



Ref.: ADCL/PLG-10360/R001

Section 16 Planning Application

Proposed House with Minor Relaxation of
Building Height Restriction

Lot 1280 in D.D. 1 MW, Mui Wo, Lantau
Island

Planning Statement

Address:
Unit 1702, 17/F, Loon Kee Building,
Nos 267-275 Des Voeux Road Central,
Hong Kong

Prepared by
Aikon Development Consultancy Limited

Tel : (852) 3180 7811
Fax : (852) 3180 7611
Email: info@aikon.hk

July 2026

EXECUTIVE SUMMARY

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application for **Proposed House with Minor Relaxation of Building Height Restriction** (hereinafter referred to as “the proposed use”) at Lot 1280 in D.D. 1 MW, Mui Wo, Lantau Island (hereinafter referred to as “the application site”). The application site encompasses the entire Lot and covers a site area of about 6,226m². This Planning Statement serves to provide background information and planning justifications in support of the current application to facilitate consideration by the Board.

The application site falls within an area zoned “Residential (Group D)” (“R(D)”), with minor encroachments within the “Agriculture” (“AGR”) and “Green Belt” (“GB”) zones on the approved Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/10 (hereinafter referred to as “the OZP”). According to the Notes of the OZP, ‘House (Redevelopment; Addition, Alteration and/or Modification to existing house only)’ is a Column 1 use which is always permitted under the “R(D)” zone. No development including redevelopment for ‘House’ (except ‘New Territories Exempted House’) uses shall result in a development and/or redevelopment in excess of a maximum plot ratio (PR) of 0.2, a maximum site coverage (SC) of 20% and a maximum building height (BH) of 2 storeys (6m).

A set of General Building Plan was submitted to the Buildings Department in 2023 for a proposed 2-storey single-family house at the application site, with a PR of 0.1998, SC of 10.49% and BH of 2 storeys (6m). The submission received no statutory planning objections. However, the lease condition stipulates that “no storey shall be less than 10 feet (approx. 3.05m) in height”. To reconcile statutory OZP height controls with lease restrictions, an additional 0.1m in BH is required.

The current application seeks minor relaxation of the BH restriction from 6.0m to 6.1m (+0.1m/ +about 1.67%) for house redevelopment (hereinafter referred to as “the proposed development”) at the application site. The proposed development comprises a 2-storey single-family house with ancillary facilities, including a swimming pool and landscape areas. No increase in permissible PR or SC is proposed. As detailed in the Planning Statement, the proposed development is well justified on the grounds that:-

- (a) *The current application seeks minor relaxation of BH restriction to reconcile statutory OZP restrictions with lease restrictions, thereby enabling smooth implementation of the permitted house redevelopment in full compliance with both regulatory frameworks;*
- (b) *The proposed relaxation of BH restrictions by +0.1m (+1.67%) involves a marginal increase and is minor in nature;*
- (c) *The proposed development aligns fully with the “R(D)” planning intent, which aims for improvement and upgrade through redevelopment in rural areas;*
- (d) *The proposed development respects the scale and low-density character of the surrounding area while incorporating extensive landscape area, ensuring compatibility with its surrounding;*

- (e) *The proposed development optimises land use resources and unleashes development potential without increasing plot ratio or site coverage; and*
- (f) *Allowing marginal increase in BH will not generate any adverse visual, or infrastructural impacts on the surrounding areas.*

In view of the above and the list of detailed planning justifications in this Planning Statement, the Board is respectfully requested to give favorable 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「是次申請」），擬議在大嶼山梅窩丈量約份第 1 約地段第 1280 號（以下簡稱「申請地點」）作擬議屋宇及略為放寬建築物高度限制（以下簡稱「擬議用途」）。申請地點涵蓋整個地段，面積約為 6,226 平方米。此規劃報告書將提供是次申請的背景資料及規劃理據予城規會考慮。

根據梅窩邊緣分區計劃大綱核准圖編號 S/I-MWF/10（以下簡稱「大綱圖」），申請地點主要被劃為「住宅（丁類）」地帶，並有少部分劃為「農業」及「綠化地帶」。根據大綱圖的註釋，「屋宇（只限重建；現有屋宇的加建、改動及 / 或修改）」屬於第一欄，為「住宅（丁類）」地帶經常准許的用途。任何「屋宇」（「新界豁免管制屋宇」除外）用途的發展，包括重建，不得引致發展及 / 或重建計劃的最高地積比率超過 0.2 倍、最大上蓋面積超過 20% 及最高建築物高度超過兩層（6 米）。

一般建築圖則於 2023 年呈交至屋宇署，涉及於申請地點擬建一幢樓高兩層的屋宇，地積比率為 0.1998，上蓋面積為 10.49%，建築物高度為兩層（6 米）。該方案未有收到就法定規劃的反對意見。然而，地契條款規定建築物「每層層高不得少於 10 呎（約 3.05 米）」，為同時符合法定規劃限制與地契條款要求，建築物高度需作微幅調整。

是次申請旨在申請略為放寬建築物高度限制，由 6.0 米放寬至 6.1 米（增加 0.1 米 / +約 1.67%）於申請地點作准許的屋宇重建（以下簡稱「擬議發展」）。擬議發展將興建一座樓高兩層的屋宇，並提供附屬設施（包括游泳池及花園）。是次申請不涉及任何就允許的地積比率或上蓋面積的增加。此規劃報告書提供規劃理據詳列如下：—

- (一) 是次申請旨在申請略為放寬建築物高度限制，以銜接法定分區計劃大綱圖的高度限制與地契條款要求，從而在完全符合兩套規管制度的前提下，順利實施獲准的屋宇重建；
- (二) 擬議的建築物高度限制放寬幅度為 +0.1 米（+1.67%），僅涉及微幅增加，屬輕微性質；
- (三) 擬議發展完全符合「住宅（丁類）」的規劃意圖，即旨在透過鄉郊地區的重建來促進改善與升級；
- (四) 擬議發展尊重周邊地區的發展規模及低密度特色，同時融入廣闊的園景空間，確保與周邊環境相容；
- (五) 擬議發展在不增加地積比率或上蓋面積的前提下，優化土地資源利用並釋放發展潛力；及
- (六) 允許建築物高度的微幅增加，預計不會對周邊地區造成任何視覺或基礎設施方面的負面影響。

鑑於以上及此規劃報告書所提供的詳細規劃理據，敬希城規會各委員給予考慮並批准是次規劃申請。

Address : Unit 1702, 17/F, Loon Kee Building, Nos. 267-275 Des Voeux Road Central,
Hong Kong

地址：香港德輔道中 267-275 號龍記大廈 17 樓 1702 室

Tel 電話：(852) 3180 7811

Email 電郵：info@aikon.hk

Fax 傳真：(852) 3180 7611

Web 網址：www.aikon.hk

Aikon Development Consultancy Ltd.
毅勤發展顧問有限公司

Table of Contents

1. INTRODUCTION	3
1.1 Purpose	3
1.2 Background	3
1.3 Objectives	4
1.4 Structure of the Planning Statement	4
2. SITE PROFILE	5
2.1 Location and Current Condition of the Application Site	5
2.2 Surrounding Land-use Characteristics	5
3. PLANNING CONTEXT	6
3.1 The Current OZP	6
4. THE DEVELOPMENT PROPOSAL	7
4.1 Proposed Development and Major Development Parameters	7
5. PLANNING JUSTIFICATIONS	8
5.1 Aligning OZP Controls with Lease Restrictions for Implementation of the Permitted House Redevelopment	8
5.2 Minor Nature of Proposed Building Height Relaxation	8
5.3 Aligns with Planning Intention and Stimulate Redevelopment In the Area	8
5.4 Compatible with Surrounding Area	8
5.5 Optimising Land Use Resources and Unleashing Development Potential	9
5.6 Not Generating Adverse Visual and Infrastructural Impacts	9
6. CONCLUSION	10

List of Tables

Table 1	Major Development Parameters of the Proposed Development
---------	--

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Approved Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/10

List of Appendices

Appendix 1	General Building Plans (2023)
Appendix 2	Letter from the Lands Department
Appendix 3	New Grant No. 3460
Appendix 4	Architectural Drawings

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 for **Proposed House with Minor Relaxation of Building Height Restriction** (hereinafter referred to as “the proposed use”) at Lot 1280 in D.D. 1 MW, Mui Wo, Lantau Island (hereinafter referred to as “the application site”). The application site encompasses the entire Lot and covered a site area of about 6,226m², according to the lease record.
- 1.1.2 The application site falls within an area zoned “Residential (Group D)” (“R(D)”), with minor encroachments within the “Agriculture” (“AGR”) and “Green Belt” (“GB”) zones on the approved Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/10 (**Figure 2** refers). According to the Notes of the OZP, ‘House (Redevelopment; Addition, Alteration and/or Modification to existing house only)’ is a Column 1 use which is always permitted under the “R(D)” zone. No development including redevelopment for ‘House’ (except ‘New Territories Exempted House’) uses shall result in a development and/or redevelopment in excess of a maximum plot ratio (PR) of 0.2, a maximum site coverage (SC) of 20% and a maximum building height (BH) of 2 storeys (6m).

1.2 Background

- 1.2.1 A set of General Building Plan was submitted to the Buildings Department in 2023 for a proposed 2-storey single-family house at the application site, with a PR of 0.1998, SC of 10.49% and BH of 2 storeys (6m). The submission received no statutory planning objections (**Appendix 1** refers).
- 1.2.2 During lease compliance checks, the District Lands Office/Islands highlighted that Additional Special Condition No. 4 under New Grant No. 3460 (**Appendix 2** and **3** refers) stipulates lease requirements, alongside the general lease condition requiring “no storey shall be less than 10 feet (approx. 3.05m) in height”. To accommodate a 2-storey building where each storey meets the minimum 10-feet lease requirement, the total BH requires a minor adjustment from 6.0m to 6.1m.
- 1.2.3 To reconcile the statutory planning control with the lease restrictions and enable smooth implementation of the permitted house redevelopment, additional increase in BH restrictions is required. Since minor relaxation of the BH restrictions stated in paragraph may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance, the current application seeks minor relaxation of BH restriction for permitted residential redevelopment from 6.0m to 6.1m. No increase in permissible PR or SC is involved.
- 1.2.4 Prepared on behalf of *Cffi Alpha Limited* (hereinafter referred to as “the Applicant”), *Aikon Development Consultancy Limited* has been commissioned to prepare and submit the current application.

1.3 Objectives

1.3.1 The overriding goal of the current application is to put forward the house redevelopment at the application site. The proposed use also strives to achieve the following objectives:-

- (a) To align statutory OZP height restrictions with lease covenants;*
- (b) To enable the applicant to proceed with permitted house redevelopment without further delay;*
- (c) To maintain a low-density, low-rise residential footprint fully compatible with the surrounding Mui Wo landscape.*

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 objectives of the current application. **Chapter 2** gives background details of the application site in terms of the current land use characteristics and the neighbouring developments. **Chapter 3** offers the planning context of the application site whilst **Chapter 4** provides details of the proposed development. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** provides a concluding remark for the proposed development.

2. SITE PROFILE

2.1 Location and Current Condition of the Application Site

- 2.1.1 The application site encompasses the entire Lot (i.e., Lot 1280 in D.D.1 MW) and covered a site area of about 6,226m², according to the lease record. The application site is situated at Yick Yuen, Mui Wo and is accessible via a local track connecting to Mui Wo Rural Committee Road.
- 2.1.2 The application site is currently occupied by existing structures and some abandoned vegetated land, which are slated for redevelopment.

2.2 Surrounding Land-use Characteristics

- 2.2.1 The application site is situated in an area of semi-rural landscape character with its surroundings predominately comprising village houses, temporary structures and vegetated land.
- 2.2.2 To the immediate north and west of the application site is the Silvermine Cave. To the immediate west of the application site is Pak Ngan Heung featuring a cluster of village houses. To the east of the application site is a large piece of vegetated land.

3. PLANNING CONTEXT

3.1 The Current OZP

- 3.1.1 The application site falls within an area zoned “Residential (Group D)” (“R(D)”), with minor encroachments within the “Agriculture” (“AGR”) and “Green Belt” (“GB”) zones on the approved Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/10 (**Figure 2** refers).
- 3.1.2 The Notes of the Current OZP stipulate that the planning intention of “R(D)” zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings.
- 3.1.3 According to the Notes of the OZP, ‘House (Redevelopment; Addition, Alteration and/or Modification to existing house only)’ is a Column 1 use which is always permitted under the “R(D)” zone. No development including redevelopment for ‘House’ (except ‘New Territories Exempted House’) uses shall result in a development and/or redevelopment in excess of a maximum plot ratio (PR) of 0.2, a maximum site coverage (SC) of 20% and a maximum building height (BH) of 2 storeys (6m).

4. THE DEVELOPMENT PROPOSAL

4.1 Proposed Development and Major Development Parameters

- 4.1.1 The current application seeks minor relaxation of BH Restriction at the application site from 6m to 6.1m (+0.1m/ +about 1.67%) to accommodate the proposed development. The increase in BH seeks to align OZP BH control with the lease restriction which stipulates “no storey shall be less than 10 feet height”, so as to facilitate implementation of the permitted house redevelopment.
- 4.1.2 The proposed development is configured as a low-rise and low-density residential development, comprises a 2-storey single-family house with ancillary facilities, including a swimming pool and landscape areas. The total gross floor area of the proposed development is about 1,245.2m², involving a PR of 0.2, SC of about 10.12% and BH of 2 storeys (not more than 6.1m). The layout plan and development schedule are presented in **Appendix 4**.
- 4.1.3 The proposed development creates a spacious living environment by achieving a SC of 10.12%, compared to the permissible SC (20%) under the OZP, and incorporating an extensive landscaped area of about 2,572m² to ensure a harmonious transition with the surrounding environment.
- 4.1.4 Upon approval of the current application, the proposed development will fully comply with both statutory OZP controls and government lease restrictions. The Applicant will subsequently resubmit GBP to the Buildings Department.

Table 1: Major Development Parameters of the Proposed Development

Major Development Parameters of the Proposed Development	
Site Area	About 6,226m ²
Site Coverage (SC)	About 10.12%
Plot Ratio (PR)	0.2
Gross Floor Area (GFA)	About 1,245.2m ²
Number of Block	1
Number of Storeys	Not More than 2 storeys
Building Height	Not More than 6.1m
Number of Unit	1
Floor-to Floor Height	3.05m
Landscape Area	About 2,572m ²

5. PLANNING JUSTIFICATIONS

5.1 Aligning OZP Controls with Lease Restrictions for Implementation of the Permitted House Redevelopment

- 5.1.1 The objective of the current application for a minor relaxation of BH restriction (+0.1m) is to reconcile the statutory OZP BH controls with the lease restrictions which stipulates that no storey shall be less than 10 feet (approx. 3.05m) in height. The marginal height increment of 0.1m is necessary to satisfy both statutory planning controls and lease requirements simultaneously, thereby ensuring smooth project implementation of the permitted house redevelopment.

5.2 Minor Nature of Proposed Building Height Relaxation

- 5.2.1 The current application seeks a minor relaxation of the BH restriction from 6.0m to 6.1m (+0.1m or + about 1.67%) for the proposed 2-storey single-family house. The proposed BH relaxation is only 0.1m (+1.67%), is minor in scale, reasonable, and fully aligns with the spirit of flexibility intended under Section 16 of the Town Planning Ordinance for minor height relaxations.

5.3 Aligns with Planning Intention and Stimulate Redevelopment In the Area

- 5.3.1 A majority of the application site falls within "R(D)" zone, which is intended for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. 'House (Redevelopment; Addition, Alteration and/or Modification to existing house only)' is a Column 1 use which is always permitted under the "R(D)" zone.
- 5.3.2 The proposed development strictly adheres to the permitted two-storey profile and operates within the statutory development envelope—achieving a proposed PR of 0.2 (permissible PR: 0.2) and SC of 10.12% (permissible SC: 20%). The proposed development fully respects and preserves the low-density residential character intended for the area. Approval of the subject application will facilitate the application site's long-overdue redevelopment, realizing environmental and spatial improvements as intended under the planning framework.

