

Form No. S16-III  
表格第 S16-III 號

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

2022年 8月 22日

此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

22 AUG 2022

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16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議\***

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

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

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

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

2202077 19/8 by post

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/1-MWF/33
	Date Received 收到日期	22 AUG 2022

- 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)

Mr. Yuen Oi Chi and Mr. Yuen Chit Chi

### 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)

Participatory Professional Services Limited

### 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)	Part of the Remaining Portion of Lot No. 563 within Demarcation District 4 Mui Wo Lot, Lantau Island, Hong Kong
(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 15 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 15 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Not Applicable 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	Approved Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/10
(e) Land use zone(s) involved 涉及的土地用途地帶	"Recreation"
(f) Current use(s) 現時用途	Occupied by a container  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「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)

(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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of ‘Current Land Owner(s)’ 「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)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

**(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))**

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

Temporary 'Shop and Services (Food Kiosk)' use for a period of 3 years

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

(b) Effective period of  
permission applied for  
申請的許可有效期☒ year(s) 年 ..... 3 years .....☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 .....sq.m ☐About 約Proposed covered land area 擬議有上蓋土地面積 ..... 15 .....sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 1 .....

Proposed domestic floor area 擬議住用樓面面積 .....sq.m ☐About 約Proposed non-domestic floor area 擬議非住用樓面面積 ..... 15 .....sq.m ☒About 約Proposed gross floor area 擬議總樓面面積 ..... 15 .....sq.m ☒About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

G/F: About 2.59m; Proposed Use: Temporary 'Shop and Services (Food Kiosk)' for a Period of 3 Years

## Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 .....

Motorcycle Parking Spaces 電單車車位 .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....

Others (Please Specify) 其他 (請列明) .....

## Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 .....

Medium Goods Vehicle Spaces 中型貨車車位 .....

Heavy Goods Vehicle Spaces 重型貨車車位 .....

Others (Please Specify) 其他 (請列明) .....

Proposed operating hours 擬議營運時間 Monday - Sunday 0900 - 2000 (include Public Holidays)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" 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))  Unnamed private pedestrian access <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)	
	No 否	<input type="checkbox"/>	
(e) 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，請另頁註明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。)			
(i) 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 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) 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"/> (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)  <input type="checkbox"/> Diversion of stream 河道改道  <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  <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  <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	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	_____		
	_____		



	<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)</p> <p>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>N.A.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas****位於鄉郊地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

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

Please refer to the enclosed Planning Statement.

**8. 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 this application 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



Tam Raymond Chi Ho

Name in Block Letters  
姓名（請以正楷填寫）

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

Technical Director, Planning and Development

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

Participatory Professional Services Limited

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

Date 日期

04/08/2022



(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，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 available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Part of the Remaining Portion of Lot No. 563 within Demarcation District 4 Mui Wo Lot, Lantau Island, Hong Kong
Site area 地盤面積	15 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/10
Zoning 地帶	"Recreation"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途／發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途／發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途／發展	Temporary 'Shop and Services (Food Kiosk)' use for a period of 3 years



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	15 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.59 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Site Location and the Surroundings, Existing Context of the Surroundings,</u> <u>OZP Planning Context of the Surroundings</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領／理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 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"/>
<hr/> <hr/>		
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。



PARTICIPATORY  
PROFESSIONAL  
SERVICES  
LIMITED

Appendix Ia of RNTPC  
Paper No. A/I-MWF/33

3/F & 2/F, Tung Hip  
Commercial Building,  
244 Des Voeux Road,  
Central, Hong Kong  
T: +852 2507 8333  
F: +852 2531 8888  
www.ppsintl.com

12<sup>th</sup> July 2022

Our Ref.: 2022/LFMWEP/PPSL/TPB/L01

By Post & By Email ([raymond.tam@ppsintl.com](mailto:raymond.tam@ppsintl.com))  
Town Planning Board Secretariat  
15/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong

Dear Sirs,

**Re: Application for Permission Under Section 16 of Town Planning Ordinance  
For the Proposed Temporary 'Shop and Services (Food Kiosk)' Use for a Period of 3 Years Within  
Part of the Remaining Portion of Lot No. 563 Within Demarcation District 4 Mui Wo Lot,  
Lantau Island, Hong Kong**

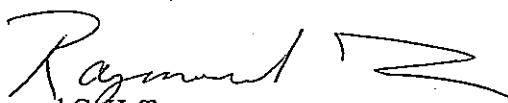
On behalf of the Applicant, Mr. YUEN Oi Chi and Mr. YUEN Chit Chi, Participatory Professional Services Limited (PPSL) hereby submit a planning application under Section 16 of the Town Planning Ordinance (the Application) to the Town Planning Board for the Proposed Temporary 'Shop and Services (Food Kiosk)' Use for a Period of 3 Years within Part of the Remaining Portion of Lot No. 563 within Demarcation District 4 Mui Wo Lot, Lantau Island, Hong Kong.

Enclosed, please find: 1) a duly signed original copy of the application form; 2) a copy of Land Registers of lots involved issued by the Land Registry; 3) the authorization letters from the Applicants; and 4) 4 hard copies of the planning statement including location plan, site location and the surroundings, other relevant plans/drawings, executive summary and supplementary documents for your consideration.

We should be grateful if you can let us have the government departmental comments on the Application for our necessary action once available. Should you have any questions, please feel free to contact Mr. Hank Yuen at 2531 8727 or the undersigned.

We look forward to your favourable consideration on this Application. Thank you for your kind attention.

