

Form No. S16-II
表格第 S16-II 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE

(CAP.131)

2021年 12月 2 日
此文件在 2021年 12月 2 日收到。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。

20 DEC 2021

This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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.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

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 請勿填寫此欄	Application No. 申請編號	A / I - MWF / 32
	Date Received 收到日期	20 DEC 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。

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)

歐陽悅蘭 莫淑芬 AU YEUNG YUET LAN MOK SAK FUN FANNY

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)

李國強 LI KWOK KEUNG

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOT NO. 308 S.A IN J. DA MW, LUK TEI TONG VILLAGE, MUI WO.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 124 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 195.09 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	MUI WO FRINGE OZP S/I-MWF/10
(e) Land use zone(s) involved 涉及的土地用途地帶	R E C
(f) Current use(s) 現時用途	空地 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」(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" (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 Government land (please proceed to Part 6).
申請地點完全位於政府土地上(請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)".
根據土地註冊處截至 2021 年 11 月 26 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)".
已取得 1 名「現行土地擁有人」的同意。

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	LOT NO.: SECTION A OF LOT NO. 308 IN D.D. 4, MUI Wo	26-11-2021

(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 notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)#&
於 _____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

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

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. Development Proposal 擬議發展計劃			
(a) Name(s) of indigenous villager(s) (if applicable) 原居民姓名 (如適用)	TSANG MARK STEPHEN		
(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)	橫瀾鹿地塘村		
(c) Proposed gross floor area 擬議總樓面面積	195.09 sq.m 平方米 <input type="checkbox"/> About 約		
(d) Proposed number of house(s) 擬議房屋幢數	1	Proposed number of storeys of each house 每幢房屋的擬議層數	3
(e) Proposed roofed over area of each house 每幢房屋的擬議上蓋面積	65.03 sq.m 平方米	Proposed building height of each house 每幢房屋的擬議高度	8.13 m 米
(f) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途	Garden (Please illustrate on plan the total number and dimension of each car parking space, and/or location of septic tank, where applicable) (請在圖則上顯示, 並註明車位總數, 以及每個車位的長度和寬度及/或化糞池的位置 (如適用))		
(g) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>	
(h) Can the proposed house(s) be connected to public sewer? 擬議的屋宇發展能否接駁至公共污水渠?	Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/>	(Please indicate on plan the sewerage connection proposal. 請用圖則顯示接駁公共污水渠的路線) (Please indicate on plan the location of the proposed septic tank. 請用圖則顯示化糞池的位置)	

7. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁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? 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	<p>.....</p> <p>.....</p> <p>.....</p>
	No 否 <input checked="" type="checkbox"/>	
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 <input type="checkbox"/>	<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) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>
	No 否 <input checked="" type="checkbox"/>	
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<p>On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>.....</p> <p>.....</p>	<p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p>
	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	

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。

1. 本人申請之地段早在2014年已獲城規會批准，更在2018年向城規會申請續期有效至2022年2月7日，申請人於2014年5月向離島地政處申請(新界豁免管制屋宇一小型屋宇)得悉離島地政處審批過程接近完成，未能能在期限內批出。
2. 1990年前已批出5間丁屋分別第318RP(BL993) 3.83.B(BL992) 694(G.L) 579R.P(676) 545RP(572) 另外1995年後批出737.738 in D.D4 M.W 上述7間丁屋均屬鄉村式發展用地之外，但屬於離島地政處村界範圍之內。
3. 本人申請之地段同屬離島地政處村界範圍內，而規劃署約於1995年制定鹿地塘村鄉村式發展用地藍圖，未能完全覆蓋離島地政處村界範圍內，就上述原因，無耐要遞交的許可申請。
4. 本人申請之地段已納入離島污水收集系統第2階段，渠務署於2021年11月初已簽約開標，現已動工。
5. 據知鹿地塘村村代表曾去信規劃署提出鹿地塘村鄉村式發展用地與離島地政處鹿地塘村村界一致，但不被接納，上述要求希望資署從新考慮。

9. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in 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

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

.....
李國強
.....

