

SUPPLEMENTARY STATEMENT

In Support of a Section 16 Planning Application for Proposed House (Site Formation Works) at Government Land near Cheung Chau Inland Lot No. 4 RP

1. INTRODUCTION

- 1.1. This Planning Statement is submitted to the Town Planning Board in support of a planning application for **“Proposed House (Site Formation Works)”** which is associated with **temporary excavation works for the permitted house redevelopment (“the proposed works”)** at Government Land (“the application site”) near Cheung Chau Inland Lot No. 4 RP (“the Lot”). **Figure 1** indicates the location of the application site.
- 1.2. The Lot has been rezoned to “Residential (Group C)9” (“R(C)9”) on the approved Cheung Chau Outline Zoning Plan No. S/I-CC/11 (“the OZP”) (**Figure 2** refers) for house redevelopment (“the permitted use”). Under the covering Notes of the OZP, *“all building engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted”*. To implement the permitted use within the Lot, essential site formation works for erecting permanent retaining walls **within** the Lot are required, and no planning permission is required.
- 1.3. While the permanent retaining walls have been designed strictly **within** the boundary of the Lot, during the construction phase, **temporary occupation and excavation works** on the adjacent Government Land zoned “Green Belt” (“GB”) on the OZP, which encompasses the Lot, are technically unavoidable. This temporary encroachment is required solely to accommodate safe engineering operations, including temporary open-cut excavation, backfilling and slope stabilization.
- 1.4. Accordingly, this application seeks planning permission for the proposed works, allowing **temporary occupation and excavation works on Government Land within the “GB” zone** to facilitate the site formation works of the permitted use. The application site for the proposed works encompasses the Lot and involves an area of approximately 240m².

2. RATIONALE BEHIND THE APPLICATION

Temporary Nature of the Proposed Works

- 2.1. The temporary utilization of the “GB” zone for the proposed works is strictly a **construction-stage requirement** to facilitate site formation with the Lot, with retaining walls that sit entirely within the “R(C)9” zone. Upon completion of the retaining walls, excavated soil mass will be backfilled. **No permanent structures will remain within the “GB” zone or the associated Government Land.**

Minimal Extent of the Application Site

- 2.2. The Application Site for the proposed works covers approximately 240m² (about 32% of the Lot area) which sits at the immediate periphery of the Lot (about 744m²) (**Figure 3** refers). The depth of the proposed works would not exceed 2.5m (**Figure 4** refers). The extent of the proposed works has been **kept to minimum** necessary to fulfil safety and geotechnical requirements.

Standard Practice in Rural Contexts

- 2.3. The proposed works involving temporary open-cut excavation and backfilling and slope stabilization, is **standard practice** for site formation works in outlying islands and rural terrains. Due to severe geographical constraints that prevent the deployment of heavy machinery in Cheung Chau, this localized approach allows works to be completed safely and efficiently with smaller-scale equipment.

Short Duration and Compressed Construction Schedule

- 2.4. The proposed works are of a **short and highly optimized duration**. Utilizing the open-cut and backfilling method allows the site formation phase to be completed within a **streamlined 12-month window**. This significantly compresses the construction schedule, minimizing any potential environmental or noise nuisances to nearby residents and preserving the tranquillity of the adjacent “GB” zone.

No Permanent Effect on the Green Belt Zone

- 2.5. The proposed work is only **temporary in nature**. Upon completion of the retaining walls within the Lot, excavated soil mass will be backfilled, and **no permanent structures will remain within the “GB” zone** or the associated Government land. Accordingly, the current application seeks planning permission for the proposed works, allowing temporary **"engineering operation" to facilitate a permitted use, rather than introducing any permanent land-use changes within the “GB”**.