Yours faithfully,  
For and on behalf of  
PARTICIPATORY PROFESSIONAL SERVICES LIMITED

  
Raymond C. H. Tam  
Technical Director,  
Planning and Development  
Tel: 2507 8386  
Email: [raymond.tam@ppsintl.com](mailto:raymond.tam@ppsintl.com)

FW/RT/rt

Encl.:

- Duly signed Application Form
- Land Register of the Lots Involved
- Authorization letter from the Applicant
- 4 copies of planning statement (incl. location plans, and other relevant documents)

cc (by email only): Applicant

2022年 8月 22日  
此文件在 收到・城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。  
22 AUG 2022  
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.

# **Planning Statement**

**For**

**Section 16 Application**

**For**

**Proposed Temporary 'Shop and Services (Food Kiosk)' Use**

**For a Period of 3 Years**

**Within Part of the Remaining Portion of Lot No. 563**

**Within Demarcation District 4 Mui Wo Lot,**

**Lantau Island, Hong Kong**

**Proposed by: Participatory Professional Services Limited**

**Revision: -**

**Date: July 2022**



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## **Executive Summary**

This Planning Statement (**the PS**) is to seek planning permission from the Town Planning Board (**the TPB**) under Section 16 (**the Application**) of the Town Planning Ordinance (CAP. 131) for the Proposed Temporary 'Shop and Services (Food Kiosk)' use for a period of 3 years (the Proposed Use) within part of the Remaining Portion of Lot No. 563 within Demarcation District 4 Mui Wo Lot, Lantau Island, Hong Kong (**the Site**).

This Site, with an area of about 15 sq.m, falls within an area zoned "Recreation" ("REC") under the Approved Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/10 (the OZP).

The Proposed Use will be located in a temporary structure that is 20 ft (6.06m) length, 8 ft (2.44m) wide and with a height of 8.5 ft (2.59m). The temporary structure will have a floor area of about 15 sq.m.

The Proposed Use would be a Food Kiosk selling snacks, light refreshments and beverages for takeaway only. It will serve the users of the nearby farm. There is a gate between Ngan Kwong Wan Road and the private pedestrian access. For people getting to the area will need to be granted permission by the owners.

As the Proposed Use is a temporary use not exceeding a period of three years, a planning permission from the TPB is required for the Proposed Use.

In summary, the Application is justified on the following grounds that the Proposed Use:

- is in line with the planning intention of the "REC" zone;
- is compatible with the surrounding land uses;
- provides convenience to the farm users;
- allows efficient use of vacant land;
- would not result in adverse impacts to the surroundings; and
- would not result in an undesirable precedent.

With the justifications presented in the PS, we sincerely request the TPB to give favourable consideration to this planning application.

## 行政摘要

(內文如有差異，應以英文版本為準)

本規劃綱領尋求城市規劃委員會（城規會）的規劃許可，於梅窩丈量約份第 4 約地段 563 號餘段的一部分私人地段內，擬議興建為期三年的臨時「商店及服務行業（小食亭）」（擬議用途）。現誠根據城市規劃條例第 16 條提交規劃申請。

申請地點（該地點）的面積約 15 平方米，位處梅窩邊緣分區計劃大綱核准圖編號 S/I-MWF/10（大綱圖）範圍，現被劃作「康樂」用途地帶。

擬議用途將位於一個長 20 英尺 (6.06 米)，寬 8 英尺 (2.44 米)，高 8.5 英尺 (2.59 米) 的臨時結構中。臨時結構的建築面積約為 15 平方米。

擬議用途將是一個小食亭，出售小食、輕食和飲料，僅供外賣。它將服務附近農場的使用者。銀鑛灣路與私人行人通道之間有一道閘門。進入該地點的人需要得到業主的許可。

由於擬議用途為不超過三年期限的臨時用途，擬議用途須取得城規會的規劃許可。

總括而言，本規劃申請有充分的理據支持，是次規劃申請：

- 符合「康樂」用途地帶的規劃意圖；
- 符合周邊的土地用途；
- 為附近農場用戶提供便利；
- 善用空置土地；
- 不會對附近的交通及景觀造成不良影響；及
- 不會造成不良先例。

基於本規劃綱領所提出的理據支持，我們懇請城市規劃委員會對這一規劃申請作出正面積極的考慮。



## 1. Introduction / Background

- 1.1.1 This planning application (**the Application**) is submitted on behalf of the Applicant to seek planning permission from the Town Planning Board (**the TPB**) under Section 16 of the Town Planning Ordinance (i.e. CAP. 131) for a Proposed Temporary 'Shop and Services (Food Kiosk)' use for a period of 3 years (**the Proposed Use**) within part of the Remaining Portion of Lot No. 563 within Demarcation District 4 Mui Wo Lot, Lantau Island, Hong Kong (**DD4MW Lot 563 RP / the Site**) [Figure 1.1 refers].
- 1.1.2 The purpose of this planning statement (**the PS**) is to furnish members of the TPB with details of the development proposal, justifications in support of the Application and other necessary information to facilitate consideration of the Proposed Use.

## 2. Site Context

### 2.1 The Site and its Surroundings

- 2.1.1 The Site, with an area of about 15 sq.m, is located in a farm and to the south of the Site is a pond. The farm is surrounded by woodlands and ponds.
- 2.1.2 A desktop research for planning applications within the vicinity of the Site was carried out on 05.7.2022 from 05.07.2020 to 05.07.2022 (inclusive) via the Statutory Planning Portal 2 (SPP2) website. No known planned development in the immediate surroundings were identified<sup>1</sup>.
- 2.1.3 The Site is surrounded by natural features such as woodlands and ponds, as well as, man-made features such as public housing estates and a fire station. [Figures 2.1 & 2.2 refer]:
- to the north of the Site are natural features of woodlands and ponds and man-made features of public housing estates (Ngan Wan Estate and Ngan Ho Court), Mui Wo Fire Station and Silver View Centre;
  - to the east of the Site are natural features composing of mainly woodlands;
  - to the south of the Site are natural features composing of a pond and some woodlands; and
  - to the west of the Site is a private pedestrian access, ponds and farmlands.
- 2.1.4 The Site is accessible via a gated private pedestrian access off Ngan Kwong Wan Road.