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

29-11-2021 (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

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	LOT NO. 308 S.A IN D.D.A M.W., LUK TEI TONG VILLAGE, MUI WO	
Site area 地盤面積	124	sq. m 平方米 □ About 約
	(includes Government land of 包括政府土地	sq. m 平方米 □ About 約)
Plan 圖則	MUI WO FRINGE OZP S/I - M.W.F./10	
Zoning 地帶	R.E.C	
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 <input checked="" type="checkbox"/> Small House 小型屋宇	
(i) Proposed Gross floor area 擬議總樓面面積	195.09 sq.m 平方米 □ About 約	
(ii) Proposed No. of house(s) 擬議房屋幢數	1	
(iii) Proposed building height/No. of storeys 建築物高度/層數	8.23 m 米 □ (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

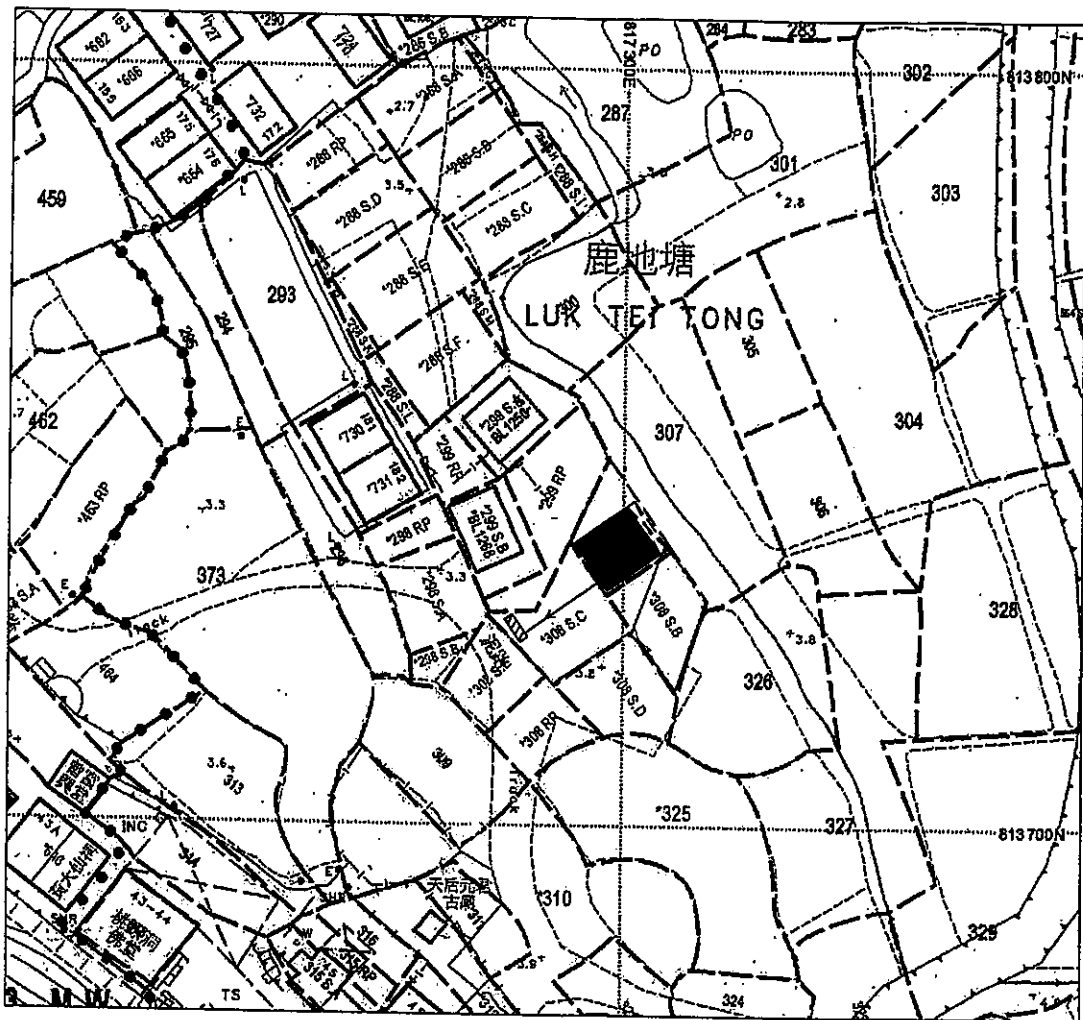
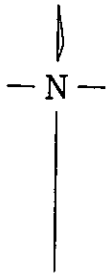
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
位置圖 附圖(一) 美化環境雨水排放系統圖 附圖(二)		
鹿地牌鄉村污水收集系統終端圖 附圖(三)		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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。

