8.383	146° 22' 20"	830842.028	816217.923	B
C-D	5.644	236° 22' 20"	830835.048	816222.566	C
D-A	8.383	326° 22' 20"	830831.922	816217.866	D

SURVEY DISTRICT:  
TUEN MUN

REF SRP:  
SRP/TM/047/10198/D1

PLAN NO.:  
TM/047/10198A/130/538C1-SH4

SURVEY SHEET NO.:  
6-NW-21B

SCALE:  
1: 1 000

TANG &amp; ASSOCIATES SURVEYORS LTD

I, TANG SZE KUN, 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 September, 2017.

Dated this 31st day of October, 2024.

Authorized Land Surveyor



For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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 )

Wu Kin Lok (胡建樂)

### 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 )

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 538 S.C ss.1 & 538 S.D ss.1 in D.D.130, To Yuen Wai, Tuen Mun, N.T.
(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 108 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 141.9 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

## 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）	Wu Kin Lok (胡建樂)		
(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)			
(c) Proposed gross floor area 擬議總樓面面積	141.9 ..... 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	47.3 ..... 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	<p>Vacant</p> <p>(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）)</p>		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	<p>Yes 是</p> <p><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)）</p> <p>unnamed road .....</p> <p><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）</p> <p>No 否</p> <p><input type="checkbox"/></p>		
(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？	<p>Yes 是 <input type="checkbox"/></p> <p>(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線)</p> <p>No 否 <input checked="" type="checkbox"/></p> <p>(Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)</p>		



## 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	Lots 538 S.C ss.1 & 538 S.D ss.1 in D.D.130, To Yuen Wai, Tuen Mun, N.T.	
Site area 地盤面積	108 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)	
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Zoning 地帶	Road zone under S/TM/40 & 'Village Type Development' ('V') under No. S/TM-LTYT/12	
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	141.9 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	

Total: 2 pages

Date: 31 March 2025

TPB Ref.: A/TM/597

By Email

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

Dear Sir,

**Proposed House (New Territories Exempted House - Small House)  
at Lots 538 S.C ss.1 and 538 S.D ss.1 in D.D. 130, To Yuen Wai,  
Tuen Mun, New Territories**

This letter intends to supersede our letter dated 30.3.2025. Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
<p>Such type of development should be confined within the "Village Type Development" 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 "Village Type Development" zone, if permitted, will set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact could be substantial.</p> <p>According to the HKPSG, up to 1 car parking space for each standard New Territories Exempted House (NTEH) should be provided and the provision shall generally be in communal parking area(s) within the village environs. The subject development is connected to Lam Tei Interchange via a rural access road in To Yuen Wai. As the proposed development does not include parking space for the NTEH, the applicant is required to demonstrate how the parking demand would be addressed so as not to induce illegal parking and hence adverse traffic impact in the vicinity. Key considerations may include: availability of surplus parking spaces in the communal parking areas) or in other</p>	<p>The proposed development complies with the requirement of the Interim Criteria for Consideration of Application for New Territories Exempted House (NTEH) / Small House in New Territories endorsed by Town Planning Board (TPB) on 7 September 2007, that is to say, more than 50% of the proposed NTEH/Small House footprint falls within the "V" zone. In view of that the traffic generation by the proposed development is insignificant, the proposed development would not generate adverse traffic impact to the nearby road networks.</p> <p>No parking space is proposed for the proposed development. Availability of public transport is close to the application site including public bus, light railway transit and public light bus. The closest bus stop is about 250m away from the application site so that the residents at the application site can make use of the public transport easily.</p>



appropriate locations and availability of convenient public transport service in the vicinity of the proposed NTEH.	
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Our response to the comments of the Tuen Mun and Yuen Long West District Planning Office (TM & YLW DPO) of Planning Department is as follows:

TM & YLW DPO's comments	Applicant's response
Please provide details regarding the use of the uncovered area at the application site.	The uncovered area of the application site would be reserved for garden use.

