

2021年 11月 3 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。

Appendix I of RNTPC  
Paper No. A/YL-LFS/413

This document is received on - 3 NOV 2021  
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-I  
表格第 S16-I 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 proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**  
位於鄉郊地區的臨時用途或發展的許可續期

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](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](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<br>請勿填寫此欄 | Application No.<br>申請編號 | A/YL-LFS/413 |
|                                 | Date Received<br>收到日期   | - 3 NOV 2021 |

- 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。

|   |   |
|---|---|
| <b>1. Name of Applicant 申請人姓名/名稱</b>  |   |
| <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 |   |
| Cheung Man Tung & Tang Nam Shing  |   |
| <b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>  |   |
| <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 |   |
| Aikon Development Consultancy Limited 毅勤發展顧問有限公司  |   |
| <b>3. Application Site 申請地點</b>   |   |
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼 (如適用)  | Lots 1135 S.C. ss.1 (Part), 1135 S.C RP, 1135 S.D (Part) and 1135 RP (Part) in D.D. 129, Mong Tseng Wai, Lau Fau Shan, Yuen Long, New Territories   |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積   | <input checked="" type="checkbox"/> Site area 地盤面積 ..... 125 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><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)<br>所包括的政府土地面積 (倘有)  | ..... N.A. .... sq.m 平方米 <input type="checkbox"/> About 約   |

|  |  |
|--|--|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10   |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | "Village Type Development" and "Green Belt"  |
| (f) Current use(s)<br>現時用途   | Vacant<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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 11/10/2021 (DD/MM/YYYY), this application involves a total of 3 "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 11/10/2021 年 11 月 10 日的記錄，這宗申請共牽涉 3 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 "current land owner(s)"<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)'<br>「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<br>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)<br>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 ..... 2 ..... "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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>通知日期(日/月/年) |
| 1   | Lots 1135 S.C ss 1, 1135 S.C RP and 1135 RP in D.D.129   | 18/10/2021  |
| 1   | Lot 1135 S.D in D.D.129  | 18/10/2021  |
|   |  |   |

(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）
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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. Type(s) of Application 申請類別**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

|  |  |                                    |                      |
|--|--|------------------------------------|----------------------|
| (a) Total floor area involved<br>涉及的總樓面面積  | sq.m 平方米   |                                    |                      |
| (b) Proposed use(s)/development<br>擬議用途/發展   | (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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) |                                    |                      |
| (c) Number of storeys involved<br>涉及層數   |  | Number of units involved<br>涉及單位數目 |                      |
| (d) Proposed floor area<br>擬議樓面面積  | Domestic part 住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約   |                                    |                      |
|  | Non-domestic part 非住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約  |                                    |                      |
|  | Total 總計 ..... sq.m 平方米 <input type="checkbox"/> About 約   |                                    |                      |
| (e) Proposed uses of different floors (if applicable)<br>不同樓層的擬議用途(如適用)<br>(Please use separate sheets if the space provided is insufficient)<br>(如所提供的空間不足，請另頁說明) | Floor(s)<br>樓層   | Current use(s) 現時用途                | Proposed use(s) 擬議用途 |
|  |  |                                    |                      |
|  |  |                                    |                      |



**(ii) For Type (ii) application 供第(ii)類申請**

|  |   |
|--|---|
| (a) Operation involved<br>涉及工程             | <input type="checkbox"/> Diversion of stream 河道改道<br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... 125 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... not more than 3 ..... m 米 <input type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... 125 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... not more than 2.8 ..... m 米 <input type="checkbox"/> About 約<br><p>(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)<br/>(請用圖則顯示有關土地/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> |
| (b) Intended use/development<br>有意進行的用途/發展 | Proposed House (New Territories Exempted House - Small House) and Filling and Excavation of Land  |

**(iii) For Type (iii) application 供第(iii)類申請**

|                               |   |                           |   |
|-------------------------------|---|---------------------------|---|
| (a) Nature and scale<br>性質及規模 | <input type="checkbox"/> Public utility installation 公用事業設施裝置<br><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置<br>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate<br>請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 |                           |   |
|                               | Name/type of installation<br>裝置名稱/種類  | Number of provision<br>數量 | Dimension of each installation /building/structure (m) (LxWxH)<br>每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高) |
|                               |   |                           |   |
|                               |   |                           |   |
|                               |   |                           |   |

(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制
- ☐ Building height restriction From 由 .....m 米 to 至 ..... m 米  
建築物高度限制  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ Others (please specify) .....  
其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed  
use(s)/development  
擬議用途/發展

Proposed House (New Territories Exempted House - Small House) and Filling and Excavation of Land

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

|   |                                      |                          |   |
|---|--------------------------------------|--------------------------|---|
| Proposed gross floor area (GFA) 擬議總樓面面積           | 195.09                               | sq.m 平方米                 | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率                        | 1.56                                 |                          | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積                     | 52                                   | %                        | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數                       | 1                                    |                          |   |
| Proposed no. of storeys of each block 每座建築物的擬議層數  | 3                                    | storeys 層                |   |
|   | <input type="checkbox"/> include 包括  | storeys of basements 層地庫 |   |
|   | <input type="checkbox"/> exclude 不包括 | storeys of basements 層地庫 |   |
| Proposed building height of each block 每座建築物的擬議高度 | 8.23                                 | mPD 米(主水平基準上)            | <input type="checkbox"/> About 約            |
|   |                                      | m 米                      | <input type="checkbox"/> About 約            |

☒ Domestic part 住用部分

GFA 總樓面面積

195.09 sq. m 平方米

☒ About 約

number of Units 單位數目

1

average unit size 單位平均面積

195.09 sq. m 平方米

☒ About 約

estimated number of residents 估計住客數目

3-4

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆

sq. m 平方米

☐ About 約☐ hotel 酒店

sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室

sq. m 平方米

☐ About 約☐ shop and services 商店及服務行業

sq. m 平方米

☐ About 約☐ Government, institution or community facilities

(please specify the use(s) and concerned land

政府、機構或社區設施

area(s)/GFA(s) 請註明用途及有關的地面面積／總

樓面面積)

.....

.....

.....

☐ other(s) 其他

(please specify the use(s) and concerned land

area(s)/GFA(s) 請註明用途及有關的地面面積／總

樓面面積)

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地

sq. m 平方米

☐ Not less than 不少於☐ public open space 公眾休憩用地

sq. m 平方米

☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

| [Block number]<br>[座數] | [Floor(s)]<br>[層數] | [Proposed use(s)]<br>[擬議用途]                                     |
|------------------------|--------------------|---|
| 1                      | 3                  | Proposed House - (New Territories Exempted House - Small House) |
| .....                  | .....              | .....   |
| .....                  | .....              | .....   |
| .....                  | .....              | .....   |
| .....                  | .....              | .....   |
| .....                  | .....              | .....   |

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Garden

.....

.....

.....

.....

.....



**7. Anticipated Completion Time of the Development Proposal****擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

October 2023

**8. Vehicular Access Arrangement of the Development Proposal****擬議發展計劃的行車通道安排**

|  |                          |  |
|--|--------------------------|--|
| <p>Any vehicular access to the site/subject building?<br/>是否有車路通往地盤／有關建築物？</p>                 | <p>Yes 是</p> <p>No 否</p> | <p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br/>有一條現有車路。(請註明車路名稱(如適用))</p> <p><b>Please refer to the attached Planning Statement.</b></p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br/>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p>   |
| <p>Any provision of parking space for the proposed use(s)?<br/>是否有為擬議用途提供停車位？</p>              | <p>Yes 是</p> <p>No 否</p> | <p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)<br/>請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> |
| <p>Any provision of loading/unloading space for the proposed use(s)?<br/>是否有為擬議用途提供上落客貨車位？</p> | <p>Yes 是</p> <p>No 否</p> | <p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)<br/>請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p>   |

## 9. 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，請另頁表示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。

|  |   |   |  |
|--|---|---|--|
| Does the development proposal involve alteration of existing building?<br>擬議發展計劃是否包括現有建築物的改動?  | Yes 是   | <input type="checkbox"/> Please provide details 請提供詳情<br>.....<br>.....<br>.....<br>.....   |  |
|  | No 否  | <input checked="" type="checkbox"/>   |  |
| Does the development proposal involve the operation on the right?<br>擬議發展是否涉及右列的工程?<br>(Note: where Type (ii) application is the subject of application, please skip this section.<br>註: 如申請涉及第(ii)類申請, 請跳至下一條問題。) | Yes 是   | <input checked="" 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)<br>(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)<br><br><input type="checkbox"/> Diversion of stream 河道改道<br><br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><br><input checked="" type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... 125 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br>Depth of filling 填土厚度 not more than 3 ..... m 米 <input type="checkbox"/> About 約<br><br><input checked="" type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... 125 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br>Depth of excavation 挖土深度 not more than 2.8 ..... m 米 <input type="checkbox"/> About 約 |  |
|  | No 否  | <input type="checkbox"/>  |  |
| Would the development proposal cause any adverse impacts?<br>擬議發展計劃會否造成不良影響?   | On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>_____<br>_____ |   |  |
|  | 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)<br>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)<br>N.A.<br>.....<br>.....<br>.....<br>.....<br>.....  |   |  |

## 10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the attached Planning Statement.

This image shows a full page of a handwriting practice worksheet. It consists of multiple horizontal rows, each defined by two parallel dotted lines. The rows are evenly spaced and cover the entire page, providing a guide for letter height and placement. There is no text or other markings on the page.

**11. 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 an application to the Board 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



Sheeta Leung

Name in Block Letters  
姓名（請以正楷填寫）

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



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 / ☐ HKUHA 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

Aikon Development Consultancy Limited



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

Date 日期

15/10/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board 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：
  - 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
  - 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。

**For Developments involving Columbarium Use, please also complete the following:**  
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該靈灰安置所內，總共最多可安放多少份骨灰。

## 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

|  |   |   |  |
|--|---|---|--|
| Application No.<br>申請編號                                | (For Official Use Only) (請勿填寫此欄)  |   |  |
| Location/address<br>位置／地址                              | Lots 1135 S.C. ss.1 (Part), 1135 S.C RP, 1135 S.D (Part) and 1135 RP (Part) in D.D. 129, Mong Tseng Wai, Lau Fau Shan, Yuen Long, New Territories<br>新界元朗流浮山輞井圍丈量份約第129約地段第1135號C分段第一小分段 (部分)<br>、第1135號C分段餘段、第1135號D分段 (部分) 及第1135號餘段 (部分) |   |  |
| Site area<br>地盤面積                                      | 125   | sq. m 平方米 <input checked="" type="checkbox"/> About 約   | (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)                |
| Plan<br>圖則   | Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10<br>流浮山及尖鼻咀分區計劃大綱草圖編號S/YL-LFS/10  |   |  |
| Zoning<br>地帶   | "Village Type Development" and "Green Belt"<br>「鄉村式發展」及「綠化地帶」   |   |  |
| Applied use/<br>development<br>申請用途／發展                 | Proposed House (New Territories Exempted House - Small House) and Filling and Excavation of Land<br>擬議屋宇 (新界豁免管制屋宇-小型屋宇) 連填土及挖土工程   |   |  |
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率 |   | sq.m 平方米  | Plot Ratio 地積比率  |
|  | Domestic<br>住用  | 125 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | 1.56 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
|  | Non-domestic<br>非住用   | N.A. <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於           | N.A. <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於            |
| (ii) No. of block<br>幢數                                | Domestic<br>住用  | 1   |  |
|  | Non-domestic<br>非住用   | N.A.  |  |
|  | Composite<br>綜合用途   | N.A.  |  |



|  |  |      |  |
|--|--|------|--|
| (iii) Building height/No. of storeys<br>建築物高度／層數 | Domestic<br>住用                                   | 8.23 | m 米<br><input type="checkbox"/> (Not more than 不多於)  |
|  |  | N.A. | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)  |
|  |  | 3    | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台) |
|  | Non-domestic<br>非住用                              | N.A. | m 米<br><input type="checkbox"/> (Not more than 不多於)  |
|  |  | N.A. | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)  |
|  |  | N.A. | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台) |
|  | Composite<br>綜合用途                                | N.A. | m 米<br><input type="checkbox"/> (Not more than 不多於)  |
|  |  | N.A. | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)  |
|  |  | N.A. | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台) |
| (iv) Site coverage<br>上蓋面積                       | 52 % <input checked="" type="checkbox"/> About 約 |      |  |
| (v) No. of units<br>單位數目                         | 1  |      |  |
| (vi) Open space<br>休憩用地                          | Private 私人                                       | N.A. | sq.m 平方米 <input type="checkbox"/> Not less than 不少於  |
|  | Public 公眾  | N.A. | sq.m 平方米 <input type="checkbox"/> Not less than 不少於  |

|  |  |      |
|--|--|------|
| (vii) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數<br><br>Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br><hr/> | N.A. |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數<br><br>Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br><hr/>                               | N.A. |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                                  |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | Chinese<br>中文            | English<br>英文                       |
| <b>Plans and Drawings 圖則及繪圖</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"/> |
| <b>Location Plan 位置圖、Lot Index Plan 地段索引圖、Site Plan 平面圖</b>                          |                          |                                     |
| <b>Site Formation Plan 地盤平整圖</b>   |                          |                                     |
| <b>Reports 報告書</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)<br>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"/>            |
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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。