Proposed House on Lot 308 S.A in D.D.4 MW
Luk Tei Tong, Mui Wo, Lantau



Scale 1 : 1000

Plan No. : HPL1969/308A/H/02

Location : Luk Tei Tong, Mui Wo, Lantau

Project : Proposed House Location

Note:





1. Hong Kong Geodetic Datum 1980 Grid
2. All levels refer to Principal Datum Hong Kong
3. All units in metres

Proposed House on Lot 308 S.A in D.D.4 MW:

Side	Bearing	Distance	Northing	Easting	Point
1-2	145 04 15	7.620	813742.594	817300.442	1
2-3	235 04 15	8.534	813736.346	817304.805	2
3-4	325 04 15	7.620	813731.460	817297.808	3
4-1	55 04 15	8.534	813737.707	817293.446	4

Coloured Pink Area 65.03m² (About)

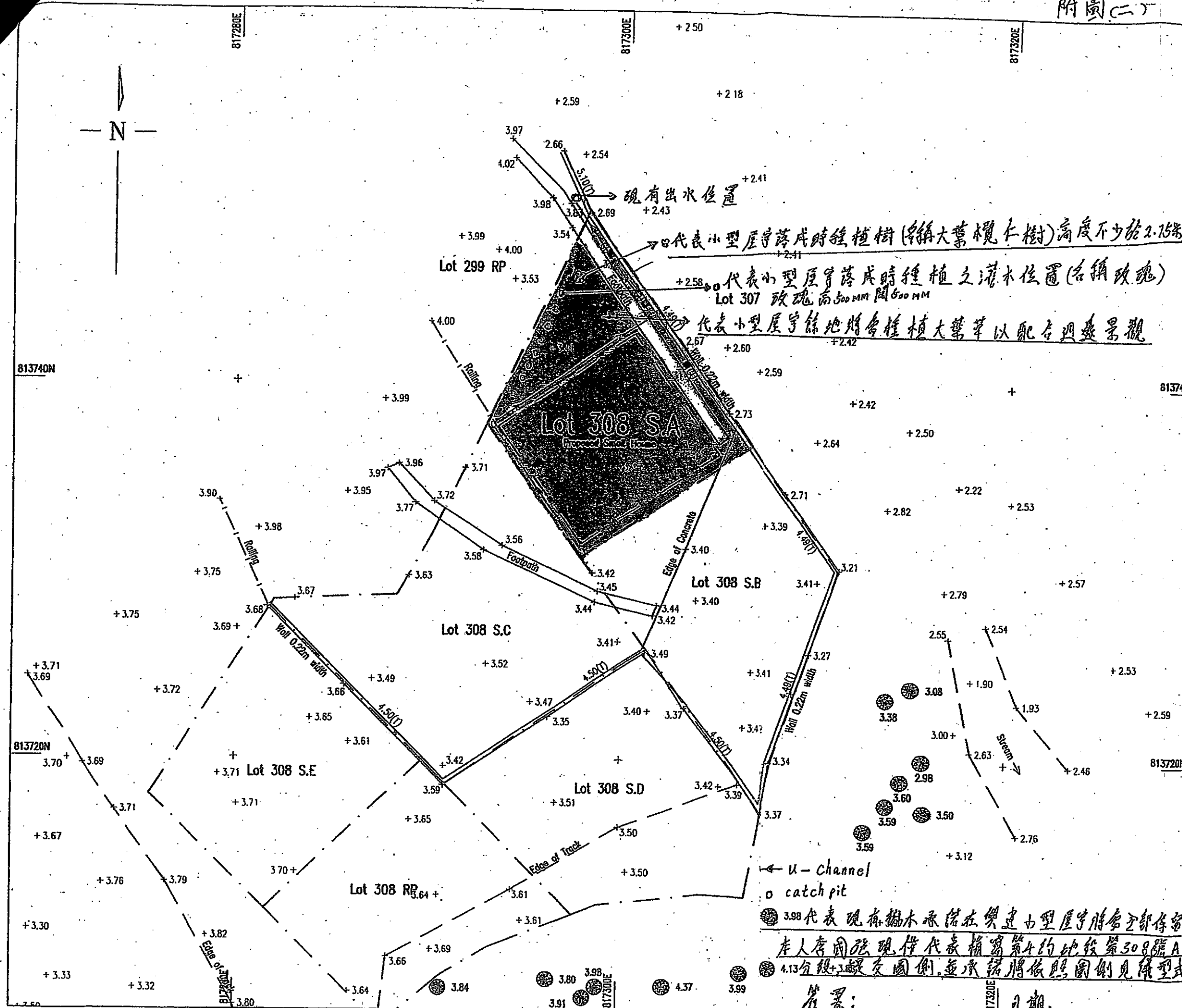
Legend:

-  Proposed House
-  Balcony (1.22mx7.620m)
-  Septic Tank
-  Pipe

Prepared by
Helen Chan Professional Land Survey Limited

Helen Chan
ALS, MRICS, MHKIS, RPS(LS)
Date: 10th November 2021





- Notes
1. Hong Kong Geodetic Datum 1980
 2. All levels refer to Principal Datum Hong Kong
 3. All units are in Metres
 4. All spot level positions are indicated by the decimal point or a cross.
 5. The coordinates of Proposed House refer to Plan No. HPL1969/308A/H/01

Abbreviations

BB	SIGN BOARD	ME	MANHOLE (ELECTRIC)
BD	BOULDER	MF	MANHOLE (FOUL WATER)
BH	BORER HOLE	MH	MANHOLE
BO	BOLLARD	MP	METER POST
CB	CONCRETE BLOCK	MS	MANHOLE (STORM WATER)
CL	COVER LEVEL	MT	MANHOLE (TELEPHONE)
CO	COLUMN	RCP	REFUSE COLLECTION POINT
CP	CATCHPIT	SC	STEP CHANNEL
CUL	CULVERT	SHR	SHRINE
DP	DRAW PIT	SP	SIGN POLE
EB	ELECTRIC BOX	ST	STOOL
EP	ELECTRICITY POST	TC	TELEPHONE CHAMBER
ESS	ELECTRIC SUB-STATION	TL	TRAFFIC LIGHT
ET	ELECTRIC TRANSFORMER	TP	TELEPHONE POLE
FB	FLOWER BED	TS	TEMPORARY STRUCTURE
FH	FIRE HYDRANT	TV	MANHOLE (CABLE TV CO)
FIG	FEEDS INTO GROUND	UC	U CHANNEL
FP	FOOTPATH	V	VALVE
GA	GRATING	VF	VALVE FIRE
GU	GULLY	VG	VALVE GAS
IC	INSPECTION COVER	VT	VENT
IL	INVERT LEVEL	VW	VALVE-WATER WORKS
LB	LETTER BOX	WT	WATER TANK
L	LAMP POST	WP	WATER POINT

Symbols

[Symbol]	ARTIFICIAL SLOPE	[Symbol]	SLOPE TOP / BOTTOM
[Symbol]	BOUNDARY LINE	[Symbol]	LANDSLIDE SCAR
[Symbol]	BOUNDARY POINT	[Symbol]	SEPTIC TANK
[Symbol]	BOULDER	[Symbol]	STEPS
[Symbol]	CANOPY	[Symbol]	TREE
[Symbol]	CONTOUR (5m)	[Symbol]	U-CHANNEL WITH FLOW & SIZE
[Symbol]	CONTOUR (1m)	[Symbol]	VERTICAL CUTTING
[Symbol]	DRAIN		
[Symbol]	FENCE/RAILING		
[Symbol]	FREE STANDING WALL		
[Symbol]	GATE		
[Symbol]	HOARDING		

Approved

Helen Chan
ALS, MHKIS, MRICS, RPS(LS)
Date: March 14, 2015

Drawing Title

Topographical Survey of
Lot 308 SA in D.D.4 MW
Luk Tei Tong, Mui Wo

Drawing No. HPL2075B/TS/01

Scale 1:200

Helen Chan Professional Land Survey Ltd.
2/F, No.36 Lung Sum Avenue, Sheung Shui, N.T., Hong Kong
Tel: 26395466 Fax: 26734966
e-mail: hcpls@netvigator.com


簽署: (負責人)

日期:



圖例 LEGEND:

施工區範圍
LIMIT OF WORKS AREA



臨時封閉之道路，行人路及空地
以建造污水管

CARRIAGEWAYS, FOOTPATHS AND OPEN
SPACE TO BE TEMPORARILY CLOSED
AND AREAS IN OR UNDER WHICH
SEWER MAY BE CONSTRUCTED


李慧慈 CHERIE W.M. LEE
高級環境保護主任 (排污系統)
SENIOR ENVIRONMENTAL PROTECTION OFFICER
(SEWERAGE INFRASTRUCTURE)
B 局 DATE 26 JUN 2020

何家法 CAROL HO KA-YEE
渠務署總工程師/副司工程管理
CHIEF ENGINEER/CONSULTANTS MANAGEMENT
DRAINAGE SERVICES DEPARTMENT
日期 DATE 17 JUN 2020

A	第一稿 FIRST ISSUE	03C	E-W	RC1P	06/2020
修改 REV.	修改项目 DESCRIPTION	设计 By	校对 CHK	批准 APP	日期 DATE

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委託部門 CLIENT DEPARTMENT

 香港特別行政區政府環境保護署
ENVIRONMENTAL PROTECTION DEPARTMENT
THE GOVERNMENT OF THE HONG KONG
SPECIAL ADMINISTRATIVE REGION

ADMINISTRATIVE DEPARTMENT

D 香港特別行政區政府渠務署
DRAINAGE SERVICES DEPARTMENT
THE GOVERNMENT OF THE HONG KONG
SPECIAL ADMINISTRATIVE REGION

REG CONSULTANT

AECOM

工程 PROJECT

部分工務計劃項目第4353DS號 -
離島污水收集系統第2階段 -
發展污水收集系統至尚窩其他未有污水設施的鄉村 -
鹿地鄉媽拉污水收集系統工程

PART OF PWP ITEM NO. 4353DS - -
 OUTLYING ISLANDS SEWERAGE STAGE 2 -
 EXTENSION OF SEWERAGE SYSTEM TO
 OTHER UNSEWERED VILLAGES IN MUJ WO -
 VILLAGE SEWERAGE WORKS AT LUK TEI TONG

工務局工程項目編號
PHP ITEM NO. 第 4353DS 號

圖則 PL411
根據水污染管制(排放廢物)規例(第358A章)
第26條引用道路(工程、使用及環境)條例(第373章)
在憲報公佈之圖則
PLAN FOR GAZETAL UNDER ROADS WORKS, USE AND
REGULATION; ORDINANCE (Chapter 373)
AS APPLIED BY SECTION 26 OF THE WATER POLLUTION
CONTROL (SEWAGE) REGULATION;
(Chapter 358A)

總平面圖
GENERAL LAYOUT PLAN

比例 SCALE	设计 DESIGNED GSCL	制图 DRAWN XH	校对 CHECKED SLIM	审核 APPROVED RCYK
A1 1:1000	日期 DATE 06/2020	日期 DATE 06/2020	日期 DATE 06/2020	日期 DATE 06/2020

圖則編號 DRAWING NO.
60027687/GAZ/9301

15 11 PF 7

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

- (a) sympathetic consideration may be given if not less than 50% of the proposed NTEH/Small House footprint falls within the village 'environs' ('VE') of a recognized village and there is a general shortage of land in meeting the demand for Small House development in the "Village Type Development" ("V") zone of the village;
- (b) if more than 50% of the proposed NTEH/Small House footprint is located outside the 'VE', favourable consideration could be given if not less than 50% of the proposed NTEH/Small House footprint falls within the "V" zone, provided that there is a general shortage of land in meeting the demand for Small House development in the "V" zone and the other criteria can be satisfied;
- (c) development of NTEH/Small House with more than 50% of the footprint outside both the 'VE' and the "V" zone would normally not be approved unless under very exceptional circumstances (e.g. the application site has a building status under the lease, or approving the application could help achieve certain planning objectives such as phasing out of obnoxious but legal existing uses);
- (d) application for NTEH/Small House with previous planning permission lapsed will be considered on its own merits. In general, proposed development which is not in line with the criteria would normally not be allowed. However, sympathetic consideration may be given if there are specific circumstances to justify the cases, such as the site is an infill site among existing NTEHs/Small Houses, the processing of the Small House grant is already at an advance stage;
- (e) if an application site involves more than one NTEH/Small House, application of the above criteria would be on individual NTEH/Small House basis;
- (f) the proposed development should not frustrate the planning intention of the particular zone in which the application site is located;
- (g) the proposed development should be compatible in terms of land use, scale, design and layout, with the surrounding area/development;
- (h) the proposed development should not encroach onto the planned road network and should not cause adverse traffic, environmental, landscape, drainage, sewerage and geotechnical impacts on the surrounding areas. Any such potential impacts should be mitigated to the satisfaction of relevant Government departments;
- (i) the proposed development, if located within water gathering grounds, should be able to be connected to existing or planned sewerage system in the area except under very special circumstances (e.g. the application site has a building status under the lease or the applicant can demonstrate that the water quality within water gathering grounds will not be affected by the proposed development^);