5.4 Compatible with Surrounding Area

- 5.4.1 Having regard to the adjacent "V" zone immediately to the west of the application site, where New Territories Exempted Houses (NTEHs) are permitted up to 3 storeys 8.23m in height, the proposed BH of 6.1m is highly compatible with the surrounding local context. The proposed development will integrate smoothly into the neighborhood and is unlikely to induce any adverse visual impact on its surroundings.
- 5.4.2 Furthermore, the proposed development adopts a low SC of 10.12% and incorporates an extensive landscaped area of approximately 2,572m², ensuring a soft, harmonious blend with the surrounding natural and built environment.

5.5 Optimising Land Use Resources and Unleashing Development Potential

- 5.5.1 Allowing a minor BH relaxation of 0.1m represents a practical and efficient utilization of under-used private land resources. The proposed development unlocks the site's permitted redevelopment potential without requesting any increase in permissible PR or SC. It resolves an administrative deadlock between statutory planning limits and lease conditions, facilitating timely residential supply in accordance with government development objectives.

5.6 Not Generating Adverse Visual and Infrastructural Impacts

- 5.6.1 The 0.1m height increment is visually imperceptible from surrounding vantage points and will not induce adverse visual or shading impacts on neighbouring environs. It will not induce any noticeable visual bulk, shading, or air ventilation impacts on neighboring properties. Moreover, as the residential density remain strictly within the statutory cap, the proposed development will generate no additional traffic, drainage, sewerage, or utility burdens on the surrounding infrastructure.

6. CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Town Planning Board in support of a planning application for **Proposed House with Minor Relaxation of Building Height Restriction** at Lot 1280 in D.D. 1 MW, Mui Wo, Lantau Island. This Planning Statement serves to provide background information and planning justifications in support of the current application to facilitate consideration by the Board.
- 6.1.2 The application site falls within an area zoned “R(D)”, with minor encroachments within the “AGR” and “GB” zones on the approved Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/10. According to the Notes of the OZP, ‘House (Redevelopment; Addition, Alteration and/or Modification to existing house only)’ is a Column 1 use which is always permitted under the “R(D)” zone. No development including redevelopment for ‘House’ (except ‘New Territories Exempted House’) uses shall result in a development and/or redevelopment in excess of a maximum plot ratio (PR) of 0.2, a maximum site coverage (SC) of 20% and a maximum building height (BH) of 2 storeys (6m).
- 6.1.3 A set of General Building Plan was submitted to the Buildings Department in 2023 for a proposed 2-storey single-family house at the application site, with a PR of 0.1998, SC of 10.49% and BH of 2 storeys (6m). The submission received no statutory planning objections. However, the lease condition stipulates that “no storey shall be less than 10 feet (approx. 3.05m) in height”. To reconcile statutory OZP height controls with lease restrictions, an additional 0.1m in BH is required.
- 6.1.4 The current application seeks minor relaxation of the BH restriction from 6.0m to 6.1m (+0.1m/ +about 1.67%) for permitted house redevelopment (hereinafter referred to as “the proposed development”) at the application site. The proposed development comprises a 2-storey single-family house with ancillary facilities, including a swimming pool and landscape areas. No increase in permissible PR or SC is proposed. As detailed in the Planning Statement, the proposed development is well justified on the grounds that:-
- (a) *The current application seeks minor relaxation of BH restriction to reconcile statutory OZP restrictions with lease restrictions, thereby enabling smooth implementation of the permitted house redevelopment in full compliance with both regulatory frameworks;*
 - (b) *The proposed relaxation of BH restrictions by +0.1m (+1.67%) involves a marginal increase and is minor in nature;*
 - (c) *The proposed development aligns fully with the “R(D)” planning intent, which aims for improvement and upgrade through redevelopment in rural areas;*
 - (d) *The proposed development respects the scale and low-density character of the surrounding area while incorporating extensive landscape area, ensuring compatibility with its surrounding;*
 - (e) *The proposed development optimises land use resources and unleashes development potential without increasing plot ratio or site coverage; and*
 - (f) *Allowing marginal increase in BH will not generate any adverse visual, or infrastructural impacts on the surrounding areas.*

In view of the above and the list of detailed planning justifications in this Planning Statement, the Board is respectfully requested to give favorable consideration to approve the current application for the proposed development.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Approved Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/10



Project:

Section 16 Planning Application for Proposed House with Minor Relaxation of Building Height Restriction at Lot 1280 in D.D. 1 MW, Mui Wo, Lantau Island

Title:

Location Plan

Figure:

1

Scale:

Not to Scale

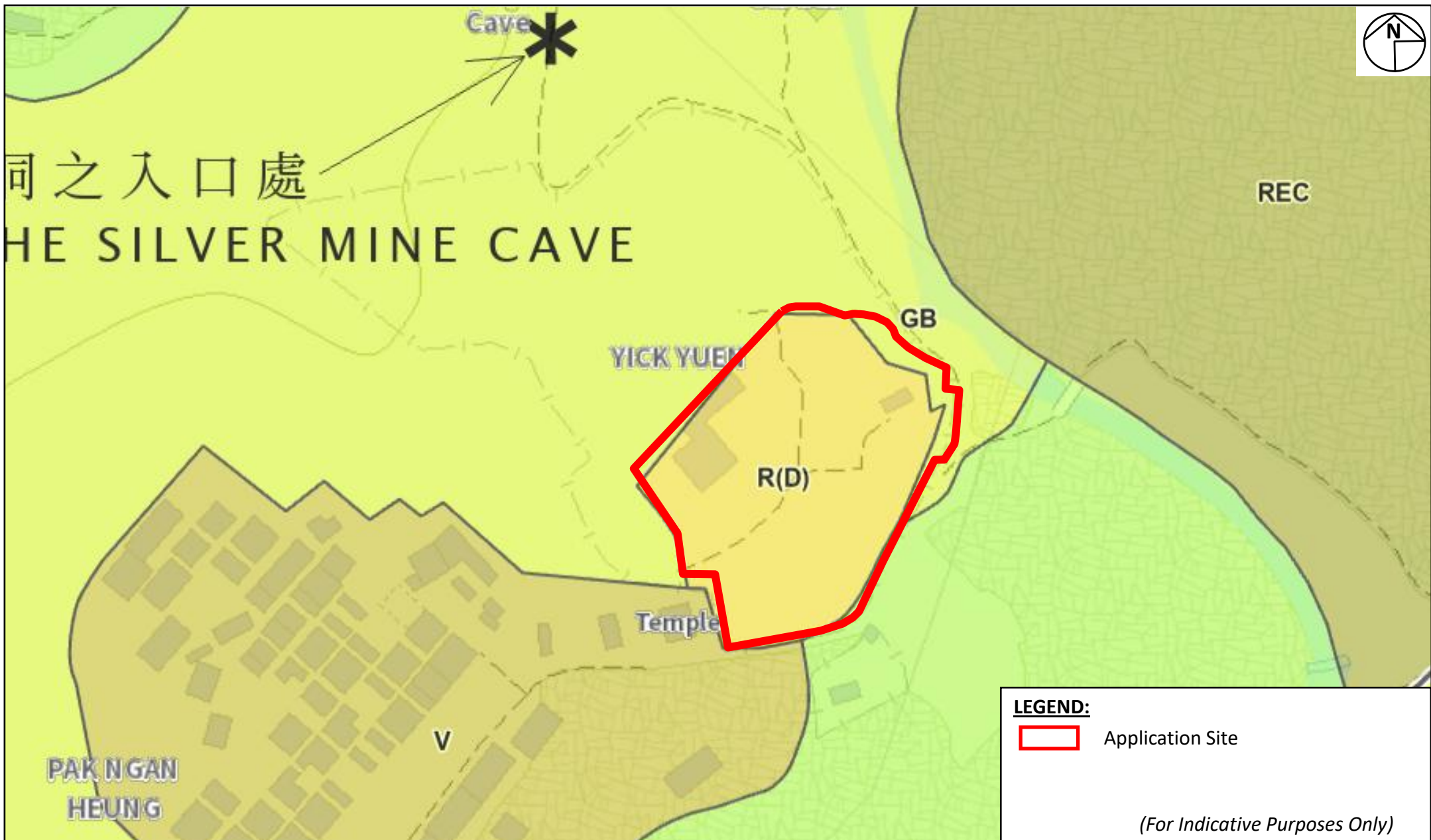
Date:

Jul 2026

Ref.: ADCL/PLG-10360-R001/F001



AIKON DEVELOPMENT CONSULTANCY LTD.



Project:

Section 16 Planning Application for Proposed House with Minor Relaxation of Building Height Restriction at Lot 1280 in D.D. 1 MW, Mui Wo, Lantau Island

Title:

Extract of Approved Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/10

Ref.: ADCL/PLG-10360-R001/F002

Figure:

2

Scale:

Not to Scale

Date:

Jul 2025



AIKON DEVELOPMENT CONSULTANCY LTD.

List of Appendices

Appendix 1	General Building Plans (2023)
Appendix 2	Letter from the Lands Department
Appendix 3	New Grant No. 3460
Appendix 4	Architectural Drawings

Appendix 1

General Building Plans (2023)

GENERAL NOTES :

- ALL LEVELS GIVEN ARE STRUCTURAL LEVELS WITH REFERENCE TO PRINCIPAL DATUM UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS SHOWN ARE REFERRED TO THE STRUCTURE AND IN MILLIMETERS.
- ALL R.C. DETAILS AND STRUCTURAL CALCULATIONS TO BE SUBMITTED SEPARATELY.
- SITE FORMATION PLAN AND FOUNDATION PLAN TO BE SUBMITTED SEPARATELY.
- DRAINAGE PLAN TO BE SUBMITTED SEPARATELY.
- ALL BUILDING WORKS SHOW ARE COMPLIED WITH BUILDING (CONSTRUCTION) REGULATIONS.
- ALL BRICK WORKS TO BE BUILT IN 1:3 CEMENT MORTAR, ALL NON-STRUCTURAL R.C.C. WORKS TO BE OF 1:2:4 CONCRETE UNLESS OTHERWISE NOTED.
- CLEAR HEIGHT BETWEEN FLOOR LEVEL TO UNDERSIDE OF BEAM TO BE 2300mm MIN.
- CLEAR HEIGHT BETWEEN FINISHED FLOOR LEVEL TO UNDERSIDE OF STAIRCASE TO BE 2000mm MIN.
- ALL STAIRCASES TO HAVE RISERS 175mm MAXIMUM AND TREADS 225mm MINIMUM AND TO BE CONSTRUCTED FOR ITS WHOLE HEIGHT OF FIRE RESISTING MATERIALS.
- ALL PARAPET WALLS OR RAILINGS TO BE 1100mm HIGH FROM FINISHED FLOOR LEVEL.
- ALL OPENABLE WINDOWS LOCATED BELOW 1100mm FROM FINISHED FLOOR LEVEL TO BE PROTECTED BY RAILING(S)/PARAPET UP TO 1100mm HIGH.
- THE INTERNAL SURFACES OF ALL KITCHENS TO BE FACED WITH TILES OR OTHER NON-ABSORBENT MATERIALS TO A HEIGHT OF NOT LESS THAN 1200mm.
- NO WORKS TO BE STARTED UNTIL THE CONSENT FOR COMMENCEMENT OF WORK HAS BEEN OBTAINED FROM BUILDINGS DEPARTMENT.
- THIS DEVELOPMENT DOES NOT INVOLVE ANY EXCAVATION DEEPER THAN 7.5M.
- THE PROPOSED DEVELOPMENT IS OCCUPIED BY A SINGLE FAMILY.
- THE HOUSE OF THE PROPOSED DEVELOPMENT ARE DESIGNATED AS FOLLOWS:
 - HAVING NOT MORE THAN THREE MAIN DOMESTIC STOREYS.
 - NOT MORE THAN 1.3M ABOVE THE GROUND LEVEL.
 - TO BE OCCUPIED BY A SINGLE FAMILY.HEREFORE, THE COMPLIANCE OF PROVISION OF CODE OF PRACTICE FOR FIRE SAFETY IN BUILDING, 2011 (PART 8-MEANS OF ESCAPE ONLY) & DESIGN MANUAL BARRIER FREE ACCESS 2008 ARE EXEMPTED.
- THE MAIN STAIRCASE OF THE HOUSE SHALL BE PROVIDED WITH HANDRAIL AT ONE SIDE WITH 900mmH FROM FLOOR FINISH.
- UNDER BUILDING (CONSTRUCTION) REGULATION 36(1)(e), THE REQUIREMENT FOR PROTECTIVE BARRIERS DO NOT APPLY TO ANY SPACE (OTHER THAN AN ACCESSIBLE ROOF) WITHIN DOMESTIC PREMISES FOR OCCUPATION BY ONE FAMILY.
- THE PROVISION OF ADEQUATE M&R ACCESS TO THE OUTER SURFACE OF EXTERNAL WALLS, CLADDINGS AND ROOFS OF A BUILDING OR PROJECTIONS FROM THE EXTERNAL WALLS, CLADDINGS, AND ROOFS SHALL COMPLY WITH CODE OF PRACTICE ON ACCESS FOR EXTERNAL MAINTENANCE 2021 AND BUILDING (CONSTRUCTION) REGULATIONS 2021.
- SUFFICIENT DIFFERENCE IN LEVEL BETWEEN THE INTERNAL FLOOR AND THE ADJOINING EXTERNAL GROUND/ROOF OR 150mm KERB SHALL BE PROVIDED AND COMPLY WITH PNAP 2025.
- BEFORE APPLYING FOR THE CONSENT TO COMMENCE THE SUPERSTRUCTURE WORKS, THE PROVISIONS FOR M&R ACCESS REQUIRED UNDER THE CODE OF PRACTICE ON ACCESS FOR EXTERNAL MAINTENANCE WILL BE SUBMITTED TO AND APPROVED BY BD.

- FIRE SERVICES NOTES :**
- PORTABLE APPLIANCES:**
PORTABLE APPLIANCES TO BE PROVIDED AS INDICATED ON PLANS.
 - SURFACE SPREAD OF FLAME**
 - ALL LININGS FOR ACOUSTIC AND THERMAL INSULATION PURPOSES IN DUCTINGS AND CONCEALED LOCATIONS SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
 - ALL LININGS FOR ACOUSTIC, THERMAL INSULATION AND DECORATIVE PURPOSES WITHIN PROTECTED MEANS OF ESCAPE SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT.
 - DANGEROUS GOOD**
DANGEROUS GOODS WILL BE STORED WITHOUT THE AUTHORITY OF THE DIRECTOR OF FIRE SERVICES. SHOULD ANY DANGEROUS GOODS BE USE IN FILTRATION PROCESS OF SWIMMING POOL, SEPARATE APPLICATION GIVING FULL DETAILS SHALL BE SUBMITTED TO DANGEROUS GOODS DIVISION OF F.S.D. FOR APPROVAL.
 - ENHANCED FIRE SAFETY PROVISIONS FOR DEFICIENCY OF EVA**
 - MODIFIED HOSE REEL SYSTEM
 - THERE SHALL BE SUFFICIENT HOSE REELS AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE FLOORS CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING AND IN ACCORDANCE WITH FSD'S CODE OF PRACTICE AND FSD CIRCULAR LETTER NO. 2/2013.
 - HOSE REEL SYSTEM WITH 2000L FIRE SERVICES WATER TANK TO BE PROVIDED AT G/F. FIRE PUMPS (DUTY & STANDBY) TO BE PROVIDED AT G/F AND CAPABLE TO MAINTAIN ADEQUATE FLOW OF THE HOSE REEL AND IN ACCORDANCE WITH FSD'S CODE OF PRACTICE.
 - FIRE ALARM SYSTEM
 - MANUALLY OPERATED FIRE ALARM SYSTEM TO BE PROVIDED AND TO BE INCORPORATED IN THE HR SYSTEM. AND IN ACCORDANCE WITH FSD'S CODE OF PRACTICE AND B.S. 5839 PART 1.
 - UPON RECEIPT OF FIRE SIGNAL, FIRE ALARM BELLS WILL SOUND IN THE FOLLOWING MANNER:
 - FIRE ALARM ACTUATION IN ANY AREA OF THE BUILDING, BELLS THROUGHOUT THAT BUILDING WILL SOUND SIMULTANEOUSLY.
 - F.S. PROVIDED AS INDICATING ON PLAN.
 - THE ESSENTIAL ELECTRICAL POWER SUPPLY TO ALL F.S. EQUIPMENTS AND INSTALLATIONS, IS CONNECTED FROM POWER COMPANY BEFORE THE MAIN INCOMING SWITCH OF THE BUILDING.
 - STREET FIRE HYDRANT**
NEW STREET FIRE HYDRANT TO BE PROVIDED BY WSD PRIOR TO ACCEPTANCE TEST BY FSD BEFORE OP.