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## Section 16 Planning Application

Proposed House (New Territories  
Exempted House – Small House) and  
Filling and Excavation of Land

Lots 1135 S.C. ss.1 (Part), 1135 S.C  
RP, 1135 S.D (Part) and 1135 RP  
(Part) in D.D. 129, Mong Tseng Wai,  
Lau Fau Shan, Yuen Long, New  
Territories

### *Planning Statement*

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Prepared by  
*Aikon Development Consultancy Ltd.*

October 2021

## EXECUTIVE SUMMARY

*(In case of discrepancy between English and Chinese versions, English shall prevail)*

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed House (New Territories Exempted House (NTEH) – Small House) and Filling and Excavation of Land** (hereinafter referred to as “the proposed development”) at Lots 1135 S.C. ss.1 (Part), 1135 S.C RP, 1135 S.D (Part) and 1135 RP (Part) in D.D. 129, Mong Tseng Wai, Lau Fau Shan, Yuen Long, New Territories (hereinafter referred to “the application site”). The application site has an area of approximately 125m<sup>2</sup> whilst the proposed Small House would occupy an area of about 65.03m<sup>2</sup> and a building height of about 8.23m. The current application involves filling of land and excavation of land to facilitate the development of a Small House. Due to the uneven level of the application site, filling of land of about 125m<sup>2</sup> (not more than 3m depth) and excavation of land of about 125m<sup>2</sup> (not more than 2.8m depth) is proposed to unify the ground level and to bring about certain extent of betterments from construction, visual, maintenance and management point of view such that the Small Houses can be built in a consistent and effective manner. The Planning Statement serves to provide background information and planning justifications in support of the proposed development in order to facilitate the consideration by the Board.

The application site currently falls mainly within an area zoned “Village Type Development” (“V”) (93%) and partly within an area zoned “Green Belt” (“GB”) (7%) on the draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10 exhibited for public inspection on 07.05.2021 (hereinafter referred to “the Current OZP”). According to the Notes of the Current OZP, whilst ‘House (NTEH only)’ is always permitted within the “V” zone, ‘House (other than rebuilding of NTEH or replacement of existing domestic building by NTEH permitted under the covering Notes)’ use within the “GB” zone, and any filling of land/pond or excavation of land requires planning permission from the Board under section 16 of Town Planning Ordinance. In this connection, the Applicant wish to apply for a planning permission from the Board. As detailed throughout this Planning Statement, the proposed development is well justified on the grounds that:-

- (a) *Constructing a Small House for self-occupation, under the current Small House policy;*
- (b) *There is limited land supply and high demand for small house in Mong Tseng Wai;*
- (c) *The current application is in line with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories;*
- (d) *The current application complies with relevant Town Planning Board Guidelines;*
- (e) *The proposed development is an always permitted use for “V” zone and is in line with the planning intention of “V” zone;*
- (f) *The proposed development is compatible with the village character in the surrounding areas in terms of both land use and built form; and*
- (g) *No adverse environmental, traffic, drainage and sewerage impacts on the surrounding areas are anticipated in view of its small scale and appropriate mitigation measures to be taken.*

In view of the above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for the proposed development.



## 行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作為**擬議屋宇（新界豁免管制屋宇-小型屋宇）連填土及挖土工程**（以下簡稱「擬議用途」）。該申請涉及地點位於新界元朗流浮山輞井圍丈量份約第 129 約地段第 1135 號 C 分段第一小分段（部分）、第 1135 號 C 分段餘段、第 1135 號 D 分段（部分）及第 1135 號餘段（部分）（以下簡稱「申請地點」）。申請地點的面積約為 125 平方米，擬議小型屋宇佔地 65.03 平方米，高度約 8.23 米。由於申請地點地形水平不平坦，該申請涉及地盤平整（填土及挖土）以便利申請人根據小型屋宇政策興建擬議屋宇。擬議填土面積為 125 平方米（不多於 3 米深度）和挖土面積為 125 平方米（不多於 2.8 米深度），以統一地面水平高度並從一定程度上改善土地利用狀況。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途作城規會考慮。

根據 2021 年 5 月 7 日刊憲公佈之流浮山及尖鼻咀分區計劃大綱草圖（編號：S/YL-LFS/10），申請地點主要坐落於「鄉村式發展」地帶（93%）及而部分位於「綠化地帶」內（7%）。根據分區計劃大綱核准圖的註釋，雖然「屋宇（只限新界豁免管制屋宇）」在「鄉村式發展」地帶內為經常准許的用途，但在「綠化地帶」內屋宇（根據《註釋》說明頁准許翻建新界豁免管制屋宇或以新界豁免管制屋宇取代現有住用建築物者除外）用途須按城市規劃條例第 16 條向城規會申請。此規劃報告書詳細闡述擬議用途的規劃理據，當中包括：-

- (一) 根據現行的小型屋宇政策，建造小型屋宇以供自住用途；
- (二) 輞井圍的土地供應有限而且小型屋宇的需求很大，申請人很難可以尋找到一幅合適的土地而申請地點的覆蓋範圍均可以完全落在「鄉村式發展」地帶內；
- (三) 該申請符合評審新界豁免管制屋宇 / 小型屋宇發展規劃申請的臨時準則；
- (四) 該申請符合相關的城市規劃委員會規劃指引；
- (五) 擬議用途屬「鄉村式發展」地帶的經常准許的用途，並符合「鄉村式發展」地帶的規劃意向；
- (六) 擬議用途在土地用途和建築形式方面與周邊地區的鄉村特色相協調；及
- (七) 鑑於其相對較小的發展規模及將採取適當的緩解措施，預計不會對周邊地區的環境、交通、排水及排污造成負面影響。

鑑於以上各點及此規劃報告書內所提供的詳細規劃理據，懇請城規會從寬考慮擬議用途之規劃申請。

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## 1. INTRODUCTION

### 1.1 Purpose

1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed House (New Territories Exempted House (NTEH) - and Filling and Excavation of Land** (hereinafter referred to as “the proposed development”) at Lots 1135 S.C. ss.1 (Part), 1135 S.C RP, 1135 S.D (Part) and 1135 RP (Part) in D.D. 129, Mong Tseng Wai, Lau Fau Shan, Yuen Long, New Territories (hereinafter referred to “the application site”). The application site has an area of approximately 125m<sup>2</sup> whilst the proposed Small House would occupy an area of 65.03m<sup>2</sup> with a building height of about 8.23m. The current application involves filling of land and excavation of land to facilitate the development of a Small House. Due to the uneven level of the application site, filling of land of about 125m<sup>2</sup> (not more than 3m depth) and excavation of land of about 125m<sup>2</sup> (not more than 2.8m depth) is proposed to unify the ground level and to bring about certain extent of betterments from construction, visual, maintenance and management point of view such that the Small Houses can be built in a consistent and effective manner. The Planning Statement serves to provide background information and planning justifications in support of the proposed development in order to facilitate the consideration by the Board. Its location is shown on **Figure 1** whilst **Figure 2** indicates relevant private lots which the application site involves.

1.1.2 The application site falls mainly within an area zoned “Village Type Development” (“V”) (93%) and partly within an area zoned “Green Belt” (“GB”) (7%) on the draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10 exhibited for public inspection on 07.05.2021 (hereinafter referred to “the Current OZP”). According to the Notes of the Current OZP, whilst ‘House (NTEH only) is always permitted within the “V” zone, ‘House (other than rebuilding of NTEH or replacement of existing domestic building by NTEH permitted under the covering Notes)’ use within the “GB” zone, and any filling of land/pond or excavation of land requires planning permission from the Board under section 16 of Town Planning Ordinance. In this connection, the Applicant wish to apply for a planning permission from the Board.

1.1.3 Prepared on behalf of Mr. Cheung Man Tung and Mr. Tang Nam Shing, (hereinafter referred to as “the Applicants”), Aikon Development Consultancy Limited has been commissioned to prepare and submit the current application.

### 1.2 Background

1.2.1 Under the current Small House Policy, an indigenous male villager, who is aged 18 or above and descended through the male line from a resident in 1898 of a recognized village in the New Territories, may apply to the Lands Department (LandsD) once during his lifetime for permission to build for himself a Small House of a regulated on a suitable site within his own village.

### 1.3 Objectives

1.3.1 The current application strives to achieve the following objectives:-

- (a) To allow the Applicant to develop one NTEH/Small House under the current Small House Policy;*
- (b) To facilitate an orderly development pattern of village houses and efficient use of land within the Mong Tseng Wai; and*
- (c) To induce no adverse environmental nor infrastructural impacts on its surroundings by providing adequate protection and mitigation measures.*

### 1.4 Structure of the Planning Statement

1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed development. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed development.

## 2. SITE PROFILE

### 2.1 Location and Current Condition of the Application Site

2.1.1 The application site has a total area of approximately 125m<sup>2</sup>. As shown on **Figure 1**, the application site is located at the north-western fringe of Mong Tseng Wai. The application site is accessible to Deep Bay Road via an existing local van track and a local footpath (**Figure 1** refers). **Figure 2** indicates the relevant private lot which the application site involves. The application site is currently situated in a natural slope, sloping down from Northwest to Southeast at +20.00mPD to +17.00mPD (**Figure 5** refers). It is currently vacant with vegetation cover.

2.1.2 The application site and the footprint of the proposed Small House fall entirely within the 'Village Environ' ('VE') of Mong Tseng Wai. 93% of the application site and the entire footprint of the proposed Small House fall within the "V" zone. The remaining portions of the application site fall within the "GB" zone as shown in **Figure 3**. Layout of the proposed Small House is shown per **Figure 4**. The application site also falls within the Wetland Buffer Area (WBA) as stipulated on the Town Planning Board Guidelines for Application for Developments within Deep Bay Area.

### 2.2 Surrounding Land-use Characteristics

2.2.1 The surrounding areas are predominantly rural in character with a mix of village houses, vacant land, fish ponds, hillslopes and tree groups. The proposed Small House is considered not incompatible with the surrounding areas.

2.2.2 The application site is surrounded by vacant land with tree groups. The village cluster of Mong Tseng Wai is located to the south and southeast of the application site. The village cluster of Mong Tseng Wai is found to the southwest of the application site. Both Mong Tseng Wai and Mong Tseng Wai are recognised villages.