- (j) the provision of fire service installations and emergency vehicular access, if required, should be appropriate with the scale of the development and in compliance with relevant standards; and
 - (k) all other statutory or non-statutory requirements of relevant Government departments must be met. Depending on the specific land use zoning of the application site, other Town Planning Board guidelines should be observed, as appropriate.
- ^i.e. the applicant can demonstrate that effluent discharge from the proposed development will be in compliance with the effluent standards as stipulated in the Water Pollution Control Ordinance Technical Memorandum.

Previous Applications of the Application Site

Approved Application

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/I-MWF/22	Proposed House (New Territories Exempted House - Small House)	7.2.2014	(a), (b), (c)

Approval Conditions:

- (a) submission and implementation of a landscape proposal;
- (b) submission and implementation of a storm-water drainage proposal; and
- (c) construction, provision, operation, maintenance and repair of sewerage treatment and disposal facilities within the Site.

Rejected Application

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
A/I-MWF/10	Proposed House (New Territories Exempted House - Small House)	5.12.2003 by RNTPC; and 2.4.2004 by TPB	(1), (2), (3)

Rejection Reasons:

- (1) not in line with the planning intention of the “REC” zone;
- (2) sufficient land for Small House development in “V” zone; and
- (3) undesirable precedent for similar applications within the “REC” zone.

Similar Applications for NTEH - Small House
within the same “Recreation” zone in the vicinity of the Application Site

Approved Applications

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/I-MWF/5	Lot Nos. 322 s.A and 322 RP (Part) in D.D.3 MW, Luk Tei Tong Village	21.9.2001	(a), (b), (c)
A/I-MWF/12	Lot No. 278 s.A in D.D.4 MW, Luk Tei Tong Village	14.1.2005	(a), (b)
A/I-MWF/24	Lot No. 308 R.P. in D.D.4 MW, Luk Tei Tong Village	10.9.2014	(a), (d)
A/I-MWF/25	Lot No. 308 s.B in D.D.4 MW, Luk Tei Tong Village	10.9.2014	(a), (d)

Approval conditions:

- (a) submission and implementation of a landscaping/tree preservation proposal;
- (b) provision of drainage facilities/ submission and implementation of a storm-water drainage proposal;
- (c) provision of fire service installations; and
- (d) provision of septic tank.

Rejected Applications

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
A/I-MWF/7	Lot No. 308 s.C in D.D.4 MW, Luk Tei Tong Village	30.5.2003	(1), (2), (3), (4)
A/I-MWF/8	Lot No. 308 s.D in D.D.4 MW, Luk Tei Tong Village	30.5.2003	(1), (2), (3), (4)
A/I-MWF/11	Lot No. 278 s.A in D.D.4 MW, Luk Tei Tong Village	14.1.2005	(1), (3), (4), (5)
A/I-MWF/13	Lot No. 554 in D.D.3 MW, Ma Po Tsuen	1.9.2006	(1), (3), (4), (5)

Rejection reasons:

- (1) not in line with the planning intention of the “REC” zone;
- (2) development scale and intensity exceed that for residential development in “REC” zone;
- (3) sufficient land for Small House development in “V” zone;
- (4) undesirable precedent for similar applications within the “REC” zone; and
- (5) not comply with the “Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories.

