

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**  
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;及
- (iii) **Renewal of permission for temporary use or development in rural areas**  
位於鄉郊地區的臨時用途或發展的許可續期

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input checked="" type="checkbox"/> Organisation 機構	
The Government of the Hong Kong Special Administrative Region Drainage Services Department, Harbour Area Treatment Scheme Division	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）</b>	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
N/A	
<b>3. Application Site 申請地點</b>	
(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）	South-east of Muk Wu Raw Water Pumping Station, Man Kam To Road, Ma Kam To, New Territories (DD90 Lot 79RP and adjacent government land)
(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 ..... 1,410 (Approx.) ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 670 (Approx.) ..... 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）	..... 920 (Approx.) ..... sq.m 平方米 <input checked="" 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	Man Kam To Outline Zoning Plan No. S/NE-MKT/4
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture
(f) Current use(s) 現時用途	Agriculture  (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 5/2/2022 (DD/MM/YYYY)<sup>&</sup>  
於5/2/2022 (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 25/1/2022 (DD/MM/YYYY)<sup>&</sup>  
於25/1/2022 (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**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☒ Type (iii) Public utility installation / ~~Utility installation for private project~~  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 ..... sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

**(ii) For Type (ii) application 供第(ii)類申請**

<p>(a) Operation involved 涉及工程</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> <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)  (請用圖則顯示有關土地/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>(b) Intended use/development 有意進行的用途/發展</p>	

**(iii) For Type (iii) application 供第(iii)類申請**

<p>(a) Nature and scale 性質及規模</p>	<p><input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate  請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="496 1368 1481 1883"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td>Muk Wu Sewage Pumping Station</td> <td>1</td> <td>24.5m (L) x 17m (W) x 9m (H)</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)	Muk Wu Sewage Pumping Station	1	24.5m (L) x 17m (W) x 9m (H)						
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											
Muk Wu Sewage Pumping Station	1	24.5m (L) x 17m (W) x 9m (H)											

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ Others (please specify) 其他 (請註明) .....  
.....

**(v) For Type (v) application 供第(v)類申請**

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

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

**(b) Development Schedule 發展細節表**

- Proposed gross floor area (GFA) 擬議總樓面面積 ..... sq.m 平方米 ☐About 約
- Proposed plot ratio 擬議地積比率 ..... ☐About 約
- Proposed site coverage 擬議上蓋面積 ..... % ☐About 約
- Proposed no. of blocks 擬議座數 .....
- Proposed no. of storeys of each block 每座建築物的擬議層數 ..... storeys 層  
☐ include 包括..... storeys of basements 層地庫  
☐ exclude 不包括..... storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 ..... mPD 米(主水平基準上) ☐About 約  
..... m 米 ☐About 約



☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 .....sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☐ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約

☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms  
請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land  
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積)

.....

.....

.....

☐ other(s) 其他 (please specify the use(s) and concerned land  
area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積)

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

.....

.....

.....

.....

<b>7. Anticipated Completion Time of the Development Proposal</b> <b>擬議發展計劃的預計完成時間</b>
Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023) 擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月) (Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any)) (申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)  Anticipated Completion in July 2027. ..... ..... ..... ..... .....

<b>8. Vehicular Access Arrangement of the Development Proposal</b> <b>擬議發展計劃的行車通道安排</b>		
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 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)) ..... <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"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是          No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是          No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ _____
	No 否	<input checked="" type="checkbox"/>

9. 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           No 否	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... ..... .....																															
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是           No 否	<input checked="" 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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積.....330..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 .....6.....m 米 <input checked="" type="checkbox"/> About 約																															
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> 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) For details, please refer to the attached Planning Study Report..... ..... ..... ..... .....			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"/>
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"/>																															

## 10. 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。

Please refer to Chapter 6 "Justifications" of the attached Planning Study Report.



**11. 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

Mr. CHAN CHUNG HO, VINCENT 陳忠豪先生

Senior Engineer 高級工程師

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ 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

The Government of the Hong Kong Special Administrative Region Drainage Services Department 渠務署

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

Date 日期

14/2/2022

(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**

- 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。
- 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。
- 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。



**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

<b>Gist of Application 申請摘要</b>			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	South-east of Muk Wu Raw Water Pumping Station, Man Kam To Road, Ma Kam To, New Territories (DD90 Lot 79RP and adjacent government land)		
Site area 地盤面積	1,410 (Approx.) sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 920 (Approx.) sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Man Kam To Outline Zoning Plan No. S/NE-MKT/4 文錦渡分區計劃大綱核准圖編號S/NE-MKT/4		
Zoning 地帶	AGR		
Applied use/ development 申請用途／發展	Public Utility Installation (Sewage Pumping Station) 公用事業設施裝置 (污水泵房)		
(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	670 sq.m <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	1	
	Composite 綜合用途		

(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)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		9 m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	47.52 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) 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)  <hr/> <hr/>	
	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)  <hr/> <hr/>	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 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 checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
<hr/>		
<hr/>		
<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。



此為空白頁。

This is a blank page.

(This part will not be made available for public inspection)

(這部分不會公開予公眾查閱)

**Particulars of Applicant and Authorised Agent**  
**申請人及獲授權代理人的詳細資料**

<b>1. Applicant 申請人</b>	
<input type="checkbox"/> Identity Document 身份證明文件 / <input type="checkbox"/> Business Registration Certificate <sup>+</sup> 商業登記證 <sup>+</sup> / <input type="checkbox"/> Certificate of Incorporation 公司註冊證)	
No 號碼 N/A	
Postal Address 通訊地址  5/F, Western Magistracy, 2A Pok Fu Lam Road, Sau Ying Pun, Hong Kong 香港薄扶林道2A號西區裁判法院5樓	
Tel. No. 電話號碼 2159 3447	Fax. No. 圖文傳真號碼 3103 0073
E-mail Address 電郵地址 chchan07@dtd.gov.hk	
Contact Person (only for company) 聯絡人 (只適用於公司)	
Name 姓名 ( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士) Mr. CHAN Chung Ho, Vincent 陳忠豪先生	
Position in company 公司職位 Senior Engineer	

<b>2. Authorised Agent (if applicable) 獲授權代理人 (如適用)</b>	
<input type="checkbox"/> Identity Document 身份證明文件 / <input type="checkbox"/> Business Registration Certificate <sup>+</sup> 商業登記證 <sup>+</sup> / <input type="checkbox"/> Certificate of Incorporation 公司註冊證)	
No 號碼	
Postal Address 通訊地址	
Tel. No. 電話號碼	Fax. No. 圖文傳真號碼
E-mail Address 電郵地址	
Contact Person (only for company) 聯絡人 (只適用於公司)	
Name 姓名 ( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士)	
Position in company 公司職位	

+ Please provide "Certificate of Incorporation No." instead of "Business Registration Certificate No." if the subject is a "limited company".  
如單位屬「有限公司」，請提供「公司註冊證號碼」，而不是「商業登記證號碼」。

*(This part will not be made available for public inspection)*  
(這部分不會公開予公眾查閱)

## Checklist of Documents 文件核對表

Please indicate if you have enclosed the following documents with this application.

請說明你有否在這宗申請夾附下列文件

- ☒ 5 signed original copies of the application form<sup>\*\*</sup>.  
一式五份已簽署的申請表格正本<sup>\*\*</sup>。
- ☒ Plans/drawings (e.g. location plan and site plan) and supplementary information (e.g. planning statement, report on traffic impact assessment, and report on environmental assessment):  
圖則／繪圖(例如：位置圖及地盤平面圖)及補充資料(例如：規劃綱領、交通影響評估報告及環境評估報告)：

For application with hard copy submission only 適用於只提交硬複本的申請：

- ☐ 5 copies each of the plans/drawings accompanying the application (if all are in black and white and not larger than A3 size).  
一式五份連同申請的圖則／繪圖（如圖則／繪圖皆為黑白及不超過 A3 大小）。

- ☒ 70 copies each of the plans/drawings accompanying the application (if containing any plan/drawing in colour or larger than A3 size), and supplementary information. 一式 70 份連同申請的圖則／繪圖（如當中有任何彩色或大小超過 A3 的圖則／繪圖）及補充資料。

For application with hard and soft copy submission 適用於提交硬複本及軟複本的申請：

- ☐ 8 hard copies and 1 soft copy each of the plans/drawings accompanying the application, and supplementary information.  
連同申請的圖則／繪圖及補充資料，一式八份硬複本及一份軟複本。

- ☒ Particulars of a development proposal  
擬議發展計劃的細節。
- ☐ Authorisation letter signed by the applicant<sup>#</sup>, if the application is submitted by an authorised agent on the applicant's behalf.  
申請人簽署的授權書<sup>#</sup> (如申請是由申請人授權的代理人遞交)。
- ☐ Documentary proof of land ownership<sup>#</sup> (e.g. copy/copies of ownership record(s) issued by the Land Registry) (only applicable to application of which the applicant is the sole or one of the "current land owner(s)").  
土地業權的證明文件<sup>#</sup> (例如：由土地註冊處發出的業權記錄副本) (只適用於申請人是唯一或其中一名「現行土地擁有人」的申請)。
- ☐ Copy/copies of consent(s) obtained from the "current land owner(s)"<sup>#</sup> (not applicable to application of which the applicant is the sole "current land owner").  
「現行土地擁有人」的同意書副本<sup>#</sup> (不適用於申請人是唯一「現行土地擁有人」的申請)。
- ☒ Copy/Copies of notification given to the "current land owner(s)"<sup>#</sup> (not applicable to application of which the applicant is the sole "current land owner").  
已發給「現行土地擁有人」的通知書副本<sup>#</sup> (不適用於申請人是唯一「現行土地擁有人」的申請)。
- ☒ Particulars of applicant and authorised agent in the application form\*.  
申請表格內申請人及獲授權代理人的詳細資料\*。

\* Documents which must be submitted with the application. 必須連同申請一併遞交的文件。

# Soft copy not accepted. 不接受軟複本。



**Drainage Services Department**  
**Sewage Services Branch**  
**Harbour Area Treatment Scheme Division**  
5/F., Western Magistracy,  
2A Pok Fu Lam Road, Hong Kong

**Appendix Ib of RNTPC**  
**Paper No. A/NE-MKT/19**

附屬/母/部/署  
香港薄扶林道 2A 號  
西區裁判法院 5 樓

By E-mail and Mail

來函檔號 Your Ref:

本署檔號 Our Ref: (00TGUZ) in DSD HATS 8/CE0750/45

電話 Tel: (852) (852) 2159 3447

傳真 Fax: (852) (852) 3103 0073

20 April 2022

The Secretary  
Town Planning Board  
15/F, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong.

Dear Sir/Madam,

**PWP Item No. 4345DS-1**  
**North District Sewerage Stage 2 Part 2A –**  
**Village Sewerage in Muk Wu, New Territories**

**Application for Permission under Section 16 of the Town Planning Ordinance**  
**(A/NE-MKT/19)**

Further to the captioned submission under our ref (00SXMR) in DSD HATS 8/CE0750/45 dated 15 February 2022, I attach 7 supplementary sheets replacing paragraph 5.3 of the Planning Study Report and should be grateful if you could include them in the distribution of Planning Study Report.

Should you have any enquiry, please feel free to contact Mr. Robert C Y Ho ( ), our Consultants Binnies Hong Kong Limited (Mr. Christopher Tse at ) or the undersigned ( ).

Yours faithfully,

( Vincent C H CHAN )

for Chief Engineer/Harbour Area Treatment Scheme  
Drainage Services Department

Encl.

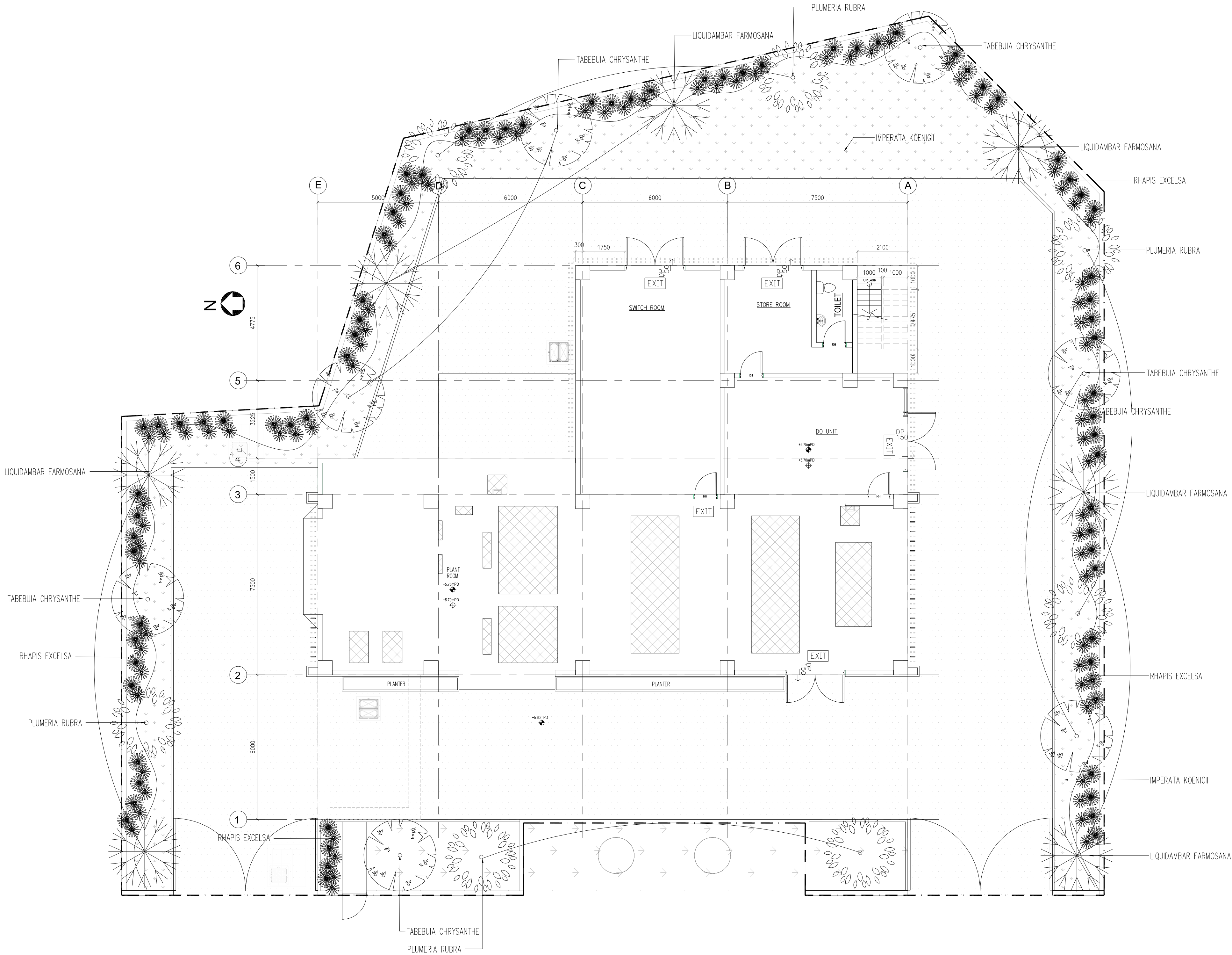
c.c. (w/o)