FIRE SERVICES NOTES :

- OPEN SPACE CALCULATION**
- CLASS OF SITE = NOT A, B OR C
- OPEN SPACE REQUIRED (BASED ON CLASS A REQUIREMENT) = $(645.990 + (3.408 \times 2)) / 2$ = 326.403m²
- OPEN SPACE PROVIDED : = 934.936m² (OK)
- LIST OF GFA CONCESSIONS**
- | | Practice Notes | Features subject to compliance with the pre-requisites in para. 6 & 7 of PNAP APP-151 | Features Subject to the Overall Cap of 10% in para.4 of PNAP APP-151 | Area Involved (m ²) |
|---|--|---|--|---------------------------------|
| Disregarded GFA under Building (planning) Regulations 23(3)(b) | | | | |
| | Plant rooms and similar services | | | |
| 2.2 | Mandatory feature or essential plant room, areas of which is NOT limited by any PNAP or regulation, such as room occupied solely by FSI and equipment, meter room, transformer room, potable and flushing water tank, etc. | PNAP APP-2 and APP-42 | N/A | N/A |
| Amenity Features | | | | |
| 28 | Minor projection such as A/C box, A/C platform, window sill and projecting window | PNAP APP-2 & APP-93 | N/A | N/A |

OPEN SPACE CALCULATION

CLASS OF SITE = NOT A, B OR C

OPEN SPACE REQUIRED (BASED ON CLASS A REQUIREMENT) = $(645.990 + (3.408 \times 2)) / 2$ = 326.403m²

OPEN SPACE PROVIDED : = 934.936m² (OK)

LIST OF GFA CONCESSIONS

	Practice Notes	Features subject to compliance with the pre-requisites in para. 6 & 7 of PNAP APP-151	Features Subject to the Overall Cap of 10% in para.4 of PNAP APP-151	Area Involved (m ²)
Disregarded GFA under Building (planning) Regulations 23(3)(b)				
	Plant rooms and similar services			
2.2	Mandatory feature or essential plant room, areas of which is NOT limited by any PNAP or regulation, such as room occupied solely by FSI and equipment, meter room, transformer room, potable and flushing water tank, etc.	PNAP APP-2 and APP-42	N/A	N/A
Amenity Features				
28	Minor projection such as A/C box, A/C platform, window sill and projecting window	PNAP APP-2 & APP-93	N/A	N/A

SANITARY FITMENTS SCHEDULE

LOCATION	USE	DENSITY (m ² /PERSON)	U.F.A (m ²)	CAPACITY	WC	BASIN	SHOWER
G/F-1/F	RESIDENTIAL	9	766.459	86	REG. 8 PRO. 14	8 14	8 14

FRR REQUIREMENT FOR ELEMENTS OF CONSTRUCTION

FLOOR	USE	USE CLASSIFICATION	COMPARTMENT AREA/ VOLUME	VOLUME (FOR FSD)	FRR(MINUTES)
G/F-1/F	DOMESTIC	1b	NO LIMITED	(645.990+3.408x2+597.658)x3 = 3752 m ³ < 7000 m ³	60
	PLANT ROOM AREAS	8	ADJOINING MEANS OF ESCAPE ALL OTHER CASES	--	240 120

R.C.C. STRUCTURE FRR MINIMUM DIMENSION REQUIREMENTS

MM	R.C.C. SLAB		R.C.C. BEAM		R.C.C. COLUMN		R.C.C. WALL	
	THICKNESS	COVER TO STEEL S.S. CONT.	WIDTH	COVER TO STEEL S.S. CONT.	SIZE	COVER	SIZE	COVER
60min	100	20	20	200	30	30	200	25
120min	125	35	35	200	50*	40	300	35
240min	170	55*	45*	280	80*	60*	450	35

* REINFORCEMENT CONSISTING OF EXPANDED METAL LATH OR A WIRE FABRIC NOT LIGHTER THAN 0.5kg/m² WITH 2mm DIAMETER WIRE AT NOT MORE THAN 100mm CENTRE OR A CONTINUOUS ARRANGEMENT OF LINKS AT NOT MORE THAN 200mm CENTRE SHOULD BE INCORPORATED IN THE CONCRETE COVER AT A DISTANCE NOT EXCEEDING 20mm FROM THE FACE

REINFORCED CONCRETE WALL CONTAINING NOT LESS THAN 1% OF VERTICAL REINFORCEMENT.

ABBREVIATIONS

A.F.F.L. ABOVE FINISHED FLOOR LEVEL
B.L. BOUNDARY LINE
B.F. BALANCE FLUE (GAS APERTURE)
DN DOWN
F.E. FIRE EXTINGUISHER (4.5kg CO2)
F.F.F.L. FROM FINISHED FLOOR LEVEL
G/L GREENERY AREA
H/L HIGH LEVEL
KIT. KITCHEN
M.L. METAL LOUVRE
MV/AL MECHANICAL VENTILATION AND ARTIFICIAL LIGHTING
PRO. PROVIDED
REQ. REQUIRED
RM. ROOM
S.R.M. SHOWER ROOM.

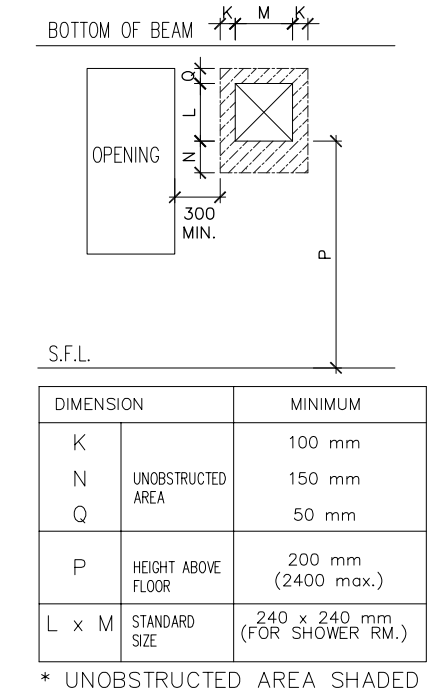
COLOUR INDICATION

CONCRETE
GLASS
WOOD
SOLID CONCRETE BLOCK
IMPERMEABLE / NON-ABSORBENT FLOOR OR WALL
SANITARY FITTINGS
METAL WORK OR STEEL
CONCRETE SLAB

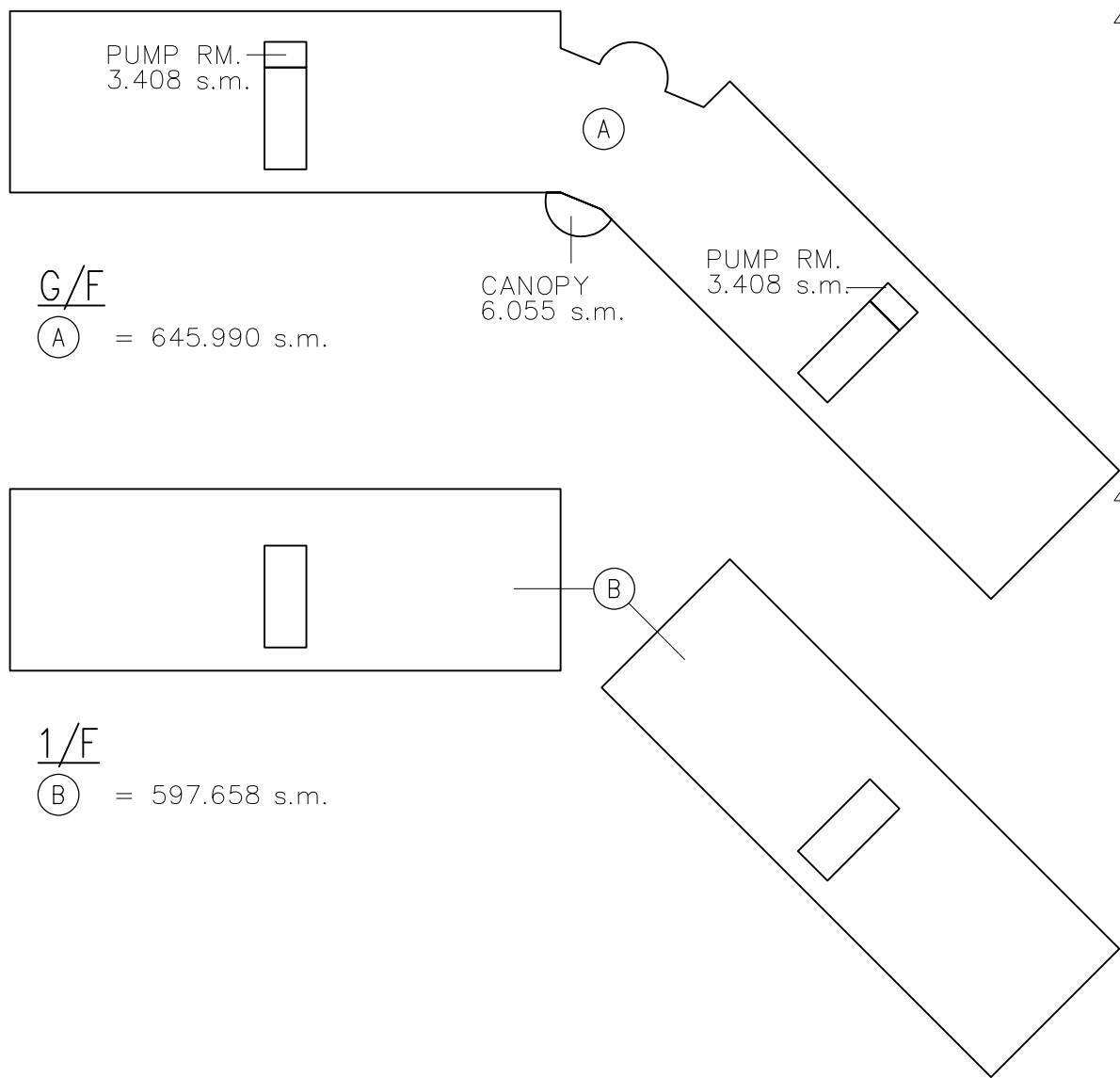
SCHEDULE OF LEGEND

R.C. WORKS
NON-FRR CONCRETE BLOCK WORKS
EXISTING LEVEL
STRUCTURAL FLOOR LEVEL
FINISHED FLOOR LEVEL
- / 30 / 30 FRR SOLID CONCRETE BLOCK
- / 30 / 30 FRR SOLID CORE SELF-CLOSING DOOR

TYPICAL DETAIL OF GAS APERTURE FOR SHOWER ROOM / BATHROOM



G.F.A. CALCULATION

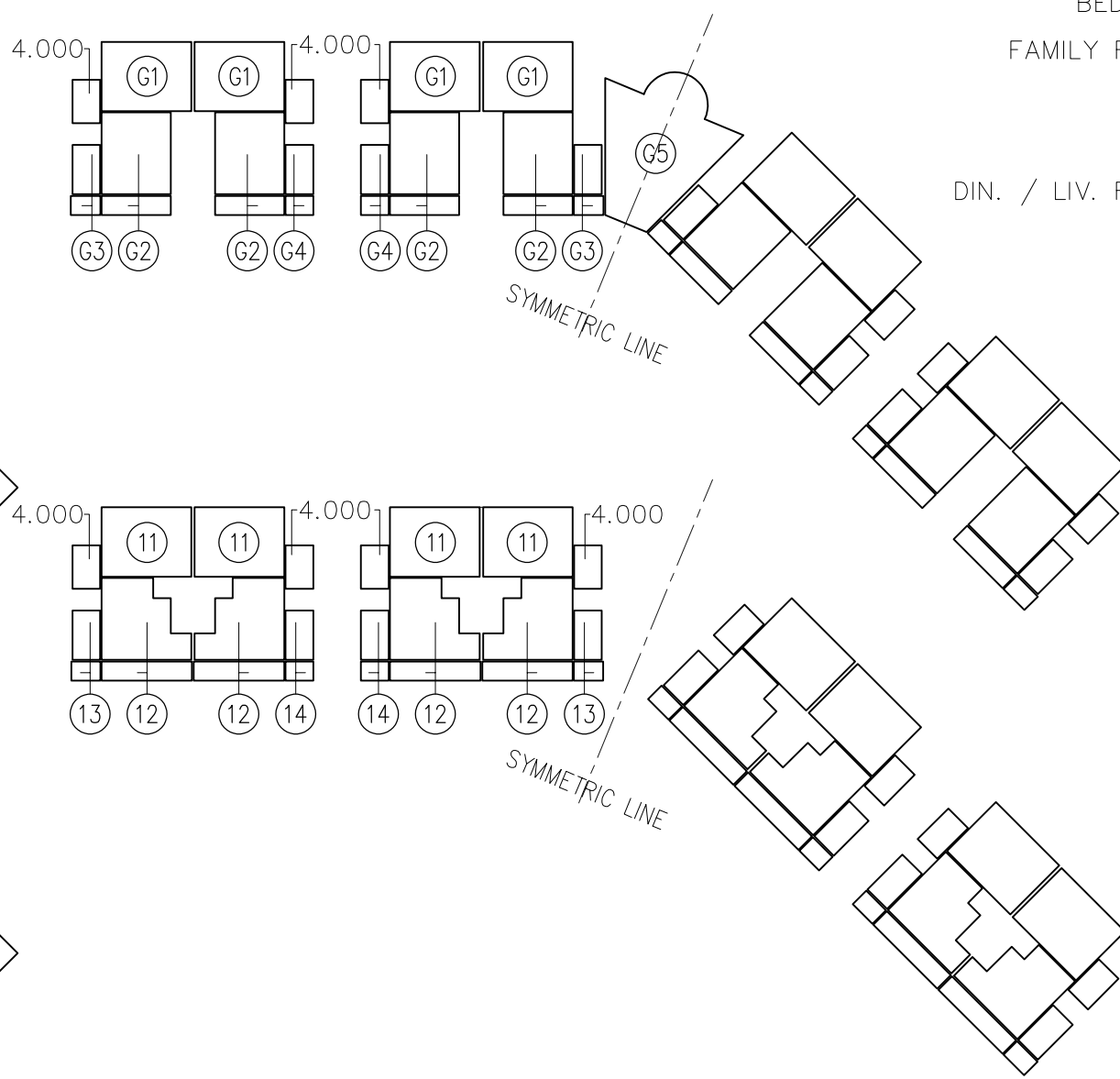


PLOT RATIO & SITE COVERAGE CALCULATIONS

SITE AREA : = 6226.454 s.m. (FROM LEASE : 67021 sq. ft.)
= 6226 s.m. (ACCORDING ITEM 9 OF PNAP ADM-21)