## 3. Planning Context

### 3.1 Statutory Planning Context

#### Town Planning Ordinance (TPO) (CAP 131)

- 3.1.1 The Site falls within an area zoned "Recreation" ("REC") under the approved Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/10 (the OZP). [Figure 3.1 refers]

---

<sup>1</sup> Application No. A/I-MWF/32 for a Proposed House (New Territories Exempted House - Small House) located Lot No. 308 S.A in D.D.4 MW, Luk Tei Tong Village, Mui Wo, Lantau is more than 300m south east of the Site.

- 3.1.2 Per the Schedule of Uses of the OZP, the planning intention of the "REC" zone is *"intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission."* [Figure 3.2 refers]
- 3.1.3 With reference to the Notes of the above-mentioned OZP, *"temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission"*. [Figure 3.3 refers]

## 3.2 Non-Statutory Planning Context

- 3.2.1 With reference to Para 8.6.1 of the Explanatory Statement (ES) of the OZP, *"the intention of this zone is primarily to designate areas for recreational developments for the use of the general public. It encourages the development of active and passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission from the Board."* [Figure 3.4 refers]
- 3.2.2 With reference to Para 8.6.2 of the Explanatory Statement (ES) of the OZP, *"the "REC" site located at the south-eastern part of the Area could be used for relatively active recreational facilities, such as horse riding school, barbecue spots or holiday camps, to provide back up/alternative facilities for holiday makers to Silver Mine Bay."* [Figure 3.4 refers]

## 4. Land Status

- 4.1.1 The Site is within part of the Remaining Portion of Lot No. 563 within Demarcation District 4 Mui Wo Lot, Lantau Island, Hong Kong. Under the New Grant No. 1608, the lot is re-assessed Crown Rent as an "agricultural lot". The landowner of which is the Applicant.

## 5. Proposed Development

### 5.1 Development Parameters

- 5.1.1 The Proposed Use is of Temporary 'Shop and Services (Food Kiosk)' use for a period of 3 years. The Proposed Use will be located in a temporary structure with an area of about 15 sq.m.
- 5.1.2 The following table summarizes the major development parameters for this Proposed Use:

Major Development Parameters	Proposed Development
Site area	About 15 sq.m
No. of Temporary Structure	1
Floor Area	About 15 sq.m
No. of Private Car Parking Spaces	Nil

Table 1- Proposed Development Parameters

- 5.1.3 The Site is accessible via a gated private pedestrian access from Ngan Kwong Wan Road.

## **5.2 Proposed Operation**

- 5.2.1 The Proposed Use would be a Food Kiosk selling snacks, light refreshments and beverages for takeaway only. It will serve the users of the nearby farm.
- 5.2.2 There is a gate between Ngan Kwong Wan Road and the private pedestrian access. For people getting to the area, permission by the owners is required.

## **6. Planning Justifications**

### **6.1 In Line with the Planning Intention of the "REC" Zone**

- 6.1.1 Referring to Section 2.1.3 of the PS, there are farmlands in the vicinity of the Proposed Use. 'Agricultural Use' falls under Column 1 of the "REC" zone under the OZP Schedule of Uses. The Proposed Use can provide snacks, light refreshments and beverages to encourage farming activities in the surroundings. Therefore, the approval of the Proposed Use will be in line with the planning intention of the "REC" zone.

### **6.2 Compatible with the Surrounding Land Uses**

- 6.2.1 Per Section 2.1 and Figure 2.1, the Site is mainly surrounded by natural features such as woodlands, ponds and farmlands, and other man-made features. The Proposed Use is small in scale. The food kiosk provides selling spot for snacks, light refreshments and beverages for takeaway only, and is intended to serve the users of the farm nearby. The land uses in the surroundings will not be disturbed. Hence, the Food Kiosk is compatible with the surrounding land uses.

### **6.3 Provide Convenience to the Farm Users**

- 6.3.1 Per Section 2.1 and Figure 2.1, the Site is surrounded by farmlands. There is no food provision in the immediate surroundings. The closest food selling spot is located at Silver View Centre to the north of the Site, which is about 300m walking distance away from the Site. The Proposed Use could bring convenience to the farm users by providing a food kiosk closer to the farm, so as to save the time and efforts of the farm users to fulfil their demands for snacks, light refreshments and beverages.

### **6.4 Allows Efficient Use of Vacant Land**

- 6.4.1 Given the land has been left idle for a while. The Proposed Use on a temporary basis will better utilize vacant land lot to meet the demand in the locality.

### **6.5 Would not Result in Adverse Impacts to the Surroundings**

- 6.5.1 The Proposed Use will unlikely create adverse impacts to the surroundings. Regarding the traffic impact, no adverse traffic impact is anticipated arising from the Proposed Use as the existing farm users travel to the farm on foot and this would also be the most likely means taken by the future users of the food kiosk. Besides, all roads in Mui Wo are closed roads, meaning that a valid Lantau Closed Road Permit (LCRP) is required for all motorists. Hence, a significant surge in vehicles will not be generated by the Proposed Use.

- 6.5.2 The Proposed Use is small in scale, with a height of about 3m, it will be shielded by the existing fencing and vegetation along the perimeter of the farm, which will be maintained by the Applicant to minimize visual impact to the surroundings.
- 6.5.3 The Proposed Use will serve snacks, light refreshments and beverages for takeaway only. It will not cause adverse environmental impacts to the surroundings.

