2025年 02月 【4P 此文件在 中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。

Form No. S16-II

This document is received on 14 FEB 2025

The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and decuments.

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

根據《城市規劃條例》(第131章) 第16條遞交的許可申請

Applicable to Proposal Only Involving Construction of "New Territories Exempted House(s)"

適用於只涉及興建「新界豁免管制屋宇」的建議

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.tpb.gov.hk/en/plan application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行 土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知: https://www.tpb.gov.hk/tc/plan application/apply.html

General Note and Annotation for the Form 填寫表格的一般指引及註解

- "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made 「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的 土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✔」at the appropriate box 請在適當的方格內上加上「✔」號

2500124 27/1 By 11・11 表格第 S16-II 表格第 S16-II 號

| For Official Use Only | Application No. 申請編號 | A/Tm/597 | |
|-----------------------|-------------------------|-------------|--|
| 請勿填寫此欄 | Date Received 收到日期 | 14 FEB 2025 | |

- 1. 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.tpb.gov.hk/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories). 請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址: http://www.tpb.gov.hk/),亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓-電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾鲞路 1 號沙田政府合署 14 樓)索取。
- 3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete. 此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

| 1. | Name | of Applicant | 申請 | 人 | 姓名 | /名稱 |
|----|------|--------------|----|---|----|-----|

(☑Mr. 先生 /□Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 /□Company 公司 /□Organisation 機構)

Wu Kin Lok (胡建樂)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱(如適用)

(□Mr. 先生 /□Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 / ☑ Company 公司 /□ Organisation 機構)

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

| | | Lots 538 S.C ss.1 & 538 S.D ss.1 in D.D.1 N.T. | 30, To Yuen Wai, Tuen Mun, |
|-----|--|---|--------------------------------------|
| (a) | Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用) | | |
| (b) | Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積 | ☑Site area 地盤面積 108 ☑Gross floor area 總樓面面積 195.09 | sq.m 平方米☑About 約 sq.m 平方米☑About 約 |
| (c) | Area of Government land included (if any) 所包括的政府土地面積(倘有) | Nil | sq.m 平方米口About 約 |

| (d) | Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | Draft Tuen Mun Outline Zoning Plan No. S/TM/Approved Lam Tei and Yick Yuen Outline Zonin No. S/TM-LTYY/12 | 40 & ng Plan | | | | | |
|---|---|--|--|--|--|--|--|--|
| (e) | Land use zone(s) involved 涉及的土地用途地帶 | Road zone under S/TM/40 & 'Village Type Development' ("V") under No. S/ | ΓM-LTYY/12 | | | | | |
| *************************************** | | Vacant | | | | | | |
| (f) | Current use(s) 現時用途 | (If there are any Government, institution or community fa plan and specify the use and gross floor area) (如有任何政府、機構或社區設施,請在圖則上顯示,並 | | | | | | |
| 4. | "Current Land Owner" of | Application Site 申請地點的「現行土地 | 擁有人」 | | | | | |
| The | applicant 申請人 — | | | | | | | |
| abla | is the sole "current land owner"#& 是唯一的「現行土地擁有人」#& | please proceed to Part 6 and attach documentary proof of (請繼續填寫第6部分,並夾附業權證明文件)。 | (ownership). | | | | | |
| | is one of the "current land owners" (please attach documentary proof of ownership). 是其中一名「現行土地擁有人」 ** (請夾附業權證明文件)。 | | | | | | | |
| | is not a "current land owner" [#] . 並不是「現行土地擁有人」 [#] 。 | | | | | | | |
| | The application site is entirely on 申請地點完全位於政府土地上(| Government land (please proceed to Part 6). 請繼續填寫第 6 部分)。 | | | | | | |
| 5. | Statement on Owner's Con 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 involves a total of | Land Registry as at(DD/MN | A/YYYY), this application 日的記錄,這宗申請共達 | | | | | |
| (b) | | " | | | | | | |
| pocumental de la companie de la comp | □ has obtained consent(s) of □ 比取得 | | | | | | | |
| | Details of consent of "curr | ent land owner(s)"# obtained 取得「現行土地擁有人 | 」"同意的詳情 | | | | | |
| | Land Owner(s) Registr | nber/address of premises as shown in the record of the Land y where consent(s) has/have been obtained 地註冊處記錄已獲得同意的地段號碼/處所地址 | Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年) | | | | | |
| | | | | | | | | |
| papageanenenenenenenenenenenenenenenenen | | | | | | | | |
| U DO CONTRACTOR DE CONTRACTOR | (Massa usa sanarata sheets if t | he space of any box above is insufficient. 如上列任何方格的 | | | | | | |