A) UNDER BUILDING (PLANNING) REGULATIONS	
CLASS OF SITE	= NOT A, B OR C
BUILDING HEIGHT	= 6M
(1) SITE COVERAGE CALCULATION: PERMITTED SITE COVERAGE	= TO BE DETERMINED BY BUILDING AUTHORITY UNDER BUILDING (PLANNING) REGULATIONS 19(3)
ACTUAL SITE COVERAGE (645.990+(3.408x2))/6226	= 10.49%
(2) PLOT RATIO CALCULATION: PERMITTED PLOT RATIO	= TO BE DETERMINED BY BUILDING AUTHORITY UNDER BUILDING (PLANNING) REGULATIONS 19(3)
ACTUAL GFA G/F	= 645.990 s.m.
1/F	= 597.658 s.m.
ACTUAL PLOT RATIO 1243.648 / 6226	= 0.1998
B) UNDER TOWN PLANNING DEPARTMENT (OZP : MUI WO FRINGE OUTLINE ZONING PLAN NO. S/I-MWF/10	
CLASS OF SITE	= R(D)
(1) PLOT RATIO: PERMITTED PLOT RATIO	= 0.2
ACTUAL PLOT RATIO	= 0.1998
(2) BUILDING HEIGHT: PERMITTED BUILDING HEIGHT	= 6M
ACTUAL BUILDING HEIGHT	= 6M
(3) SITE COVERAGE: PERMITTED SITE COVERAGE	= 20%
ACTUAL SITE COVERAGE	= 10.49%
C) UNDER LEASE	
(1) BUILDING HEIGHT: PERMITTED BUILDING HEIGHT	= 25ft
PERMITTED NO. OF STOREY	= 2
ACTUAL BUILDING HEIGHT	= 19.69ft (6M)
ACTUAL NO. OF STOREY	= 2

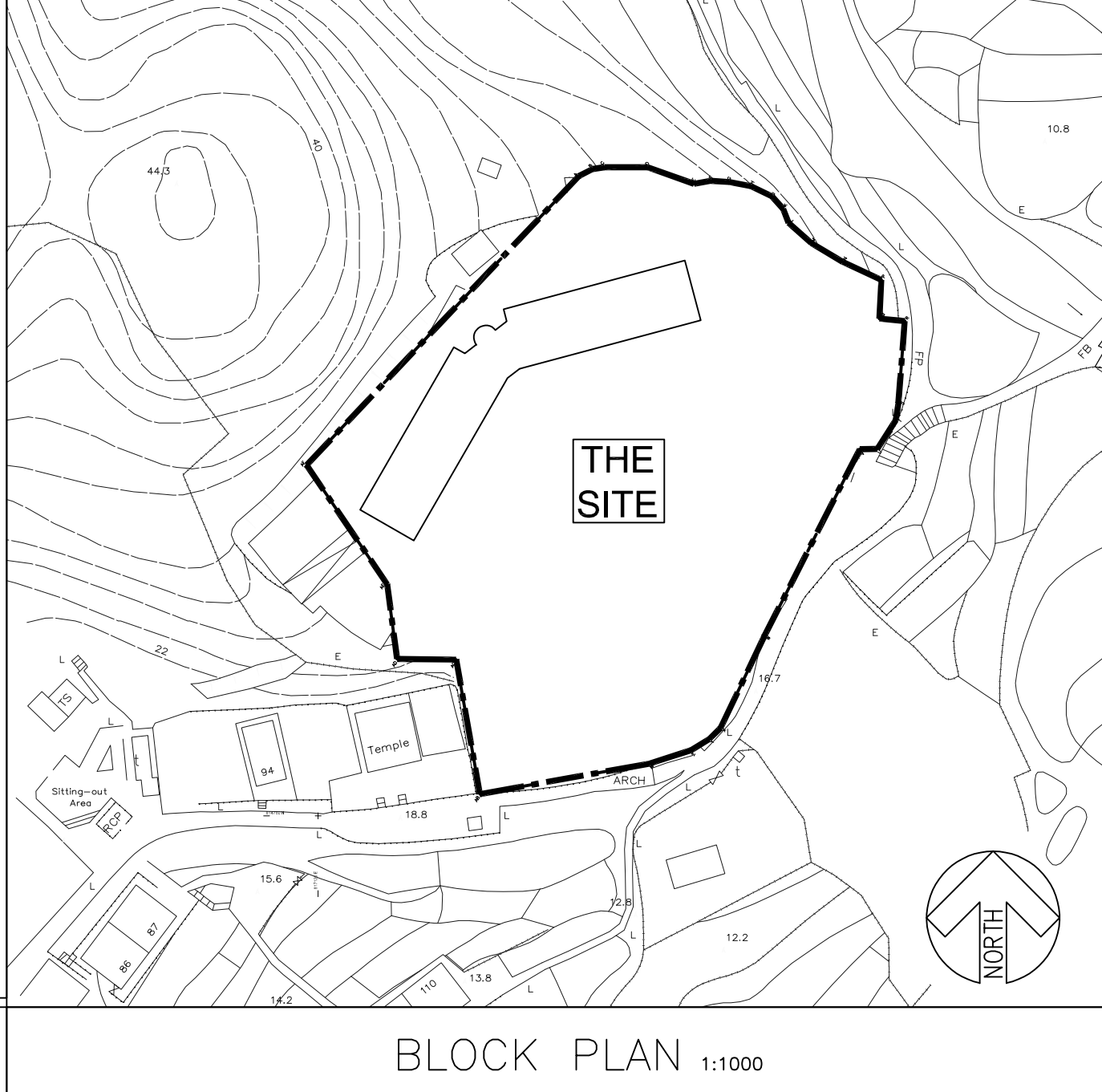
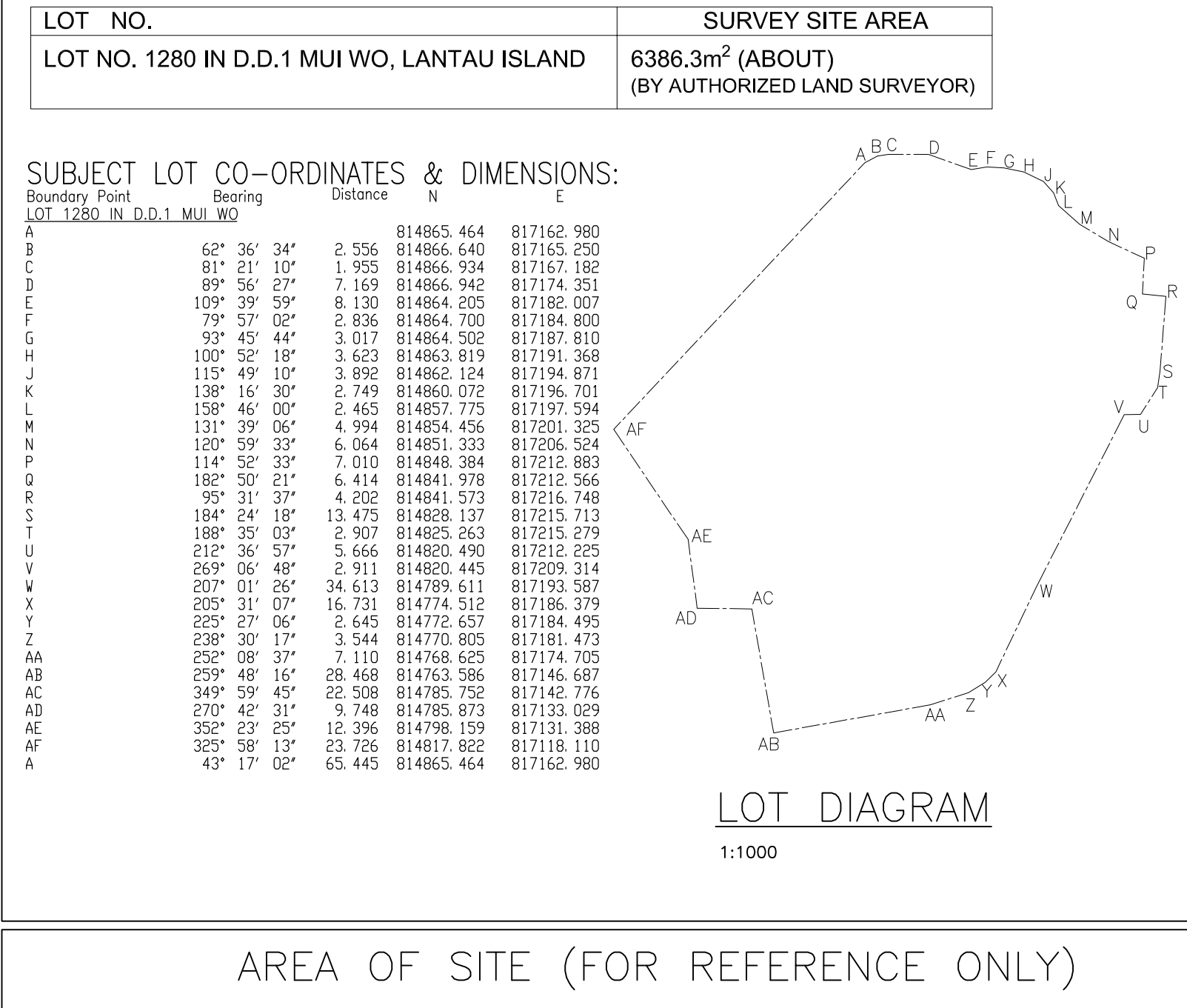
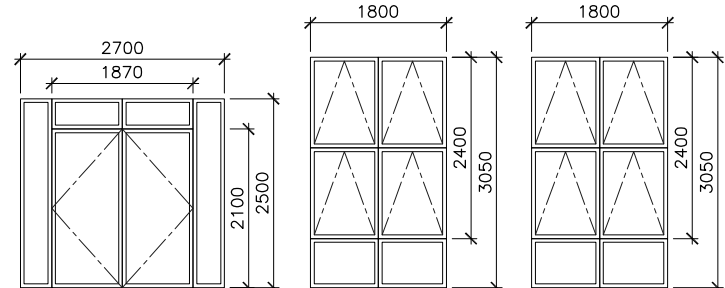
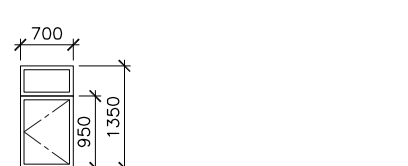
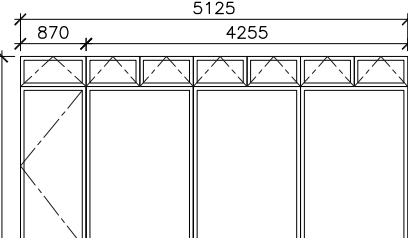
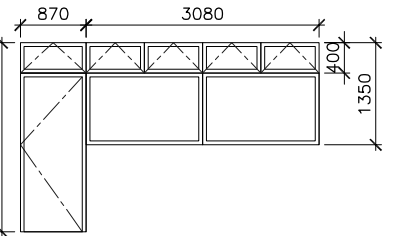
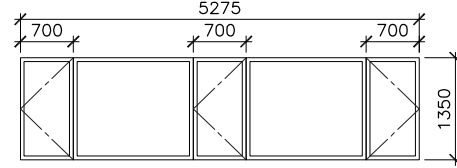
U.F.A. / U.F.S. CALCULATION