## **6.6 Would not Result in an Undesirable Precedent**

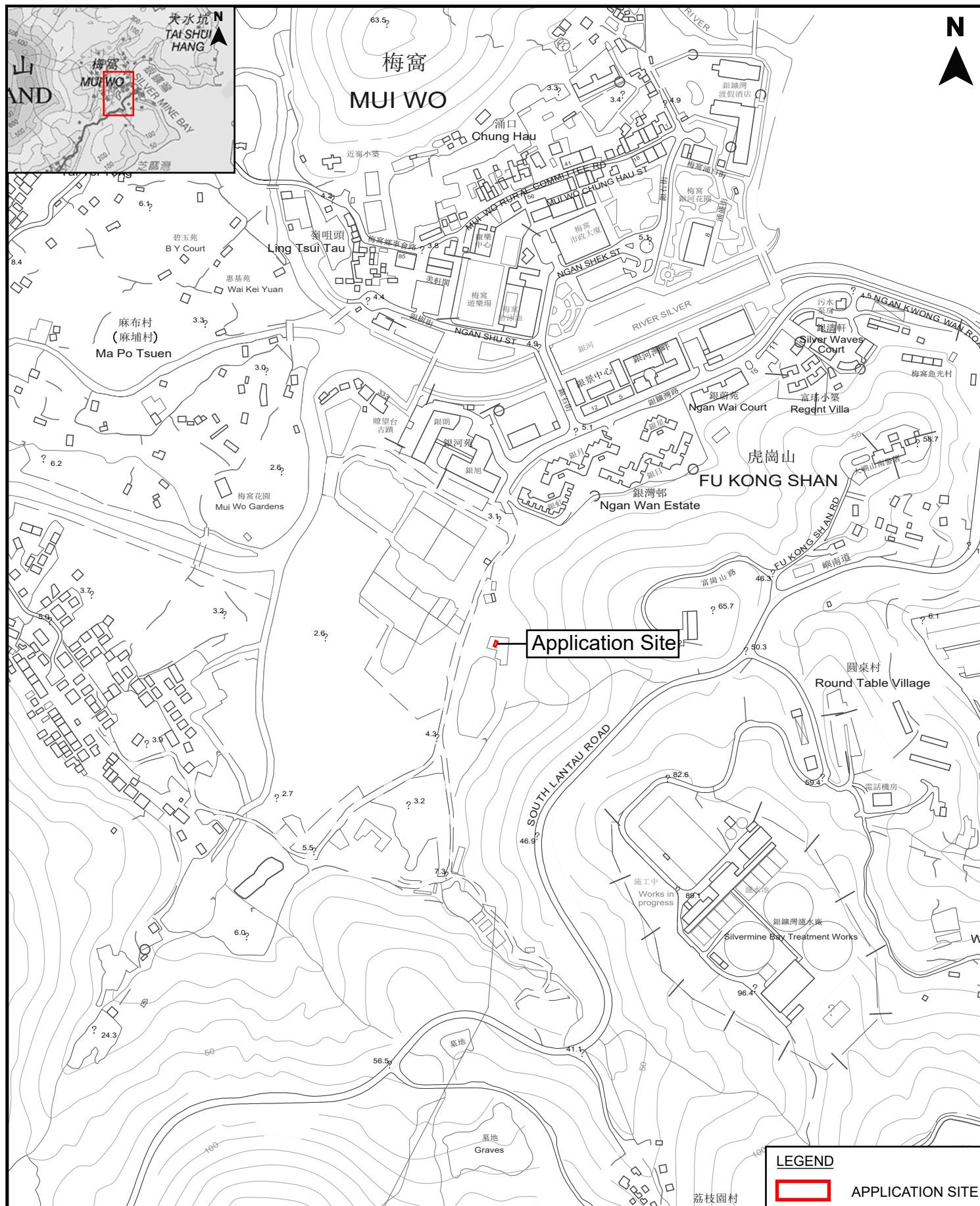
- 6.6.1 The approval of the Proposed Use would not set an undesirable precedent as the Proposed Use in support of the recreational developments and that the approval of this application would not result in an undesirable precedent.

## **7. Conclusion**

- 7.1.1 The Applicant seeks approval from the TPB for the Proposed Use. The application is justified on the grounds that the Proposed Use:
- is in line with the planning intention of the “REC” zone;
  - is compatible with the surrounding land uses;
  - provides convenience to the farm users;
  - allows efficient use of vacant land; and
  - would not result in adverse impacts to the surroundings;
  - would not result in an undesirable precedent.
- 7.1.2 This Planning Statement demonstrates that this Section 16 Planning Application deserves favourable consideration by the TPB in light of the justifications provided. We trust that the TPB will see fit to approve this Section 16 Planning Application.

## Figures

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CONSULTANT :



**ADDRESS:**  
3/F, TUNG HIP COMMERCIAL BUILDING,  
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**EMAIL:** advice@ppsintl.com  
**TEL.** 2507 8386  
**FAX.** 2598 6576

**PARTICIPATORY PROFESSIONAL  
SERVICES LIMITED**

PROJECT :

Section 16 Application for Proposed Temporary 'Shop and Services (Food Kiosk)' Use for a Period of 3 Years Within Part of the Remaining Portion of Lot No. 563 Within Demarcation District 4 Mui Wo Lot, Lantau Island, Hong Kong

FIGURE TITLE:

Figure 1.1  
Location Plan  
(For Indicative Purpose Only)

SOURCE:

HKMS 2.0 Digital Topographic Map iB5000 10-SW-C

ISSUE DATE:

[illegible]

PROJECT NO:

LFMWEP

FILING NO:  
(PPSL)LFMWEP\_  
PS Figures

SCALE:

1:5000@A4

DRAWN BY:

IY APPROVED BY: RT
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REVISION:









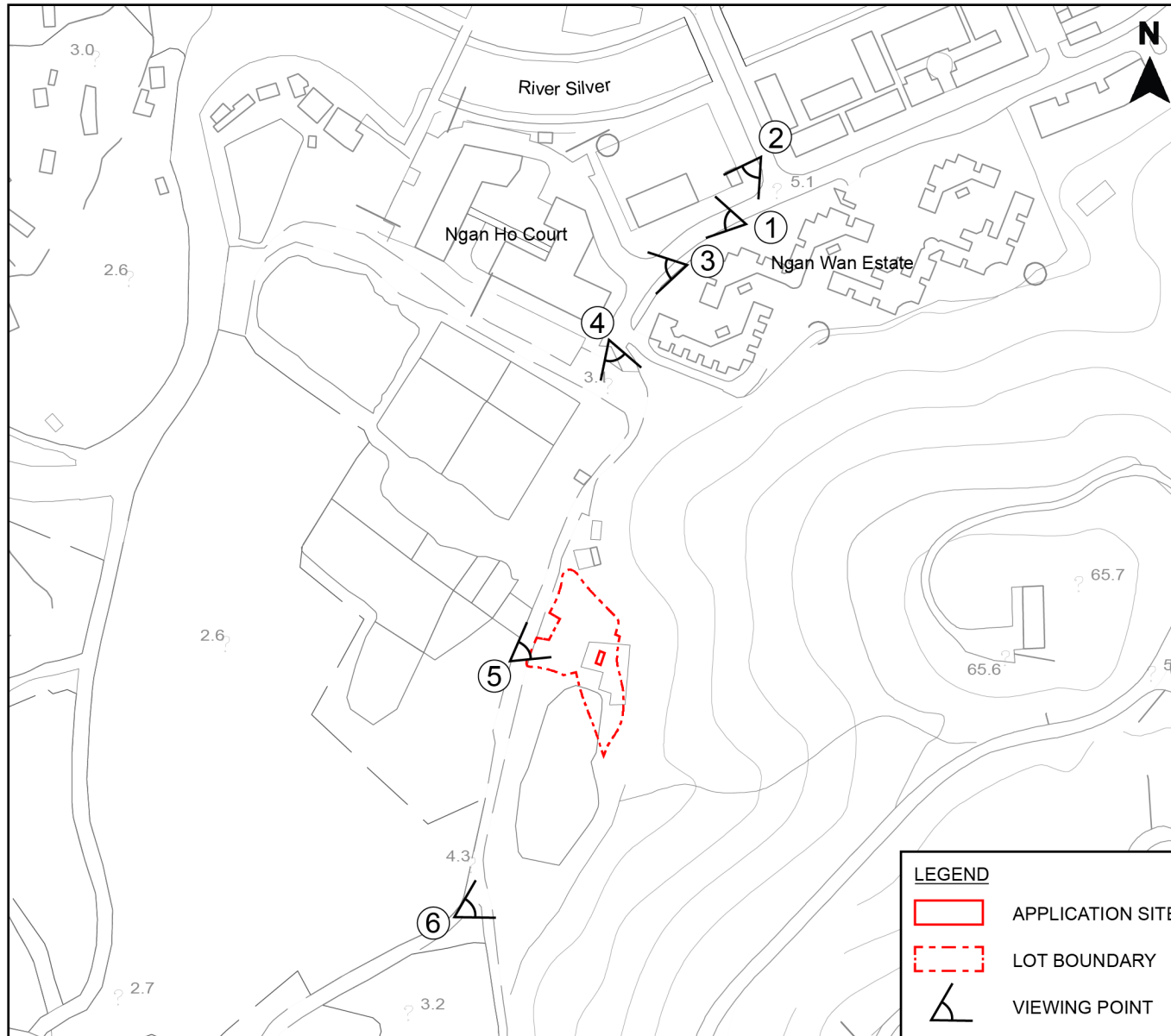
① View of Mui Wo Fire Station



② View of Ngan Wan Estate



③ View of Ngan Ho Court



**LEGEND**

APPLICATION SITE

LOT BOUNDARY

VIEWING POINT



④ View of the gated private pedestrian access to the Site



⑤ View outside the Site from the private pedestrian access



⑥ View of Mui Wo Lychee Hill Holiday Farm



⑦ The Application Site

**CONSULTANT :**

**PARTICIPATORY PROFESSIONAL SERVICES LIMITED**

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**PROJECT :**

Section 16 Application for Proposed Temporary 'Shop and Services (Food Kiosk)' Use for a Period of 3 Years Within Part of the Remaining Portion of Lot No. 563 Within Demarcation District 4 Mui Wo Lot, Lantau Island, Hong Kong