| Lanc 「現 有人 (Please (Please Reaso 「京 下 の 「 「 「 「 「 「 「 「 「 「 「 「 「 「 「 「 「 「 | se use separate she aken reasonable 取合理步驟以 onable Steps to published notice 於 posted notice in | Land Registric 根據土地註 根據土地註 heets if the space e steps to obta 取得土地擁 Obtain Cons or consent to th (日/月/年 O Give Notific ces in local no | ce of any box a ain consent of former of Owner the "current la bip former the cation to Owner the cation the cation to Owner the cation to Owner the cation th | above is insured for give no 或向該人發 r(s) 取得 and owner(s) 「現行土地 ner(s)」向土 | has/have be 为地段號碼 可地段號碼 officient. 如 officient de 給通知。言 土地擁有人 s)" on ·摊有人」" | En given /處所地 上列任何 owner(s 羊情如下 上的同意所 郵遞要求 發出通知 | of the 以上 方格的空)): : 所採取的 | 7合理步驟 (DD/MM | YYYY) 日/月/年) 另頁說明) | | | | | | | |
|--|--|---|---|---|--|--|---------------------------------------|-----------------|--------------------------|--|--|--|--|--|--|--|
| □ has tal □採用 Reaso □ s 於□ □ F □ f | aken reasonable 取合理步驟以即 onable Steps to sent request for onable Steps to published notice 於 | e steps to obta 取得土地擁 Obtain Cons or consent to th (日/月/年 O Give Notific ces in local ne | ain consent of 有人的同意可能的 for of Owner the "current last" 向每一名 cation to Owner the cation the ca | for give no 或向該人發 r(s) 取得 and owner(s 「現行土地 ner(s) 向力 | otification to 給通知。 十地擁有人 s)" on 排有人」" | owner(s 羊情如下 的同意戶 郵遞要求 發出通知 |): : 折採取的 : 同意書 | 7合理步驟 (DD/MM | | | | | | | | |
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| E採取Reaso Reaso Reaso Reaso s c f f s f s s s s s s | 取合理步驟以E onable Steps to sent request for onable Steps to published notice 於 posted notice in | 取得土地擁在 o Obtain Cons or consent to the (日/月/年 o Give Notification (日/日/日) ces in local notion (日/日/日) | 有人的同意或 sent of Owner the "current la 与向每一名 cation to Own ewspapers on /月/年)在指统 | 或向該人發 r(s) 取得; and owner(s 「現行土地 ner(s) 向士 | 給通知。 土地擁有人 s)" on i擁有人」# 土地擁有人 | 学情如下 的同意的 郵遞要求 發出通知 | ; 所採取的 「同意書 | (DD/MM | /YYYY) ^{#&} | | | | | | | |
| □ s 於 Reaso □ r i □ r | sent request for onable Steps to published notice posted notice in | or consent to the co | he "current la 。)向每一名 cation to Own ewspapers on /月/年)在指统 | and owner(s 「現行土地 ner(s) 向土 | s)" on 排有人 」" 上地擁有人 | 郵遞要求 發出通知 | 同意書 | (DD/MM | /YYYY) ^{#&} | | | | | | | |
| 於 Reaso □ r i | onable Steps to published notice 所之 | (日/月/年) Give Notific ces in local no (日/月/年) | 三)向每一名 cation to Own ewspapers on /月/年)在指揮 | 「現行上地 ler(s) 向」 l | 擁有人」# | 郵遞要求 發出通知 | 同意書 | & | /YYYY) ^{#&} | | | | | | | |
| | published notice in posted notice in | ces in local ne | ewspapers on /月/年)在指领 | l | | | J所採取 | 的合理步剧 | | | | | | | | |
| 1 p | 於posted notice in | in a prominen | /月/年)在指领 | | | 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 | | | | | | | | | | |
| j s | | | | DD/MM/YYYY) ^{&} 於(日/月/年)在指定報章就申請刊登一次通知 ^{&} | | | | | | | | | | | | |
| | 於 | | | | olication site | e/premise | s on | | | | | | | | | |
| 7,555 | 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 | | | | | | | | | | | | | | | |
| | sent notice to re office(s) or rura 於 處,或有關的 | ral committee (日 | on /月/年) 把通 | | (DD/M | M/YYYY | [*] ()& | | | | | | | | | |
| Others | Others 其他 | | | | | | | | | | | | | | | |
| | others (please s 其他(請指明 | *** | | | | | | | | | | | | | | |
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| <u> </u> | | *************************************** | | | | | | | | | | | | | | |