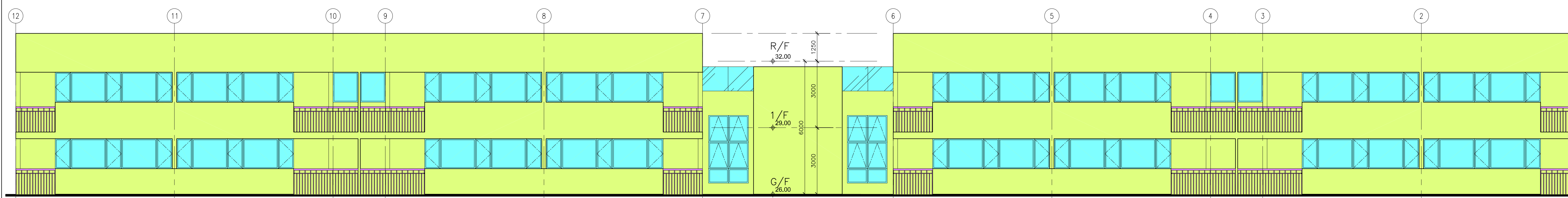
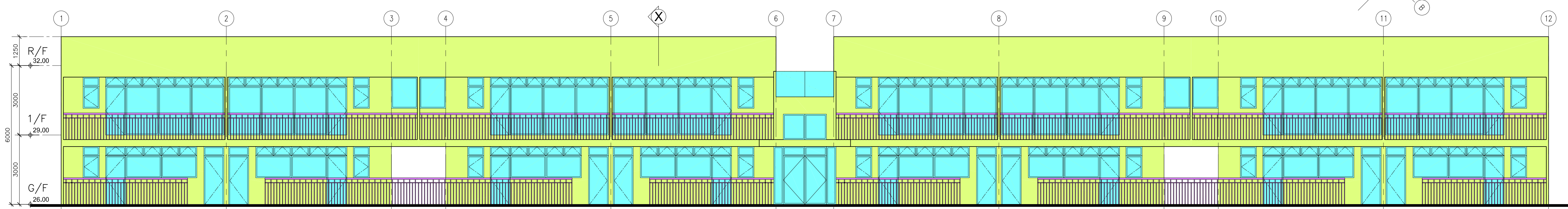
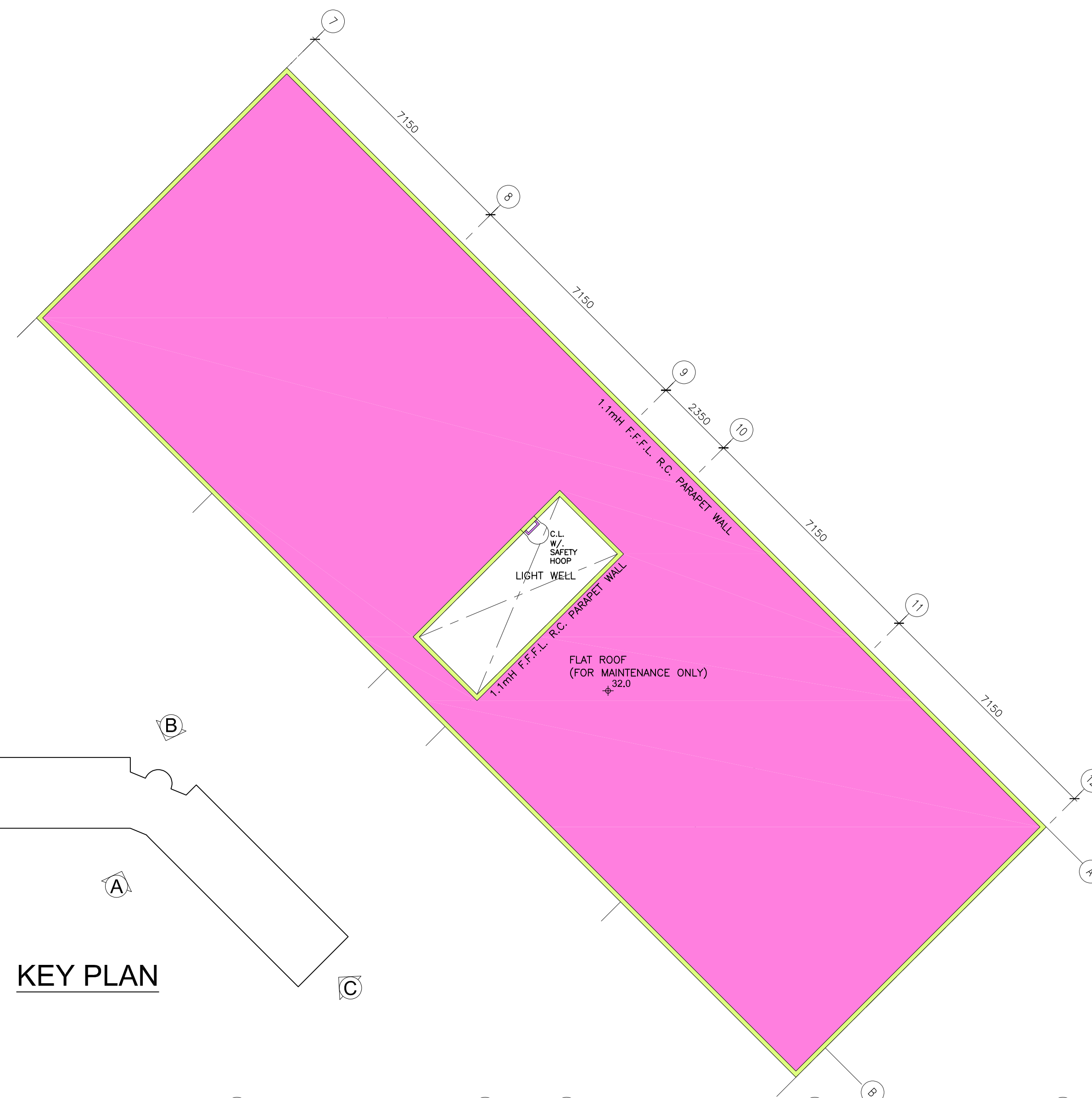
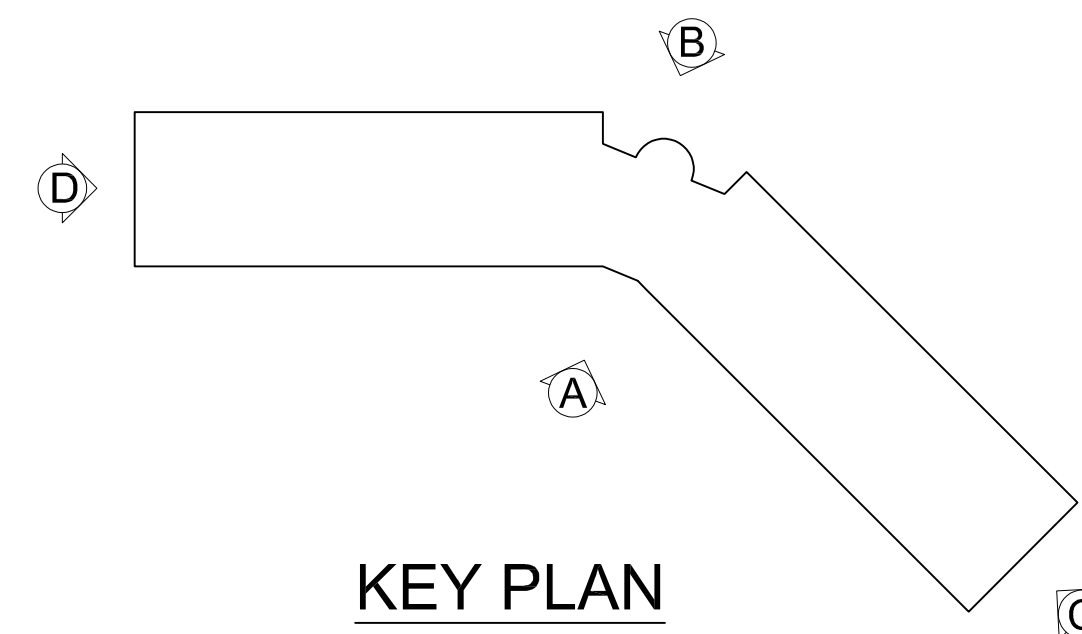
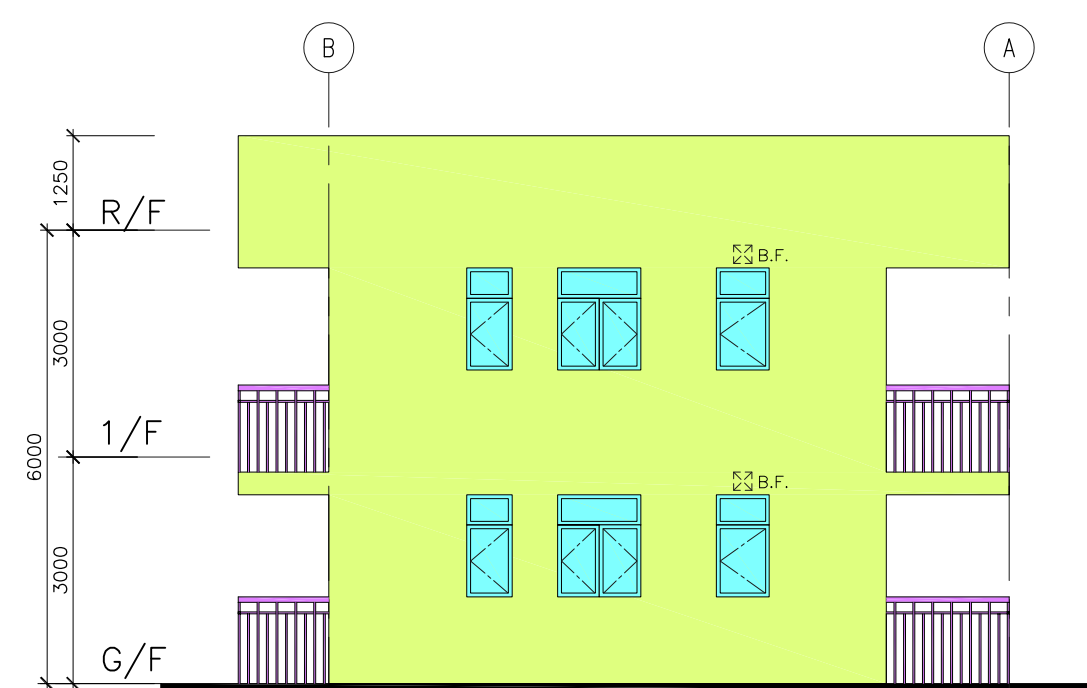
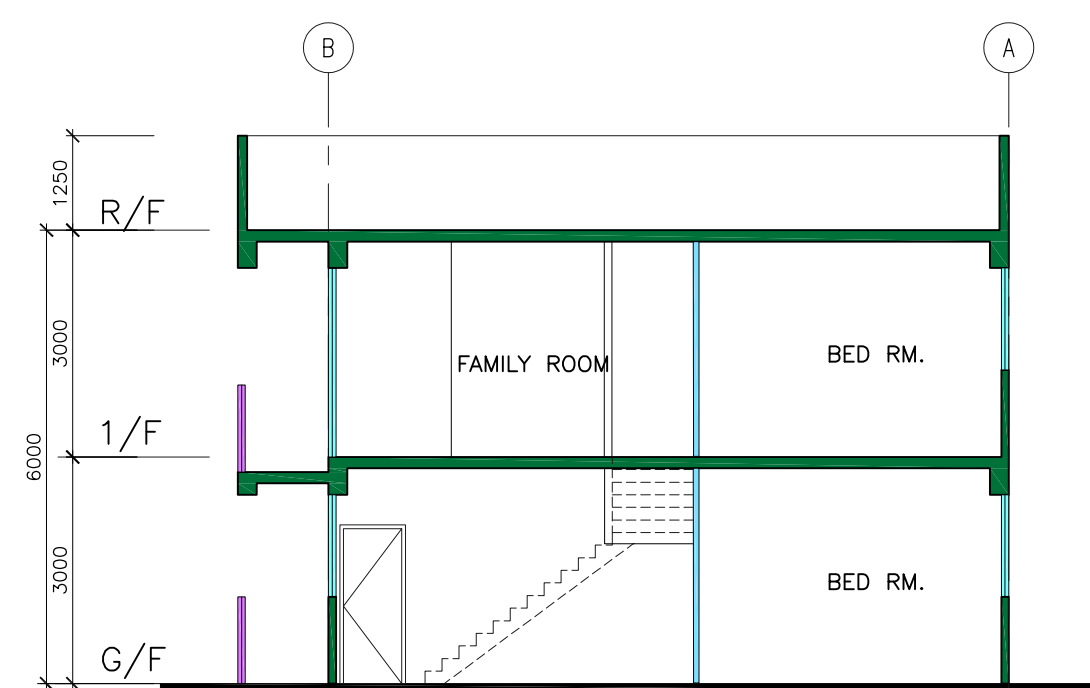
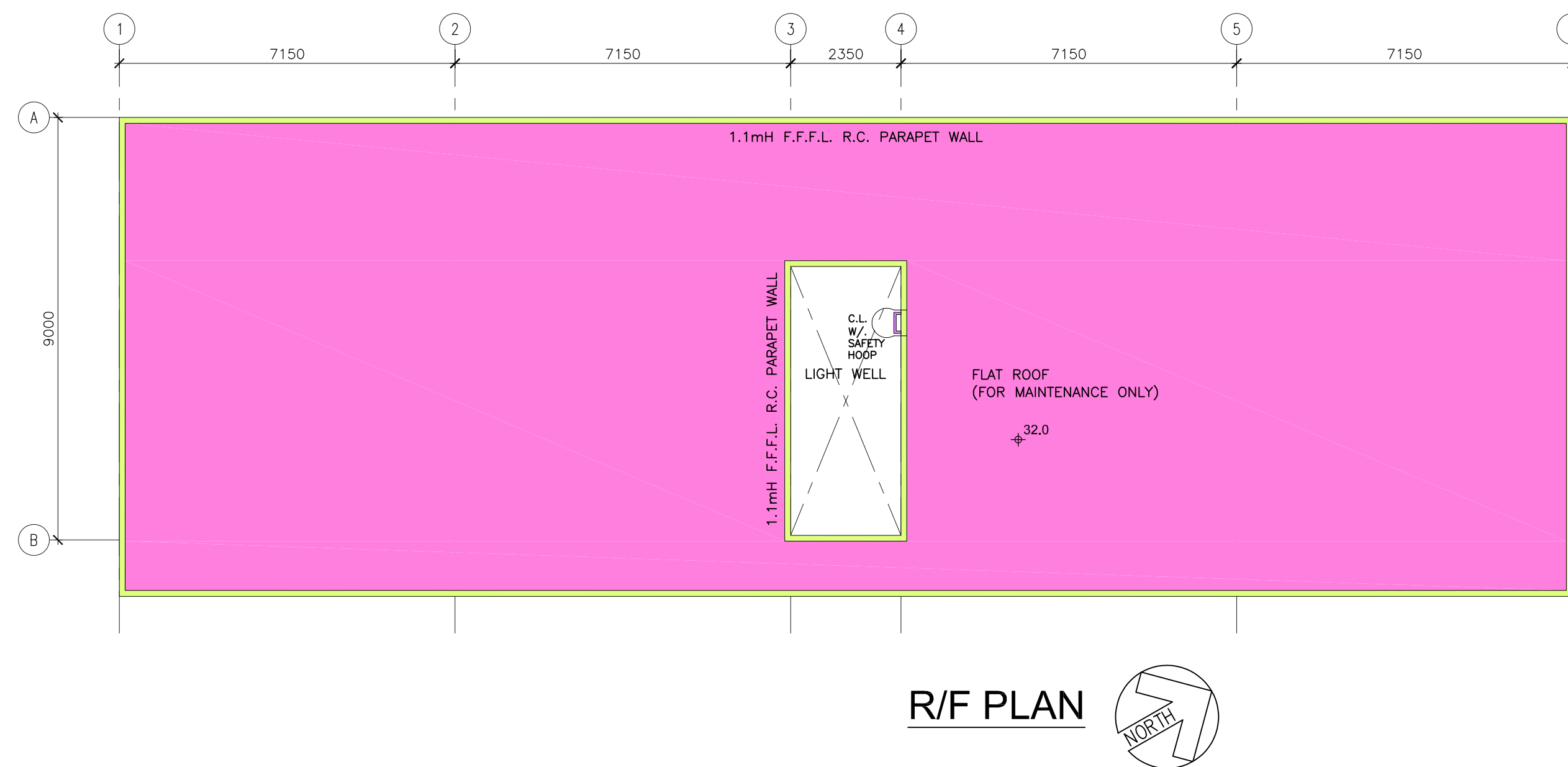
WINDOWS CALCULATION

G/F AND 1/F BED RM.
WIN. AREA REQ.: = 2.070 s.m.
WIN. AREA PRO.: = 1.350x5.275x0.7 = 4.985 s.m.
G/F FAMILY ROOM
WIN. AREA REQ.: = 2.33 s.m.
WIN. AREA PRO.: = (2.5x0.87+1.35x3.08)x0.7 = 4.433 s.m.
1/F FAMILY ROOM
WIN. AREA REQ.: = 2.524 s.m.
WIN. AREA PRO.: = 2.5x5.125x0.7 = 8.969 s.m.
G/F AND 1/F KITCHEN
WIN. AREA REQ.: = 0.643 s.m. (LARGEST)
WIN. AREA PRO.: = 1.35x0.7x0.7 = 0.662 s.m.
G/F AND 1/F SHOWER ROOM
WIN. AND OPENABLE AREA REQ.: = 0.4 s.m.
WIN. AND OPENABLE AREA PRO.: = 0.95x0.7x0.7 = 0.466 s.m.
G/F DIN./LIV ROOM
WIN. AREA REQ.: = 4.698 s.m.
WIN. AREA PRO.: = (2.1x1.87+2.4x1.8x2)x0.7 = 12.411
OPENABLE WIN. AREA REQ.: = 1.294 s.m.
OPENABLE WIN. AREA PRO.: = 1.350x0.7x3x0.7 = 1.985 s.m.
OPENABLE WIN. AREA REQ.: = 1.456 s.m.
OPENABLE WIN. AREA PRO.: = (2.5x0.87+0.4x3.08)x0.7 = 2.385 s.m.
OPENABLE WIN. AREA REQ.: = 1.577 s.m.
OPENABLE WIN. AREA PRO.: = (2.5x0.87+0.4x4.255)x0.7 = 2.714 s.m.
OPENABLE WIN. AREA REQ.: = 0.402 s.m. (LARGEST)
OPENABLE WIN. AREA PRO.: = 0.95x0.7x0.7 = 0.466 s.m.

G/F
BED RM. (G1) = 20.700
FAMILY ROOM (G2) = 23.300 *
KIT. (G3) = 6.435 *
KIT. (G4) = 6.325 *
DIN. / LIV. ROOM (G5) = 46.979
* INCLUDED THE COVERED AREA IN FRONT OF THE ROOM
G/F UFS
= 20.7x8+23.3x8+
6.435x4+6.325x4+46.979
= 450.019 s.m.
G/F UFA
= 20.7x8+23.3x8+46.979
= 398.979 s.m.
TOTAL U.F.S. / U.F.A
TOTAL UFS = 450.019+418.408 = 868.427 s.m.
TOTAL UFA = 398.979+367.480 = 766.459 s.m.
REFUSE STORAGE AND MATERIAL RECOVERY CHAMBER NOT REQUIRED AS TOTAL UFS LESS THAN 1320s.m.
TBE ROOM NOT PROVIDED AS NO. OF FLATS IN A BLOCK, LESS THAN 5 NO. (MIN AREA OF TBE ROOM: 0s.m.)



B.D. REF.		F.S.D. REF.																
Rev.No.	Date	Particulars																
DESIGN ACT Architecture & Development 6/F, Central 88, 88-98 Des Voeux Road Central, Hong Kong Email Address: info@designact.com.hk Telephone: 2810 1980 Facsimile: 2810 1985																		
 樑安建築師有限公司 L & N Architects Ltd. ROOM 1203-1204, 12/F BELGIAN BANK BUILDING, NOS. 721-725 NATHAN ROAD, KOWLOON TEL : 3422 3082 FAX : 3428 2269																		
CHAO CHI MAN AUTHORIZED PERSON-LIST OF ARCHITECTS																		
Job Title PROPOSED HOUSE REDEVELOPMENT ON LOT 1280, D.D. 1 MUI WO		Job No.																
Drawing Title BLOCK PLAN,NOTES, SCHEDULES AND CALCULATIONS																		
Scale N/A		Date Drawn 9/2023																
Drawn By SH		Checked By CM																
Drawing No. GP-01		Rev. No. <table><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>																
Approved Chop																		
Do not scale drawing. Figured dimensions are to be followed. Read this drawing in conjunction with all other relevant drawings and specification. The architect shall be notified immediately of any discrepancy found therein. This drawing shall not be used for construction purposes unless otherwise certified. The contractor shall verify all dimensions on site prior to commencement of work.																		



B.D. REF.	F.S.D. REF.