2.2.3 To the north and northeast of the application site is a piece of densely vegetated land. To the west of the application site is a Permitted Burial Ground (Site No. YL/61). Graves could be found within the Permitted Burial Ground and on the hillslope to the west of the application site.

2.2.4 The application site is located in Mong Tseng Wai, with Mong Tseng Tsuen in the vicinity sharing the same "V" zone. As such, the available land within the "V" zone for Small House development is limited and insufficient to meet the current and future Small House demand of two villages. Moreover, according to the Applicant, most of the land within the said "V" zone is either not suitable for development, as it is densely vegetated or occupied by tree groups and ponds, or planned for Small House developments which are pending for LandsD's approval. **Figure 6** indicates the current land available for Small House development within the "V" zone of Mong Tseng Wai and Mong Tseng Tsuen.

### 3. PLANNING CONTEXT

#### 3.1 The Current OZP

3.1.1 The application site falls mainly within an area zoned “V” (93%) and partly within an area zoned “GB” (7%) on the Current OZP (please refer to **Figure 3**). According to the Notes of the Current OZP, the planning intention of “V” zone is *“to designate both existing recognized villages and areas of land considered suitable for village expansion”*. Land within “V” zone is primarily intended for *“development of Small Houses by indigenous villagers”*. It is also intended to *“concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services”*.

3.1.2 Meanwhile, according to the Notes of the Current OZP, the planning intention of “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”*. Yet, ‘House (other than rebuilding of NTEH or replacement of existing domestic building by NTEH permitted under the covering Notes)’ use within the “GB” zone is a Column 2 use, requiring planning permission from the Board under section 16 of Town Planning Ordinance. Further, filling of land or excavation of land, including that to effect the NTEH development requires planning permission from the Board under section 16 of Town Planning Ordinance.

#### 3.2 Previous Planning Applications

3.2.1 Part of the application site is involved in two previous applications (No. A/YL-LFS/387 and A/YL-LFS/371) for proposed house (NTEH – Small House) and proposed filling and excavation of land for 12 permitted NTEH – Small House, which were approved by the Rural and New Town Planning Committee (the Committee) of the Board on 05.02.2021 and 23.10.2020 respectively.

3.2.2 The previous planning applications were approved on the considerations of in line with the planning intention of the “V” zone and not in conflict with the planning intention of the “GB” zone; not incompatible with the landscape character of the surrounding area; not in contravention with the TPB PG-No. 12C and no adverse drainage, environmental or traffic impacts were anticipated. Considering the previous approved applications, approval of the current application is not anticipated to be an undesirable precedent under any circumstances.

#### 3.3 Interim Criteria for Consideration of Application for New Territories Exempted House (NTEH)/Small House in New Territories

3.3.1 The set of Interim Criteria for Consideration of Application for NTEH/Small House in New Territories (hereinafter referred to as “the Interim Criteria”) was first promulgated on 24.11.2000 and had been amended four times on 30.03.2001, 23.08.2002, 21.03.2003 and 07.09.2007 respectively.

3.3.2 The Interim Criteria provides a set of criteria on assessing planning applications for NTEH/



Small House and it is considered the proposed development **complies** with the Interim Criteria in that:-

- (i) The application site and the proposed Small House's footprint fall **entirely within the 'VE'** of the Mong Tseng Wai. **More than 50%** of the application site and the proposed Small House's footprint fall within the "V" zone;
- (ii) There is a **general shortage** of land in meeting the demand for Small House development in the "V" zone of Mong Tseng Wai;
- (iii) The proposed development is compatible with the surrounding area which is rural in character with existing village houses settlement found in proximity; and
- (iv) The proposed development would not encroach onto any planned road network. The proposed development involves only **ONE** proposed Small House and is considered small in scale. No adverse traffic and environmental impacts. Suitable drainage facilities will be provided should the current application be approved and thus no adverse drainage impact is anticipated. In-situ sewage facilities (i.e. septic tank and soakaway system) is proposed to ensure there would be no adverse sewage impact from the proposed development. The proposed septic tank will be in compliance with relevant Government's guidelines and regulation, including Environmental Protection Department's Practice Note for Professional Persons (ProPECC PN 5/93).

### **3.4 Town Planning Board Guidelines for Application for Development within Green Belt Zone under Section 16 of The Town Planning Ordinance (TPB PG-No. 10)**

3.4.1 While the application site partly falls within "GB" and the TPB PG-No. 10 is relevant, it is considered the proposed development complies with the TPB PG-No. 10 in that:-

- (i) The scale and intensity of the proposed development are compatible with the character of surrounding areas, which is rural in character and existing village houses settlement are found in proximity;
- (ii) The proposed Small House will be served with in-situ sewage facilities (i.e. septic tank and soakaway system) and the sewage facilities will be in line with relevant Government's guidelines;
- (iii) The application site is currently vacant and the development of the proposed development will **not involve extensive clearance** of existing natural vegetation, affect the existing natural landscape, or cause any adverse landscape impact on the surrounding environment;
- (iv) The proposed development involves only **ONE** Small House development, the scale of which is considered relatively small. As such, the proposed development will not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply, as well as the overall provision of Government, institution and community facilities in the general area;
- (v) Suitable drainage facilities will be provided, to the satisfaction of relevant Government departments, in a way of approval condition(s). If required, the Applicant is willing to submit drainage proposal for relevant Government department's consideration.

### **3.5 Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of The Town Planning Ordinance (TPB PG-No. 12C)**

- 3.5.1 The application site falls within the WBA as stipulated in the TPB PG-No. 12C. Nevertheless, development of NTEH within WBA is **exempted** from the requirement of ecological impact assessment according to the TPB PG-No. 12C.
- 3.5.2 Despite the fact that the application site falls within the WBA as stipulated in the TPB PG-No. 12C, the application site is not in proximity with any existing fish ponds. The proposed development is considered small in scale and not incompatible with the surrounding rural settings. No adverse impacts on environmental, traffic, ecological, sewage and drainage are expected to be caused on surrounding areas.

## 4. THE DEVELOPMENT PROPOSAL

### 4.1 Site Configuration, Layout

- 4.1.1 It is proposed to utilise the application site for the proposed development (i.e. House (NTEH) - Small House). The application site has a total area of approximately 125m<sup>2</sup> and the proposed Small House would each occupy an area of 65.03m<sup>2</sup> with a building height of about 8.23m.
- 4.1.2 As indicated in **Figure 5**, the filling and excavation of land is mainly for the site formation works for constructing the specified Small House due to the uneven level of the application site. The application is currently situated in a natural slope, sloping from Northwest to Southeast at +20.00mPD to +17.00mPD. Due to the uneven level of the application site, filling of land of about 125m<sup>2</sup> (not more than 3m depth) and excavation of land of about 125m<sup>2</sup> (not more than 2.8m depth) is proposed to unify the ground level and to bring about certain extent of betterments from construction, visual, maintenance and management point of view such that the Small Houses can be built in a consistent and effective manner. After the site formation, a platform hatched with yellow as indicated in **Figure 5** will be formed at +20.00mPD and the said Small House will be built on the platform.
- 4.1.3 The footprint of the Small House will be wholly confined to the “V” zone portion. The filling and excavation of land will be slightly carried out on the “GB” portion (about 3% of the site area), while the “GB” portion will only be the reserved space for necessary facilities such as drainage channels which will be subject to detailed design.
- 4.1.4 The layout of the proposed Small House is provided in **Figure 4**. The key development parameters for the proposed development are detailed in **Table 1**.

*Table 1: Proposed Key Development Parameters*

| Item(s)          | Development Parameter(s)   |
|------------------|--|
| Site Area        | About 125m <sup>2</sup>  |
| Roofed over area | 65.03m <sup>2</sup>  |
| Total Floor Area | 195.09m <sup>2</sup>   |
| Building Height  | 8.23m  |
| No. of Block     | 1  |
| No. of Storey    | 3  |
| Land Filling     | Area: 125m <sup>2</sup><br>Maximum depth of filling: Not more than 3m<br>Type of filling materials: Compacted fill |
| Land Excavation  | Area: 125m <sup>2</sup><br>Depth of excavation: Not more than 2.8m below ground level                              |
| Ground Level     | Before site formation: +17.00mPD to +20.00mPD<br>After site formation: +20.00mPD                                   |

## **4.2 Traffic and Environmental Consideration**

- 4.2.1 The application site is accessible to Deep Bay Road via an existing local van track and a local footpath (**Figure 1** refers). Due to the small development scale of the proposed development, the traffic generation and attraction is about 1-2 van trips per week which is anticipated to be minimal. During the construction period, no large machinery would be used, while the construction materials would be transported by trolley or wheelbarrow by manpower. Temporary hoarding and provision of water spray would be adopted to minimise nuisance of dust/noise.
- 4.2.2 Should the application be approved, the Applicant would travel to and from the proposed Small House by public transport and on foot only. Thus, car parking space would not be provided in the current application.
- 4.2.3 Suitable drainage facilities will be provided for the proposed Small House. In-situ sewage facilities (i.e. septic tank and soakaway system) is proposed for the proposed Small House. The proposed drainage and sewerage facilities will be provided according to relevant Government's guidelines and regulation.

## **5. PLANNING JUSTIFICATIONS**

### **5.1 Necessary Site Formation Works**

- 5.1.1 The filling and excavation of land is necessary for the site formation works to construct the said Small House due to the uneven level of the application site. Filling of land (not more than 3m) and excavation of land (not more than 2.8m below ground) is proposed to unify the ground level and to bring about certain extent of betterments from construction, visual, maintenance and management point of view. Noting that two recently approved planning applications No. A/YL-LFS/371 and No. A/YL-LFS/387 are partly within and adjacent to the current application site with similar land filling and excavation works, the proposed filling and excavation of land could ensure that the proposed Small House could be built in a consistent and effective manner.

### **5.2 Limited Land Supply and High Demand for Small House in Mong Tseng Wai**

- 5.2.1 Currently, land within the “V” zone of Mong Tseng Wai is either densely vegetated or occupied by tree groups and ponds or planned for Small House developments which are pending for LandsD’s approval. Further, Village Environs of Mong Tseng Wai and the nearby Mong Tseng Tsuen are shared in certain areas between the villages, which intensifies the land demand for Small House construction in Mong Tseng Wai. Apart from the planned Small House developments, there is also a relatively large number of outstanding and future Small House demand. Although the application site partly falls within “GB”, the Small House is confined to the “V” zone in the best location possible.

### **5.3 In line with the Interim Criteria for Consideration of Application for New Territories Exempted House (NTEH)/Small House in New Territories**

- 5.3.1 The proposed development is considered in line with the Interim Criteria as more than 50% of the application site and the proposed Small House’s footprint fall within the “V” zone and ‘VE’ of Mong Tseng Wai; there is a general shortage of land in meeting the demand for Small House development; and no adverse impact is expected from the proposed development. It is considered that sympathetic consideration could be given.
- 5.3.2 While the application site falls entirely within the ‘VE’ of Mong Tseng Wai, the Applicant also positioned the entire footprint of the proposed Small House within “V” zone. Considering the potential future technical need, the Applicant proposed small portion of application site (7%) into the “GB” zone, for reserving space for necessary technical facilities such as drainage channels, which will be subject to detailed design.

### **5.4 Compliance with Relevant Town Planning Board Guidelines**

- 5.4.1 The application site partly falls within the “GB” and the Town Planning Board Guidelines, TPB PG-No. 10, is relevant. It is considered the proposed development is line with the TPB PG-No. 10 in that the scale and the proposed development is not incompatible with the surrounding areas and that the proposed development will not cause extensive removal of natural landscape and adverse impact on environment, traffic, sewerage and drainage.

- 5.4.2 In addition, the application site falls within the WBA as stipulated in the Town Planning Board Guidelines, TPB PG-No. 12C. Whilst development of NTEH within WBA is exempted from the requirement of ecological impact assessment, the application site is not in proximity with any existing fish ponds. No adverse impact is expected to be caused on environment, ecology and traffic.