| 6. | Development Proposal | 疑議發展計 | [十] | | |
|----------|---|-----------------|--|---|--|
| (a) | Name(s) of indigenous villager(s) (if applicable) 原居民姓名(如適用) | Wu Kin Lo | ok (胡建樂) | | |
| (b) | 原居民所屬的原居鄉村 (如適用) The related indigenous village of the indigenous villager(s) (if applicable) | Taile | am change | lillage | |
| (c) | Proposed gross floor area 擬議總樓面面積 | | 195.0 | 09 sq.m 平方米 | □About 終7 |
| (d) | Proposed number of house(s) 擬議房屋幢數 | | 1 | Proposed number of storeys of each house 每幢房屋的擬議層數 | 3 |
| (e) | Proposed roofed over area of each house 每幢房屋的擬議上蓋面積 | 65.03 | sq.m 平方米 | Proposed building height of each house 每幢房屋的擬議高度 | m 米 |
| (f | Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用 | tank, where apr | olicable) 資示,並註明車位總隻 | 女,以及每個車位的長度和寬度及 | |
| <u> </u> | g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物? | Yes 是 No 否 | appropriate) 有一條現有 unnamed road There is a p width) 有一條擬議 | 車路。(請註明車路名稱(如 proposed access. (please illu 車路。(請在圖則顯示, | ustrate on plan and specify the 並註明車路的闊度) |
| | h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁 至公共污水渠? | Yes 是口 No 否团 | 接駁公共污水渠 | 的路線) on plan the location of the p | ction proposal. 請用圖則顯示 proposed septic tank. 請用圖則 |

| 7. Impacts of Develo | pment Prop | osal 擬議發展計劃的 | 勺影響 | |
|--|---|---|--|---|
| If necessary, please use sep justifications/reasons for not 如需要的話,請另頁註明可 | providing such | measures. | ures to minimise possible advers 則請提供理據/理由。 | se impacts or give |
| | Yes是 □ | Please provide details 請抗 | | |
| Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動? | | | | |
| -7. A XESKINI JUXEN | No否 ☑ | | | |
| Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? | Yes 是 | diversion, the extent of filling of l (請用地盤平面圖顯示有關土地 及/或範圍) Diversion of stream Filling of pond 填塘 Area of filling 填塘區 Depth of filling 填塘區 Depth of filling 填土區 Depth of filling 填土區 Compared to the stream of filling 填土區 Depth of filling 填土區 Depth of filling 填土區 Compared to the stream of land 身 Area of excavation 打 | 面積sq.m 平方 深度m 対 面積sq.m 平方 厚度m 対 | 重主及/或挖土的细節 「未 □ About 約 K □ About 約 米 □ About 約 K □ About 約 |
| | No 否 🔽 | | | |
| Would the development | Landscape Im Tree Felling Visual Impact | 交通 bly 對供水 對排水 斜坡 opes 受斜坡影響 pact 構成景觀影響 | Yes 會 | No 不會 ☑ |
| proposal cause any adverse | 8 | | | |
| impacts? 擬議發展計劃會否造成 不良影響? | diameter at bro 請註明盡量洞 樹幹直徑及品 | east height and species of the 成少影響的措施。如涉及砍 占種(倘可) | 伐樹木,請說明受影響樹木的 | 數目、及胸高度的 |
| | | | | |
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| 8. Justifications 理由 |
|--|
| The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 現請申請人提供申請理由及支持其申請的資料。如有需要,請另頁說明。 |
| As per supplementary planning statement |
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| 9. Declaration 聲明 | |
|--|--|
| I hereby declare that the particulars given in this application are 本人謹此聲明,本人就這宗申請提交的資料,據本人所知 | |
| I hereby grant a permission to the Board to copy all the material to the Board's website for browsing and downloading by the pu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 | blic free-of-charge at the Board's discretion. |
| Signature 簽署 Patrick Tsui | □ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人 Consultant |
| Name in Block Letters | Position (if applicable) |
| 姓名(請以正楷填寫) | 職位 (如適用) |
| Professional Qualification(s) 專業資格 HKIP 香港規劃師學會 HKIS 香港測量師學會 HKILA 香港園境師學 RPP 註冊專業規劃師 Others 其他 | 7 / □ HKIA 香港建築師學會 / / □ HKIE 香港工程師學會 / |
| on behalf of Metro Planning & Development Company | Limited (都市規劃及發展顧問有限公司) |
| 代表 | . COLUMN ACTION CONTRACTOR CONTRA |
| ☑ Company 公司 / ☐ Organisation Name and | l Chop (if applicable) 機構名稱及蓋章(如適用) |
| Date 日期 24/1/2025 | (DD/MM/YYYY 日/月/年) |