Rev No	Date	Particulars	

DESIGN ACT
Architecture & Development

6/F, Central 88, 88-98 Des Voeux Road Central, Hong Kong
Email Address: info@designact.com.hk
Telephone: 2810 1980 Facsimile: 2810 1985

 樑安建築師有限公司
L & N Architects Ltd.

ROOM 1203-1204, 12/F BELGIAN BANK BUILDING,
NOS. 721-725 NATHAN ROAD, KOWLOON
TEL : 3422 3082 FAX : 3428 2269

CHAO CHI MAN
AUTHORIZED PERSON—LIST OF ARCHITECTS

Job Title	Job No.
PROPOSED HOUSE REDEVELOPMENT ON LOT 1280, D.D. 1 MUI WO	

Drawing Title
R/F PLAN, ELEVATIONS AND SECTION

Scale	Date Drawn
1:100	9/2023

Drawn By SH	Checked By CM
----------------	------------------

Drawing No.	Rev. No.			
GP-04				

Approved Chop

Do not scale drawing. Figured dimensions are to be followed. Read this drawing in conjunction with all other relevant drawings and specification. The architect shall be notified immediately of any discrepancy found therein.

This drawing shall not be used for construction purposes unless otherwise certified. The contractor shall verify all dimensions on site prior to commencement of work.

By Email and Fax

To: CBS/NTE1&L, BD Attn: LEUNG Yuen-ye, Debby
 BD Ref: (4) in BD 2/9070/23 dated 14.9.2023 Fax No.: 2845 1559

Lot No. : **D.D. 1 Mui Wo Lot 1280**

Address : **Mui Wo, Lantau Island, N.T.**

(New Submission)

[Drawings No. GP-01, GP-02 (Revised), GP-03, GP-04 and GP-05 (Revised)]

From : DPO/SKIs, PlanD
 Responsible Officer : Sunny TANG, STP/Is1 (Atg.) Telephone No : 2158 6157
 File Reference : () in LI/L/MUW/187 Fax No. : 2367 2976
 Date : 17 October 2023 Page(s) : 2 + Encl.

Part A

- ☒ No objection to approval of plans by BD subject to paragraph 3 below
☐ ~~Objection to approval of plans by BD under BO s16(1)(d)/16(1)(da)/16(1)(g)/others*~~

I refer to the above quoted memo and the AP's emails dated 11.10.2023 and 16.10.2023 providing clarifications and revised Drawings No. GP-02 and GP-05 on the building plan submission (**Appendix I**). Please make sure the AP will amend the building plans in your office in accordance with those in **Appendix I**.

Statutory Planning Comments

2. The subject site falls within an area zoned "Residential (Group D)" ("R(D)"), with minor encroachment within "Green Belt" and "Agriculture" zones which can be regarded as minor boundary adjustments, on the approved Mui Wo Fringe Outline Zoning Plan (OZP) No. S/I-MWF/10. According to the Notes of the OZP, 'House (Redevelopment; Addition, Alteration and/or Modification to existing house only)' is a Column 1 use which is always permitted under the "R(D)" zone. No development including redevelopment for 'House' (except 'New Territories Exempted House') uses shall result in a total development and/or redevelopment in excess of a maximum plot ratio (PR) of 0.2, a maximum site coverage (SC) of 20% and a maximum building height (BH) of 2 storeys (6m). Any filling of pond, land or diversion of stream, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Mui Wo Fringe OZP No. S/I-MWF/1 (for filling of pond) and No. S/I-MWF/4 (for filling of land or diversion of stream) without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

3. The current building plan submission is for house redevelopment which involves PR of 0.1998, SC of 10.49% and BH of 2 storeys (6m). According to the AP's clarifications (**Appendix I**), the proposed house redevelopment comprises one building block for a single family and the swimming pool and landscape area are ancillary to the proposed house. As shown in the Drawings No. GP-02 and GP-05 (Revised), the site formation has been adjusted to about the existing levels. Subject to Building Authority (BA)'s confirmation that the amended building plans can form part of the building plan submission, and the calculations on PR, SC and BH in the building plan submission are in order and would not exceed the relevant restrictions mentioned in the paragraph 2 above, I would have no statutory planning objection to the building plans submitted.

* Delete wherever inapplicable

- 2 -

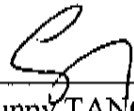
Part B

Advisory Comments to BD

Nil.

Remarks: The above comments on the building plans submitted may be subject to revision should there be a change in circumstances before a decision on the building plans is made by the BA.

Signature :


(Sunny TANG)

Post :

Senior Town Planner/Islands 1 (Atg.)

C.C.

DLO/Is, LandsD

Design ACT Limited

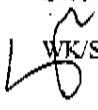
(Attn.: Mr. Banny WONG)

(Fax: 2850 5104)

(Fax: 2810 1985)

Internal

Site Record No. L/1009 (BP7432)


WK/ST/KL/KJ

Appendix I



Proposed House Redevelopment on Lot 1280, D.D. Mui Wo , 11/10/2023 10:39
From: "L & N Architects Limited" <archln@archln.com>
To: kmfliu@pland.gov.hk
Cc: Aaron Aaron <[REDACTED]>

Dear Ms. Liu

I refer building plan submitted on 11 Sept. 2023, I hereby confirmed the following issue:

1. The proposed development only consist one building block and is occupied by a single family.
2. The swimming pool and landscape area in front of the house are ancillary facilities to the proposed house development.

If you have any query, please feel free to contact me at [REDACTED]

br,
Steve

--

Tel: (852) 3422-3082 Fax: (852) 3428-2269



Re: Proposed House Redevelopment on Lot 1280, D.D. Mui Wo 116/10/2023 11:41
From: "L & N Architects Limited" <archln@archln.com>
To: kmfliu@pland.gov.hk
Cc: Aaron Aaron [REDACTED], skytang2 [REDACTED]

1 Attachment



2023.10.16_Mui Wo.pdf

Dear Ms. Liu

Resend the revised plan with markup in GP-02 and GP-05 and for your consideration

If you have any query, please feel free to contact me at [REDACTED]

br,
Steve

L & N Architects Limited <archln@archln.com> 於 2023年10月16日 週一 上午10:48寫道：
Dear Ms. Liu

I refer building plan submitted on 11 Sept. 2023, attached the revised plan for your comment.
And I hereby confirmed that there is no pond filling for the redevelopment.

If you have any query, please feel free to contact me at [REDACTED]

br,
Steve

--

L&N Architects Ltd.

標安建築師有限公司

Room 1203-1204, 12/F, Belgian Bank Building,

Nos. 721-725 Nathan Road, Kowloon

九龍彌敦道721-725號 華比銀行大廈1203-04室

Tel: (852) 3422-3082 Fax: (852) 3428-2269

--

L&N Architects Ltd.

標安建築師有限公司

Room 1203-1204, 12/F, Belgian Bank Building,

Nos. 721-725 Nathan Road, Kowloon

九龍彌敦道721-725號 華比銀行大廈1203-04室

Tel: (852) 3422-3082 Fax: (852) 3428-2269

Appendix 2

Letter from the Lands Department



地政總署
離島地政處
DISTRICT LANDS OFFICE,
ISLANDS
LANDS DEPARTMENT

電話 Tel: 2852 4236
圖文傳真 Fax: 2850 5104
電郵地址 Email: esis5@landsd.gov.hk
本署檔號 Our Ref: (16) in LD DLO/IS 39/LMLC/2023
來函檔號 Your Ref: J-2112/BD/L01

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

香港統一碼頭道三十八號海港政府大樓十九樓
19/F, HARBOUR BUILDING, 38 PIER ROAD, HONG KONG

網址 Website: www.landsd.gov.hk

Design Act Limited
6/F, Central 88,
88-98 Des Voeux Road Central,
Hong Kong
(Attn.: Mr. Banny WONG)

By Fax (2810 1985) and By Post

8 November 2023

Dear Sirs,

Proposed House Redevelopment on Lot 1280, D.D. 1 Mui Wo
Building Plan Submission

I refer to your letter dated 11 September 2023 to the Buildings Department attached with the captioned submission, which was received by this Office from the Buildings Department on 19 September 2023, comprising a Development Schedule and drawing nos. GP-01, GP-02, GP-03, GP-04 and GP-05.

2. The proposed height of building shown in the table of the Development Schedule, as well as drawing no. GP-04, is 6m. Please demonstrate how the said height is in compliance with "No storey shall be less than 10 feet in height" as required under lease.

3. Apart from the above, your attention is drawn to the Additional Special Conditions No. 4 of the lease regarding the "one private dwelling house" restriction. Please ensure that the proposed development is in compliance with the said restriction under lease. References can be made to Lands Administration Office Practice Note Issue Nos. 3/2000 and 3/2000A which are available at the Lands Department's website.

Yours faithfully,

(Leo YIP)

for District Lands Officer, Islands

c.c.

CBS/NTE1&L, BD (Attn.: Mr. Nick YAU Ref.: (3) in BD 2/9070/23) Fax: 2845 1559

A p p e n d i x 3
New Grant No. 3460

NEW GRANT NO. 3 4 6 0

(CONDITIONS OF)

DISTRICT: LANTAO ISLAND

SURVEY/DEMARCATON DISTRICT NO. MUL. No. 1

LOT NO. 1 2 8 0

OWNER

YEUNG WING TSAI and

YEUNG WING YAU

TERM

- ☒ 75 YEARS FROM 1ST JULY 1898 RENEWABLE FOR A FURTHER TERM OF 24 YEARS LESS THE LAST 3 DAYS THEREOF
- ☐ 99 YEARS FROM 1ST JULY 1898 LESS THE LAST 3 DAYS THEREOF
- ☐ EXPIRING ON 30TH JUNE 2047

(☐ tick where applicable)

CROWN RENT ~~\$ 308.00 PER ANNUM UP TO 30TH JUNE 1997 AND THEREAFTER AN AMOUNT EQUAL TO 3% OF THE RATEABLE VALUE FOR THE TIME BEING OF THE LOT~~

PREMIUM 9,662.00

REFER TO VOL. FOLIO

Entered and Indexed

NEW GRANT NO. 3 4 6 0

New Grant No. **3460**

Sect. No. 33/3092/54

N.T. No. **11/130/54**

Govt. Notn. No. of 195

MEMORANDUM OF AGREEMENT BY THE **GRANTOR**
PURCHASER

(Government Notification No. 364 of 1934 as amended by Government Notification No. 50 of 1940)

Memorandum that **Young Wing Tsai and Young Wing Yau**
of **58 Connaught Road West, Hong Kong**

the person(s) whose name(s) ~~is~~(are) hereunder written ~~is~~(have) been this day ~~granted the lot~~
~~XX~~
~~XX~~ hereunder specified opposite to ~~is~~(their)(~~her~~) said name(s)
and signature(s), and ~~we~~(do) hereby agree to become the Lessee(s) thereof, under and subject to the General
in G.N. 364 of 1934 as amended by G.N. 50 of 1940,
and Special Conditions of Sale of such Lot(s); and on his(their)(~~her~~) part to perform and abide by the said
Special
Conditions, and Additional Special Conditions specified overleaf.

Registry No.		Annual Rental		Amount of Premium at which leases granted		Signature of Proprietors Grantees
D. D. No.	Lot No.	\$	c	\$	c	
Map No 1 (As per plan attached)	1280	308	00	9,662	00	楊永成
Area: 67,021 sq.ft. or 1.54 acres (approx.)				\$ 9,662 00 granted in exchange for Lots Nos. 77, 78, 79, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92 and 1265 S.A. in D.D. 1, Map No.		楊永成
Purpose: Building & Garden						
Period: 75 years from 1st July, 1898 with right of renewal for a further term of 24 years less three days.						

Dated this 15th day of February, 1955

余書

Witness to Signature of ~~XXXXXXXX~~ Grantees

Austin Cortes

for District Commissioner, New Territories.

Witness to Signature of District Commissioner, N.T.

ADDITIONAL SPECIAL CONDITIONS.

~~1. The lot is subject to the Special Conditions Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92 and 1265 Section A in D.D. 1, Mui No. 1.~~

~~2. The lot is subject to the Special Conditions Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92 and 1265 Section A in D.D. 1, Mui No. 1.~~

~~3. The lot is subject to the Special Conditions Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92 and 1265 Section A in D.D. 1, Mui No. 1.~~

~~4. The lot is subject to the Special Conditions Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92 and 1265 Section A in D.D. 1, Mui No. 1.~~

1. Grantees

5. The ~~lot~~ shall maintain the building, when built, and the whole property concerned in a good state of repair, to the satisfaction of the District Commissioner.

2.

6. The lot is ~~is~~ subject to Special Conditions Nos. 2 (a) and (b), 3 and 4 in Government Notification No. 364 of 1934 as amended by Government Notification No. 50 of 1940.

3. The Grantees shall forthwith and at their own expense surrender to the Crown Lots Nos. 77, 78, 79, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92 and 1265 Section A in D.D. 1, Mui No.

4. The Grantees will not be allowed to erect any buildings on the new lot except one private dwelling house of not more than two storeys with a swimming pool and all out-buildings proper thereto. The said new lot and all buildings thereon shall be used for private residential purposes only.

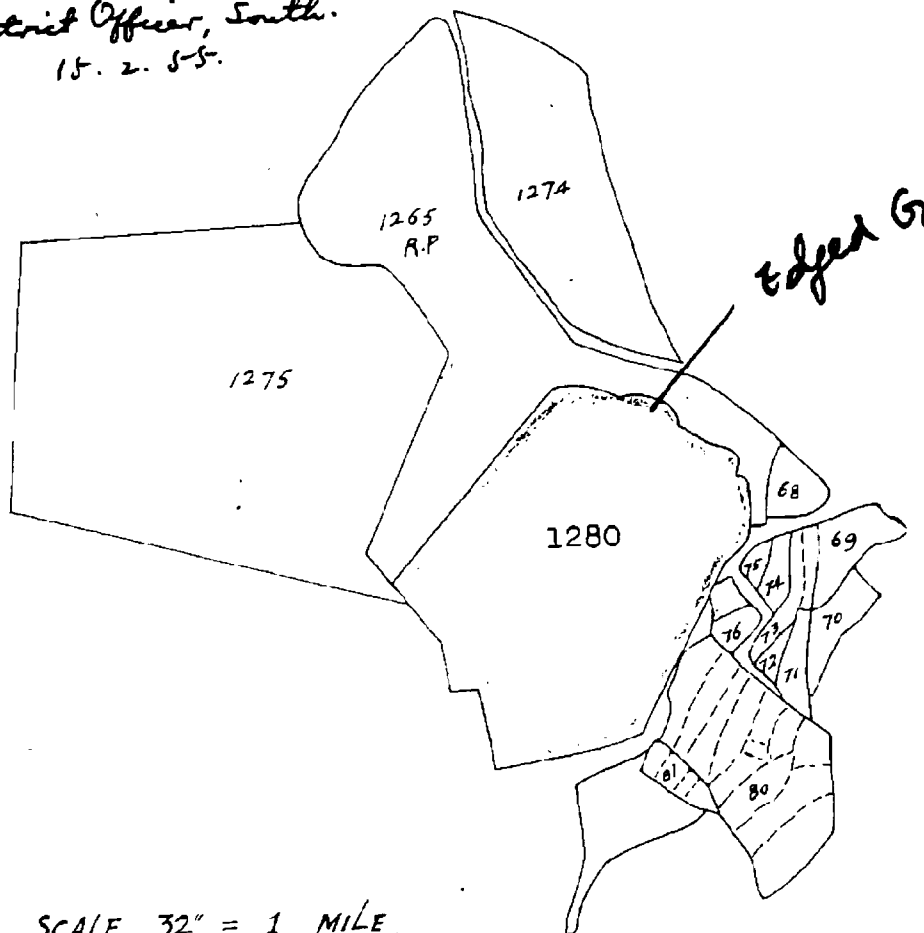
N.G. 3460

H.T. 11/130/54

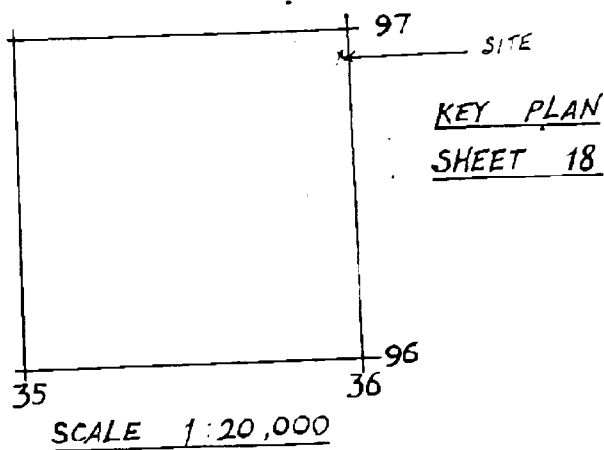
D. D. 1
PAK NGAN HEUNG
MUI WO

"B"

Austin Coates
District Officer, South.
15. 2. 55.