## **5.5 In Line with the Planning Intention of the “V” Zone**

- 5.5.1 The proposed development is always permitted on the “V” zone and in line with the planning intention that is to designate both existing recognized villages and areas of land considered suitable for village expansion and land within “V” zone is primarily intended for development of Small Houses by indigenous villagers. “V” zone is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. 93% of the application site and the entire footprint of the proposed Small House fall within the “V” zone.

## **5.6 Not Incompatible with Surrounding Areas**

- 5.6.1 The proposed development is compatible with the surrounding area which is rural in character with existing village houses settlement found in proximity. According to the Applicant, it is also understood that there are a relatively large number of planned Small House developments in Mong Tseng Wai, spreading across the land within “V” zone. These planned Small House developments are pending the approval from LandsD. As such, it is expected the application site will be surrounded by Small House developments when all these applications be approved.

## **5.7 No Adverse Impact on Environment, Traffic, Landscape, Drainage and Sewage**

- 5.7.1 The proposed development involves only **ONE** proposed Small House and is considered small in scale. No significant traffic generation is expected from the proposed development due to its small scale and the fact that the Applicant will access the application site by public transport and on foot.
- 5.7.2 While the application site is currently vacant and the development of the proposed development will not involve extensive clearance of existing natural vegetation, significant impact on landscape is not expected.
- 5.7.3 Suitable drainage facilities will be provided to the satisfaction of the relevant Government department(s) by way of approval condition(s), if required. In-situ sewage facilities (i.e. septic tank and soakaway system) is also proposed to ensure there would be no adverse sewage impact from the proposed development. The proposed sewage facilities will be provided in accordance with relevant Government’s guidelines.

## **5.8 No Undesirable Precedent on the Current Outline Zoning Plan**

- 5.8.1 As mentioned in Section 3.2, part of the application site is involved in two previous



applications (No. A/YL-LFS/387 and A/YL-LFS/371) for proposed house (NTEH – Small House) and proposed filling and excavation of land for 12 permitted NTEH – Small House, which were recently approved by the Board. Considering the previous applications for the same/similar use at the adjacent lots are approved by the Board, it should imply the Board’s recognition of allowing same or similar use within “V” zone and hence, approval of the current application should not constitute an undesirable precedent under any circumstances.

## 6. CONCLUSION

6.1 This Planning Statement is submitted to the Board in support of the current application for Proposed House (New Territories Exempted House – Small House) and Site Formation at the application site. The application site has an area of approximately 125m<sup>2</sup> whilst the proposed Small House would occupy an area of about 65.03m<sup>2</sup> and a building height of about 8.23m. The current application involves filling of land and excavation of land to facilitate the development of a Small House. Due to the uneven level of the application site, filling of land of about 125m<sup>2</sup> (not more than 3m depth) and excavation of land of about 125m<sup>2</sup> (not more than 2.8m depth) is proposed to unify the ground level and to bring about certain extent of betterments from construction, visual, maintenance and management point of view such that the Small Houses can be built in a consistent and effective manner. The Planning Statement serves to provide background information and planning justifications in support of the proposed development in order to facilitate the consideration by the Board.

6.2 The application site mainly falls within an area zoned “V” (93%) and partly falls within an area zoned “GB” (7%) on the Current OZP. According to the Notes of the Current OZP, whilst ‘House (NTEH only) is always permitted within the “V” zone, ‘House (other than rebuilding of NTEH or replacement of existing domestic building by NTEH permitted under the covering Notes)’ use within the “GB” zone, and any filling of land/pond or excavation of land requires planning permission from the Board under section 16 of Town Planning Ordinance. In this connection, the Applicant wish to apply for a planning permission from the Board. As detailed throughout this Planning Statement, the proposed development is well justified on the grounds that:-

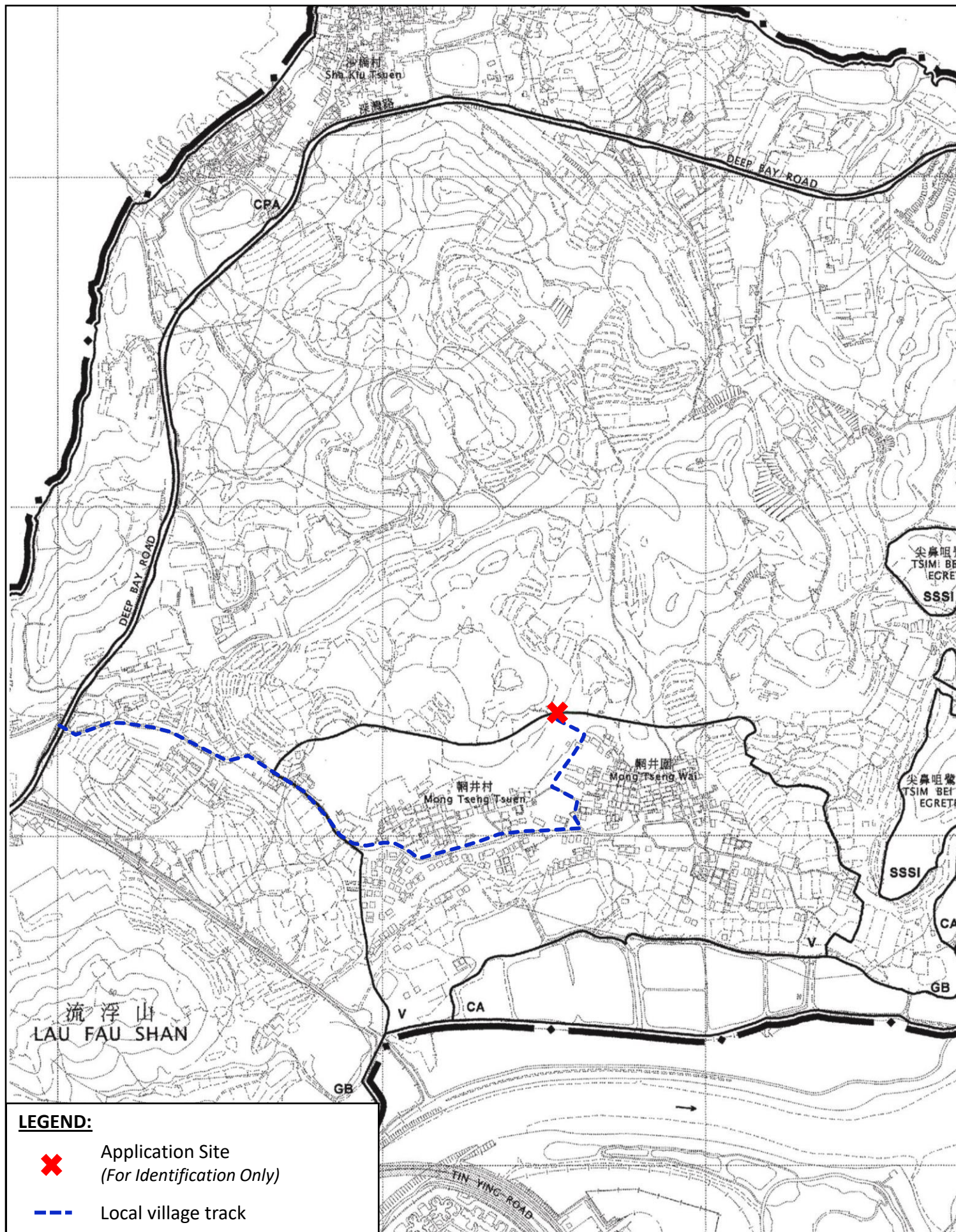
- (a) Constructing a Small House for self-occupation, under the current Small House policy;*
- (b) There is limited land supply and high demand for Small House in Mong Tseng Wai as such it is hard for the Applicant to seek land with the application site entirely falling within “V” zone;*
- (c) The current application is in line with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories;*
- (d) The current application complies with relevant Town Planning Board Guidelines;*
- (e) The proposed development is an always permitted use for “V” zone and is in line with the planning intention of “V” zone;*
- (f) The proposed development is compatible with the village character in the surrounding areas in terms of both land use and built form; and*
- (g) No adverse environmental, traffic, drainage and sewerage impacts on the surrounding areas are anticipated in view of its small scale and appropriate mitigation measures to be taken.*

6.3 In view of the above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for the proposed development.

## List of Figures

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| Figure 1 | Location Plan  |
| Figure 2 | Extract of Lot Index Plan No. ags_S00000029538_0001  |
| Figure 3 | Site Plan  |
| Figure 4 | Layout Plan of the Proposed Small House  |
| Figure 5 | Site Formation Plan  |
| Figure 6 | Estimated Amount of Land Available for Small House Development within “Village Type Development” Zone of Mong Tseng Wai and Mong Tseng Tsuen |



#### LEGEND:



Application Site  
(For Identification Only)



Local village track

#### Project:

Section 16 Planning Application for Proposed House (New Territories Exempted House – Small House) and Filling and Excavation of Land at Lots 1135 S.C. ss.1 (Part), 1135 S.C RP, 1135 S.D (Part) and 1135 RP (Part) in D.D. 129, Mong Tseng Wai, Lau Fau Shan, Yuen Long, New Territories

#### Title:

Location Plan  
(Extract of Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10)

Ref.: ADCL/PLG-10184-02-R001/F001

#### Figure:

1

#### Scale:

1:7500

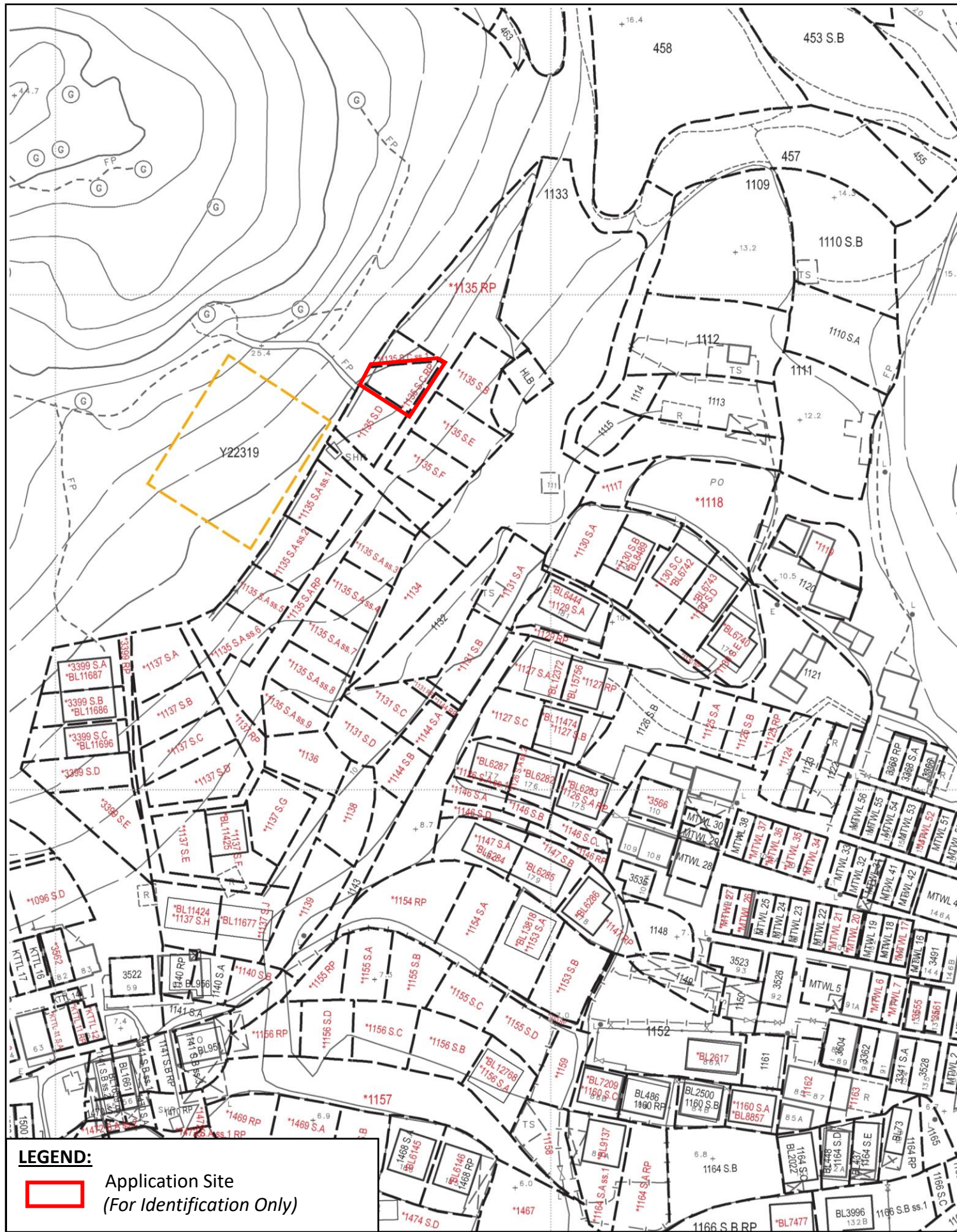
#### Date:

Oct 2021



AIKON DEVELOPMENT CONSULTANCY LTD.