**FIGURE TITLE:**

Figure 2.2  
Existing Context of the Surroundings

**SOURCE:**

HKMS 2.0 DIGITAL TOPOGRAPHIC MAP iB5000 10-SW-C  
Photos taken on 31.5.2022

**ISSUE DATE:**

REV	DATE	DESCRIPTION	INITIAL
00	15.6.2022	Planning Statement	JC

**PROJECT NO:**

LFMWEP

**SCALE:**

NTS

**FILING NO:**

(PPSL)LFMWEP\_  
PS Figures

**DRAWN BY:**

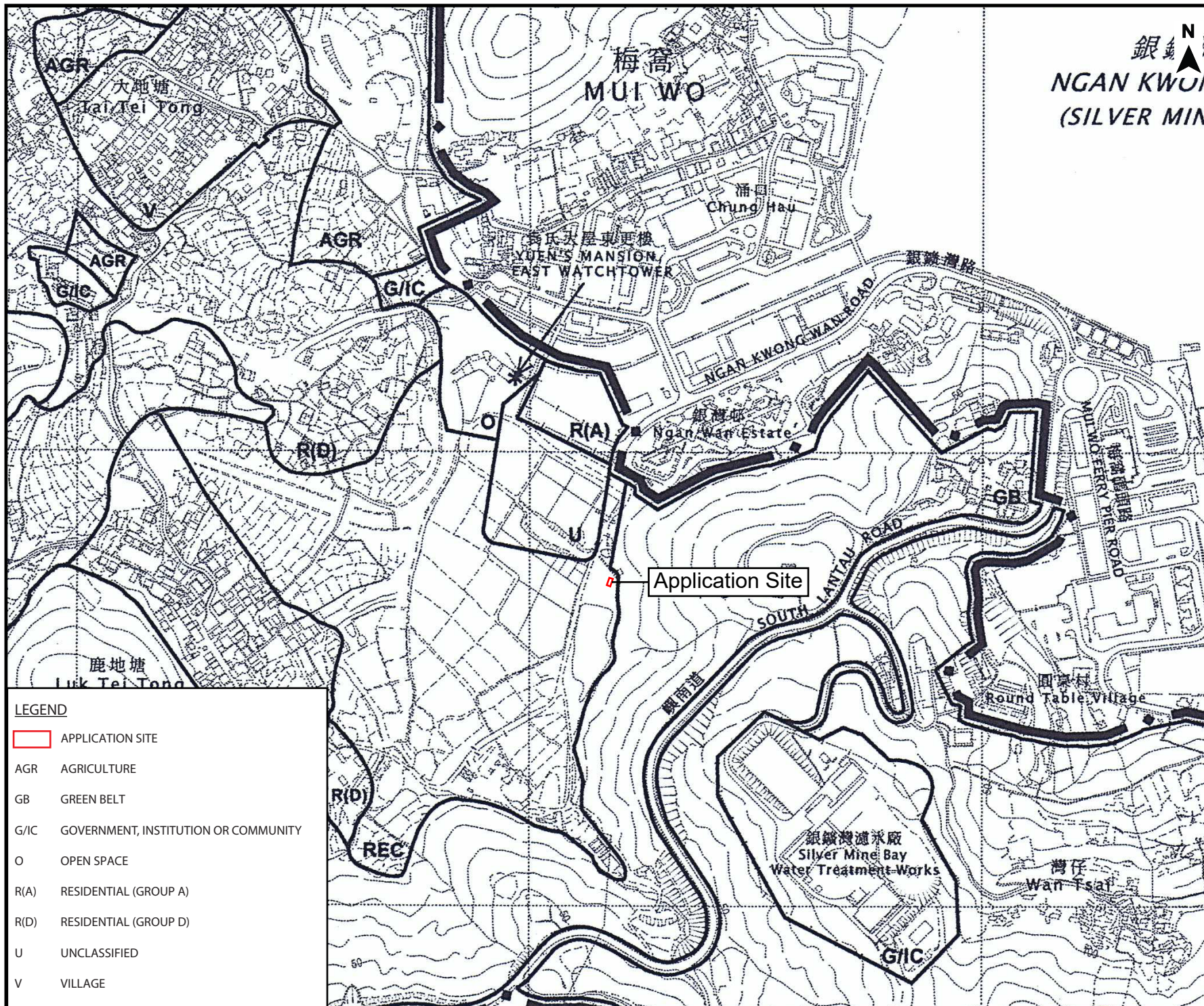
JC

**APPROVED BY:**

RT

**REVISION:**





銀鑛灣  
NGAN KWONG WAN  
(SILVER MINE BAY)



#### PROJECT:

Section 16 Application for Proposed Temporary 'Shop and Services (Food Kiosk)' Use for a Period of 3 Years Within Part of the Remaining Portion of Lot No. 563 Within Demarcation District 4 Mui Wo Lot, Lantau Island, Hong Kong

#### CONSULTANT :



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PARTICIPATORY PROFESSIONAL  
SERVICES LIMITED

#### ISSUE DATE:

REV	DATE	DESCRIPTION	INITIAL
00	15.6.2022	Planning Statement	JC

#### FIGURE TITLE:

Figure 3.1  
OZP Planning Context of the Surroundings

#### SOURCE:

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

#### PROJECT NO:

LFMWEP

#### SCALE:

-

#### FILING NO:

(PPSL)LFMWEP\_  
PS Figures

#### DRAWN BY:

JC

#### APPROVED BY:

RT

#### REVISION:



## RECREATION

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Field Study/Education/Visitor Centre	Eating Place
Government Use (Police Reporting Centre only)	Golf Course
Holiday Camp	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified)
Picnic Area	Hotel
Place of Recreation, Sports or Culture	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories
Public Convenience	Exempted House permitted under the covering Notes)
Public Vehicle Park (for cycles only)	Place of Entertainment
Rural Committee/Village Office	Private Club
Tent Camping Ground	Public Utility Installation
	Religious Institution
	Residential Institution
	Shop and Services
	Theme Park
	Utility Installation for Private Project
	Zoo

### Planning Intention

This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

(Please see next page)

## RECREATION (Cont'd)

## Remarks

- (a) No residential development (except 'New Territories Exempted House') shall result in a total development in excess of a maximum plot ratio of 0.2, a maximum site coverage of 20% and a maximum building height of 2 storeys (6m).
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) In determining the maximum plot ratio and site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building shall be included for calculation, while plant room and caretaker's office and caretaker's quarters ancillary and directly related to the development or redevelopment may be disregarded.
- (d) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), 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 Outline Zoning Plan No. S/I-MWF/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (e) Any filling of land or diversion of stream, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), 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 Outline Zoning Plan No. S/I-MWF/4 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

## PROJECT:

Section 16 Application for Proposed Temporary 'Shop and Services (Food Kiosk)' Use for a Period of 3 Years Within Part of the Remaining Portion of Lot No. 563 Within Demarcation District 4 Mui Wo Lot, Lantau Island, Hong Kong

## CONSULTANT :



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**TEL.** 2507 8386  
**FAX.** 2598 6576  
**PARTICIPATORY PROFESSIONAL  
SERVICES LIMITED**