Binnies Hong Kong Limited (Attn: Mr. Christopher Tse)

### **5.3 Landscape and Visual Proposal**

- 5.3.1 The Application Site is entirely covered by natural shrub. The associated landscape impact arising from the proposed MWSPS is considered to be minimal.
  - 5.3.2 According to the latest design, the proposed SPS will be mostly built underground except a single storey structure above ground due to operational consideration. The structure would be similar in height with the nearby low rise residential developments and raw water pumping station. Such small structure will be carefully designed to avoid obstructing any key landscape features or views, and to avoid creating massing effect.
  - 5.3.3 For security purposes, a solid fence wall will be erected around the proposed Site. The interplay of materials used in construction of fencing will demarcate the site and preserve the visual aesthetics.
  - 5.3.4 The Project includes a substantial amount of green area, which contribute an improvement in air quality and harmonize the environment. The brown roof with sky light and landscape planting will be provided where applicable to mitigate visual impact to the surroundings. The proposed brown roof also ensures that the top surfaces of new structure is non-glaring so as to minimize the impacts to nearby residents and future developments.
  - 5.3.5 MWSPS was designed with several visual enhancing features to blend in with the surrounding environment. The façade treatments of the MWSPS will adopt natural granite, brick look tiles, aluminium fins with wood look, fair-faced concrete and stainless steel doors and louvres as the major elements. This promotes harmony between human habitation and the natural world. Photomontage of the proposed pumping station is shown in Figure 14 to 18.
  - 5.3.6 There are 58 nos. of existing trees surveyed in the proposed site and 17 which are not “trees of particular interest”, are proposed to be felled. 21 nos. of trees will be compensated in the proposed MWSPS. Figure 13 indicates the detailed arrangement of tree compensation and landscape design.
-





1 SITE LAYOUT PLAN  
scale 1:100 @ A1 1:200 @ A3

COMPENSATED TREE PLANTING SCHEDULE (TREE)				
CODE	SCIENTIFIC NAME	HT. x SPD. (mm)	REMARKS	QUANTITY (NO.)
TC	TABEBUIA CHRYSANTHE	3500 x 2000	HEAVY STANDARD	7
LF	LIQUIDAMBAR FARMOSANA	3500 x 2000	HEAVY STANDARD	7
PR	PLUMERIA RUBRA	3500 x 2000	HEAVY STANDARD	7

PLANTING SCHEDULE (SHRUBS)		
CODE	SCIENTIFIC NAME	HT. x SPD. (mm)
REX	RHAPIS EXCELSA	400 x 400
LSI	LIGUSTRUM SINENSE	400 x 400

PLANTING SCHEDULE (GROUND COVER)	
CODE	SCIENTIFIC NAME
ADU	ARACHIS DURANENSIS
IKO	IMPERATA KOENIGII

- © Copyright by Binnies Hong Kong Limited
- NOTES :
- PLEASE REFER TO DRAWING NO. 382813/BIN/AR/000 FOR NOTES, LEGENDS AND ABBREVIATIONS.
  - USE THIS DRAWING IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS AND OTHER RELEVANT DOCUMENTS. IT IS CONTRACTOR'S DUTY TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING.
  - DO NOT SCALE DRAWINGS.
  - THIS IS A DESIGN INTENT DRAWINGS SET ILLUSTRATING THE APPEARANCE OF THE FINISHED WORK. SHOP DRAWINGS AND STRUCTURAL ELEMENTS ARE TO BE DESIGNED BY CONTRACTORS FOR OUR APPROVAL.
  - BUILDING REGULATIONS AND ORDINANCES, AND FIRE SERVICES REQUIREMENTS ARE TO BE COMPLIED WITH.
  - COLOR AND FINISH TEXTURE, AND ASSOCIATED MATERIAL QUALITY ARE TO BE SUBMITTED AS SAMPLES FOR DESIGNER'S APPROVAL.
  - DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS EXPRESSLY CERTIFIED.

Revision	Date	Description			Initial
		Designed	Checked	Drawn	Checked
Initial					
Date					

Approved

Contract No. CE 50/2007 (DS)

Contract Title  
NORTH DISTRICT SEWERAGE STAGE 2 (REMINDER) AND SEWERAGE TO CHUEN LUNG, KAU WA KEUNG OLD VILLAGE AND LO WAI

Drawing Title  
LADNSCAPE LAYOUT PLAN

Drawing No.	Revision
FIGURE 13	—

Scale A1 1:100







Revision	Date	Description			Initial
		Designed	Checked	Drawn	Checked
Initial					
Date					

Approved

Contract No. CE 50/2007 (DS)

Contract Title  
NORTH DISTRICT SEWERAGE STAGE 2 (REMINDER) AND SEWERAGE TO CHUEN LUNG, KAU WA KEUNG OLD VILLAGE AND LO WAI

Drawing Title  
PHOTOMONTAGE 1

Drawing No. FIGURE 14	Revision —
-----------------------	------------

Scale N/A

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

  
BINNIES HONG KONG LIMITED  
賓尼士工程顧問有限公司





Revision	Date	Description			Initial
		Designed	Checked	Drawn	Checked

Approved

Contract No.  
CE 50/2007 (DS)

Contract Title  
NORTH DISTRICT SEWERAGE STAGE 2 (REMINDER) AND SEWERAGE TO CHUEN LUNG, KAU WA KEUNG OLD VILLAGE AND LO WAI

Drawing Title  
PHOTOMONTAGE 2

Drawing No. FIGURE 15	Revision —
--------------------------	---------------

Scale  
N/A

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

 **binnies**  
BINNIES HONG KONG LIMITED  
賓尼士工程顧問有限公司





Revision	Date	Description			Initial
		Designed	Checked	Drawn	Checked

Approved

Contract No. CE 50/2007 (DS)

Contract Title  
NORTH DISTRICT SEWERAGE STAGE 2 (REMINDER) AND SEWERAGE TO CHUEN LUNG, KAU WA KEUNG OLD VILLAGE AND LO WAI

Drawing Title  
PHOTOMONTAGE 3

Drawing No. FIGURE 16	Revision —
-----------------------	------------

Scale N/A

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

  
BINNIES HONG KONG LIMITED  
賓尼士工程顧問有限公司





Revision	Date	Description			Initial
		Designed	Checked	Drawn	Checked
Initial					
Date					

Approved

Contract No. CE 50/2007 (DS)

Contract Title  
NORTH DISTRICT SEWERAGE STAGE 2 (REMINDER) AND SEWERAGE TO CHUEN LUNG, KAU WA KEUNG OLD VILLAGE AND LO WAI

Drawing Title  
PHOTOMONTAGE 4

Drawing No. FIGURE 17	Revision —
-----------------------	------------

Scale N/A





Revision	Date	Description			Initial
		Designed	Checked	Drawn	Checked
Initial					
Date					

Approved

Contract No.  
CE 50/2007 (DS)

Contract Title  
NORTH DISTRICT SEWERAGE STAGE 2 (REMINDER) AND SEWERAGE TO CHUEN LUNG, KAU WA KEUNG OLD VILLAGE AND LO WAI

Drawing Title  
PHOTOMONTAGE 5

Drawing No. FIGURE 18	Revision —
--------------------------	---------------

Scale  
N/A

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

 **binnies**  
BINNIES HONG KONG LIMITED  
賓尼士工程顧問有限公司





**Drainage Services Department**  
**Sewage Services Branch**  
**Harbour Area Treatment Scheme Division**  
5/F., Western Magistracy,  
2A Pok Fu Lam Road, Hong Kong

**Appendix Ic of RNTPC**  
**Paper No. A/NE-MKT/19**

淨化海港計劃部  
香港薄扶林道 2A 號  
西區裁判法院 5 樓

來函檔號 Your Ref:

本署檔號 Our Ref: (00THYT) in DSD HATS 8/CE0750/45

電話 Tel: (852) (852) 2159 3447

傳真 Fax: (852) (852) 3103 0073

By E-mail and Mail

21 April 2022

The Secretary  
Town Planning Board  
15/F, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong.

Dear Sir/Madam,

**PWP Item No. 4345DS-1**  
**North District Sewerage Stage 2 Part 2A –**  
**Village Sewerage in Muk Wu, New Territories**

**Application for Permission under Section 16 of the Town Planning Ordinance**  
**(A/NE-MKT/19)**

Further to the captioned submission for Muk Wu Sewage Pumping Station under our ref (00SXMR) in DSD HATS 8/CE0750/45 dated 15 February 2022 and our letter ref (00TGUZ) in DSD HATS 8/CE0750/45 dated 20 April 2022, I attach 2 pages of revised Executive Summary (in English and Chinese) replacing the existing one in the Planning Study Report. Please also be clarified that the Gross Floor Area (GFA) as mentioned in the Planning Study Report elsewhere should be 330m<sup>2</sup> instead of 670m<sup>2</sup>.

Should you have any enquiry, please feel free to contact Mr. Robert C Y Ho ( ), our Consultants Binnies Hong Kong Limited ( ) or the undersigned ( ).

Yours faithfully,

( Vincent C H CHAN )

for Chief Engineer/Harbour Area Treatment Scheme  
Drainage Services Department

Encl.

c.c. (w/e)

Binnies Hong Kong Limited (Attn: Mr. Christopher Tse)

Fax: 2601 3908

我們的**抱負**是提供世界級的污水和雨水處理排放服務，以促進香港的可持續發展。

Our **VISION** is to provide world-class wastewater and stormwater drainage services enabling the sustainable development of Hong Kong.

ISO 9001, 14001 &  
45001  
Certified



## **Executive Summary**

This planning application is prepared by Binnies Hong Kong Limited (on behalf of the Applicant, Drainage Services Department (DSD) to seek planning permission from the Town Planning Board (“the Board”) to use Lot 79 RP in D.D. 90 and the adjoining Government Land in Muk Wu, Man Kam To, New Territories (the “Application Site”) for the construction of a public utility installations (sewage pumping station) (“the proposed development”).

The proposed sewage pumping station is under the project “North District Sewerage Stage 2 Part 2A – village sewerage in Muk Wu, New Territories” (PWP Item No. 4345DS-1), which aims to cope with the water pollution problem in North District. The proposed sewage pumping station will be built at the downstream of Muk Wu village sewerage system aiming to remove the large size of substances, providing booster pumping and conveying the collected sewage to Shek Wu Hui Effluent Polishing Plant for treatment.

The area of the Application Site is about 1,410m<sup>2</sup>. The Application Site falls within an area zoned “Agriculture” on the approved Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/4. The development of the sewage pumping station is a Column 2 requiring planning permission from the Board.

The proposed sewage pumping station is a single storey building (excluding one basement level of 6m) with gross floor area of about 330m<sup>2</sup> and 9m in height from ground to roof level. It is for non-domestic purpose and will house pre-treatment room, pump room, valve chamber, two transformer poles, switch and central control room, store room, DO unit room, toilet and stair. Two 6m width entrances for maintenance and waste disposal will be provided within the Application Site. The proposed sewage pumping station with a capacity of 1,231 m<sup>3</sup>/day in average dry weather flow is planned to commission in July 2027.

The justifications of this application include: (i) it is necessary to construct a new sewage pumping station to improve the local water quality; (ii) the Application Site is the only suitable site for the proposed sewage pumping station; (iii) it is compatible with the surrounding land uses; (iv) the proposed sewage pumping station would have no insurmountable/ insignificant adverse environmental, traffic, drainage, water supply, ecological and geotechnical impacts; and (v) it is supported by local community.

The proposed sewage pumping station forms part of a localized sewerage system at Muk Wu area. With the provision of the proposed sewerage system at Muk Wu, the water pollution problem in Muk Wu and the sanitary condition in the unsewered areas could be improved. The Applicant therefore requests the Board to approve this application.