**Project:**

Section 16 Planning Application for Proposed House (New Territories Exempted House – Small House) and Filling and Excavation of Land at Lots 1135 S.C. ss.1 (Part), 1135 S.C RP, 1135 S.D (Part) and 1135 RP (Part) in D.D. 129, Mong Tseng Wai, Lau Fau Shan, Yuen Long, New Territories

**Title:**

Extract of Lot Index Plan No. ags\_S00000029538\_0001

Ref.: ADCL/PLG-10184-02-R001/F002

**Figure:**

2

**Scale:**

1:1000

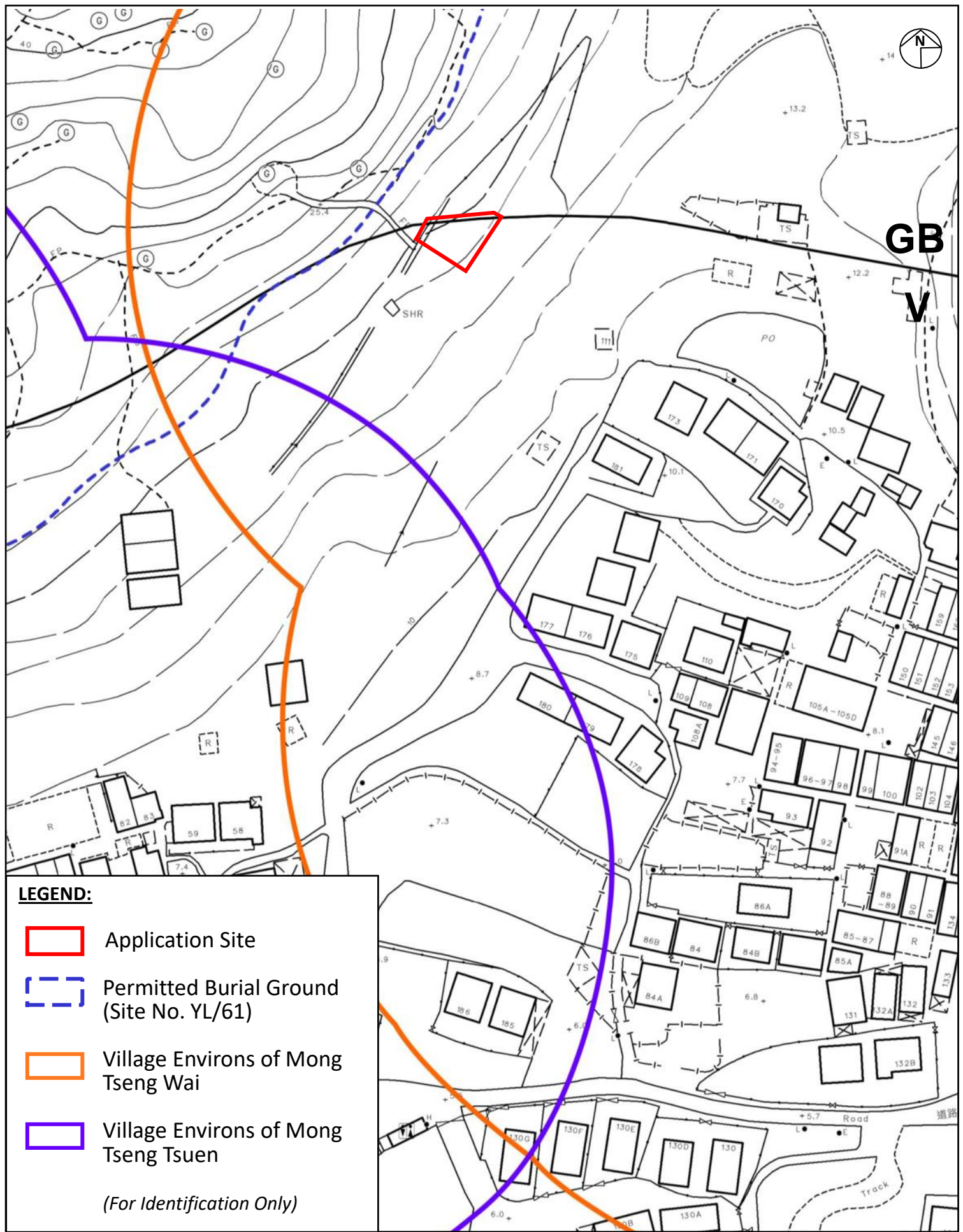
**Date:**

Oct 2021



AIKON DEVELOPMENT CONSULTANCY LTD.





**Project:**  
Section 16 Planning Application for Proposed House (New Territories Exempted House - Small House) and Site Formation at Lots 1135 RP (Part), 1135 S.C RP, 1135 S.C ss.1 (Part) and 1135 S.D (Part) in D.D. 129, Mong Tseng Wai, Lau Fau Shan, Yuen Long, New Territories

**Title:**  
Site Plan (Extract of Survey Sheet No. 2-SW-18C and Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10)

Ref.: ADCL/PLG-10184-02-R001/F003

**Figure:**  
3

**Scale:**  
1:1000

**Date:**  
Feb 2021



日期：2017年4月12日

檔案編號：DLOYL 222/YLT/94

地政總署  
公告

本公告連圖則張貼於：輞井圍告示板、元朗地政處及實地

本公告連圖則送交：元朗屏山鄉鄉事委員會及輞井圍原居民代表

現公布元朗屏山鄉輞井村原居民向元朗地政處申請興建一所小型屋宇，面積為 65.03 平方米，高度為 8.23 米，樓高為三層，詳情如下：

| 申請人姓名 | 丈量約份/地段編號       | 原籍村落 | 建屋地點 |
|-------|-----------------|------|------|
| 鄧南貴   | 129/1135 S.C RP | 輞井圍  | 輞井圍  |

擬建屋宇位置、露台方向及化糞池位置在附圖上顯示（附圖編號：222/94），有關資料僅供識別。

任何人如擬反對上述建議發展工程，應以書面向元朗地政專員提出，並清楚說明與此事的利害關係、反對理由，以及他/她聲稱建議發展工程完成後他/她將會受到的影響。反對人必須提供姓名及聯絡電話或通訊地址，否則，該反對將不獲受理。

上述反對書必須在 2017 年 4 月 26 日或之前送達，逾期概不受理。如上述日期為公眾假日、烈風警告日或黑色暴雨警告日，上述日期須包括隨後並非公眾假日、烈風警告日或黑色暴雨警告日的一天。



元朗地政專員

(賴國偉

代行)

電話號碼：2443 3362

File Ref: DLOYL 222/YLT/94

Date: 12.04.2017

LANDS DEPARTMENT  
NOTICE

This notice with plan posted : Mong Tseng Wai village notice board(s), District Lands Office, Yuen Long and the application site.

This notice with plan served : Yuen Long Ping Shan Heung Rural Committee and Indigenous Inhabitant Representative(s) of Mong Tseng Wai.

Notice is hereby given that an indigenous villager of Mong Tseng Wai, Ping Shan Heung, Yuen Long has applied to the District Lands Office/Yuen Long to build a small house of 65.03 square metres, 3 storeys of height in 8.23 metres and with the following details :

| Applicant's Name | D.D./Lot No.    | Applicant's Native Village | Proposed House Site |
|------------------|-----------------|----------------------------|---------------------|
| TANG Nam Kwai    | 129/1135 S.C RP | Mong Tseng Wai             | Mong Tseung Wai     |

The location of the proposed house, the balconies and the septic tank are shown for the purposes of identification only on the plan attached ( Plan No.: 222/94 ).

Any person who wishes to object to the proposed development should address his/her objections to the District Lands Officer/Yuen Long in writing, clearly indicating his/her interest in the matter, his/her reasons for objecting to the development and the manner in which he/she alleges he/she will be affected by the proposed development when completed. Objector must provide his/her name and contact telephone number or corresponding address, otherwise, the objection will not be accepted.

Objection as aforesaid must be received on or before 26.04.2017, no late objections will be considered. If the aforesaid date is a public holiday or a gale warning day or black rainstorm warning day, the aforesaid date shall include the following day, not being a public holiday or a gale warning day or black rainstorm warning day.

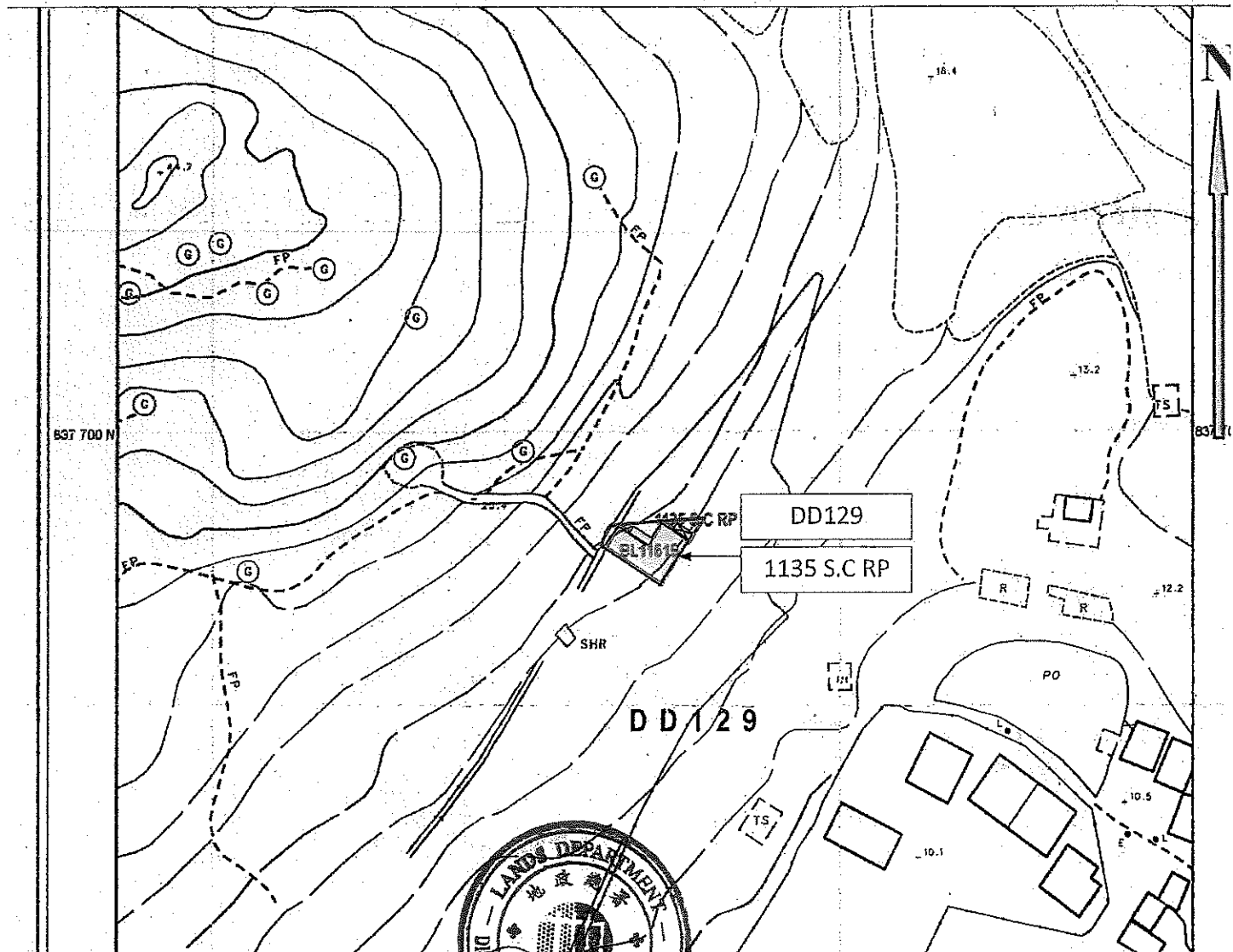
( Anthony LAI )  
for District Lands Officer/Yuen Long  
Tel No. : 2443 3362