Should you have any questions, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,




Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Tommy NGO) – By Email

**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**

**Rejected Applications**

	<b>Application No.</b>	<b>Applied Use(s)/Development(s)</b>	<b>Date of Consideration</b>
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
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)



**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**

	<b>Application No.</b>	<b>Applied Use(s)/Development(s)</b>	<b>Date of Consideration</b>	<b>Approval Condition</b>
1	A/TM/367	Proposed House (New Territories Exempted House - Small House)	7.3.2008	A1
2	A/TM/368	Proposed House (New Territories Exempted House - Small House)	7.3.2008	A1
3	A/TM/506	Proposed House (New Territories Exempted House - Small House)	13.10.2017	A1 and A2
4	A/TM/507	Proposed House (New Territories Exempted House - Small House)	13.10.2017	A1 and A2
5	A/TM/508	Proposed House (New Territories Exempted House - Small House)	13.10.2017	A1 and A2
6	A/TM/509	Proposed House (New Territories Exempted House - Small House)	13.10.2017	A1 and A2
7	A/TM/510	Proposed House (New Territories Exempted House - Small House)	13.10.2017	A1 and A2

**Approval conditions**

- A1      The submission and implementation of drainage proposal.  
A2      The provision of septic tank.

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

250308-160719-89151

**提交限期****Deadline for submission:**

14/03/2025

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

08/03/2025 16:07:19

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

A/TM/597

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

The Hong Kong &amp; China Gas Co., Ltd

**意見詳情****Details of the Comment :**

Since the proposed development is in the close vicinity to our High-Pressure pipeline at To Lai Road, 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.



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From:  
Sent: 2025-03-12 星期三 02:56:44  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: A/TM/597 DD 130 To Yuen Wai

A/TM/597

Lots 538 S.C ss.1 and 538 S.D ss.1 in D.D. 130, To Yuen Wai, Tuen Mun

Site area: About 108sq.m

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

Applied development: NET House

Dear TPB Members,

Strong Objections. Justification that "The approval of application site for Small House is ... a way to meet the general shortage of land for Small House development at To Yuen Wai".

How can there be a shortage of locations for small houses when there are numerous parking facilities within the 'V' zone and what looks like a large warehouse complex.

The area zoned Road should be maintained as a buffer zone between the highways and the residential units.

Mary Mulvihill

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
  - (i) the application site (the Site) comprises of Old Schedule Agriculture Lot held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - (ii) the Site is surrounded by other private lots without direct access from public road. The applicant shall be responsible for his own access arrangement;
  - (iii) the applicant, WU Kin Lok, claims that he is an indigenous villager (IV) of Tai Lam Chung but his IV status and eligibility for small house grant are yet to be verified;
  - (iv) the applicant shall submit a fresh Small House application to his office for the proposed Small House development on the Site. 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 including, but not limited to the payment of administrative fee as considered appropriate to be imposed by his department;
  - (v) there will not be any guarantee of Right-of-way for approved Small House developments. His office noted that the Site is surrounded by private lots; and
  - (vi) 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 Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (ii) any access connecting between the Site with nearby public road is not maintained by HyD;
- (c) to note the comments of the the Director of Environmental Protection (DEP) 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 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 (AP);
- (d) 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 LandsD. Detailed fire safety requirements would be formulated upon receipt of formal application via LandsD;



- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the building to be erected on the Site will be a New Territories Exempted House (NTEH) under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121); and
  - (ii) in case DLO/TM decides not to issue the certificates of exemption for the site formation works and/or drainage works associated for the NTEH development, such works will require prior approval and consent under the Buildings Ordinance. In the circumstance, an AP should be appointed as a coordinator for the proposed works. The applicant may approach DLO/TM or seek AP's advice for details;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) adequate stormwater drainage collection and disposal facilities shall be provided to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas. If the proposed stormwater drainage facilities would be connected to any existing drainage facilities, the applicant shall seek agreement from the relevant owners or parties who are responsible for the maintenance of such existing facilities. The applicant shall check and ensure that the proposed drainage works and their downstream drainage systems have the adequate capacity and are in good conditions to accommodate the surface runoff collected from the Site and its upstream catchments. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary;
  - (ii) no public stormwater and sewer manhole and pipes in the vicinity of the site. The applicant should construct and maintain the proposed drainage works whether within or outside the lot boundary by lot owner at their own expense; and
  - (iii) the Site is planned to build a three-storey NTEH which should have toilet and it is in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed development; and
- (g) 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).