Enabling Lawful Implementation of the Permitted Use

- 2.6. The Applicant previously submitted a S.12A planning application (No. Y/I-CC/7) to rezone the Lot from “R(C)6” to “R(C)9”, which was agreed by the Town Planning Board on 6.9.2024. According to the OZP, no new development, or addition, alteration and/ or modification to or redevelopment of an existing building in the “R(C)9” zone shall result in a total development and/or redevelopment in excess of the maximum plot ratio (PR) of 1.58 and building height of 3 storeys (8.23m), or the PR and height of the existing building, whichever is the greater. All building engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted.
- 2.7. Subsequently, General Building Plans (“GBP”) were submitted to the Buildings Department on 10.12.2025. The GBP was disapproved under Section 16(1)(d) of the

Building Ordinance on the basis that necessary site works that fall outside the “R(C)9” zone is deemed contravened the Outline Zoning Plan prepared under the Town Planning Ordinance. The current application is therefore submitted to rectify this technical issue and **enable the lawful implementation of a redevelopment** already permitted by the Board.

Proper Institutional Control of the Proposed Works

- 2.8. The execution of the proposed works will be **stringently controlled**. Upon approval of the current application, the Applicant will submit GBP to the Buildings Department for approval and the Applicant will apply to the Lands Department for relevant approval or permit for excavation. The proposed works will be carefully reviewed and be effectively monitored and implemented.

3. DEVELOPMENT PROPOSAL AND PROCEDURES

Proposed Works

- 3.1. To support the permitted use, retaining walls are proposed **within the Lot**, which is zoned “R(C)9” on the OZP. According to the OZP, “all building engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted”.
- 3.2. While the permanent retaining walls are designed strictly within the boundary of the Lot, temporary occupation of the adjacent Government Land zoned “GB” on the OZP is technically unavoidable during the construction phase. This temporary encroachment is required solely to accommodate safe engineering operations, including open-cut excavation, backfilling and slope stabilization.
- 3.3. The proposed works involve a total area of approximately 240m² (**Figure 3** refers), extending **about 3m from the Lot Boundary**. The excavation depth of the proposed works would not exceed 2.5m (**Figure 4** and **Table 1** refer).

Table 1: Key Development Parameters

Applied Use	Proposed House (Site Formation Works)
Area of Proposed Works	About 240m ²
Depth of Proposed Works	Not More than 2.5m

Procedures

- 3.4. The proposed works will be executed according to the following systematic engineering procedures:
- ♦ Site clearance and removal of existing buildings.
 - ♦ Set up monitoring instruments.
 - ♦ Ground trimming.

- ◆ Excavation works to required depths.
 - ◆ Geotechnical verification of founding materials for the proposed retaining walls, followed by wall construction.
 - ◆ Construction of drainage systems and backfilling.
- 3.5. The temporary occupation of the “GB” zone is strictly a **construction-stage requirement** to facilitate the proposed site formation, involving safe excavation and the erection of the retaining walls that sit entirely within the “R(C)9” zone. Upon completion of the retaining walls, excavated soil mass will be backfilled, and **no permanent structures** will remain within the “GB” zone or the associated Government land.

Logistics Plan

- 3.6. Regarding the logistics plan for transportation of construction materials, the transportation would be done by small trucks (village vehicles) that are highly common and standardized for the local infrastructure in Cheung Chau. While the precise frequency of vehicular trips will fluctuate depending on daily construction progress, it is expected that traffic volume will **not exceed 10 trips per day**. Furthermore, operations will be strictly restricted to **normal working hours**, ensuring that this low-frequency arrangement will have **no adverse impact** on the public, local traffic, or pedestrian safety.
- 3.7. Construction materials and machinery are expected to be transported from the Cheung Chau Pier to the site via a defined logistics route encompassing Peak Road, Fa Peng Road, and Don Bosco Road. The proposed works will be carried out using a small, island-compatible excavator. The estimated total construction period for the proposed engineering operations is normally 6 to 8 months, however, with due considerations of extreme weather and typhoon seasons, the estimated total construction period would be **no more than 12 months**.