Detailed Comments from Relevant Government Departments

1. Land Administration

Comments of District Lands Officer/Islands, Lands Department (DLO/Is, LandsD):

- (a) no in-principle objection to the application;
- (b) the Lot is demised for agricultural use under Block Government Lease;
- (c) the Lot is within the village environs ('VE') of Luk Tei Tong Village of Mui Wo Heung;
- (d) the 10-year forecast of Small House demand of Luk Tei Tong Village is 78 for the period from 18.8.2016 to 17.8.2026. Please note that the figure of 10-year forecast of Small House demand is estimated and provided by the Indigenous Inhabitant Representative (IIR) of Luk Tei Tong Village and the information so obtained has not been in any way verified by his office;
- (e) the number of outstanding Small House applications for sites within the "V" zone and straddling / outside "V" zone is 14 as at 5.1.2022;
- (f) by making a statutory declaration, the Vice-chairman of Mui Wo Rural Committee has certified that the registered owner of the Lot, TSANG Mark Stephen who submitted a Small House application to his office in 2013, is an indigenous villager of Luk Tei Tong Village; and
- (g) if and after planning approval has been given by the Town Planning Board (the Board), his office will continue to process the Small House application in accordance with the established procedures. There is no guarantee that the Small House application would be approved. If the Small House application is approved by the LandsD acting in the capacity as landlord at its sole discretion, the approval will be subject to such terms and conditions as may be imposed by LandsD.

2. Traffic

Comments of Commissioner for Transport (C for T):

- (a) in examining s.16 application, traffic impact of the proposed development on existing and committed transport infrastructures should be carefully assessed. While the traffic impact caused by small-scale individual private developments might appear tolerable, the application may set an undesirable precedence for similar applications in the future. The cumulative traffic impact of such developments may overload the existing/planned transport infrastructures in the area;
- (b) regarding parking provision of the proposed development, according to the Hong Kong Planning Standards and Guidelines, up to 1 car parking space for each standard 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 Ngan Shu Street via a village access. The proposal does not include a parking space for the NTEH. On 27.1.2022, the applicant advised TD via email that surplus parking spaces are available in Ngan Shu Street and Ngan Shek Street public car park. However, according to TD's observation, the problem of illegal parking is serious along Ngan Shu Street and Ngan Shek Street and the utilization of the existing non-metered parking spaces in the vicinity is high. As the above-mentioned roads are always parked with cars illegally, there is a general presumption that there is no surplus parking space in the Luk Tei Tong Village / Mui Wo Town Centre causing spillage of the cars into the vicinity such as Ngan Shu Street and Ngan Shek Street, which may in turn cause illegal parking and hence adverse traffic impact; and

- (c) notwithstanding the above, as the application is the subject of a previously approved application No. A/I-MFW/22, she has no comment on the application.

3. Environment and Sewerage

3.1 Comments of Chief Engineer/Consultants Management, Drainage Services Department (CE/CM, DSD):

sewage connection for the proposed development is not available under Contract No. DC/2021/09 – “Outlying Islands Sewerage Stage 2 – Village Sewerage at Luk Tei Tong and Ma Po Tsuen, Mui Wo” and hence the proposed development has no direct interface with the Contract.

3.2 Comments of Director of Environmental (DEP):

- (a) in view of the small scale of the proposed development, the application alone is unlikely to cause major pollution; and
- (b) it is noted that septic tank and soakaway system are proposed for treatment of sewage from the proposed house. Septic tank and soakaway system are acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorised Person.

4. Drainage

Comments of Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&Is, DSD):

- (a) there is no public stormwater drainage system in the vicinity of the Site for connection at the moment. The applicants should ensure the development would not impose flooding risk to the nearby region; and
- (b) an approval condition requiring the applicants to submit and implement the stormwater

drainage proposal should be imposed if approval is granted.

5. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) no in-principle objection to the application; and
- (b) the Site falls within the consultation zone of Silver Mine Water Treatment Works, which is a Potentially Hazardous Installation.

6. Fire Safety

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

- (a) no in-principle objection to the application; and
- (b) the applicants are reminded to observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD.

7. Agriculture/ Nature Conservation

Comments of Director of Agriculture, Conservation and Fisheries (DAFC):

the Site falls within a fenced off garden area covered with grasses. There is no comment on the application from nature conservation point of view.