## 行政摘要

本宗規劃申請乃由賓尼斯工程顧問有限公司代表申請人渠務署草擬，以支持一項向城市規劃委員會(「城規會」)於新界文錦渡路木湖地段編號 79 RP in D.D. 90 和鄰近的政府土地(申請用地)發展公用事業設施裝置(污水泵房) (“建議發展”)尋求規劃許可的申請。

北區污水收集系統第 2 階段第 2A 期 - 新界木湖鄉村污水收集系統(工程項目編號 4345DS-1) 的建議污水泵房，目的是收集北區污水。木湖污水泵房建造於木湖村的下游位置，去除大型垃圾和加壓輸送到石湖墟污水處理廠進行處理。

申請地點的面積約 1,410 平方米。申請地點座落於文錦渡分區計劃大綱核准圖編號 S/NE-MKT/4 的“農業”地帶。擬議污水泵房發展屬該地帶的“第二欄”用途，須向城規會提出規劃申請。

於“申請地點”的擬建污水泵房共有一座建築物(當中不包括一層 6 米深的地下室)，總樓面面積大約 330 平方米和地面到屋頂 9 米高。擬建污水泵房裡面有初處理系統、泵室、閥室、兩支掛柱式變壓器、開關及控室、儲藏室、除臭系統、洗手間和樓梯間。擬建污水泵房地面還設有兩條 6 米闊的通道，為方便在擬建污水泵房內進行例行維修工作及清除污泥。擬建污水泵房平均旱季流量約 1,231 立方米/日，初步計劃將於 2027 年 7 月運作。

這宗規劃申請的理由包括：(i) 有助進一步改善本地水質；(ii) 申請地點只符合工程條件及選址要求；(iii) 與附近土地用途配合；(iv) 沒有不能解決的環境生態及土力影響及不會對交通、排水、供水問題構成不良影響；以及(v) 獲本地社區支持和能更好地利用有限的土地資源。

擬建污水泵房將成為木湖集中污水處理系統的一部份，在擬建污水泵房幫助下，木湖的水質污染問題和未有污水設施地區的衛生情況將可解決及改善。因此，申請人希望城規會殷切考慮是項申請。

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及:

- (i) Construction of “New Territories Exempted House(s)”;**  
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**  
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;及
- (iii) Renewal of permission for temporary use or development in rural areas**  
位於鄉郊地區的臨時用途或發展的許可續期

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input checked="" type="checkbox"/> Organisation 機構	
The Government of the Hong Kong Special Administrative Region Drainage Services Department, Harbour Area Treatment Scheme Division	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）</b>	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
N/A	
<b>3. Application Site 申請地點</b>	
(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）	South-east of Muk Wu Raw Water Pumping Station, Man Kam To Road, Ma Kam To, New Territories (DD90 Lot 79RP and adjacent government land)
(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 ..... 1,410 (Approx.) ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 330 (Approx.) ..... 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）	..... 920 (Approx.) ..... sq.m 平方米 <input checked="" 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	Man Kam To Outline Zoning Plan No. S/NE-MKT/4
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture
(f) Current use(s) 現時用途	Agriculture  (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 5/2/2022 (DD/MM/YYYY)<sup>&</sup>  
於5/2/2022 (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 25/1/2022 (DD/MM/YYYY)<sup>&</sup>  
於25/1/2022 (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**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☒ Type (iii) Public utility installation / ~~Utility installation for private project~~  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 ..... sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途



**(ii) For Type (ii) application 供第(ii)類申請**

<p>(a) Operation involved 涉及工程</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> <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)  (請用圖則顯示有關土地/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>(b) Intended use/development 有意進行的用途/發展</p>	

**(iii) For Type (iii) application 供第(iii)類申請**

<p>(a) Nature and scale 性質及規模</p>	<p><input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate  請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="496 1368 1481 1883"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td>Muk Wu Sewage Pumping Station</td> <td>1</td> <td>24.5m (L) x 17m (W) x 9m (H)</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)	Muk Wu Sewage Pumping Station	1	24.5m (L) x 17m (W) x 9m (H)						
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											
Muk Wu Sewage Pumping Station	1	24.5m (L) x 17m (W) x 9m (H)											

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ Others (please specify) 其他 (請註明) .....  
.....

**(v) For Type (v) application 供第(v)類申請**

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

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

**(b) Development Schedule 發展細節表**

- Proposed gross floor area (GFA) 擬議總樓面面積 ..... sq.m 平方米 ☐About 約
- Proposed plot ratio 擬議地積比率 ..... ☐About 約
- Proposed site coverage 擬議上蓋面積 ..... % ☐About 約
- Proposed no. of blocks 擬議座數 .....
- Proposed no. of storeys of each block 每座建築物的擬議層數 ..... storeys 層  
☐ include 包括..... storeys of basements 層地庫  
☐ exclude 不包括..... storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 ..... mPD 米(主水平基準上) ☐About 約  
..... m 米 ☐About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 .....sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☐ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約

☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms  
請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land  
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積)

.....

.....

.....

☐ other(s) 其他 (please specify the use(s) and concerned land  
area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積)

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

.....

.....

.....

.....

<b>7. Anticipated Completion Time of the Development Proposal</b> <b>擬議發展計劃的預計完成時間</b>
Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023) 擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月) (Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any)) (申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)  Anticipated Completion in July 2027. ..... ..... ..... ..... .....

<b>8. Vehicular Access Arrangement of the Development Proposal</b> <b>擬議發展計劃的行車通道安排</b>		
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 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)) ..... <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"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是          No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是          No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ _____
	No 否	<input checked="" type="checkbox"/>

## 9. 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。

<p>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?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" 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)</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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積.....330..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 .....6.....m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</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><u>For details, please refer to the attached Planning Study Report.</u>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	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"/>
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"/>																													

## 10. 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。

Please refer to Chapter 6 "Justifications" of the attached Planning Study Report.



**11. 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

Mr. CHAN CHUNG HO, VINCENT 陳忠豪先生

Senior Engineer 高級工程師

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ 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

The Government of the Hong Kong Special Administrative Region Drainage Services Department 渠務署

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

Date 日期

14/2/2022

(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**

- 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：  
  - 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
  - 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。
- 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。
- 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。



**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

<b>Gist of Application 申請摘要</b>			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	South-east of Muk Wu Raw Water Pumping Station, Man Kam To Road, Ma Kam To, New Territories (DD90 Lot 79RP and adjacent government land)		
Site area 地盤面積	1,410 (Approx.) sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 920 (Approx.) sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Man Kam To Outline Zoning Plan No. S/NE-MKT/4 文錦渡分區計劃大綱核准圖編號S/NE-MKT/4		
Zoning 地帶	AGR		
Applied use/ development 申請用途／發展	Public Utility Installation (Sewage Pumping Station) 公用事業設施裝置 (污水泵房)		
(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	330 sq.m <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	1	
	Composite 綜合用途		

(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)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	9 m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	23.40 % <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) 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)  <hr/> <hr/>	
	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)  <hr/> <hr/>	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 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 checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
<hr/>		
<hr/>		
<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。

此為空白頁。

This is a blank page.

(This part will not be made available for public inspection)

(這部分不會公開予公眾查閱)

**Particulars of Applicant and Authorised Agent**  
**申請人及獲授權代理人的詳細資料**

<b>1. Applicant 申請人</b>	
<input type="checkbox"/> Identity Document 身份證明文件 / <input type="checkbox"/> Business Registration Certificate <sup>+</sup> 商業登記證 <sup>+</sup> / <input type="checkbox"/> Certificate of Incorporation 公司註冊證)	
No 號碼 N/A	
Postal Address 通訊地址  5/F, Western Magistracy, 2A Pok Fu Lam Road, Sau Ying Pun, Hong Kong 香港薄扶林道2A號西區裁判法院5樓	
Tel. No. 電話號碼 2159 3447	Fax. No. 圖文傳真號碼 3103 0073
E-mail Address 電郵地址 chchan07@dtd.gov.hk	
Contact Person (only for company) 聯絡人 (只適用於公司) Name 姓名 ( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士) Mr. CHAN Chung Ho, Vincent 陳忠豪先生 Position in company 公司職位 Senior Engineer	

<b>2. Authorised Agent (if applicable) 獲授權代理人 (如適用)</b>	
<input type="checkbox"/> Identity Document 身份證明文件 / <input type="checkbox"/> Business Registration Certificate <sup>+</sup> 商業登記證 <sup>+</sup> / <input type="checkbox"/> Certificate of Incorporation 公司註冊證)	
No 號碼	
Postal Address 通訊地址	
Tel. No. 電話號碼	Fax. No. 圖文傳真號碼
E-mail Address 電郵地址	
Contact Person (only for company) 聯絡人 (只適用於公司) Name 姓名 ( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士) Position in company 公司職位	

+ Please provide "Certificate of Incorporation No." instead of "Business Registration Certificate No." if the subject is a "limited company".  
如單位屬「有限公司」，請提供「公司註冊證號碼」，而不是「商業登記證號碼」。



*(This part will not be made available for public inspection)*  
(這部分不會公開予公眾查閱)

## Checklist of Documents 文件核對表

Please indicate if you have enclosed the following documents with this application.

請說明你有否在這宗申請夾附下列文件

- ☒ 5 signed original copies of the application form<sup>\*\*</sup>.  
一式五份已簽署的申請表格正本<sup>\*\*</sup>。
- ☒ Plans/drawings (e.g. location plan and site plan) and supplementary information (e.g. planning statement, report on traffic impact assessment, and report on environmental assessment):  
圖則／繪圖(例如：位置圖及地盤平面圖)及補充資料(例如：規劃綱領、交通影響評估報告及環境評估報告)：

For application with hard copy submission only 適用於只提交硬複本的申請：

- ☐ 5 copies each of the plans/drawings accompanying the application (if all are in black and white and not larger than A3 size).  
一式五份連同申請的圖則／繪圖（如圖則／繪圖皆為黑白及不超過 A3 大小）。

- ☒ 70 copies each of the plans/drawings accompanying the application (if containing any plan/drawing in colour or larger than A3 size), and supplementary information. 一式 70 份連同申請的圖則／繪圖（如當中有任何彩色或大小超過 A3 的圖則／繪圖）及補充資料。

For application with hard and soft copy submission 適用於提交硬複本及軟複本的申請：

- ☐ 8 hard copies and 1 soft copy each of the plans/drawings accompanying the application, and supplementary information.  
連同申請的圖則／繪圖及補充資料，一式八份硬複本及一份軟複本。

- ☒ Particulars of a development proposal  
擬議發展計劃的細節。
- ☐ Authorisation letter signed by the applicant<sup>#</sup>, if the application is submitted by an authorised agent on the applicant's behalf.  
申請人簽署的授權書<sup>#</sup> (如申請是由申請人授權的代理人遞交)。
- ☐ Documentary proof of land ownership<sup>#</sup> (e.g. copy/copies of ownership record(s) issued by the Land Registry) (only applicable to application of which the applicant is the sole or one of the "current land owner(s)").  
土地業權的證明文件<sup>#</sup> (例如：由土地註冊處發出的業權記錄副本) (只適用於申請人是唯一或其中一名「現行土地擁有人」的申請)。
- ☐ Copy/copies of consent(s) obtained from the "current land owner(s)"<sup>#</sup> (not applicable to application of which the applicant is the sole "current land owner").  
「現行土地擁有人」的同意書副本<sup>#</sup> (不適用於申請人是唯一「現行土地擁有人」的申請)。
- ☒ Copy/Copies of notification given to the "current land owner(s)"<sup>#</sup> (not applicable to application of which the applicant is the sole "current land owner").  
已發給「現行土地擁有人」的通知書副本<sup>#</sup> (不適用於申請人是唯一「現行土地擁有人」的申請)。
- ☒ Particulars of applicant and authorised agent in the application form\*.  
申請表格內申請人及獲授權代理人的詳細資料\*。

\* Documents which must be submitted with the application. 必須連同申請一併遞交的文件。

# Soft copy not accepted. 不接受軟複本。



**Drainage Services Department**  
**Sewage Services Branch**  
**Harbour Area Treatment Scheme Division**  
5/F., Western Magistracy,  
2A Pok Fu Lam Road, Hong Kong

**Appendix Id of RNTPC**  
**Paper No. A/NE-MKT/19**

淨化海港計劃部  
香港薄扶林道 2A 號  
西區裁判法院 5 樓

來函檔號 Your Ref:

本署檔號 Our Ref: (00TU89) in DSD HATS 8/CE0750/45

電話 Tel: (852) (852) 2159 3447

傳真 Fax: (852) (852) 3103 0073

By E-mail and Mail

6 May 2022

The Secretary  
Town Planning Board  
15/F, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong.

Dear Sir/Madam,

**PWP Item No. 4345DS-1**  
**North District Sewerage Stage 2 Part 2A –**  
**Village Sewerage in Muk Wu, New Territories**

**Application for Permission under Section 16 of the Town Planning Ordinance**  
**(A/NE-MKT/19)**

Further to the captioned application for Muk Wu Sewage Pumping Station and the e-mails from Amy Chong (ATP/N1 of Planning Department) dated 3 May 2022, 4 May 2022 (2 e-mails) and 5 May 2022 attaching the comments from Commissioner for Traffic, Chief Town Planner/Urban Design & Landscape of Planning Department, Commissioner of Police and EPD respectively, I attach 70 copies of the “Response to Comments” to the above 4 e-mails for your necessary action.

Should you have any enquiry, please feel free to contact Mr. Robert C Y Ho ( ), our Consultants Binnies Hong Kong Limited (Mr. Christopher Tse at ) or the undersigned ( ).

Yours faithfully,

( Vincent C H CHAN )

for Chief Engineer/Harbour Area Treatment Scheme  
Drainage Services Department

Encl.

c.c.

DPO/ST, TP & N, PlanD (Attn: Ms. Amy CHONG) with 2 copies of attachment  
Binnies Hong Kong Limited (Attn: Mr. Christopher Tse) w/o Fax: 2601 3908

我們的抱負是提供世界級的污水和雨水處理排放服務，以促進香港的可持續發展。

Our **VISION** is to provide world-class wastewater and stormwater drainage services enabling the sustainable development of Hong Kong.

ISO 9001, 14001 &  
45001  
Certified



**Drainage Services Department**  
**Sewage Services Branch**  
**Harbour Area Treatment Scheme Division**  
5/F., Western Magistracy,  
2A Pok Fu Lam Road, Hong Kong

**Appendix Ie of RNTPC**  
**Paper No. A/NE-MKT/19**

淨化海港計劃部  
香港薄扶林道 2A 號  
西區裁判法院 5 樓

來函檔號 Your Ref:

本署檔號 Our Ref: (00TXQL) in DSD HATS 8/CE0750/45

電話 Tel: (852) (852) 2159 3447

傳真 Fax: (852) (852) 3103 0073

By E-mail and Mail

13 May 2022

The Secretary  
Town Planning Board  
15/F, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong.

Dear Sir/Madam,

**PWP Item No. 4345DS-1**  
**North District Sewerage Stage 2 Part 2A –**  
**Village Sewerage in Muk Wu, New Territories**

**Application for Permission under Section 16 of the Town Planning Ordinance**  
**(A/NE-MKT/19)**

Further to the captioned application for Muk Wu Sewage Pumping Station and the e-mails from Amy Chong (ATP/N1 of Planning Department) dated 5 May 2022 and 10 May 2022 attaching the comments from AFCD and Lands Department respectively, and the letter from Kadoorie Farm & Botanic Garden Corporation (KFBG) dated 11 May 2022 (Annex A). I attach 70 copies of the “Response to Comments” to the above 2 e-mails and KFBG’s letter for your necessary action.

Should you have any enquiry, please feel free to contact Mr. Robert C Y Ho ( ), our Consultants Binnies Hong Kong Limited (Mr. Christopher Tse at ) or the undersigned ( ).