4. JUSTIFICATION OF THE PROPOSED WORKS

Necessary works to Enable lawful Implementation of the Permitted House Redevelopment

- 4.1. The current application is necessary to enable lawful implementation of the previously permitted house redevelopment. The proposed works on the adjacent Government Land are **temporary** and **solely to facilitate construction of the permitted use**.

Technical Constraints & Rejection of Alternatives

- 4.2. The proposed works to facilitate the construction of the permanent retaining walls erected **within** the private lot boundary and are **deemed essential without other better alternatives**. The temporary occupation and excavation of Government land encompassing the permitted use is driven by an exceptional, site-specific geotechnical and logistical constraint.
- 4.3. The Applicant has exhaustively explored alternative engineering methods, including the installation of a temporary steel sheet pile shoring system along the exact private lot boundary to confine all works within the "R(C)9" zone. However, severe **site-specific constraints render sheet piling technically infeasible**.

i) Logistical Constraints

- 4.4. The subject lot is a small-scale, remote site situated on a knoll in Cheung Chau, accessible exclusively via a narrow footpath with no proper vehicular access road. The installation of steel sheet piles necessitates heavy specialized machinery (such as crawler cranes and vibro-hammers) to generate sufficient driving force (see **Photo 1**). Transporting and operating such heavy machinery via the narrow pedestrian footpaths of Cheung Chau is **almost physically infeasible and would pose severe structural risks and environmental nuisances** to the surrounding residential neighbourhood.



Photo 1: Heavy specialized machinery for installation of sheet pile

ii) Structural and Geotechnical Risks

- 4.5. On the other hand, the mechanical driving of sheet piles induces intensive ground vibrations, potentially destabilizing the sensitive "GB" and disrupting nearby residents. In contrast, the selected open-cut and temporary slope method utilizing a small, island-compatible excavator significantly **minimizes vibration, effectively safeguarding the underlying geological stability and natural landscape of the "GB"**. Consequently, the proposed works followed by complete reinstatement represents the **only technically viable, structurally safe, and environmentally responsible engineering solution to secure the slopes and construct the boundary walls.**