附圖編號： 222/94




Plan No. : 222/94

# 擬建小型屋宇位置圖

## Proposed Small House Site



### 圖例 ( Legend ) :

-  擬建小型屋宇位置 Proposed Small House
-  擬建露台及簷篷位置 Proposed Balconies & Canopy
-  擬建化糞池位置 Proposed Septic Tank System

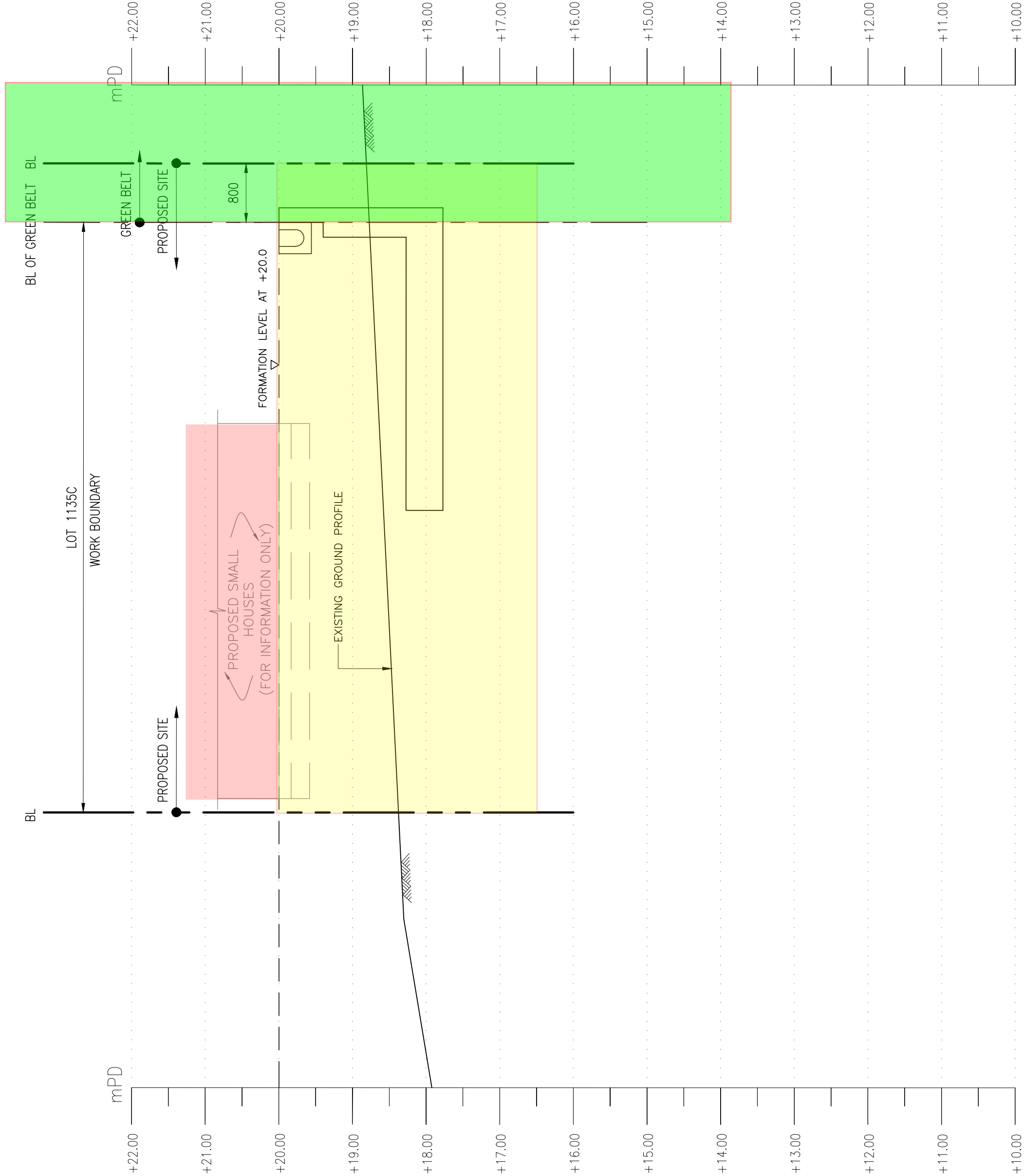
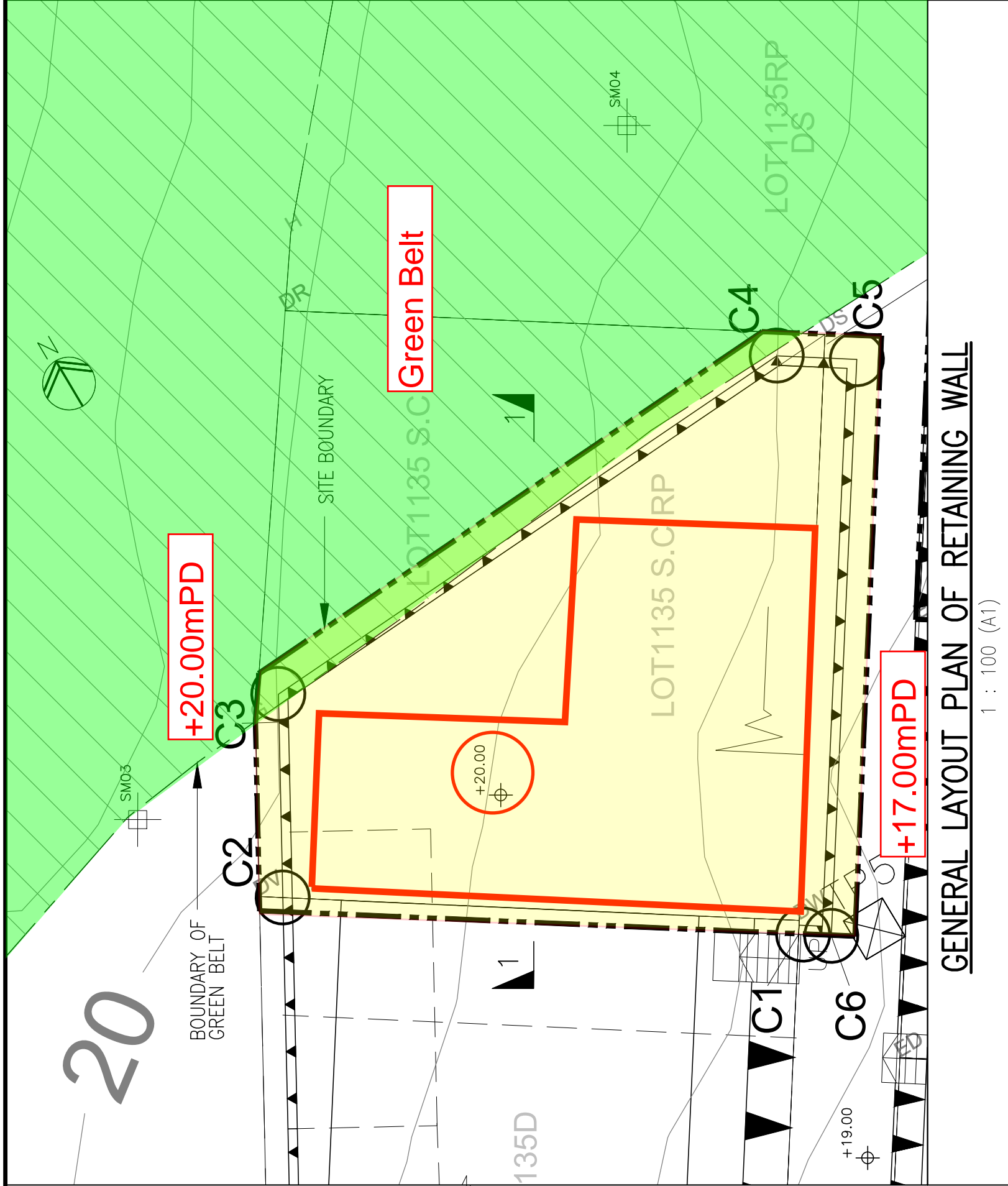
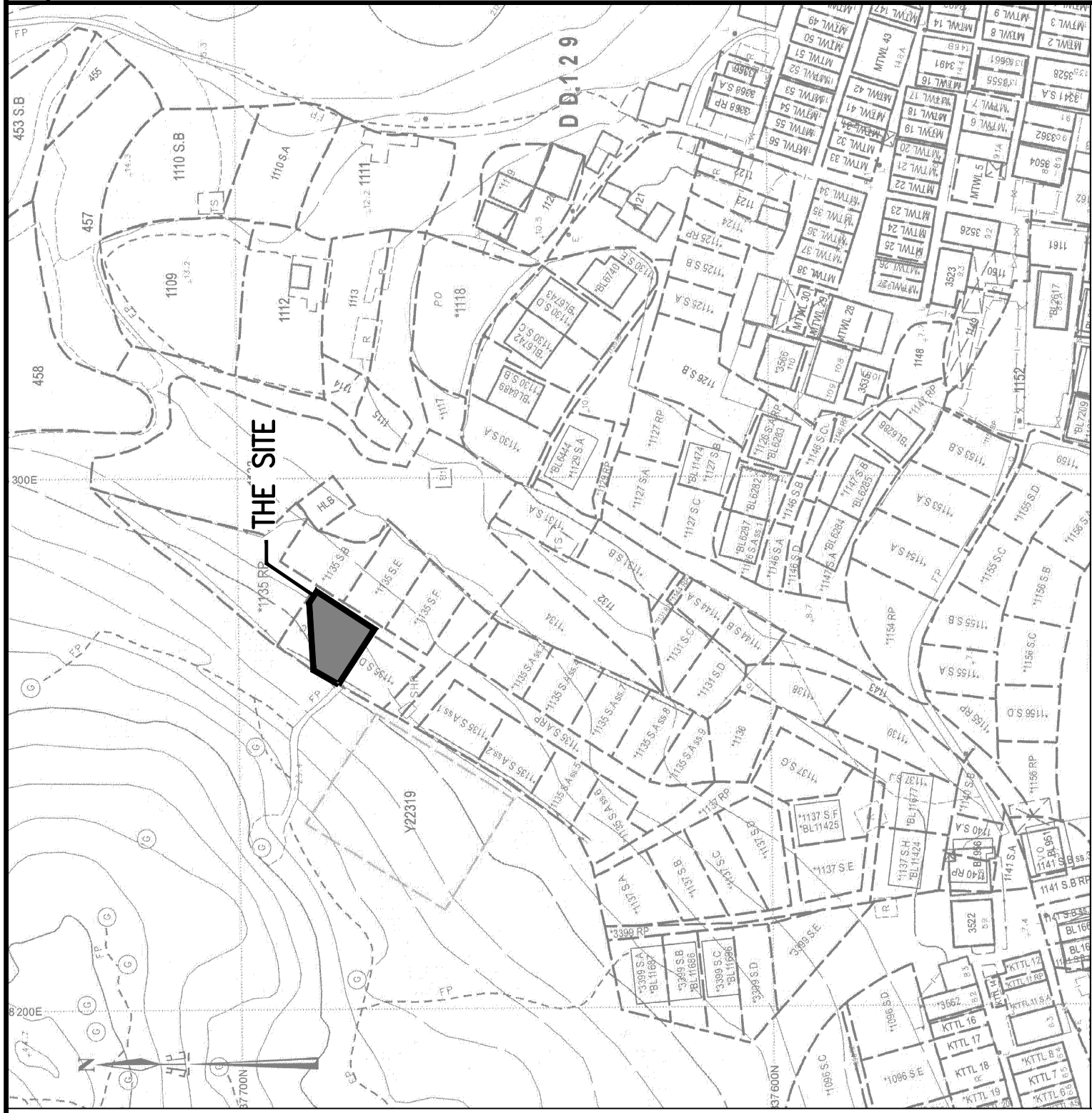
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The mapping detail of this plan is for identification purpose only. Government expressly excludes any liability or responsibility for any action taken or failed to be taken in reliance on the information contained in this plan or any loss or damage or other consequence arising from the use of such information.