Yours faithfully,

( Vincent C H CHAN )

for Chief Engineer/Harbour Area Treatment Scheme  
Drainage Services Department

Encl.

c.c.

DPO/ST, TP & N, PlanD (Attn: Ms. Amy CHONG) with 2 copies of attachment  
Binnies Hong Kong Limited (Attn: Mr. Christopher Tse) w/o Fax:

我們的抱負是提供世界級的污水和雨水處理排放服務，以促進香港的可持續發展。

Our VISION is to provide world-class wastewater and stormwater drainage services enabling the sustainable development of Hong Kong.

ISO 9001, 14001 &  
45001  
Certified



嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

11th May 2022.

By email only

Dear Sir/ Madam,

**Proposed Public Utility Installation (Sewage Pumping Station)**  
**(A/NE-MKT/19)**

1. We refer to the captioned.
2. We visited the application site in May 2022; we observed that the site is still largely arable and sign of cultivation could be observed (**Figure 1**). The proposed use would affect the arable land for sure, which is within Agriculture (AGR) zone; this is highly not desirable from a farmland protection perspective. We urge the applicant to seriously consider whether there would be other nearby space for the captioned facility.
3. We are also happy to discuss with the applicant if they deem necessary.
4. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

cc. Drainage Services Department



**Figure 1.** Arable land within the application site.



**Responses to Comments on A/NE-MKT/19 Proposed Public Utility Installation (Sewage Pumping Station) in “AGR” Zone**

Comments received from:

1. Agriculture, Fisheries and Conservation Department .....2
2. Lands Department .....3
3. Kadoorie Farm & Botanic Garden Corporation .....4

**1. Agriculture, Fisheries and Conservation Department**

No.	Comment(s)	Response(s)
1	<p>The subject site fall within the "AGR" zone and is currently comprised of vegetable field and abandoned land. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the application is not supported from agricultural point of view. Nevertheless, we have no comments from nature conservation point of view.</p>	<p>(i) Muk Wu is located in a unique area which is surrounded by areas zoned "green belt" and "agriculture". The choice of suitable site is heavily constrained by the alignment of the proposed sewerage networks, compatibility with the surrounding uses, the topographic feature of the Site, availability of road access and local views. Having comprehensively reviewed the technical constraints, it is considered that the application site is the only piece of suitable land with minimum agricultural land to be resumed for development of the Muk Wu sewage pumping station (SPS), as it is (a) at a low topographical level for effective sewage collection by gravity (i.e. without further land acquisition for constructing another pumping station) and which is the most environmental and sustainability solution in terms of energy saving and carbon neutrality; (b) outside "Village Type Development" and "Green Belt" zones; (c) located in close proximity to the village area of Muk Wu; (d) with proper access; and (e) supported by village representatives (details can be referred to the plan attached in Appendix A).</p> <p>(ii) Furthermore, based on the preliminary environmental review, the project would not cause adverse environmental impact with implementation of appropriate mitigation measures. We also confirmed that during the construction and operation of the SPS, there should be no adverse impact to the existing agricultural activities nearby and will not affect the rehabilitation potential of the surrounding area.</p> <p>(iii) There has been a strong demand from the villagers and Ta Kwu Ling District Rural Committee for early provision of public sewerage system to Muk Wu, it will improve not only the local environment and hygiene; but also the nearby water bodies</p>

Response(s) to Comment(s)

		including Shenzhen River in the downstream.
--	--	---

## 2. Lands Department

No.	Comment(s)	Response(s)
	<u>Part A: General Comments</u>	
1	The application site falls within a project under PWP Item No. 4345DS-1 – North District Sewerage Stage 2 Part 2A – Village Sewerage in Muk Wu, New Territories ("the Project"). The general nature of the proposed sewerage works is to construct a sewerage pumping station, construct about 2,300 meters of gravity sewers, rising mains, associated manholes and ancillary works etc. To implement the Project, 11 private lots and GL will be resumed/cleared under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) as applied by Section 26 of Water Pollution Control (Sewerage) Regulation (Chapter 358AL). Lot No. 79 RP in D.D. 90 (i.e. portion of the application site) is one of the private lots to be resumed. The anticipated date of reversion of private lots to the Government is April 2023. The anticipated date of site handover of ex-private lots and crops areas is Q3 2023 subject to the progress of site clearance and crops assessment.	Noted.
2	A minor portion at the north-west site of the application site encroaches on GLA-TP 100 and ROW over the GL for STT No. 1131.	The boundary of the application site has been revised to not encroach GLA-TP 100 and ROW of STT 1311 (revised plans are attached in Appendix B).
3	GLA-TP 100 is granted to WSD for pumping station. STT No. 1131 is issued to CLP for electricity sub-station for provision of electricity supply to WSD's pumping station and reception office at Muk Wu, Ta Kwu Ling and as link in the electricity network for the transmission and supply of electricity to other areas served by such network.	
4	The application site is not covered by any MOT/Building License.	Noted.



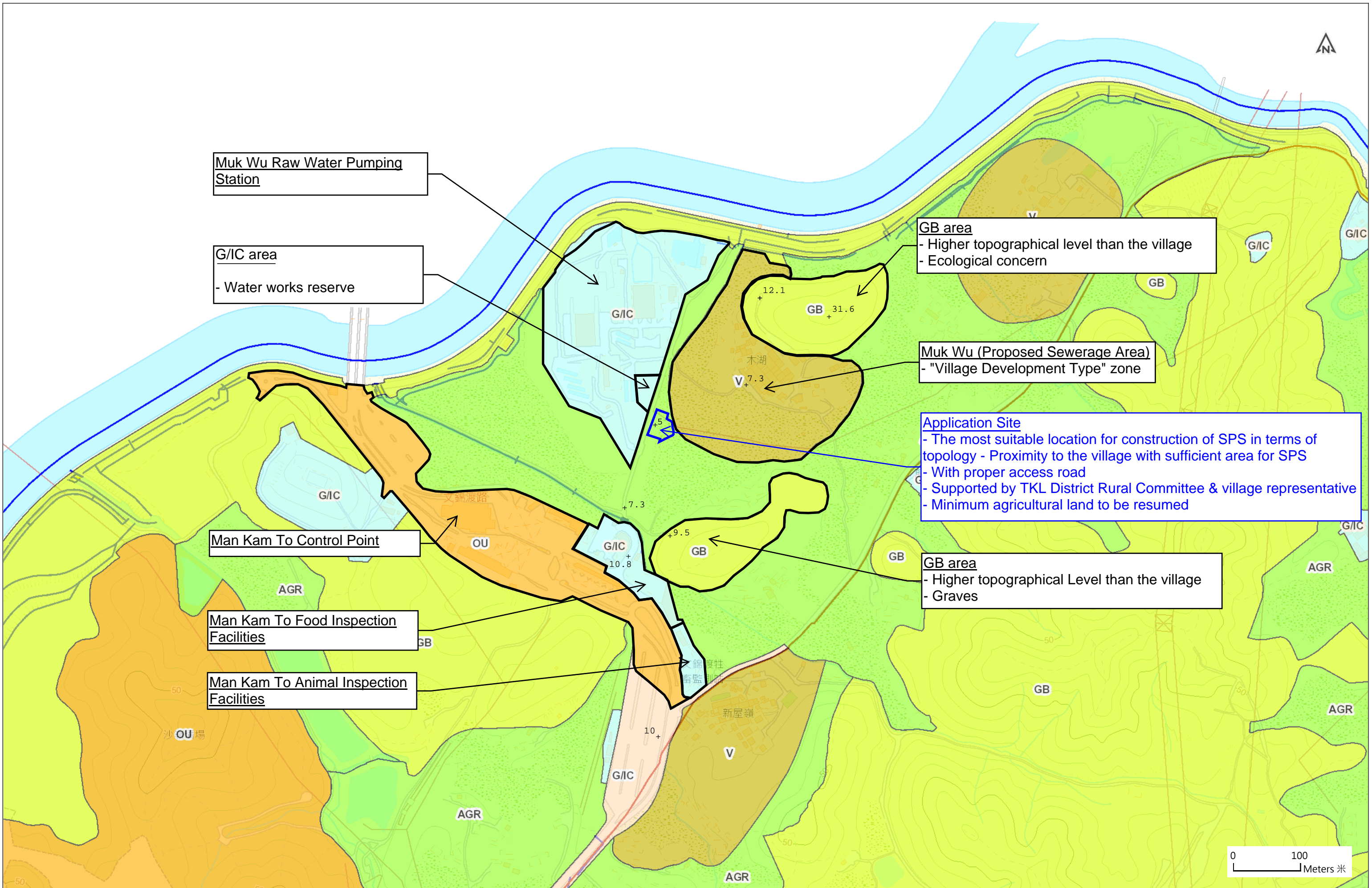
Response(s) to Comment(s)

5	A copy of land status plan is attached for your reference.	Noted.
	<u>Part B: Advisory Comments for the Applicant</u>	
1	The applicant is advised to revise the boundary of the application site not to affect GLA-TP .100	The boundary of the application site has been revised to not encroach GLA-TP 100 (revised plans are attached in Appendix B).
2	The applicant is advised to revise the boundary of the application site or liaise with CLP before the commencement of works regarding the encroachment on ROW of STT1311.	The boundary of the application site has been revised to not encroach ROW of STT 1311 (revised plans are attached in Appendix B).
3	The subject case involves a private lot (sewage pumping station), it is too early to consider the Permanent Government Land Allocation ("PGLA") application at this stage as the PGLA application could only be made on government land. When the private lot reverts to the Government upon resumption and provided that the PGLA application is received from the applicant, LandsD would process the PGLA application under the established procedure.	Noted.

### 3. Kadoorie Farm & Botanic Garden Corporation

No.	Comment(s)	Response(s)
1	We visited the application site in May 2022; we observed that the site is still largely arable and sign of cultivation could be observed ( <b>Figure 1</b> ). The proposed use would affect the arable land for sure, which is within Agriculture (AGR) zone; this is highly not desirable from a farmland protection perspective. We urge the applicant to seriously consider whether there would be other nearby space for the captioned facility.	(i) Muk Wu is located in a unique area which is surrounded by areas zoned "green belt" and "agriculture". The choice of suitable site is heavily constrained by the alignment of the proposed sewerage networks, compatibility with the surrounding uses, the topographic feature of the Site, availability of road access and local views. Having comprehensively reviewed the technical constraints, it is considered that the application site is the only piece of suitable land with minimum agricultural land to be resumed for development of the Muk Wu sewage pumping station (SPS), as it is (a) at a low topographical level for effective sewage collection by gravity (i.e. without further land acquisition for constructing another pumping station) and which is the most environmental and sustainability solution in terms of energy saving and carbon

		<p>neutrality; (b) outside "Village Type Development" and "Green Belt" zones; (c) located in close proximity to the village area of Muk Wu; (d) with proper access; and (e) supported by village representatives (details can be referred to the plan attached in Appendix A).</p> <p>(ii) Furthermore, based on the preliminary environmental review, the project would not cause adverse environmental impact with implementation of appropriate mitigation measures. We also confirmed that during the construction and operation of the SPS, there should be no adverse impact to the existing agricultural activities nearby and will not affect the rehabilitation potential of the surrounding area.</p> <p>(iii) There has been a strong demand from the villagers and Ta Kwu Ling District Rural Committee for early provision of public sewerage system to Muk Wu, it will improve not only the local environment and hygiene; but also the nearby water bodies including Shenzhen River in the downstream.</p>
--	--	---



## **SUMMARY OF APPLICATION**

<b>Applicant</b>	: Drainage Services Department, Harbour Area Treatment Scheme Division, the Government of Hong Kong Special Administration Region
<b>Consultants</b>	: Binnies Hong Kong Limited
<b>Applied Use</b>	: Application Site - “Public Utility Installation”; and
<b>Existing Use</b>	: Application Site - Agriculture (AGR);
<b>Location</b>	: Application Site - An agriculture area located at the adjacent to the existing Muk Wu Pumping Station;
<b>Site Area</b>	: Application Site – 1,310 m <sup>2</sup> for construction of the proposed sewage pumping station;
<b>Statutory Plan</b>	: Man Kam To Outline Zoning Plan No. S/NE-MKT/4 gazetted on 15 December 2017
<b>Zoning</b>	: Application Site – 1,310 m <sup>2</sup> under “AGR” zone; and
<b>Previous Application(s)</b>	: Application Site - Nil

### **3. SITE CONTEXT**

#### **3.1 Selection of Site**

- 3.1.1 The proposed sewage pumping station is located downstream of Muk Wu which sewage will be collected from. It also has a low topographical level such that sewage can be effectively collected by gravity. In addition, the proposed site is the only site which is large enough to accommodate the structure of the pumping station and its ancillary facilities. In view of the above, the proposed site area was being considered as an appropriate location for the construction of sewage pumping station.

#### **3.2 Location**

- 3.2.1 The Application Site is situated at the south-eastern side of the existing Muk Wu Raw Water Pumping Station (MWRWPS) across the unnamed road. It is accessible via an unnamed road leading to Man Kam To Road. The location plan and site plan are shown in **Figures 1 and 2** respectively.

#### **3.3 Existing Conditions**

- 3.3.1 The Application Site covers an area of approximately 1,310m<sup>2</sup>. It is currently an unused farmland and overgrown with vegetation. Existing condition of the Application Site and site photos are shown in **Figure 3**.

#### **3.4 Surrounding Land Uses**

- 3.4.1 The surrounding areas are predominately rural in character. To the immediate south and north of the Application Site are active/fallow agricultural land and vacant land falling within an area zoned “Village Type Development” (“V”) and “AGR” on the OZP. To the north-western side across the unnamed road is the MWRWPS which falls within an area zoned “Government, Institution or Community” (“G/IC”) on the OZP. There are a number of water trunk mains running along the adjacent access road nearby the Application Site boundary (See **Figure 11**). The major land uses in the surroundings of the Application Site are indicated in **Figure 4**.

#### **3.5 Access**

- 3.5.1 The Application Site can be access via an unnamed road leading to Man Kam To Road (see **Figure 11**).

#### **3.6 Land Status**

- 3.6.1 The Application Site comprises of private land (i.e. Lot 79 RP in D.D 90) (about 20%) and the adjoining Government Land (about 80%). The land status of the Application Site is shown in **Figure 5**.

underground structure) could be accessed by using cat-ladders from superstructure. To minimise the required compound size of proposed SPS.