SCALE 32" = 1 MILE



A p p e n d i x 4
Architectural Drawings

PLOT RATIO & SITE COVERAGE CALCULATIONS

SITE AREA : = 6226.454 s.m. (FROM LEASE : 67021 sq. ft.)
= 6226 s.m. (ACCORDING ITEM 9 OF PNAP ADM-21)

A) UNDER BUILDING (PLANNING) REGULATIONS		
CLASS OF SITE	=	NOT A, B OR C
BUILDING HEIGHT	=	6.1M
(1) SITE COVERAGE CALCULATION: PERMITTED SITE COVERAGE	=	TO BE DETERMINDED BY BUILDING AUTHORITY UNDER BUILDING (PLANNING) REGULATIONS 19(3)
ACTUAL SITE COVERAGE 629.949/6226	=	10.12%
(2) PLOT RATIO CALCULATION: PERMITTED PLOT RATIO	=	TO BE DETERMINDED BY BUILDING AUTHORITY UNDER BUILDING (PLANNING) REGULATIONS 19(3)
ACTUAL GFA 623.061 (G/F) + 622.139 (1/F)	=	1245.200 s.m.
ACTUAL PLOT RATIO 1245.200/ 6226	=	0.2
B) UNDER TOWN PLANNING DEPARTMENT (OZP : MUI WO FRINGE OUTLINE ZONING PLAN NO. S/I-MWF/10)		
CLASS OF SITE	=	R(D)
(1) PLOT RATIO: PERMITTED PLOT RATIO	=	0.2
ACTUAL PLOT RATIO	=	0.2 (OK)
(2) BUILDING HEIGHT: ACTUAL BUILDING HEIGHT	=	6.1M
(3) SITE COVERAGE: PERMITTED SITE COVERAGE	=	20%
ACTUAL SITE COVERAGE	=	10.12%
C) UNDER LEASE		
(1) BUILDING HEIGHT: PERMITTED BUILDING HEIGHT	=	25ft (7.62M)
MININIUM STOREY HEIGHT	=	10ft (3.048M)
PERMITTED NO. OF STOREY	=	2
ACTUAL BUILDING HEIGHT	=	20.01ft (6.1M)
ACTUAL STOREY HEIGHT	=	10.01ft (3.050M)
ACTUAL NO. OF STOREY	=	2

GENERAL NOTES
1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

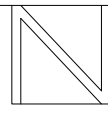
2026.7.7

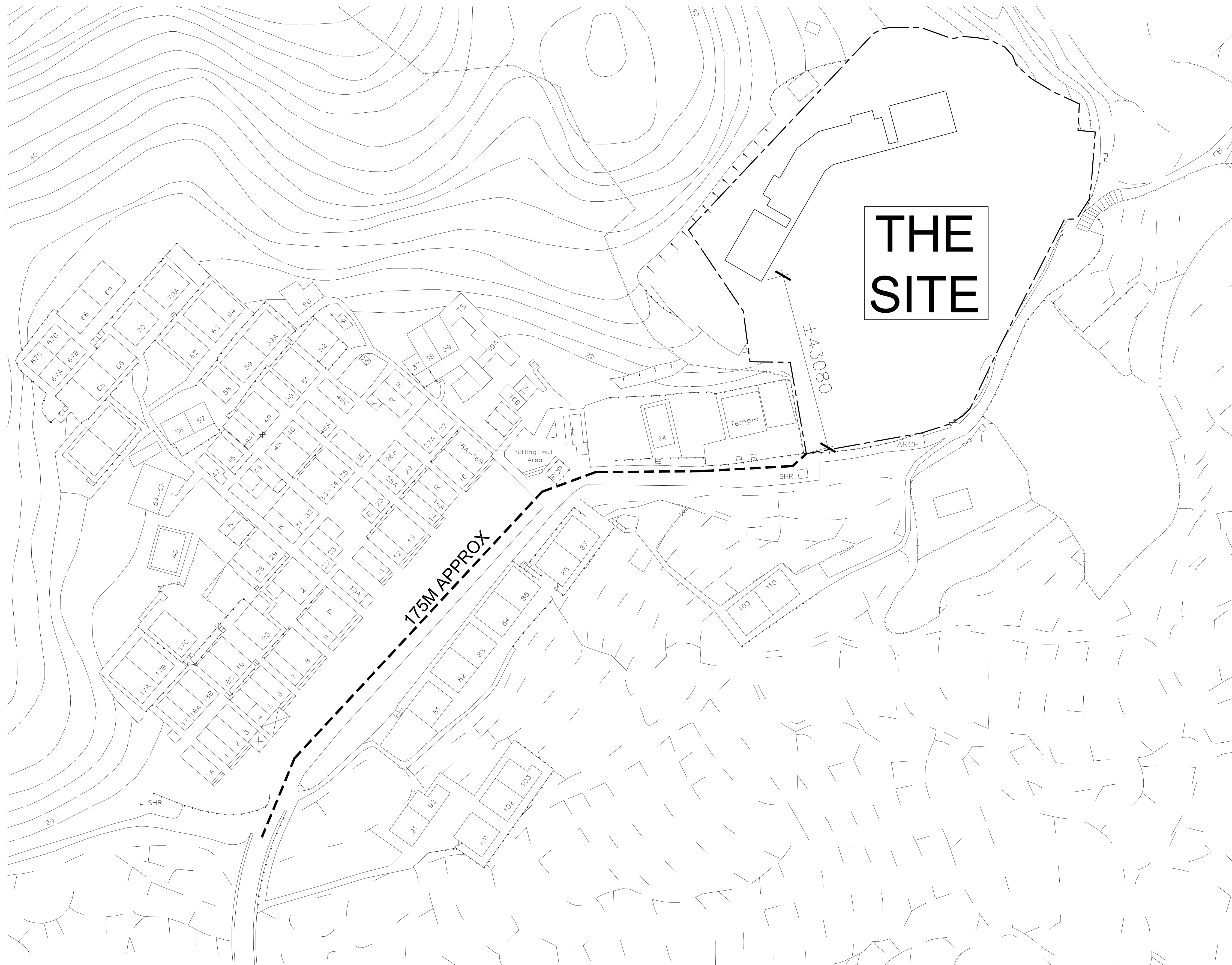
Project:
PROPOSED HOUSE REDEVELOPMENT AT MUI WO,
LANTAU ISLAND, N.T. ON D.D.1 MUI WO LOT 1280

Drawing Title:
SUMMARY TABLE

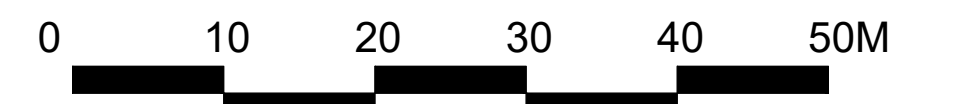
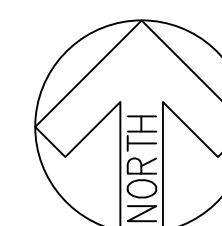
Drawing No.:
LP-00

Project Manager:
DESIGN ACT
Architecture & Development
6/F, Central 88, 88-98 Des Voeux Road Central, Hong Kong
Email Address: info@designact.com.hk
Telephone: 2810 1980 Facsimile: 2810 1985

Architect:
 樑安建築師有限公司
L&N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3082, Fax: (852) 3428 2269



GENERAL NOTES
1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.



1:1000@A3

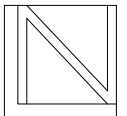
2026.7.7

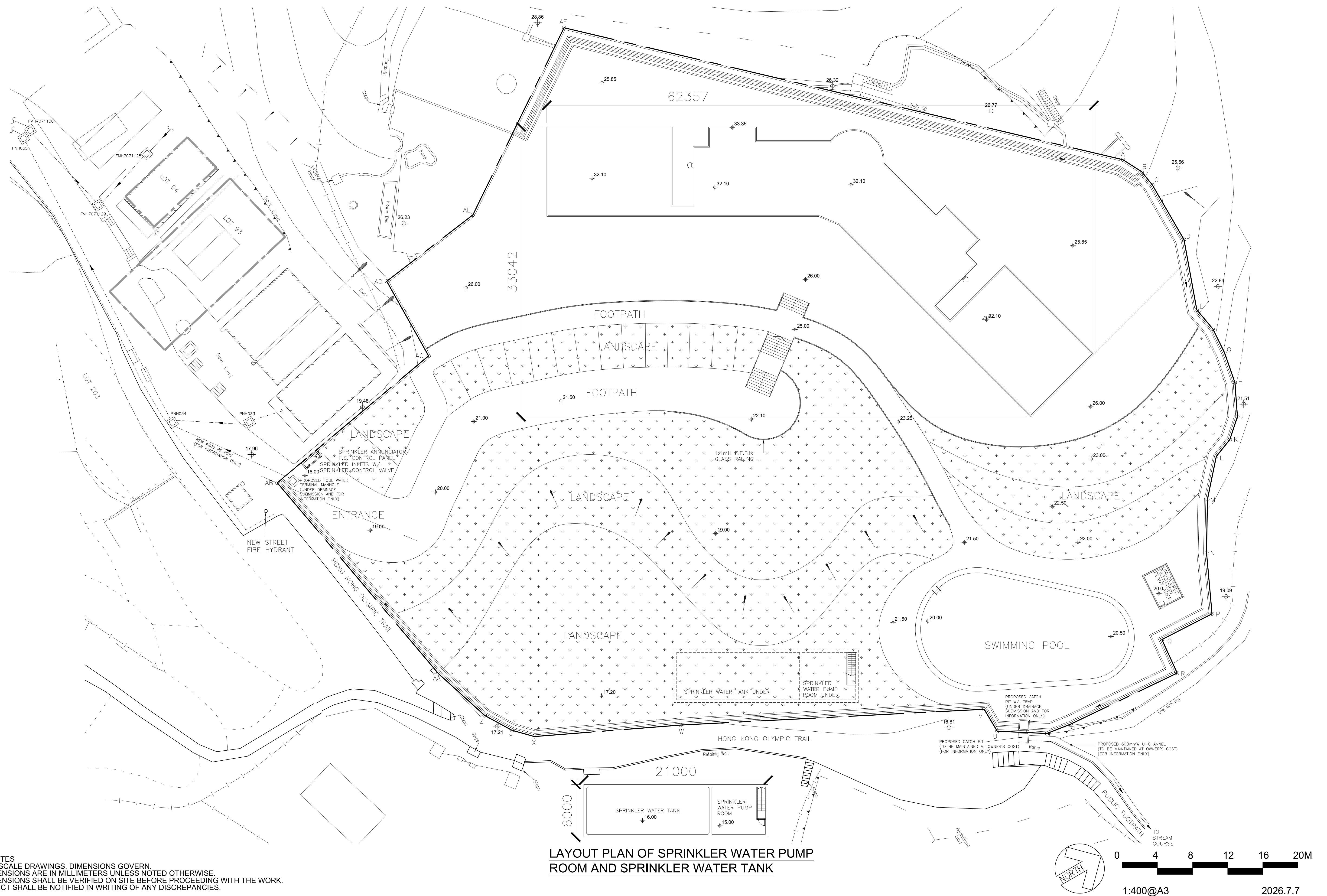
Project:
**PROPOSED HOUSE REDEVELOPMENT AT MUI WO,
LANTAU ISLAND, N.T. ON D.D.1 MUI WO LOT 1280**

Drawing Title:
LOCATION PLAN

Drawing No.:
LP-01

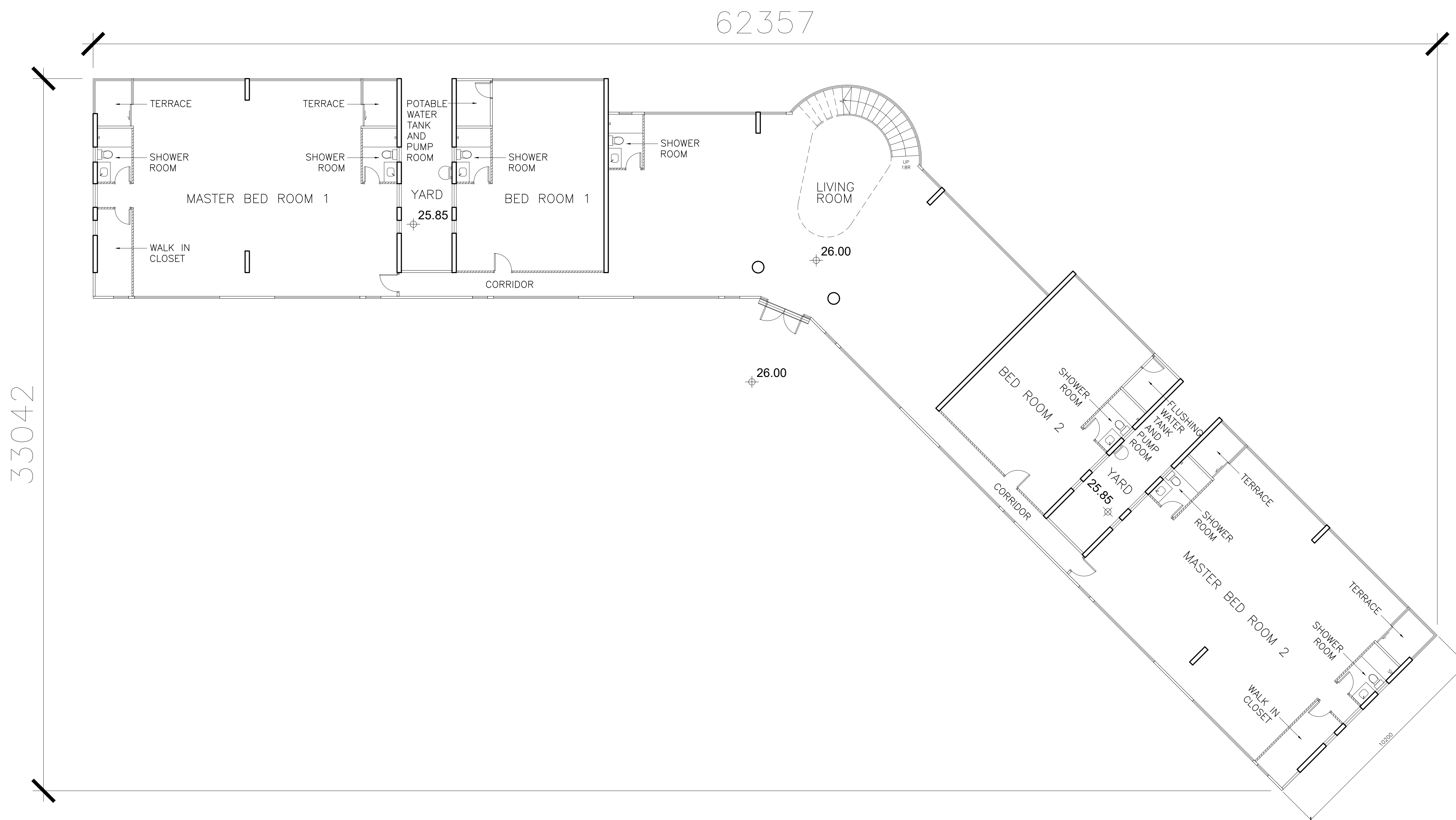
Project Manager:
DESIGN ACT
Architecture & Development
6/F, Central 88, 88-98 Des Voeux Road Central, Hong Kong
Email Address: info@designact.com.hk
Telephone: 2810 1980 Facsimile: 2810 1985

Architect:
 **樑安建築師有限公司**
L&N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3082, Fax: (852) 3428 2269

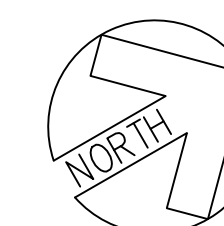


LAYOUT PLAN OF SPRINKLER WATER PUMP ROOM AND SPRINKLER WATER TANK

Project:
PROPOSED HOUSE REDEVELOPMENT AT MUI WO,
LANTAU ISLAND, N.T. ON D.D.1 MUI WO LOT 1280



GENERAL NOTES
 1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
 2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
 4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.