### 注意 Attention

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This Notice and plan remain the property of Government and must not be taken away.
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This plan has been drawn for identification purposes only and no warranty express or implied is given as to the accuracy to any measurements contained herein.
3. 本公告不能被詮釋為上述申請必獲批准。在取得書面批准前，任何人等不得擅自進行任何建築工程。  
This Notice cannot be construed as the above application will eventually be approved. Until the prior written approval has been obtained, nobody shall commence any construction works on site.
4. 如有任何疑問或欲查閱附圖，可前往新界元朗橋樂坊 2 號元朗政府合署 9 樓元朗地政處查詢。(電話號碼：2443 3362)  
For enquiry of this Notice or inspection of the attached plan, please approach District Lands Office, Yuen Long at 9/F, Yuen Long Government Offices, No. 2 Kiu Lok Square, Yuen Long, New Territories (Telephone No.: 2443 3362)









**Project:** Section 16 Planning Application for Proposed House (New Territories Exempted House – Small House) and Filling and Excavation of Land at Lots 1135 S.C. ss.1 (Part), 1135 S.C.RP, 1135 S.D (Part) and 1135 RP (Part) in D.D. 129, Mong Tseng Wai, Lau Fau Shan, Yuen Long, New Territories

**Title:** Estimated Amount of Land Available for Small House Development within “V” Zone of Mong Tseng Wai and Mong Tseng Tsuen

**Figure:** 6  
**Scale:** Not to scale  
**Date:** Oct 2021

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



[PLG10184-02] Planning Application No. A/YL-LFS/413 - Further Information  
16/12/2021 14:31

From: Grace Cheung <[REDACTED]>  
To: "Town Planning Board (tpbpd@pland.gov.hk)" <tpbpd@pland.gov.hk>  
Cc: "kpswong@pland.gov.hk" <kpswong@pland.gov.hk>, [REDACTED]  
[REDACTED]  
[REDACTED]

History: This message has been forwarded.

1 attachment



Scan2021-12-12\_210016.pdf

Dear Sir/Madam,

I refer to the planning application No. A/YL-LFS/413, we would like to provide supplementary information for the consideration by the Town Planning Board:-

1. The type of fill materials will be general fill material as per Table 6.1 of General Specification for Civil Engineering Works 2006 released by the CEDD.

Table 6.1: Particle size distributions of fill material

| Type of fill material             | Percentage by mass passing |        |               |       |             |            |
|-----------------------------------|----------------------------|--------|---------------|-------|-------------|------------|
|                                   | Size                       |        | BS test sieve |       |             |            |
|                                   | 400 mm                     | 200 mm | 75 mm         | 20 mm | 600 $\mu$ m | 63 $\mu$ m |
| Fine fill material                | -                          | -      | 100           | -     | -           | -          |
| General fill material             | -                          | 100    | 75-100        | -     | -           | -          |
| Special fill material             | -                          | -      | 100           | -     | -           | 0-45       |
| Granular fill material            | -                          | -      | 100           | -     | 0-5         | -          |
| Rock fill material<br>(Grade 200) | -                          | 100    | 20-75         | 0-50  | -           | -          |
| Rock fill material<br>(Grade 400) | 100                        | 20-75  | 10-30         | 0-25  | -           | -          |

2. The registered landowner of the house lot, TANG NAM KWAI, was unable to handle

the application in person due to his age. TANG NAM KWAI is well notified that the Applicants, CHEUNG MAN TUNG and TANG NAM SHING applied the current application for him.

3. TANG NAM KWAI is the indigenous villager of a recognised village, i.e. Mong Tseng Wai. The proposed development on his own private land is therefore for his self-occupation. Please find the attached Small House Application Notice of the house lot under the name of TANG NAM KWAI.

Should you have any queries, please feel free to contact the undersigned. Thanks.

Best regards,

Grace Cheung Town Planner

---

毅勤發展顧問有限公司

Aikon Development Consultancy Limited

Estate Agent's License (Company): C-045740

[REDACTED]  
H: Unit 1310, Level 13, Tower 2, Metroplaza, No. 223 Hing Fong Road, Kwai Fong, New Territories, Hong Kong  
B: 22/F., No.3 Lockhart Road, Wanchai, Hong Kong

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## 地政總署

## 公告

本公告連圖則張貼於：輞井圍告示板、元朗地政處及實地  
本公告連圖則送交：元朗屏山鄉鄉事委員會及輞井圍原居民代表

現公布元朗屏山鄉輞井村原居民向元朗地政處申請興建一所小型屋宇，面積為 65.03 平方米，高度為 8.23 米，樓高為三層，詳情如下：

| 申請人姓名 | 丈量約份/地段編號       | 原籍村落 | 建屋地點 |
|-------|-----------------|------|------|
| 鄧南貴   | 129/1135 S.C RP | 輞井圍  | 輞井圍  |

擬建屋宇位置、露台方向及化糞池位置在附圖上顯示（附圖編號：222/94），有關資料僅供識別。

任何人如擬反對上述建議發展工程，應以書面向元朗地政專員提出，並清楚說明與此事的利害關係、反對理由，以及他/她聲稱建議發展工程完成後他/她將會受到的影響。反對人必須提供姓名及聯絡電話或通訊地址，否則，該反對將不獲受理。

上述反對書必須在 2017 年 4 月 26 日或之前送達，逾期概不受理。如上述日期為公眾假日、烈風警告日或黑色暴雨警告日，上述日期須包括隨後並非公眾假日、烈風警告日或黑色暴雨警告日的一天。



元朗地政專員

(賴國偉

代行)

電話號碼：2443 3362

File Ref：DLOYL 222/YLT/94

Date：12.04.2017

LANDS DEPARTMENT  
NOTICE

This notice with plan posted：Mong Tseng Wai village notice board(s), District Lands Office, Yuen Long and the application site.

This notice with plan served：Yuen Long Ping Shan Heung Rural Committee and Indigenous Inhabitant Representative(s) of Mong Tseng Wai.

Notice is hereby given that an indigenous villager of Mong Tseng Wai, Ping Shan Heung, Yuen Long has applied to the District Lands Office/Yuen Long to build a small house of 65.03 square metres, 3 storeys of height in 8.23 metres and with the following details：

| Applicant's Name | D.D./Lot No.    | Applicant's Native Village | Proposed House Site |
|------------------|-----------------|----------------------------|---------------------|
| TANG Nam Kwai    | 129/1135 S.C RP | Mong Tseng Wai             | Mong Tseung Wai     |

The location of the proposed house, the balconies and the septic tank are shown for the purposes of identification only on the plan attached ( Plan No.: 222/94 ).

Any person who wishes to object to the proposed development should address his/her objections to the District Lands Officer/Yuen Long in writing, clearly indicating his/her interest in the matter, his/her reasons for objecting to the development and the manner in which he/she alleges he/she will be affected by the proposed development when completed. Objector must provide his/her name and contact telephone number or corresponding address, otherwise, the objection will not be accepted.

Objection as aforesaid must be received on or before 26.04.2017, no late objections will be considered. If the aforesaid date is a public holiday or a gale warning day or black rainstorm warning day, the aforesaid date shall include the following day, not being a public holiday or a gale warning day or black rainstorm warning day.

( Anthony LAI )  
for District Lands Officer/Yuen Long  
Tel. No. : 2443 3362

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

- (a) sympathetic consideration may be given if not less than 50% of the proposed NTEH/Small House footprint falls within the village 'environs' ('VE') of a recognized village and there is a general shortage of land in meeting the demand for Small House development in the "Village Type Development" ("V") zone of the village;
- (b) if more than 50% of the proposed NTEH/Small House footprint is located outside the 'VE', favourable consideration could be given if not less than 50% of the proposed NTEH/Small House footprint falls within the "V" zone, provided that there is a general shortage of land in meeting the demand for Small House development in the "V" zone and the other criteria can be satisfied;
- (c) development of NTEH/Small House with more than 50% of the footprint outside both the 'VE' and the "V" zone would normally not be approved unless under very exceptional circumstances (e.g. the application site has a building status under the lease, or approving the application could help achieve certain planning objectives such as phasing out of obnoxious but legal existing uses);
- (d) application for NTEH/Small House with previous planning permission lapsed will be considered on its own merits. In general, proposed development which is not in line with the criteria would normally not be allowed. However, sympathetic consideration may be given if there are specific circumstances to justify the cases, such as the site is an infill site among existing NTEHs/Small Houses, the processing of the Small House grant is already at an advance stage;
- (e) 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.

**Relevant 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 a “Green Belt” (“GB”) zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- (d) Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- (e) Applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (f) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (g) 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.

- (h) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (i) 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.
- (j) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (k) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

**Relevant extract of the Town Planning Board Guidelines for  
Application for Developments within Deep Bay Area  
(TPB PG-No. 12C)**

On 16.5.2014, the Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C) were promulgated by the Town Planning Board, which set out the following criteria for the Wetland Buffer Area (WBA):

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds. A buffer area of about 500m along the landward boundary of the WCA is thus designated as a WBA. As a substantial amount of the fish ponds within the WBA have already been lost over time through filling and certain areas have been degraded by the presence of open storage use, these degraded areas may be considered as target areas to allow an appropriate level of residential/recreational development so as to provide an incentive to remove the open storage use and/or to restore some of the fish ponds lost.
- (b) Within the WBA, for development or redevelopment which requires planning permission from the Board, an ecological impact assessment would also need to be submitted. Development/redevelopment which may have negative impacts on the ecological value of the WCA would not be supported by the Board, unless the ecological impact assessment can demonstrate that the negative impacts could be mitigated through positive measures. The assessment study should also demonstrate that the development will not cause net increase in pollution load to Deep Bay. Some local and minor uses are however exempted from the requirement of ecological impact assessment. They are listed in Appendix A and include New Territories Exempted Houses.