- 5.2.4 A section of underground sewer network will be constructed for collection of sewage from village type houses such as Muk Wu village, then the pipes will be connected to northern of proposed SPS. The alignment of upstream sewer is not under this application and it will be submitted to relevant government departments for approval in the detailed design stage.
- 5.2.5 In addition, the collected sewage will be treated by pre-treatment process at proposed SPS and conveyed to SWHEPP through three new small diameter (approx. 150mm) rising mains along Man Kam To Road. This section of downstream rising mains is also not under this application and it will be submitted to relevant government departments for approval in the detailed design stage.
- 5.2.6 In accordance with the latest programme, construction of the proposed MWSPS is planned to commence in September 2022 and complete in July 2027.

### **5.3 Landscape and Visual Proposal**

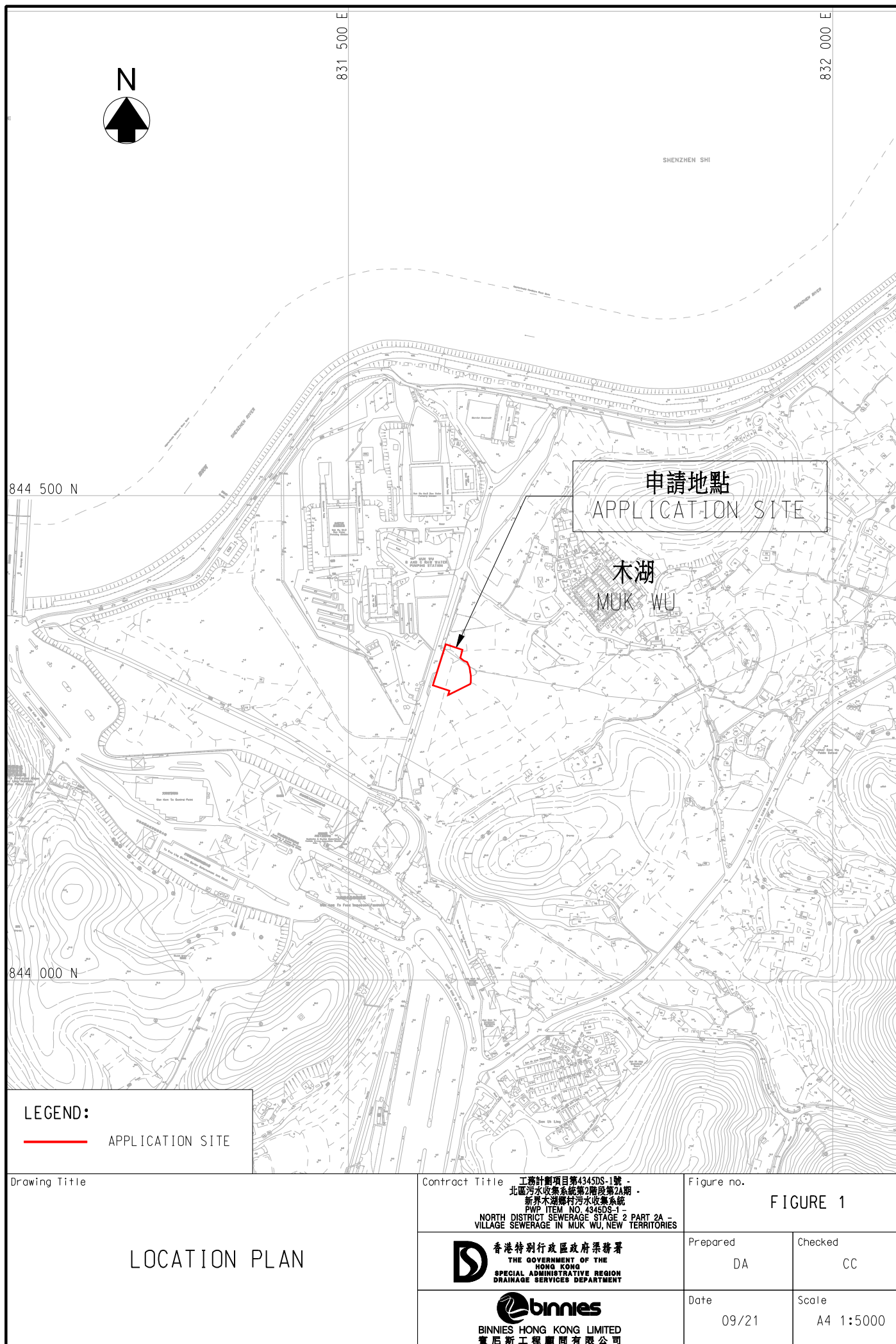
- 5.3.1 The Application Site is entirely covered by natural shrub. The associated landscape impact arising from the proposed MWSPS is considered to be minimal.
- 5.3.2 According to the latest design, the proposed SPS will be mostly built underground except a single storey structure above ground due to operational consideration. The structure would be similar in height with the nearby low rise residential developments and raw water pumping station. Such small structure will be carefully designed to avoid obstructing any key landscape features or views, and to avoid creating massing effect.
- 5.3.3 For security purposes, a solid fence wall will be erected around the proposed Site. The interplay of materials used in construction of fencing will demarcate the site and preserve the visual aesthetics.
- 5.3.4 The Project includes a substantial amount of green area, which contribute an improvement in air quality and harmonize the environment. The brown roof with sky light and landscape planting will be provided where applicable to mitigate visual impact to the surroundings. The proposed brown roof also ensures that the top surfaces of new structure is non-glaring so as to minimize the impacts to nearby residents and future developments.
- 5.3.5 MWSPS was designed with several visual enhancing features to blend in with the surrounding environment. The façade treatments of the MWSPS will adopt natural granite, brick look tiles, aluminium fins with wood look, fair-faced concrete and stainless steel doors and louvres as the major elements. This promotes harmony between human habitation and the natural world. Photomontage of the proposed pumping station is shown in Figure 14 to 18.
- 5.3.6 There are 17 nos. of existing trees surveyed in the proposed site, which are not “trees of particular interest”. They are proposed to be felled. All the trees to be felled will be compensated in the proposed MWSPS. Figure 13 indicates the detailed arrangement of tree compensation and landscape design.

## **6. JUSTIFICATIONS**

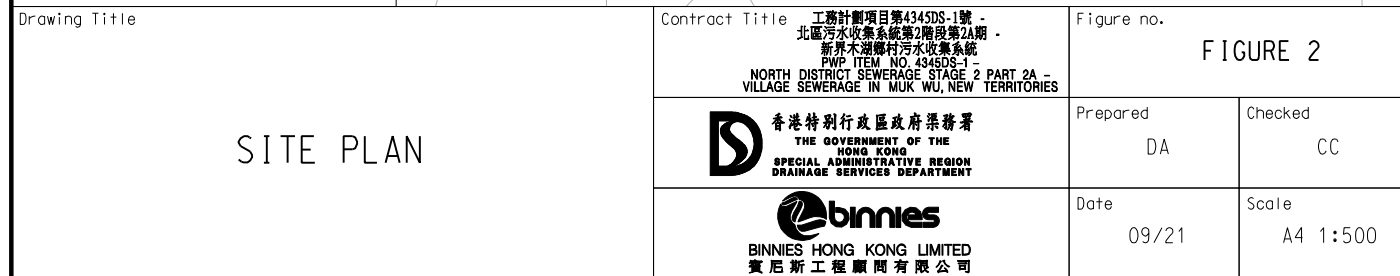
### **6.1 Availability of Land and Site Selection Criteria**

- 6.1.1 The proposed SPS shall ideally be located on vacant agriculture area at Muk Wu within the catchment area. The proposed MWSPS should not be in high topographical level where sewage cannot be collected by gravity. The Application Site should be large enough to











LOCATION PLAN





①

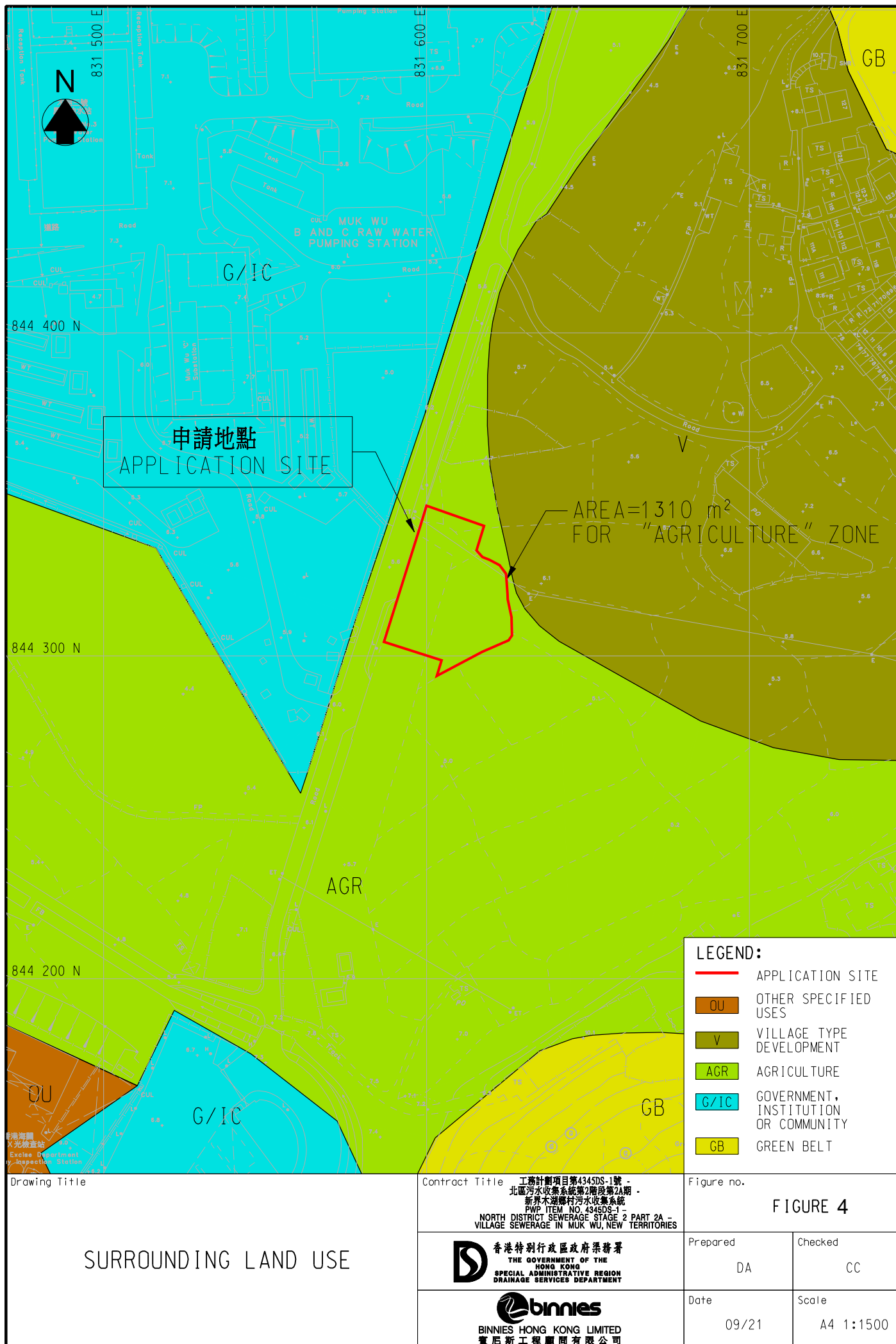


②

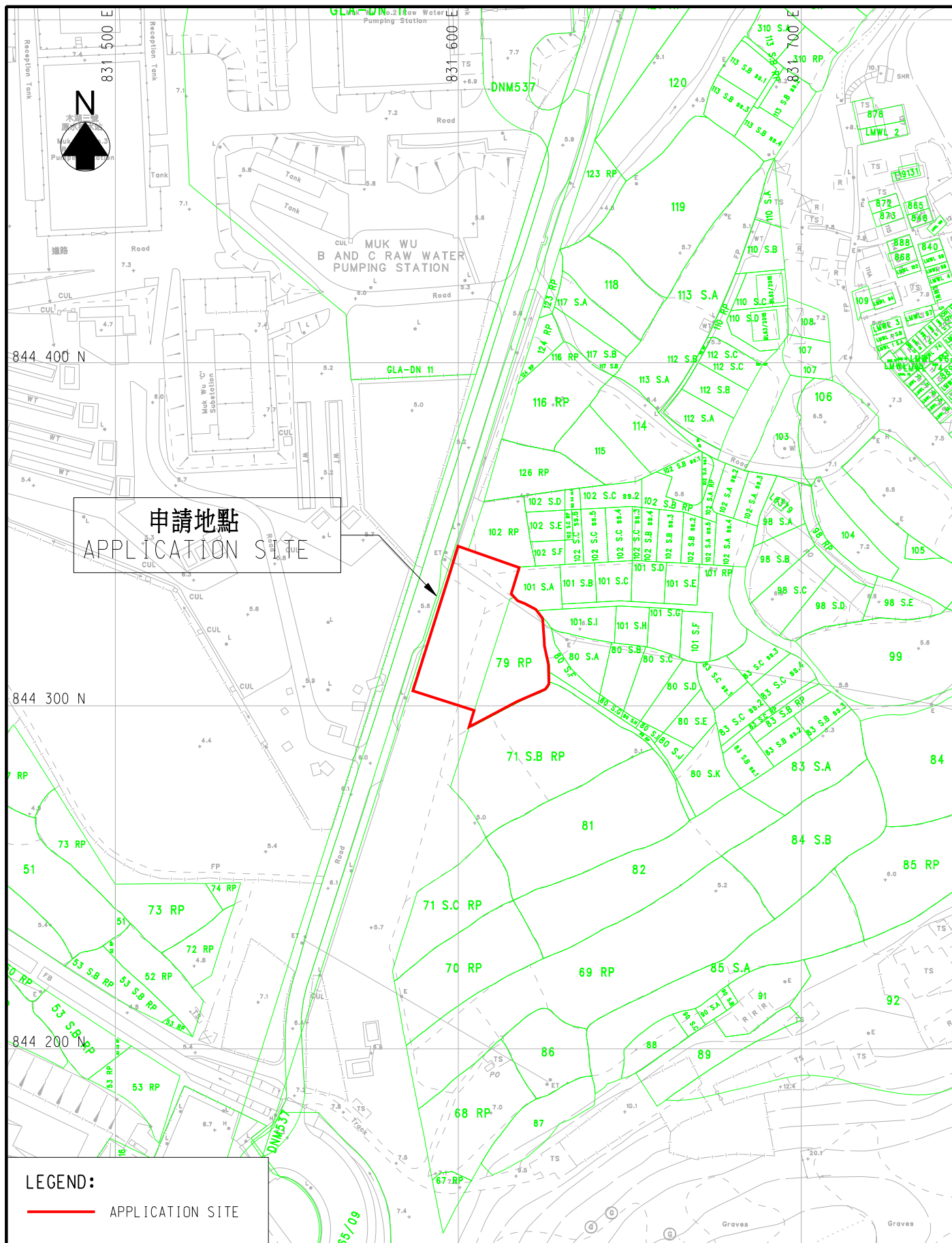


③

<div>Drawing Title</div> <div>PHOTOS SHOWING THE EXISTING SITE CONDITIONS AND LAND USE</div>	<div>Contract Title</div> <div>工務計劃項目第4345DS-1號 - 北區污水收集系統第2階段第2A期 - 新界木湖鄉村污水收集系統 PWP ITEM NO. 4345DS-1 - NORTH DISTRICT SEWERAGE STAGE 2 PART 2A - VILLAGE SEWERAGE IN MUK WU, NEW TERRITORIES</div>	<div>Figure no.</div> <div>FIGURE 3</div>	
	<div>香港特別行政區政府渠務署 THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION DRAINAGE SERVICES DEPARTMENT</div>	<div>Prepared</div> <div>DA</div>	<div>Checked</div> <div>CC</div>
	<div>BINNIES HONG KONG LIMITED 賓尼士工程顧問有限公司</div>	<div>Date</div> <div>09/21</div>	<div>Scale</div> <div>N.T.S</div>