8. Urban Design and Landscape Aspects

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

- (a) the Site (about 124m²) falls within an area zoned "Recreation" ("REC") on the approved Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/10. The applicants seek planning permission for the proposed house (NTEH-Small House). The last application no. A/I-MWF/22-1, which involves a slightly larger site area (about 145m²) for the same use by the same applicants, was approved by the Director of Planning under the delegated authority of the Board on 19.1.2018 valid until 7.2.2022 and there was no in-principle objection to the application from landscape planning perspective. There are 2 approved similar planning applications nos. A/I-MWF/24 and 25 observed in proximity to the subject site within the same "REC" zone; and
- (b) according to the aerial photo of 2021, the Site is a vacant lawn adjacent to some Small Houses mainly to the west. The existing rural inland plain landscape character surrounding the site and the landscape resources within the site remain largely the same with that of the previous application. The proposed landscape layout and building footprint is primarily the same with the accepted landscape proposal under

the last application no. A/I-MWF/22 stamped on 24.6.2015 and the proposed development is not in conflict with any trees or material landscape resources. Significant adverse landscape impact arising from the proposed development is not anticipated and there is no objection to the application from landscape planning perspective.

9. Planning Enforcement

Comments of Chief Town Planner/Central Enforcement and Prosecution, Planning Department (CTP/CEP, PlanD):

the Site is currently not subject to any active enforcement action. Should there be sufficient evidence to form an opinion of unauthorized development under the Town Planning Ordinance at the Site, enforcement action would be instigated as appropriate.

10. Local Views

Comments of District Officer/Islands, Home Affairs Department (Do/Is, HAD):

the Site does not fall within any proposed works area limits of HAD's project, there is no specific comment on the application from the local works angle.

11. Demand and Supply of Small House

According to DLO/Is, LandsD's record, the total number of outstanding Small House applications for Luk Tei Tong Village is 14 while the 10-year Small House demand forecast is 78. Based on the latest estimate by the Planning Department, about 1.9ha (or equivalent to about 76 Small House sites) of land are available within the "V" zone of Luk Tei Tong Village. Therefore, the land available cannot fully meet the future demand of 92 Small Houses (or equivalent to about 2.3ha of land).

致：規劃署署長，

反對申請小型屋宇

Lot 308 SA in DD4MW

NO. A/I-MWF/32



5-1

有關貴署在28/12/2021在梅窩鹿地塘村貼告示，指有關人士在上述地段申請興建小型屋宇，查該處不是丁屋範圍，他們應該去離島地政署申請，如果不獲批准，即是冇問題，為什麼規劃署會接受，嚴重破壞丁屋範圍。

我們是本村村民提出嚴重反對，貴署理應尊重本村丁屋界線，請立即停止申請，否則觀村界線存。

反對人士

注* 請保密

3/1/2022

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pub



A/I-MWF/32 DD 4 MW, Luk Tei Tong Village

12/01/2022 01:27

From:

~~mm1947 <mm1947@helixgate.com>~~

To:

tpbpd <tpbpd@pland.gov.hk>

File Ref:

5-2

A/I-MWF/32

Lot No. 308 S.A in D.D.4 MW, Luk Tei Tong Village, Mui Wo

Site area : 124sq.m

Zoning: "Recreation"

Applied development : Net House

Dear TPB Members,

While the diagrams in both approved application and this look the same, the size of the site has been reduced from 145sq.m?

Strong objections. Approval was granted in 2014 but since then 700+ units of PH and HOS have been developed in Mui Wo and there is indication of more to come. Small Houses should be restricted to the already extremely large VTD zone while other zonings serve the general community.

Both the 2017 and 2018 Policy Addresses refer to "development for the north, **conservation** for the **south' of Lantau**. Therefore indiscriminate expansion of residential areas should not be approved.

That AECOM is involved in this application suggests that this is yet another Small House application that is not intended to house the indigenous front man.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Islands, Lands Department (LandsD) that if and after planning approval has been given by the Town Planning Board (the Board), his office will continue to process the Small House application in accordance with the established procedures. There is no guarantee that the Small House application would be approved. If the Small House application is approved by the LandsD acting in the capacity as landlord at its sole discretion, the approval will be subject to such terms and conditions as may be imposed by LandsD;
- (b) to note the comments of Director of Fire Services that the applicants should observe the ‘New Territories Exempted Houses – A Guide to Fire Safety Requirements’ published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD; and
- (c) to note the comments of Director of Environmental Protection that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorised Person.