**Previous Planning Application covering the Application Site**

**Approved Application**

| <b><u>Application No.</u></b> | <b><u>Proposed Use</u></b>   | <b><u>Zoning</u></b> | <b><u>Date of Consideration</u></b> | <b><u>Approval Conditions</u></b> |
|-------------------------------|--|----------------------|-------------------------------------|-----------------------------------|
| A/YL-LFS/371                  | Proposed Filling and Excavation of Land for 12 Permitted Houses (New Territories Exempted Houses - Small Houses) | V                    | 23.10.2020                          | (1) to (3)                        |

**Approval Conditions:**

- (1) Submission of drainage proposal before commencement and issue of any Certificate of Exemption.
- (2) Implementation of drainage proposal upon completion.
- (3) Revocation clause.

**Similar Planning Applications for New Territories Exempted House  
within/straddling the same “GB” Zone on the Lau Fau Shan and Tsim Bei Tsui OZP**

**Approved Application**

|   | <b><u>Application No.</u></b> | <b><u>Proposed Use(s)/<br/>Development(s)</u></b>  | <b><u>Zoning</u></b> | <b><u>Date of Consideration</u></b> | <b><u>Approval<br/>Conditions</u></b> |
|---|-------------------------------|--|----------------------|-------------------------------------|---------------------------------------|
| 1 | A/YL-LFS/387                  | Proposed House (New Territories Exempted House - Small House) and Filling and Excavation of Land | V & GB               | 5.2.2021                            | (1) to (5)                            |

**Approval Conditions:**

- (1) No filling/excavation of land within the “GB” zone.
- (2) Provision of septic tank.
- (3) Submission of drainage proposal before commencement and issue of any Certificate of Exemption.
- (4) Implementation of drainage proposal upon completion.
- (5) Revocation clause.

## **Rejected Applications**

|   | <b><u>Application No.</u></b> | <b><u>Proposed Use(s)/<br/>Development(s)</u></b>  | <b><u>Zoning</u></b> | <b><u>Date of Consideration<br/>(RNTPC/TPB)</u></b> | <b><u>Rejection<br/>Reasons</u></b> |
|---|-------------------------------|--|----------------------|---|-------------------------------------|
| 1 | A/YL-LFS/65                   | Proposed 5 New Territories Exempted Houses (NTEHs) (Small Houses) for Indigenous Village Expansion | GB & V               | 4.5.2001  | (1), (2)                            |
| 2 | A/YL-LFS/174                  | Proposed House (New Territories Exempted House -Small House)                                       | GB & V               | 15.8.2008   | (1), (3), (4), (6) & (7)            |
| 3 | A/YL-LFS/175                  | Proposed House (New Territories Exempted House -Small House)                                       | GB                   | 15.8.2008   | (1), (3), (4), (6) & (7)            |
| 4 | A/YL-LFS/176                  | Proposed House (New Territories Exempted House -Small House)                                       | GB                   | 15.8.2008   | (1), (3), (4), (6) & (7)            |
| 5 | A/YL-LFS/177                  | Proposed House (New Territories Exempted House -Small House)                                       | GB & V               | 15.8.2008   | (1), (3), (4), (6) & (7)            |
| 6 | A/YL-LFS/178                  | Proposed House (New Territories Exempted House -Small House)                                       | GB & V               | 15.8.2008   | (1), (3), (5), (6) & (7)            |
| 7 | A/YL-LFS/179                  | Proposed House (New Territories Exempted House -Small House)                                       | GB & V               | 15.8.2008   | (1), (3), (4), (6) & (7)            |
| 8 | A/YL-LFS/180                  | Proposed House (New Territories Exempted House -Small House)                                       | GB & V               | 15.8.2008   | (1), (3), (4), (6) & (7)            |
| 9 | A/YL-LFS/191                  | House (New Territories Exempted House - Small House)   | GB & V               | 10.7.2009   | (1), (2), (3), (6) & (7)            |

## **Rejection Reasons**

- (1) Not in line with the planning intention.
- (2) Land is still available within the “V” zone; failure to demonstrate why suitable sites cannot be

identified within the “V” zone.

- (3) Not in line with TPB PG-No. 10.
- (4) Not comply with the Interim Criteria: more than 50% of the site and NTEH footprint outside “V” zone.
- (5) Not comply with the Interim Criteria: failure to demonstrate why suitable sites cannot be identified within the “V” zone.
- (6) Incompatible with the surrounding area.
- (7) Failure to demonstrate no adverse landscape impact.

**Detailed Comments from the Relevant Government Departments**

**1. Land Administration**

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

- (a) The application site (the Site) comprises 4 Old Schedule agricultural lots all in D.D. 129 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) The Site falls within the Village Environs Boundary of Mong Tseng Wai.
- (c) The number of outstanding Small House (SH) applications and the number of 10-year forecast of SH demand in Mong Tseng Wai and Mong Tseng Tsuen are tabulated below:

| <b>Village</b>   | <b>No. of Outstanding SH Applications</b> | <b>No. of 10-year SH Demand Forecast*</b> |
|------------------|---|---|
| Mong Tseng Wai   | 97  | 160                                       |
| Mong Tseng Tsuen | 117                                       | 65  |

(\* The figure of 10-year Small House demand is estimated and provided by the Indigenous Inhabitant Representatives of the respective village and his office is unable to verify such information.)

- (d) There is no sufficient information to verify the eligibility of the applicants of the subject planning application for SH Application. According to the updated Land Registry record, the applicants of the subject planning application are neither the proposed SH applicant nor the owner of Lot No. 1135 S.C RP in D.D.129.
- (e) Should planning approval be given to the subject planning application, the registered lot owner should inform his office, and he will consider the SH application acting in the capacity of the landlord at its sole discretion in accordance with the New Territories SH Policy when the SH application is due for processing. There is no guarantee that such SH application would be approved. Any SH application, if approved, would be subject to such terms and conditions including, among others, the payment of premium and/or administrative fees may be imposed by LandsD.

## 2. **Traffic**

Comments from the Commissioner for Transport (C for T):

- (a) On the basis that majority portion (i.e. 93%) of the subject Small House development falls within “Village Type Development” zone, he has no adverse comment to the application from traffic engineering point of view.

Comments of the Chief Highway Engineer/New Territories West (CHE/NTW, HyD):

- (a) Adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (b) The access road connecting the Site with Deep Bay Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Deep Bay Road.

## 3. **Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application.
- (b) He notes from the submitted information that septic tank and soakaway system would be adopted, which is considered an acceptable means for collection, treatment and disposal of sewage provided that its design, construction, and operation follow the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department”, including the percolation test, and certification by Authorised Person.
- (c) The applicant is reminded that it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances during construction and operation of the proposed use. The Recommended Pollution Control Clauses for Construction Contracts ([https://www.epd.gov.hk/epd/english/environmentinhk/eia\\_planning/guide\\_ref/rpc\\_1.html](https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc_1.html)) should be followed to minimise the environmental impacts during the construction stage.

## 4. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) He has no objection to the application from landscape planning perspective.
- (b) The Site is situated in an area of rural coastal plain landscape character predominated by a mix of village houses, vacant land, fish ponds, hillslopes and tree groups in the proximity. The proposed development is considered not incompatible with the landscape character of the surrounding landscape setting.



- (c) The Site is vacant and generally covered by groundcovers. No tree or other significant vegetation is observed within the Site. According to the planning statement, the footprint of the Small House will be wholly confined to the “V” zone portion. The filling and excavation of land will be slightly carried out on the “GB” portion (about 7% of the site area), while the “GB” portion will only be the reserved space for necessary facilities such as drainage channels. In view that significant adverse landscape impact arising from the proposed development is not anticipated.

## **5. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) He has no objection in principle to the application from drainage point of view.
- (b) Should the Town Planning Board (the Board) consider that the application is acceptable from planning point of view, he would suggest that a condition should be stipulated requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his division. Since the applicant proposed land filling works on the Site, the applicant is required to demonstrate that there will be no adverse impact to the nearby sites in their drainage proposal.

## **6. Fire Safety**

Comments of the Director of Fire Services (D of FS):

- (a) He has no objection in principle to the proposal subject to the fire safety requirements as stipulated in the “New Territories Exempted House – A Guide to Fire Safety Requirements”, which is administered by LandsD, being complied with.
- (b) Detailed fire safety requirements would be formulated upon receipt of formal application via LandsD.

## **7. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) In case DLO/YL of LandsD decides not to issue the certificate of exemption for the site formation works and/or drainage works associated to the New Territories Exempted House (NTEH) development, formal application for approval and consent for such works from the Building Authority under the Buildings Ordinance is required. In the circumstance, an Authorised Person (AP) should be appointed as the coordinator for the proposed works. The applicant may approach DLO/YL of LandsD or seek AP’s advice for details.

- (b) The applicant's attention is drawn to the Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-56 regarding the exemption criteria for site formation works associated to the NTEH development.

## **8. Others**

Comments of the Director of Electrical and Mechanical Services (DEMS):

- (a) He has no particular comment on the application from electricity supply safety aspect.
- (b) However, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The applicant should observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

## **9. Demand and Supply of Small House Sites**

According to the DLO/YL of LandsD's record, the total number of outstanding Small House applications for Mong Tseng Wai is 97 while the 10-year Small House demand forecast for the same village is 160. The total number of outstanding Small House applications for Mong Tseng Tseun is 117 while the 10-year Small House demand forecast for the same village is 65. Based on the latest estimate by PlanD, about 10.67ha of land (equivalent to about 426 Small House sites) are available within the "V" zone concerned. Therefore, the land available cannot fully meet the future Small House demand of 439 Small Houses (equivalent to about 10.95ha of land).

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

參考編號

Reference Number:

211130-130237-48100

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

30/11/2021 13:02:37

有關的規劃申請編號

The application no. to which the comment relates: A/YL-LFS/413

「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。

tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年12月02日星期四 0:42  
收件者: tpbpd  
主旨: A/YL-LFS/413 DD 129 Mong Tseng Wai, Lau Fau Shan

A/YL-LFS/413

Lots 1135 S.C ss.1 (Part), 1135 S.C RP, 1135 S.D (Part) and 1135 RP (Part) in D.D.129, Mong Tseng Wai, Lau Fau Shan

Site area : About 125sq.m

Zoning : "VTD" and "Green Belt"

Applied development : NET House / **Excavation of Land**

Dear TPB Members,

The lots are some distance from the village proper and on the slopes, and construction would require extensive site formation. Small House development should be kept to the core area.

Mary Mulvihill

**Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the registered lot owner should inform his office upon obtaining the planning permission. He will consider the Small House application acting in the capacity of the landlord at its sole discretion in accordance with the New Territories Small House Policy when the Small House application is due for processing. There is no guarantee that such Small House application would be approved. Any Small House application, if approved, would be subject to such terms and conditions including, among others, the payment of premium and/or administrative fees may be imposed by LandsD;
- (c) to note the comments of the Chief Highway Engineer/New Territories West (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Deep Bay Road;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the design, construction, and operation of the proposed septic tank and soakaway system shall follow the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department”, including the percolation test, and certification by Authorised Person (AP). It is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances during construction and operation of the proposed use. The Recommended Pollution Control Clauses for Construction Contracts ([https://www.epd.gov.hk/epd/english/environmentinhk/eia\\_planning/guide\\_ref/rpc\\_1.html](https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc_1.html)) should be followed to minimise the environmental impacts during the construction stage;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant is required to demonstrate that there will be no adverse impact to the nearby sites in the drainage proposal;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that in case DLO/YL of LandsD decides not to issue the certificate of exemption for the site formation works and/or drainage works associated to the New Territories Exempted House (NTEH) development, formal application for approval and consent for such works from the Building Authority under the Buildings Ordinance is required. In the circumstance, an AP should be appointed as the coordinator for the proposed works. The applicant may approach DLO/YL of LandsD or seek AP’s advice for details. The applicant’s attention is drawn to the Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-56 regarding the exemption criteria for site formation works associated to the NTEH development;
- (g) to note the comments of the Director of Fire Services (D of FS) that detailed fire safety requirements would be formulated upon receipt of formal application via LandsD; and

- (h) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The applicant should observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.