## ISSUE DATE:

[illegible]

## FIGURE TITLE:

Figure 3.2  
Extract of Schedule of Uses for the Approved Mui Wo  
Fringe Outline Zoning Plan No. S/I-MWF/10

**SOURCE:**

Schedule of Uses for the Approved Mui Wo Fringe  
Outline Zoning Plan No. S/I-MWF/10 on Town  
Planning Board Statutory Planning Portal 2

## PROJECT NO:

LFMWEP

## SCALE:

1

## FILING NO:

(PPSL)LFMWEP\_  
PS Figures

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JC

APPROVED BY:

RT

## REVISION:

1

(8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:

- (a) maintenance, repair or demolition of a building;
- (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
- (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
- (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
- (e) rebuilding of New Territories Exempted House;
- (f) replacement of an existing domestic building i.e. a domestic building which was in existence on the date of first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House; and
- (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.

(9) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

(10) (a) Temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

(b) Except as otherwise provided in paragraph (10)(a), temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

10. *Journal of the American Medical Association*, 2000; 283: 2686-2692.

- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.
- (11) In the “Undetermined” zone, all uses or developments except those specified in paragraphs (8) and (10)(a) above require permission from the Town Planning Board. Any filling of land/pond, including that to effect a change of use to any of those specified in paragraphs (8) and (10)(a) above (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), also requires permission from the Town Planning Board.
- (12) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (13) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

“Existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

“New Territories Exempted House” means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as ‘Shop and Services’ or ‘Eating Place’, the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

[illegible]

8.4 Government, Institution or Community (“G/IC”) : Total Area 5.67 ha

- 8.5 Open Space (“O”) : Total Area 1.22 ha

- #### 8.6 Recreation (“REC”) : Total Area 18.39 ha

- 8.6.1 The intention of this zone is primarily to designate areas for recreational developments for the use of the general public. It encourages the development of active and passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission from the Board.
- 8.6.2 There are two sites zoned “REC”. The “REC” site located at the south-eastern part of the Area could be used for relatively active recreational facilities, such as horse riding school, barbecue spots or holiday camps, to provide back up/alternative facilities for holiday makers to Silver Mine Bay.

- 8.7 Agriculture (“AGR”): Total Area 28.06 ha

- 8.7.3 As filling of land/pond and diversion of stream may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is

REVISION:

27 September 2022

Your Ref.: -

Our Ref.: 2022/LFMWEP/PPSL/TPB/RtoC/L02

By Post and Email (tpbpd@pland.gov.hk)  
Town Planning Board Secretariat  
15/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong

Dear Sirs/Madams,

**Re: Planning Application under Section 16 of Town Planning Ordinance  
Proposed Temporary 'Shop and Services (Food Kiosk)' Use For a Period of 3 Years  
Within Part of the Remaining Portion of Lot No. 563 Within Demarcation District 4  
Mui Wo Lot, Lantau Island, Hong Kong  
Further Information 01 (FI01)**

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**- Application No. A /I-MWF/33 -**

I refer to your emails dated 15.09.2022 and 22.09.2022 containing comments from the Director of Fire Services (D of FS), as well as the public comments received during the period of 30.08.2022 to 20.09.2022 on the captioned application.

Please find enclosed the following Further Information 01 (FI01):

- Attachment 1: Response to D of FS; and
- Attachment 2: Response to Public Comments Table.

We look forward to your favourable consideration on the captioned application. Should you have any queries, please feel free to contact Mr. Hank Yuen on 2531 8727 or the undersigned.

Yours faithfully,

For and on behalf of

PARTICIPATORY PROFESSIONAL SERVICES LIMITED



Raymond C H Tam  
Technical Director,  
Planning and Development  
Tel: 2531 8727  
Fax: 2531 8888  
Email: raymond.tam@ppsintl.com

FW/RT/VL/vl

Encl.

- Attachment 1: Response to D of FS Comments Table
- Attachment 2: Response to Public Comments Table

cc. (by email w/ attachment)

- Mr. TANG King Yan, Sunny (Sr Town Plnr/Islands 1; Email: skytang2@pland.gov.hk) of PlanD
- Ms. LIU Mei Fong, Kennie (Town Plnr/Islands 3; Email: kmfliu@pland.gov.hk) of PlanD



Ref: 2022/(PPSL)LFMWEP/PPSL/TPB/G\_RtoC\_FI01

Planning Application For Proposed Temporary 'Shop and Services (Food Kiosk)' Use For a Period of 3 Years Within Part of the Remaining Portion of Lot No. 563 Within Demarcation District 4 Mui Wo Lot, Lantau Island, Hong Kong  
Application No. A/I-MWF/33

Responses to Comment from Department of Fire Services (D of FS) via Planning Department on 15.09.2022 on Section 16 Application No. A/I-MWF/33

Comment from the Director of D of FS, via Email dated 15.09.2022; Contact Person: Mr. LI Shing To (Tel: 2733 7758)		
Comments on Planning Statement (PS)		
Item	Comment	Response
FS-PS1	It has come to our knowledge that the subject site could be accessed through an unnamed hard-paved road which is fenced by a metal gate and a drop bar. Please advise the applicant to clarify if the subject site could be accessed readily by emergency vehicles in case of emergency for our further consideration.	It is clarified that the Site could be accessed readily through the metal gate and drop bar in case of an emergency. The metal gate could be swung open by raising the cane bolt. The drop bar could be swung open after pressing the emergency release on its base. Therefore emergency vehicles can gain access to the Site in case of an emergency.