LEGEND:

— APPLICATION SITE

LAND STATUS AT THE SITE  
AND SURROUNDING AREA

Contract Title 工務計劃項目第4345DS-1號 -  
北區污水收集系統第2階段第2A期 -  
新界木湖鄉村污水收集系統  
PWP ITEM NO. 4345DS-1  
NORTH DISTRICT SEWERAGE STAGE 2 PART 2A -  
VILLAGE SEWERAGE IN MUK WU, NEW TERRITORIES



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



BINNIES HONG KONG LIMITED  
賓尼士工程顧問有限公司

Figure no.

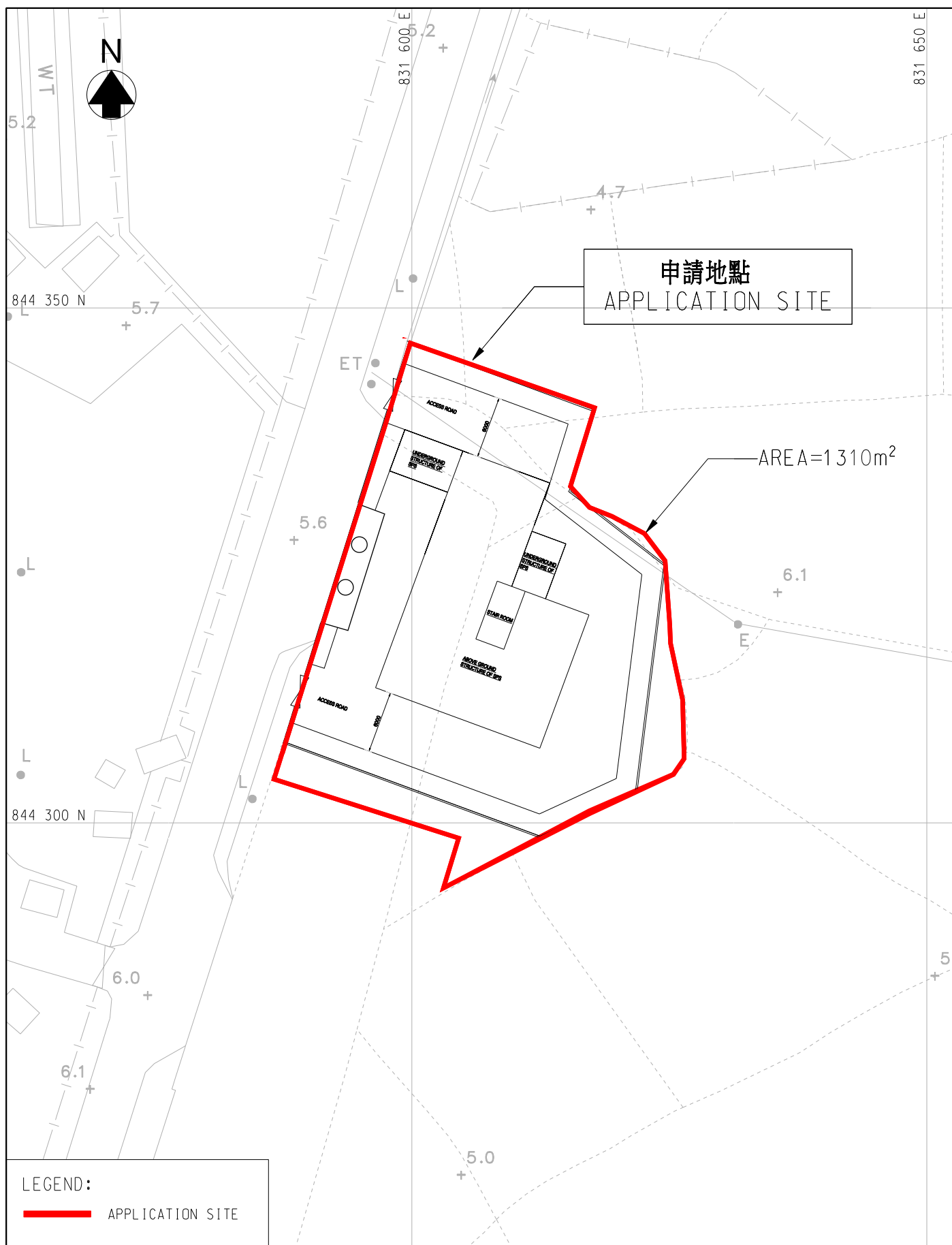
FIGURE 5



Prepared  
DA

Checked  
CC

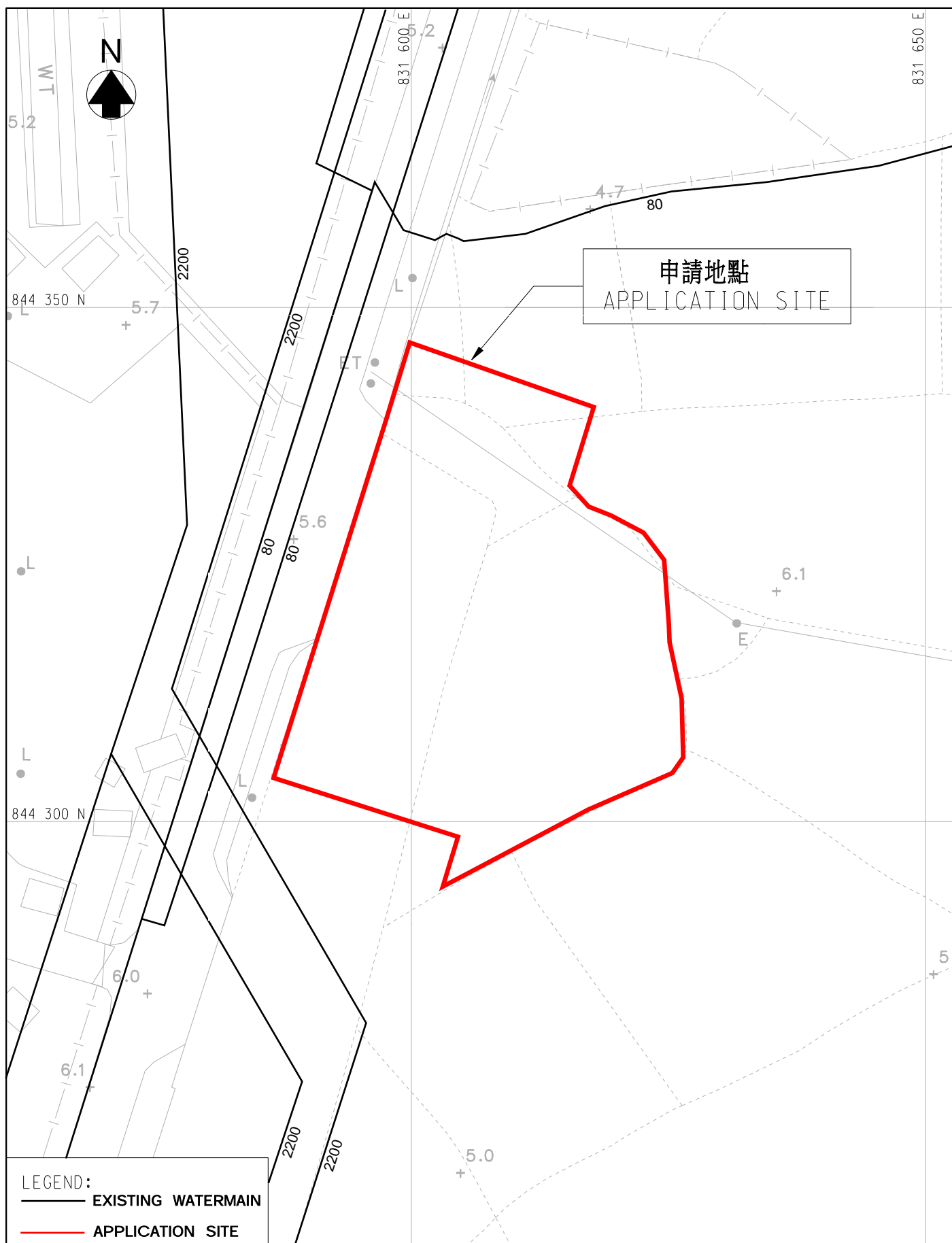
Date  
09/21



Scale  
A4 1:1500



Drawing Title  MASTER LAYOUT PLAN	Contract Title 工務計劃項目第4345DS-1號 - 北區污水收集系統第2階段第2A期 - 新界木朗村污水收集系統 PWP ITEM NO. 4345DS-1 - NORTH DISTRICT SEWERAGE STAGE 2 PART 2A - VILLAGE SEWERAGE IN MUK WU, NEW TERRITORIES		Figure no.  FIGURE 6	
	 香港特別行政區政府渠務署 THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION DRAINAGE SERVICES DEPARTMENT		Prepared DA	Checked CC
	 BINNIES HONG KONG LIMITED 賓尼士工程顧問有限公司		Date 09/21	Scale A4 1:500





Drawing Title	Contract Title 工務計劃項目第4345DS-1號 - 北區污水收集系統第2階段第2A期 - 新界木湖鄉村污水收集系統 PWP ITEM NO. 4345DS-1 - NORTH DISTRICT SEWERAGE STAGE 2 PART 2A - VILLAGE SEWERAGE IN MUK WU, NEW TERRITORIES	Figure no. <b>FIGURE 12</b>	
<b>EXISTING WATERMAINS</b>	 香港特別行政區政府渠務署 THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION DRAINAGE SERVICES DEPARTMENT	Prepared DA	Checked CC
	 BINNIES HONG KONG LIMITED 賓尼士工程顧問有限公司	Date 09/21	Scale A4 1:500





**Drainage Services Department**  
**Sewage Services Branch**  
**Harbour Area Treatment Scheme Division**  
5/F., Western Magistracy,  
2A Pok Fu Lam Road, Hong Kong

**Appendix If of RNTPC**  
**Paper No. A/NE-MKT/19**

淨化海港計劃部  
香港薄扶林道 2A 號  
西區裁判法院 5 樓

來函檔號 Your Ref:

本署檔號 Our Ref: (00U2JH) in DSD HATS 8/CE0750/45

電話 Tel: (852) (852) 2159 3447

傳真 Fax: (852) (852) 3103 0073

By Fax & E-mail

23 May 2022

The Secretary  
Town Planning Board  
15/F, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong.

Dear Sir/Madam,

**PWP Item No. 4345DS-1**  
**North District Sewerage Stage 2 Part 2A –**  
**Village Sewerage in Muk Wu, New Territories**

**Application for Permission under Section 16 of the Town Planning Ordinance**  
**(A/NE-MKT/19)**

Further to the captioned application for Muk Wu Sewage Pumping Station and the e-mail from Amy Chong (ATP/N1 of Planning Department) dated 19 May 2022 attaching the comments from Urban Design Section of Planning Department, I attach the “Response to Comments” to the above e-mail for your necessary action.

Should you have any enquiry, please feel free to contact Mr. Robert C Y Ho (\_\_\_\_\_  
, our Consultants Binnies Hong Kong Limited (\_\_\_\_\_  
or the undersigned (\_\_\_\_\_)

Yours faithfully,

( Vincent C H CHAN )

for Chief Engineer/Harbour Area Treatment Scheme  
Drainage Services Department

Encl.

c.c.