Remark 借註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下,有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance. 任何人在明知或故意的情况下,就這宗申請提出在任何要項上是虛假的陳述或資料,即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- 1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
 - 委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門,以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途:
 - (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and 處理這宗申請,包括公布這宗申請供公眾查閱,同時公布申請人的姓名供公眾查閱;以及
 - (b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。
- 2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above. 申請人就這宗申請提供的個人資料,或亦會向其他人士披露,以作上述第 1 段提及的用途。
- 3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 根據《個人資料(私隱)條例》(第 486 章)的規定,申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料,應向委員會秘書提出有關要求,其地址為香港北角渣華道 333 號北角政府合署 15 樓。

| Gist of A | plication | 申請摘要 |
|-----------|-----------|------|
|-----------|-----------|------|

(Please provide details in both English and Chinese <u>as far as possible</u>. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及

| 下載及於規劃署規 | 劃資料查 | 詢處供一般參閱。) |
|---|----------|--|
| Application No. 申請編號 | (For Off | icial Use Only) (請勿填寫此欄) |
| Location/address 位置/地址 | Lots 53 | 88 S.C ss.1 & 538 S.D ss.1 in D.D.130, To Yuen Wai, Tuen Mun, N.T. |
| Site area | 7.5-12-1 | 108 sq. m 平方米 ☑ About 約 |
| 地盤面積 | (include | es Government land of 包括政府土地 Nil sq. m 平方米 □ About 約) |
| Plan 圖則 | Appro | Tuen Mun Outline Zoning Plan No. S/TM/40 & oved Lam Tei and Yick Yuen Outline Zoning Plan TM-LTYY/12 |
| Zoning 地帶 | | zone under S/TM/40 & ge Type Development' ("V") under No. S/TM-LTYY/12 |
| Applied use/ development 申請用途/發展 | | Γerritories Exempted House 新界豁免管制屋宇 |
| | ☑ Sma | all House 小型屋宇 |
| (i) Proposed Gros area 擬議總樓面面 | | 195.09 sq.m 平方米 口 About 約 |
| (ii) Proposed No. house(s) 擬議房屋幢數 | | |
| (iii) Proposed build height/No. of s 建築物高度/ | storeys | 8.18 m 米 ☑ (Not more than 不多於) |
| | | 3 Storeys(s) 層 |
| | | |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|---|----------------------|---------------|
| | <u>Chinese</u> 中文 | English 英文 |
| Plans and Drawings 圖則及繪圖 | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖 | ~ | \square |
| Block plan(s) 樓宇位置圖 | | |
| Floor plan(s) 樓宇平面圖 | | |
| Sectional plan(s) 截視圖 | | |
| Elevation(s) 立視圖 | | |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | | |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖 | | |
| Others (please specify) 其他(請註明) | | \Box |
| Site plan and vehicular access plan | _ | |
| | | |
| | | |
| Reports 報告書 | | |
| Planning Statement/Justifications 規劃綱領/理據 | | \square |
| Environmental assessment (noise, air and/or water pollutions) | | |
| 環境評估(噪音、空氣及/或水的污染) | | |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | | |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | | |
| Visual impact assessment 視覺影響評估 | | |
| Landscape impact assessment 景觀影響評估 | | |
| Tree Survey 樹木調查 | | |
| Geotechnical impact assessment 土力影響評估 | | |
| Drainage impact assessment 排水影響評估 | | |
| Sewerage impact assessment 排污影響評估 | | |
| Risk Assessment 風險評估 | | |
| Others (please specify) 其他(請註明) | | |
| | | |
| | | |
| | | |
| 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。