Ref: 2022/(PPSL)LFMWEP/PPSL/TPB/PC\_RtoC\_FI01

Planning Application For Proposed Temporary 'Shop and Services (Food Kiosk)' Use For a Period of 3 Years  
Within Part of the Remaining Portion of Lot No. 563 Within Demarcation District 4 Mui Wo Lot  
Lantau Island, Hong Kong  
Application No. A/I-MWF/33

Response to Public Comment received during the period of 30.08.2022 to 20.09.2022.  
One Public Comment was received.

<b>Item</b>	<b>Public Comment (PC)</b>	<b>The Applicant's Response</b>
PC-01	<p>The Proposed Use is assumed to be located on the same lot as the Mui Wo Lychee Hill Holiday Farm (MWLYHHF) that have been operating for many years. It offers lodging, barbecuing and other services which have a negative influence on the local environment by creating noise, air, and sewage pollution.</p> <p>The Proposed Use is for a temporary shop and services (food kiosk), which could further impact the environment.</p> <p>[Translated from Chinese]</p>	<p>The Proposed Temporary 'Shop and Services (Food kiosk)' Use (Proposed Use) is a separate operation from the Mui Wo Lychee Hill Holiday Farm (MWLYHHF).</p> <p>The Proposed Use is for a temporary shop and services (food kiosk) for takeaway only to serve the users of the nearby farm. The Proposed Use will adhere to current environmental protection practices and guidelines. Therefore the Proposed Use is not anticipated to cause any adverse environmental impacts to the surroundings.</p>

**Government Departments' General Comments**

**1. Land Administration**

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

- the subject lot is an agricultural lot held under New Grant No. 1608. According to the New Grant governing the Lot, no structure shall be erected on the Lot without LandsD prior approval and the Lot shall not be allowed to remain uncultivated for a period of five consecutive years.

**2. Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene:

- there was no record about approved application for food factory licence at the subject site.

**3. Environment**

Comments of the Director of Environment:

- (a) no comment on the application; and
- (b) no environmental complaint has been received about the subject site in the past three years.

**4. Fire Safety**

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

- no in-principle objection to the application subject to fire service installations being provided to the satisfaction of D of FS.

**5. Drainage**

Comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department:

- no objection to the application from drainage maintenance viewpoint.

**6. Traffic**

Comments of the Commissioner for Transport:

- no comment on the application from traffic engineering point of view.

**7. Local Views**

Comments of the District Officer/Islands, Home Affairs Department:

- his office has not received any opinion regarding the application.

**8. Other Departments**

The following government departments have no objection to or no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Chief Engineer/Consultants Management, Drainage Services Department; and
- (c) Head of Sustainable Lantau Office, Civil Engineering and Development Department H(SLO), CEDD).

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Islands, Lands Department (LandsD) that:
- (i) the Lot is an agricultural lot held under New Grant No. 1608. If any structures are to be erected, prior approval must be obtained from LandsD;
  - (ii) in case the application is approved, owners of the Lot should apply to LandsD for the proposed use and any structures to be erected. LandsD would process the application in the capacity of the landlord. There is no guarantee that such application will be approved. If the application is approved, the approval will be subject to such terms and conditions, including payment of fees, as may be imposed by LandsD; and
  - (iii) suspected unauthorised structures were found on the Lot. His office reserves the right to take any lease enforcement actions.
- (b) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) proper licence/permit issued by Food and Environmental Hygiene Department (FEHD) is required if there is any food business/catering services/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food licence issued by FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap.132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from FEHD for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licence under Cap. 132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicants for compliance and the licence will be issued upon compliance of all the requirements; and
  - (ii) for any waste generated from the proposed temporary shop and services (food kiosk) activities, the refuse generated are regarded as trade waste. The applicants/management/owner of the premises should handle its removal and disposal on his/her own/at his/her expenses. The applicants are reminded that the operation of the proposed use must not cause any obstruction or environmental nuisance to the surroundings.
- (c) to note the comments of the Director of Fire Services (D of FS) that :
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicants are advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicants should also be advised on the following points:

- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
  - the location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (iii) the applicants are also reminded that the access road should not be obstructed and the fire services operations shall not be hampered.
- (d) to note the comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department:
- (i) adequate stormwater drainage collection and disposal facilities shall be provided to deal with the surface runoff of the site or the same flowing on to the site from the adjacent areas. If the proposed stormwater drainage facilities would be connected to any existing drainage facilities, the applicants shall seek consent from the relevant owners or parties who are responsible for the maintenance of such existing facilities and keep your office informed. The applicants shall check and ensure that the proposed drainage works and their downstream drainage systems have the adequate capacity and are in good conditions to accommodate the surface runoff collected from the application site and its upstream catchments. The lot owner(s) shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary;
- (ii) all stormwater drainage facilities to be completed under the proposed use, whether within private lots or government land, shall be solely maintained by the applicants and the successive owners of the proposed development at their own resources. The applicants and the successive owner(s) of the proposed development would be duly bound by such obligations and all other conditions related to stormwater drainage. The applicants shall also be liable for and indemnify claims and demands arising out of damage or nuisance caused by any inadequate construction or maintenance of the drainage facilities completed under the development; and
- (iii) the applicants shall take extreme care when working in the vicinity of any existing drainage works in order not to disturb, interfere with or cause damage to them. Any blockage or damage to the said works due to the proposed development shall be made good at the applicants' cost.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

(A/I-MWF/33)

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人對貴署 TPB/AI-MWF/33 檔案號，表示反對，因該地盤上，  
已有經營多年（梅窩荔枝山渡假農莊）提供住宿、燒烤等活動，  
污染該處環境，包括聲浪、空氣、最嚴重排污問題，影響週邊生態  
環境。而標題上，申請是商店及服務行業（小食亭）。加增影響  
週邊生態環境。

「提意見人」姓名/名稱 Name of person/company making this comment \_\_\_\_\_

簽署 Signature



日期 Date

19-9-2022年