DPO/ST, TP & N, PlanD (Attn: Ms. Amy CHONG  
Binnies Hong Kong Limited (Attn: Mr. Christopher Tse)

---

---

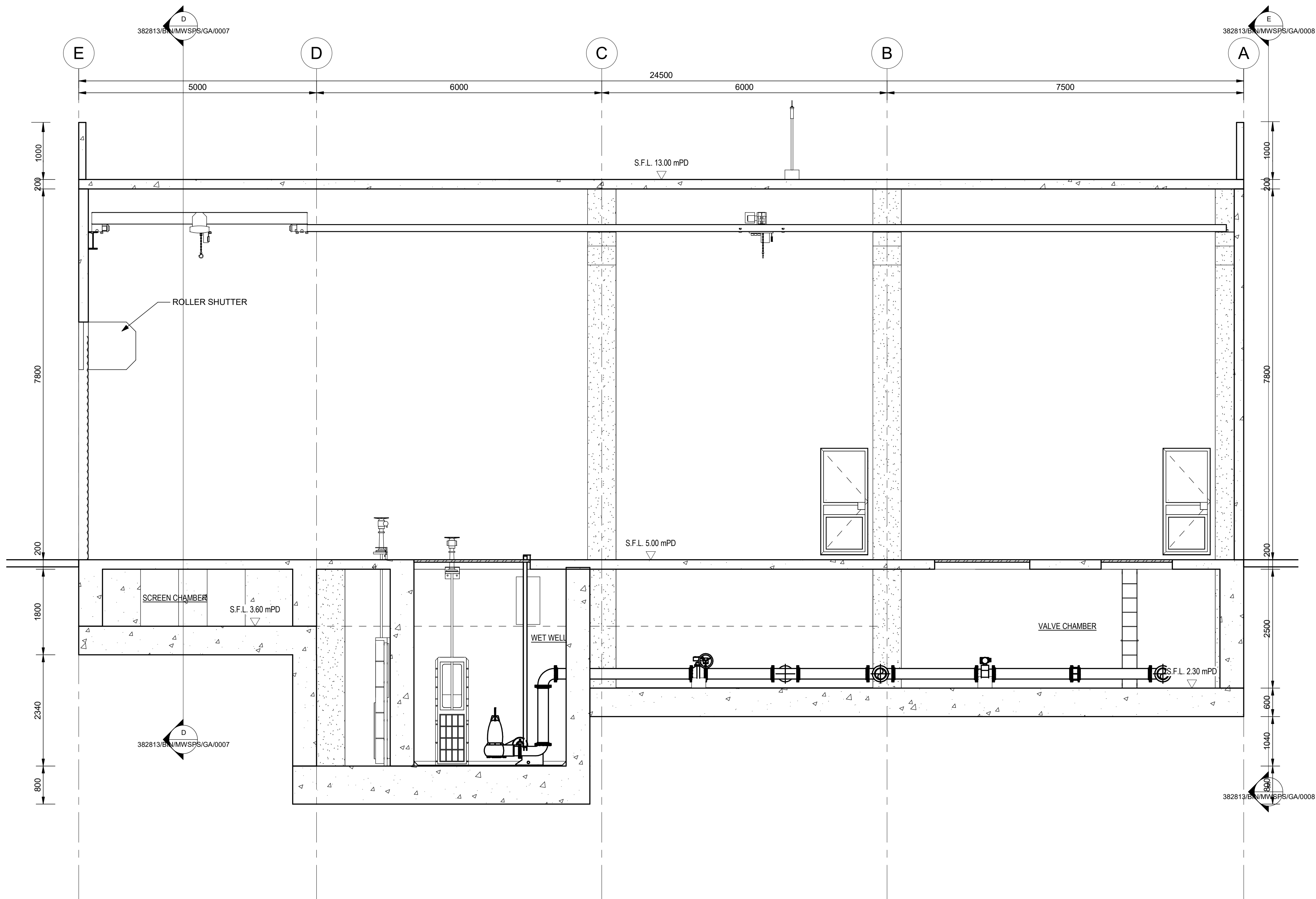
**Responses to Comments on A/NE-MKT/19 Proposed Public Utility Installation (Sewage Pumping Station) in "AGR" Zone**

Comments received from:

1. PlanD/Urban Design Section.....2

### 1. PlanD/Urban Design Section

No.	Comment(s)	Response(s)
1	According to Para. 5.2.1 of the Supplementary Planning Statement and the Revised Executive Summary, the BH of the proposed single storey structure is 9m above ground while that of the basement level is 6m. However, the figures appear to be 8m and 5.14m as shown in Section A-A in Figure 10. It would be advisable to clarify the inconsistencies.	Please be clarified that the building height of the sewage pumping station will be 8m in height, excluding the 1m rooftop parapet wall. The revised Figure 10 is at <b>Appendix A</b> . The basement level will be of 5.14m in depth.
	The applicant may wish to substantiate the merit of brown roof and clarify the roof feature which appears to be different in Figures 14 to 18 of Appendix 1a of DPO's Memo dated 21.4.2022 from the Perspectives 3 and 4 of the Further Information submitted on 6.5.2022.	<p>Brown roofs are very low maintenance and no irrigation is required. They also offer sound acoustic and temperature isolation properties to the building and help reduce water runoff from the roof.</p> <p>The latest photomontages of the proposed sewage pumping station submitted on 6.5.2022 (Perspectives 3 and 4) replaced figures 14 to 18 attaching to DPO's memo dated 21.4.2022. The green colour at the roof indicates the perspective colour of the brown roof.</p>
	Although it is indicated in Para. 7.1.3 of the Supplementary Planning Statement that visual assessment had been conducted, there is no such submission for the application.	Noted. Please see <b>Appendix B</b> for the amendment page to para.7.1.3.



SECTION A-A  
SCALE 1 : 50

NOTE:

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
2. ALL LEVEL ARE IN METERS ABOVE PRINCIPAL DATUM.

0	-	-	-	-
Revision	Date	Description		Initial
	Designed	Checked	Drawn	Checked
Initial			SZ	
Date				

Approved

Contract No. CE 50/2007 (DS)

Contract Title  
NORTH DISTRICT SEWERAGE STAGE 2 (REMINDER) AND SEWERAGE TO CHUEN LUNG, KAU WA KEUNG OLD VILLAGE AND LO WAI

Drawing Title  
MUK WU SEWAGE PUMPING STATION - SECTION A-A

Drawing No.	Revision
FIGURE 10	0

Scale A1 As indicated



## **6.7 Geotechnical Appraisal**

- 6.7.1 In view of topography of the proposed SPS, there is no major site formation works to be carried out except for the construction of foundation and a deep basement about 6 meters depth. Further ground investigation will be conducted to facilitate the detailed design of foundation and basement, and selection of excavation method.
- 6.7.2 There are no slope works involved in the Application Site, and no insurmountable geotechnical issue is expected.

## **6.8 Utilities Requirement**

- 6.8.1 The water and power supplies are essential for operational need of the proposed SPS, those can be obtained from the existing water/power supplies system along the Access Road from Man Kam To Road.

## **6.9 Community Support**

- 6.9.1 Consultation meetings with Muk Wu Village have been carried out since beginning of the project. After the consultation with Ta Kwu Ling District Rual Committee and Muk Wu's village representatives, most of the members in Ta Kwu Ling District Rual Committee showed support to the proposed SPS at the Application Site and support letter was received on 19 March 2021 as attached in Appendix A. The Muk Wu Village representatives showed support to the Project and the consent letter from two village representatives of Muk Wu Village was received on 18 January 2021 as attached in Appendix B.

## **6.10 Waterworks Impact Assessment**

- 6.10.1 The water demand of the proposed SPS is expected to be minimal and would not affect the overall freshwater demand. As a result, the Project is not expected to cause any water supply impacts.

## **7. CONCLUSION**

- 7.1.1 The Application Site is the only site for the development of the proposed MWSPS and associated underground sewers. There is no other viable site within Muk Wu area.
- 7.1.2 The proposed MWSPS is targeted to be constructed in September 2022 for completion in July 2027. The proposed MWSPS forms a part of a localised sewage system for the Muk Wu area. With the provision of the proposed sewerage system at Muk Wu, the water pollution problem in Muk Wu and the sanitary condition in the unsewered areas could be improved.
- 7.1.3 Assessments on environmental, traffic, drainage, sewerage and infrastructural impacts on the surrounding areas arisen from the project had been conducted. With sufficient mitigation measures proposed, it is considered that no adverse impact will be brought by the proposed MWSPS during both construction and operation stages.

**END OF TEXT**



**Drainage Services Department**  
**Sewage Services Branch**  
**Harbour Area Treatment Scheme Division**  
5/F., Western Magistracy,  
2A Pok Fu Lam Road, Hong Kong

**Appendix Ig of RNTPC**  
**Paper No. A/NE-MKT/19**

淨化海港計劃部  
香港薄扶林道 2A 號  
西區裁判法院 5 樓

來函檔號 Your Ref:

本署檔號 Our Ref: (00U4Z6) in DSD HATS 8/CE0750/45

電話 Tel: (852) (852) 2159 3447

傳真 Fax: (852) (852) 3103 0073

By Fax & E-mail

25 May 2022

The Secretary  
Town Planning Board  
15/F, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong.

Dear Sir/Madam,

**PWP Item No. 4345DS-1**  
**North District Sewerage Stage 2 Part 2A –**  
**Village Sewerage in Muk Wu, New Territories**

**Application for Permission under Section 16 of the Town Planning Ordinance**  
**(A/NE-MKT/19)**

Further to the captioned application for Muk Wu Sewage Pumping Station and the e-mails from Ms. Amy Chong (ATP/N1 of Planning Department) dated 24 May 2022 (10:25 and 10:46) attaching the comments from Water Supplies Department and 4 public comments, I attach the "Response to Comments" to the above e-mails for your necessary action.

Should you have any enquiry, please feel free to contact Mr. Robert C Y Ho ( ), our Consultants Binnies Hong Kong Limited (Mr. Christopher Tse at or the undersigned ( ).

Yours faithfully,

( Vincent C H CHAN )  
for Chief Engineer/Harbour Area Treatment Scheme  
Drainage Services Department

Encl.

c.c.

DPO/ST, TP & N, PlanD (Attn: Ms. Amy CHONG  
Binnies Hong Kong Limited (Attn: Mr. Christopher Tse)



---

---

**Responses to Comments on A/NE-MKT/19 Proposed Public Utility Installation (Sewage Pumping Station) in “AGR” Zone**

Comments received from:

- |    |                                |   |
|----|--------------------------------|---|
| 1. | Water Supplies Department..... | 2 |
| 2. | Public Comments.....           | 2 |

## 1. Water Supplies Department

No.	Comment(s)	Response(s)
1	The boundary at the proposed sewage pumping station encroaches within WSD land allocation. The applicant is required to review the land boundary.	The boundary of the proposed sewage pumping station has been revised. Please refer to the revised figures of the Further Information submitted on 13.5.2022.
2	The access to the proposed sewage pumping station will be made via. WSD land allocation. The applicant is required to liaise with our NTE Region or to review the access point for alternatives.	We have obtained WSD's no objection to our S16 application. Please see <b>Appendix A</b> .

## 2. Public Comments

No.	Comment(s)	Response(s)
	A total of 4 public comments were received, of which 3 are raising objection to / concerns on the application and 1 indicates no comments. The main grounds of objection/concern include: the proposed development is not in line with the planning intention of the "Agriculture" zone; the Site comprises arable land, the proposed development at the application site would lead to a loss in farmland; approval of the application would set undesirable precedents for similar applications; and the design of the SPS has not fully utilized the rooftop area of the building.	<p>Regarding the public comments received, we have the following responses:</p> <p>(i) Muk Wu is located in a unique area which is surrounded by areas zoned "green belt" and "agriculture". The choice of suitable site is heavily constrained by the alignment of the proposed sewerage networks, compatibility with the surrounding uses, the topographic feature of the Site, availability of road access and local views. Having comprehensively reviewed the technical constraints, it is considered that the application site is the only piece of suitable land with minimum agricultural land to be resumed for development of the Muk Wu sewage pumping station (SPS), as it is (a) at a low topographical level for effective sewage collection by gravity (i.e. without further land acquisition for constructing another pumping station) and which is the most environmental and sustainability solution in terms of energy saving and carbon neutrality; (b) outside "Village Type Development" and "Green Belt" zones; (c) located in close proximity to the village area of Muk Wu; (d) with proper access; and (e) supported by village representatives.</p> <p>(ii) Furthermore, based on the preliminary environmental review, the project would not cause adverse environmental impact with implementation of appropriate mitigation measures. We also confirmed that during the construction</p>

		<p>and operation of the SPS, there should be no adverse impact to the existing agricultural activities nearby and will not affect the rehabilitation potential of the surrounding area.</p> <p>(iii) The proposed SPS is part of the proposed sewerage works, namely "PWP Item No. 4345DS-1 – North District Sewerage Stage 2 Part 2A – Village Sewerage in Muk Wu, New Territories". It is an essential infrastructure to improve the water pollution problem and bring environmental improvement to the Muk Wu area (a sewerage plan is at <b>Appendix B</b>). Besides, there has been a strong demand from the villagers and Ta Kwu Ling District Rural Committee for early provision of public sewerage system to Muk Wu, it will improve not only the local environment and hygiene; but also the nearby water bodies including Shenzhen River in the downstream.</p> <p>(iv) The proposed SPS was designed with several visual enhancing features to blend in with the surrounding environment, including brown roof and landscape planting. The building façade and boundary fencing will be treated with material and colour harmonious to the surrounding environment.</p> <p>(v) There will be 40 number of solar panels on the roof of the proposed sewage pumping station for provision of renewable energy for the operational use of the SPS.</p>
--	--	---

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



**Re: Fw: A/NE-MKT/19** 

25/05/2022 12:31

From: CY LAU/WSD/HKSARG@WSD  
To: CH CHAN/SSB/DSD/HKSARG@DSD  
Cc: Robert CY HO/SSB/DSD/HKSARG@DSD, Ka-Kin TSANG/WSD/HKSARG@WSD, Y LAO/WSD/HKSARG@WSD  
Serial No.:

Dear Vincent,

Further to our earlier telecon, we have no objection in principle regarding the S16 application for the sewage pumping station subject to the following technical issues to be resolved prior to the commencement of works:-

1. Muk Wu Raw Water Pumping Station is a critical facilities in the Dongjiang water supply route and the proposed works would be conducted at the sole access road to the pumping station. Free access must be maintained at all times during the construction stage and the operation stage of the project. Detailed plans should be submitted for comments prior to commencement of construction works.
2. It is noted that the proposed sewage pipe as well as access of the proposed new sewage pumping station would be along the existing access road under WSD's land allocation. In general, the usage of WSD's access road within our land allocation shall not be permitted. Since WSD will not be the sole user of the concerned access road, please liaise with relevant authorities to resolve the land issue in order to avoid ambiguities on usage and maintenance in the future.
3. Please also note that the following attached conditions shall be complied for the proposed works. Besides, regular settlement monitoring shall be conducted on existing Dongjiang watermains. The maximum allowable settlement is 5mm.



Conditions of working in the vicinity of waterworks installations (2020\_06)\_D.pdf

4. Details of site formation work and excavation works shall be submitted to the WSD for approval prior to commencement of works.