0 2 4 6 8 10M

1:200@A3

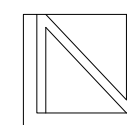
2026.7.7

Project:
 PROPOSED HOUSE REDEVELOPMENT AT MUI WO,
 LANTAU ISLAND, N.T. ON D.D.1 MUI WO LOT 1280

Drawing Title:
 HOUSE - G/F

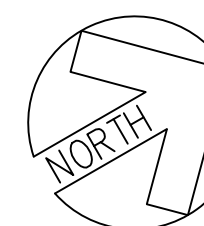
Drawing No.:
 LP-03

Project Manager:
DESIGN ACT
 Architecture & Development
 6/F, Central 88, 88-98 Des Voeux Road Central, Hong Kong
 Email Address: info@designact.com.hk
 Telephone: 2810 1980 Facsimile: 2810 1985

Architect:
 樑安建築師有限公司
 L&N Architects Ltd.
 Rooms 1203-1204, 12/F Belgian Bank Building,
 721-725 Nathan Road, Kowloon
 Tel: (852) 3422 3082, Fax: (852) 3428 2269



GENERAL NOTES
1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.



0 2 4 6 8 10M

1:200@A3

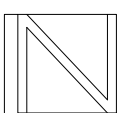
2026.7.7

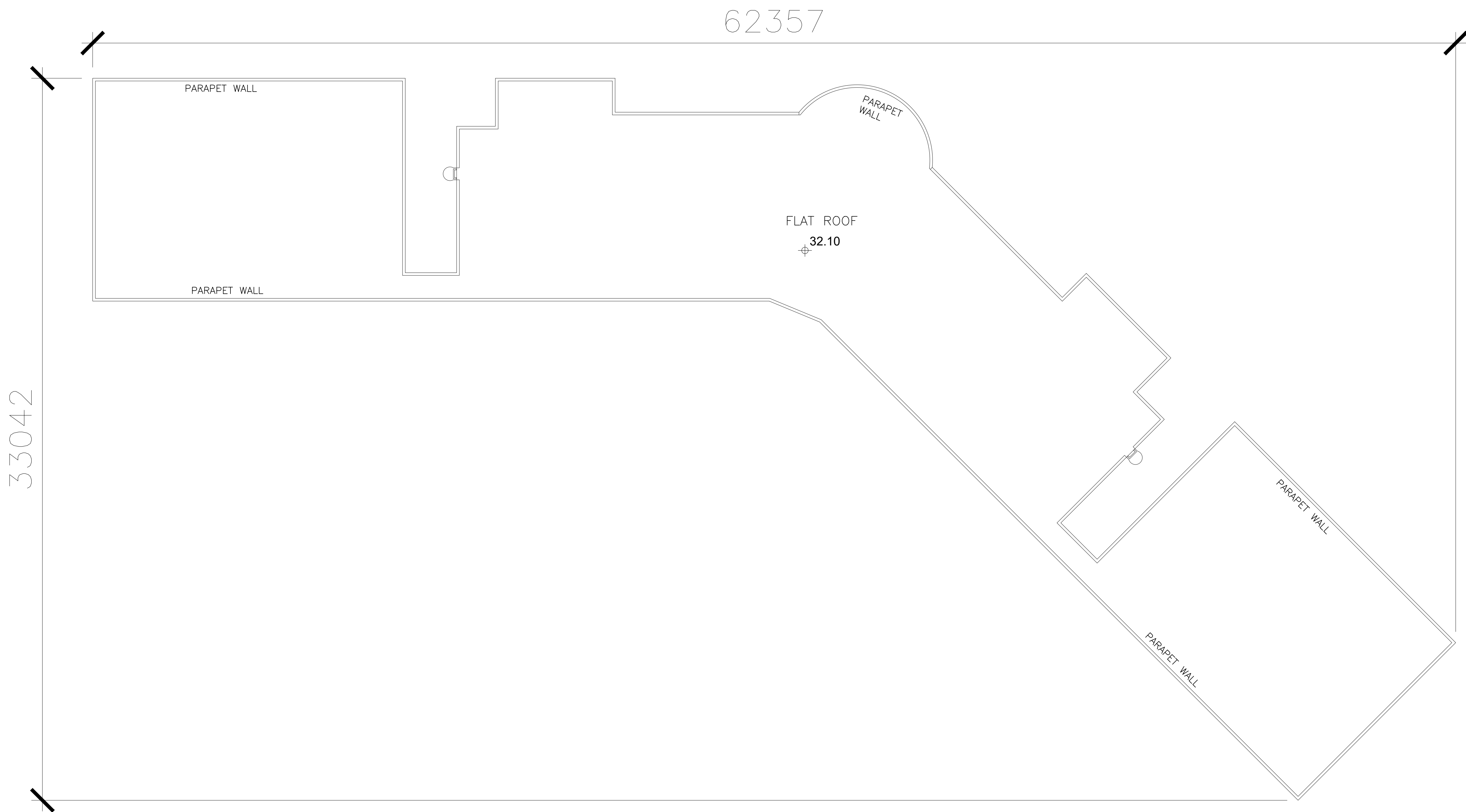
Project:
PROPOSED HOUSE REDEVELOPMENT AT MUI WO,
LANTAU ISLAND, N.T. ON D.D.1 MUI WO LOT 1280

Drawing Title:
HOUSE - 1/F

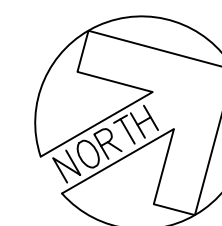
Drawing No.:
LP-04

Project Manager:
DESIGN ACT
Architecture & Development
6/F, Central 88, 88-98 Des Voeux Road Central, Hong Kong
Email Address: info@designact.com.hk
Telephone: 2810 1980 Facsimile: 2810 1985

Architect:
 樑安建築師有限公司
L&N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3082, Fax: (852) 3428 2269



GENERAL NOTES
1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.



0 2 4 6 8 10M

1:200@A3

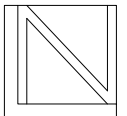
2026.7.7

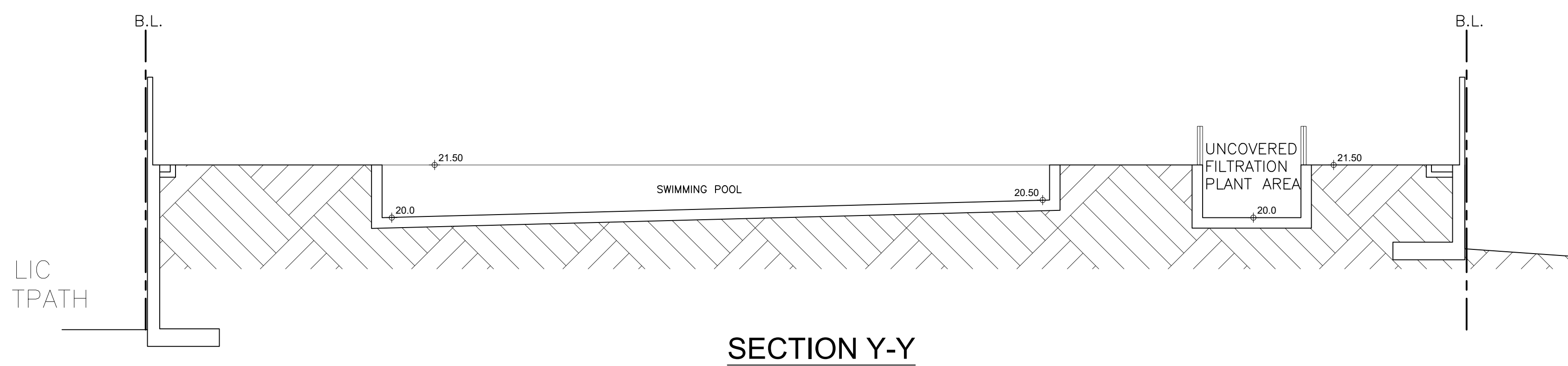
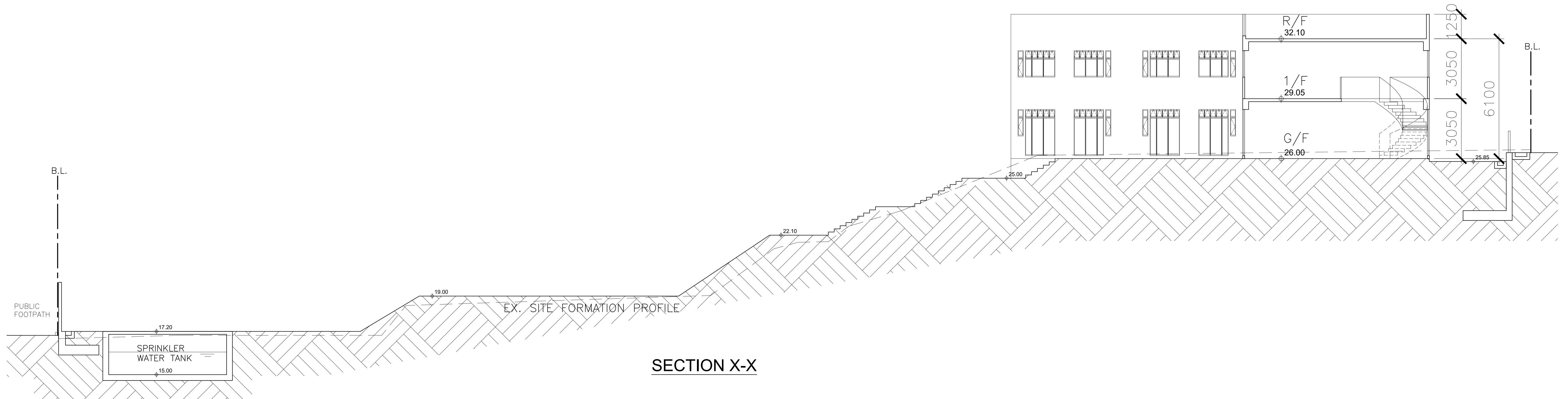
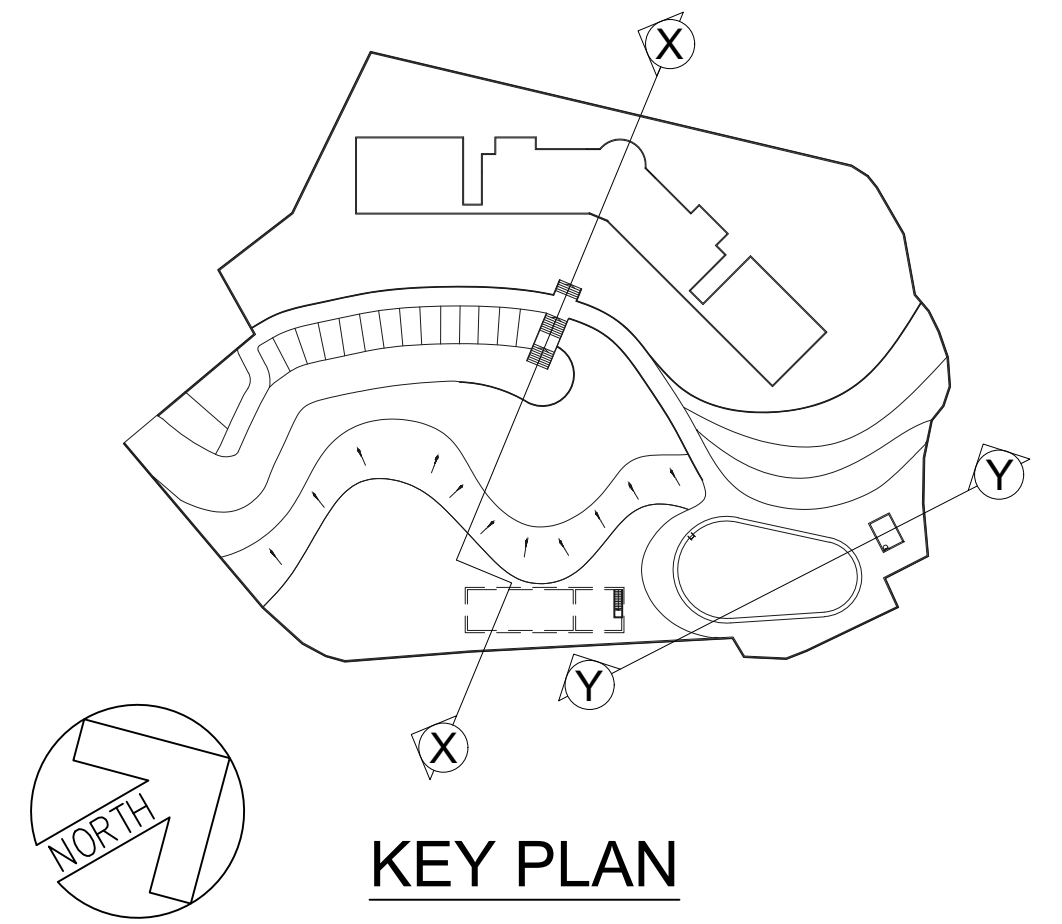
Project:
PROPOSED HOUSE REDEVELOPMENT AT MUI WO,
LANTAU ISLAND, N.T. ON D.D.1 MUI WO LOT 1280

Drawing Title:
HOUSE - R/F

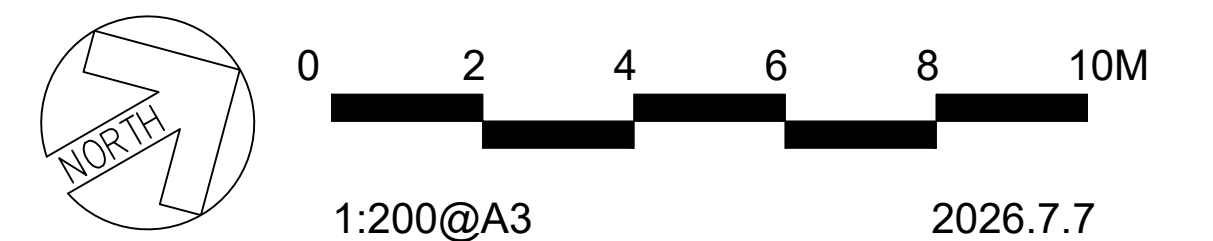
Drawing No.:
LP-05

Project Manager:
DESIGN ACT
Architecture & Development
6/F, Central 88, 88-98 Des Voeux Road Central, Hong Kong
Email Address: info@designact.com.hk
Telephone: 2810 1980 Facsimile: 2810 1985

Architect:
 樑安建築師有限公司
L&N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3082, Fax: (852) 3428 2269



- GENERAL NOTES
- DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
 - ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
 - ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

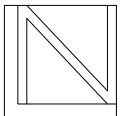


Project:
PROPOSED HOUSE REDEVELOPMENT AT MUI WO,
LANTAU ISLAND, N.T. ON D.D.1 MUI WO LOT 1280

Drawing Title:
SECTION

Drawing No.:
LP-06

Project Manager:
DESIGN ACT
Architecture & Development
6/F, Central 88, 88-98 Des Voeux Road Central, Hong Kong
Email Address: info@designact.com.hk
Telephone: 2810 1980 Facsimile: 2810 1985

Architect:
 樑安建築師有限公司
L&N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3082, Fax: (852) 3428 2269