

Date: 31 March 2025

TPB Ref.: A/TM/597

By Email

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

Dear Sir,

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

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

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

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

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

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

Yours faithfully,



Patrick Tsui

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