Regards,  
Anthony CY Lau  
E/NTE(HW1), WSD

CH CHAN	Dear Mr. Lau, I refer to your comment to Plan D o...	24-05-2022 15:59:34
From:	CH CHAN/SSB/DSD/HKSARG@DSD	
To:	cy_lau@wsd.gov.hk	
Cc:	Robert CY HO/SSB/DSD/HKSARG@DSD	
Date:	24-05-2022 15:59	
Subject:	Fw: A/NE-MKT/19	

Dear Mr. Lau,

I refer to your comment to Plan D on our S16 application of a sewage pumping station in Muk Wu.

Please find two drawings showing our proposed sewage pumping station, gravity sewers 7 manholes and rising mains to be constructed within WSD's allocation GLA-TP110:

[attachment "Muk Wu Sewerage and Rising Mains (along WSD Access Road) Layout Plans.pdf" deleted by CY LAU/WSD/HKSARG]

I should be grateful if you let me have your requirements and also grant us no objection to carry out the above works within WSD's allocation so that we could proceed with the S16 application.

Vincent CHAN  
SE/SS, HATSD, DSD



----- Forwarded by CH CHAN/SSB/DSD/HKSARG on 24/05/2022 14:26 -----

From: Amy Yuen Ting CHONG/PLAND/HKSARG@PLAND  
To: CH CHAN/SSB/DSD/HKSARG@DSD  
Cc: Frances YY YAM/EPD/HKSARG@EPD, Robert CY HO/SSB/DSD/HKSARG@DSD  
Date: 24/05/2022 10:32  
Subject: Fw: A/NE-MKT/19  
Serial No.:

---

Dear Vincent,

You may wish to contact Mr. LAU direct at (NTE Region, WSD) for access arrangement.

Best Regards,  
Amy Chong  
ATP/N1, PlanD

----- Forwarded by Amy Yuen Ting CHONG/PLAND/HKSARG on 24/05/2022 10:31 -----

From: Amy Yuen Ting CHONG/PLAND/HKSARG  
To: CH CHAN/SSB/DSD/HKSARG@DSD  
Cc: Frances YY YAM/EPD/HKSARG@EPD, Robert CY HO/SSB/DSD/HKSARG@DSD

Date: 24/05/2022 10:25  
Subject: A/NE-MKT/19

---

Dear Vincent,

I refer to the captioned application.

Please find comments from Water Services Department for your urgent action. Thank you.

Please find our comments on the application below:-

1. The boundary at the proposed sewage pumping station encroaches with the land allocation. The applicant is required to review the land boundary.
2. The access to the proposed sewage pumping station will be made via. WSD. The applicant is required to liaise with our NTE Region or to review the alternatives.

Best Regards,  
Amy Chong  
ATP/N1, PlanD





LEGEND:

- WORKS LIMIT
- PROPOSED SEWAGE PUMPING STATION
- PROPOSED SEWER AND MANHOLE
- TRENCHLESS METHOD TO BE USED

Revision	Date	Description	Initial
Designed	Checked	Drawn	Checked
Initial	DA	KBT	SZ
Date	01/22	01/22	01/22
Approved			

Contract no.

CE 50/2007 (DS)

Contract title

NORTH DISTRICT SEWERAGE STAGE 2 (REMAINDER) AND SEWERAGE TO CHUEN LUNG, KAU WA KENG OLD VILLAGE AND LO WAI - INVESTIGATION, DESIGN AND CONSTRUCTION

Drawing title

MUK WU - PROPOSED SEWERAGE LAYOUT PLAN

Drawing no.

382813/BIN/MM/SR/001

Scale

A1 1 : 500  
A3 1 : 1000

THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION  
DRAINAGE SERVICES DEPARTMENT

binnies  
BINNIES HONG KONG LIMITED  
寶尼新工程顧問有限公司



**Drainage Services Department**  
**Sewage Services Branch**  
**Harbour Area Treatment Scheme Division**  
5/F., Western Magistracy,  
2A Pok Fu Lam Road, Hong Kong

**Appendix 1h of RNTPC**  
**Paper No. A/NE-MKT/19**

淨化海港計劃部  
香港薄扶林道 2A 號  
西區裁判法院 5 樓

來函檔號 Your Ref:

本署檔號 Our Ref: (00U6GT) in DSD HATS 8/CE0750/45

電話 Tel: (852) (852) 2159 3447

傳真 Fax: (852) (852) 3103 0073

By Hand & E-mail

27 May 2022

The Secretary  
Town Planning Board  
15/F, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong.

Dear Sir/Madam,

**PWP Item No. 4345DS-1**  
**North District Sewerage Stage 2 Part 2A –**  
**Village Sewerage in Muk Wu, New Territories**

**Application for Permission under Section 16 of the Town Planning Ordinance**  
**(A/NE-MKT/19)**

Further to the captioned application for Muk Wu Sewage Pumping Station, I attach for your necessary action the following documents:

1. 5 copies of updated S16-I form
2. 70 hard copies of the “Planning Study Report” incorporating the supplementary information and amendments

Should you have any enquiry, please feel free to contact Mr. Robert C Y Ho ( ), our Consultants Binnies Hong Kong Limited (I or the undersigned ( ).

Yours faithfully,

( Vincent C H CHAN )

for Chief Engineer/Harbour Area Treatment Scheme  
Drainage Services Department

Encl.

c.c.

DPO/ST, TP & N, PlanD (Attn: Ms. Amy CHONG) by hand with 2 copies of attachments  
Binnies Hong Kong Limited (Attn: Mr. Christopher Tse)

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

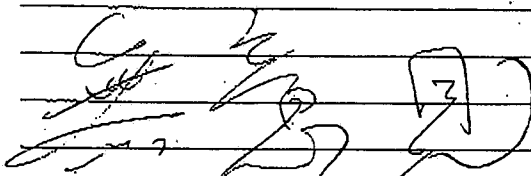
By e-mail : tpbpd@pland.gov.hk

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

A/NE-MKT/19

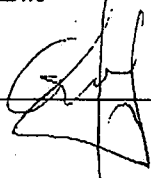
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature



日期 Date

27 APR 2022

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



**A/NE-MKT/19 DD 90 Man Kam To Sewage Pumping Station**

10/05/2022 02:34

From:

To:

File Ref:

[REDACTED]  
tpbpd <tpbpd@pland.gov.hk>

**A/NE-MKT/19**

Lot 79 RP in D.D. 90 and Adjoining Government Land, Man Kam To

Site area : About 1,410sq.m Includes Government Land of about 920sq.m

Zoning : "Agriculture"

Applied development : Sewage Pumping Station

Dear TPB Members,

Binnies has recently been granted a number of government projects. However its submissions to date have been most unsatisfactory with regard to the visual aspects.

Take the roof here. So what is the green, looks like artificial turf? This is an absolute no no as it is polluting. And what are the strips in between for? Are they solar panels? How come the entire roof is not dedicated to producing energy for the plant? After all it is highly unlikely that anyone will be going to the roof for recreational purposes. This would be an ideal location for FiT as most of what was once farm land will be covered in cement.

It is time that government depts and their consultants walk the walk when it comes to utilizing spare space in its facilities.

Hopefully a member will raise this point.

Mary Mulivhill

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



## KFBG's comments on five planning applications

11/05/2022 17:08

From: EAP KFBG <eap@kfbg.org>  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

5 attachments



220511 s16 KTS 921.pdf 220511 s16 ST 616.pdf 220511 s16 MTL 7.pdf 220511 s16 MKT 19.pdf



220511 s12a KTS 17.pdf

Dear Sir/ Madam,

Attached please see our comments regarding five applications. There are five pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

11th May 2022.

By email only

Dear Sir/ Madam,

**Proposed Public Utility Installation (Sewage Pumping Station)**  
**(A/NE-MKT/19)**

1. We refer to the captioned.
2. We visited the application site in May 2022; we observed that the site is still largely arable and sign of cultivation could be observed (**Figure 1**). The proposed use would affect the arable land for sure, which is within Agriculture (AGR) zone; this is highly not desirable from a farmland protection perspective. We urge the applicant to seriously consider whether there would be other nearby space for the captioned facility.
3. We are also happy to discuss with the applicant if they deem necessary.
4. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

cc. Drainage Services Department



**Figure 1.** Arable land within the application site.



4

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



**HKBWS's comments on the planning application for the proposed Public Utility Installation (Sewage Pumping Station) at Man Kam To (A/NE-MKT/19)**

13/05/2022 17:56

From: "WONG, Suet Mei" <wsuetmei@hkbws.org.hk>  
To: tpbpd <tpbpd@pland.gov.hk>  
Cc: Chuan Woo <wchuan@hkbws.org.hk>  
File Ref:

---

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the planning application for the proposed Public Utility Installation (Sewage Pumping Station) at Man Kam To (A/NE-MKT/19) is attached.

Thank you.

Best Regards,

**Wong Suet Mei | 黃雪媚**

Conservation Officer | 保育主任

**Hong Kong Bird Watching Society | 香港觀鳥會**

A: 7C, V Ga Building, 532 Castle Peak Road, Kowloon, Hong Kong

香港九龍荔枝角青山道532號偉基大廈7樓C室

T: +852 2377 4387 | F: +852 2314 3687

PDF



20220513\_ManKamTo\_SewagePumping\_A\_NE\_MKT\_19\_HKBWS.pdf



Secretary, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong  
(E-mail: tpbpd@pland.gov.hk)

By email only

13 May 2022

Dear Sir/Madam,

**Comments on the planning application for the proposed Public Utility Installation  
(Sewage Pumping Station) at Man Kam To (A/NE-MKT/19)**

The Hong Kong Bird Watching Society (HKBWS) objects to the planning application based on the following reasons.

**1 Not in line with the planning intention of the "Agriculture" (AGR) zoning**

1.1 The application site is located within the AGR zone, where the planning intention is *"to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes"*. From Google Earth aerial photograph in 2020, there are active farmlands at the application site (Figure 1). However, the proposed development would lead to a direct loss in farmland and is not in line with the intention to retain land for agricultural purposes, and therefore we urge the Town Planning Board (Board) to reject this application. Moreover, we consider the applicant should consider other site alternatives for the construction Sewage Pumping Station.

**2 Set an undesirable precedent to the future development**

The approval of this application will set an undesirable precedent to the future similar applications and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to safeguard AGR zone for agricultural purposes and protect it from any development threats.







### 3 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (iii), the Board has the responsibility to “*control adjoining uses to minimise adverse impacts on conservation zones and optimise their conservation value*”. We note that all other Government bureaux/departments are also bound to the HKPSG, the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) has the responsibility to advise the Board on the ecological and planning aspects in particular<sup>1</sup>. Given AFCD’s mission to conserve natural environment and safeguard the ecological integrity<sup>2</sup> and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and **reject** the current application. Thank you for your kind attention.

Yours faithfully,  
Wong Suet Mei  
Conservation Officer  
The Hong Kong Bird Watching Society

cc.  
The Conservancy Association  
Designing Hong Kong  
Kadoorie Farm and Botanic Garden  
WWF – Hong Kong

<sup>1</sup> AFCD Role of Department. Available at:  
[http://www.afcd.gov.hk/english/aboutus/abt\\_role/abt\\_role.html](http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html)

<sup>2</sup> AFCD Vision and Mission. Available at:  
[http://www.afcd.gov.hk/english/aboutus/vision\\_mission/abt\\_vision\\_mission.html](http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html)



Trailwatch

**香港觀鳥會 Hong Kong Bird Watching Society**

電話 Tel No. +852 2377 4387

電郵 E-mail [info@hkbws.org.hk](mailto:info@hkbws.org.hk)

傳真 Fax No. +852 2314 3687

網頁 Website [www.hkbws.org.hk](http://www.hkbws.org.hk)

地址 香港九龍荔枝角青山道532號偉基大廈7C

Address 7C, V Ga Building, 532 Castle Peak Road,  
Lai Chi Kok, Kowloon, Hong Kong



**Figure 1.** The Google Earth photograph in November 2020 shows that there are active farmlands at the application site (indicated by red line). The proposed development would lead to a direct loss in farmland and is not in line with the intention to retain land for agricultural purposes, and we urge the Board to reject this application.





**Recommended Advisory Clauses**

- (a) to note the following comments of District Lands Officer/North, Lands Department (DLO/N, LandsD) that the application involves a private lot for the proposed sewage pumping station, it is too early to consider the Permanent Government Land Allocation (“PGLA”) application at this stage as the PGLA application could only be made on government land. When the private lot reverts to the Government upon resumption and provided that the PGLA application is received from the applicant, LandsD would process the PGLA application under the established procedure;
- (b) to note the comments of the Commissioner for Transport (C for T) that the vehicular access between the Site and Man Kam To Road is not managed by his office;
- (c) to note the following comments of Chief Town Planner/ Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the s.16 application by the Board does not imply approval of the trees works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of works;
- (d) to note the comments of Director of Fire Services (D of FS) that the detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans and the applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administrated by the Buildings Department;
- (e) to note the following comments of Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
  - (i) the Muk Wu Raw Water Pumping Station is a critical facilities in the Dongjiang water supply route and the proposed works would be constructed at the sole access road to the pumping station. Free access must be maintained at all times during the construction and operation stages of the proposed SPS. Detailed plans should be submitted for WSD’s comments prior to commencement of works;
  - (ii) the proposed sewage pipe as well as the access of the proposed sewage pumping station would be along the existing access road under WSD’s land allocation. In general, the usage of WSD’s access road within our land allocation shall not be permitted. Since WSD will not be the sole user of the concerned access road, the applicant is advised to liaise with relevant authorities to resolve the land issue in order to avoid ambiguities on usage and maintenance in the future;
  - (iii) the applicant should comply with the ‘Conditions of Working in the Vicinity of Waterworks Installations’, which is available from WSD. Besides, regular settlement monitoring shall be conducted on existing Dongjiang watermains. The maximum allowable settlement is 5mm;
  - (iv) detailed site formation works and excavation works shall be submitted to WSD for approval prior to commencement of works; and
- (f) to note the comments of the Commissioner of Police (C for P) that all staff shall possess Closed Area Permit and Closed Road Permit (Permit for access Man Kam To Boundary Control Point (MKT BCP)) for accessing MKT BCP and the boundary fence gate.