iii) Timeline Extension

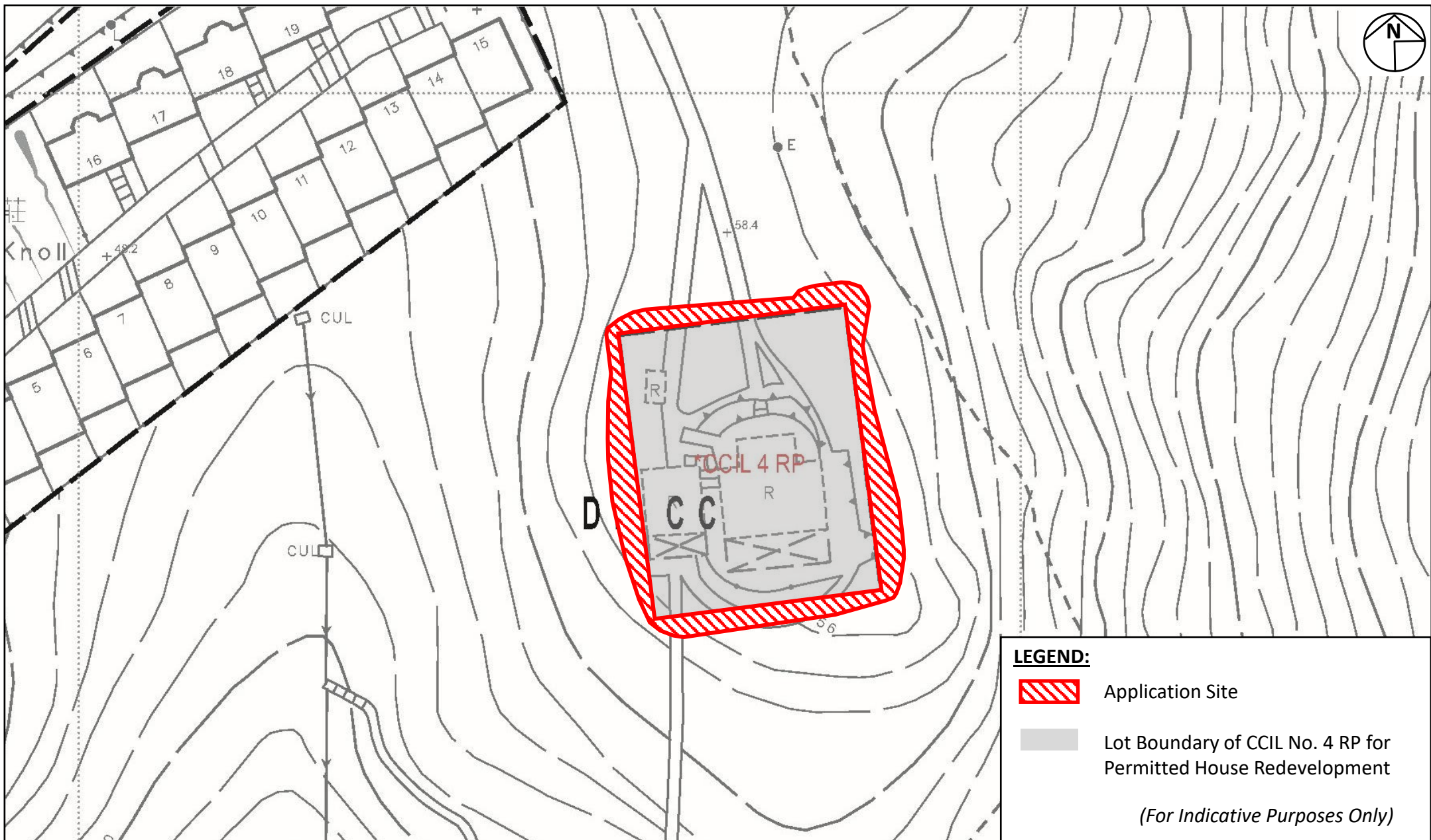
- 4.6. In addition to the logistical and physical constraints mentioned above, engineering assessments indicate that adopting a temporary steel sheet pile installation would exponentially protract the project timeline. Due to the restricted working space and the lack of standard vehicular access, the mobilization, precise positioning, and sequential driving of sheet piles would double the construction schedule. Such a significant extension of the construction timeline is highly undesirable as it would result in a prolonged period of environmental and psychological disturbance to the surrounding residential neighbourhood.
- 4.7. Conversely, the proposed temporary open-cut method can be completed within a **streamlined 12-month window.** By choosing this optimized approach, the applicant significantly compresses the construction schedule, thereby minimizing the duration of any potential nuisance and demonstrating a proactive commitment to safeguarding the amenities of nearby residents and the tranquillity of the adjacent "GB" zone.

Logistical & Financial Viability

- 4.8. Due to the unique island geography of Cheung Chau, local redevelopment projects face exhaustive financial investment and unique technical challenges. It is evident that there are limited redevelopment projects in Cheung Chau. Given that the permitted house development is located on an isolated knoll, substantial resources must be dedicated to site preparation and slope stabilization. The proposed site formation works represent the most pragmatic, safe, and cost-effective method to execute the permitted house redevelopment.

Implementation of Best Practices and Minimization of Impact

- 4.9. The Applicant is fully committed to implementing stringent site-management and pollution-control measures throughout the construction phase. Appropriate mitigation measures will be implemented throughout construction to minimise disturbance to the surrounding environment. The temporary works are limited in extent (approximately 240m²), and upon completion of the retaining walls with the Lot, excavated soil mass will be backfilled to the original ground profile, and no permanent structures are proposed to remain within the “GB” zone on completion of construction. The works will strictly adhere to the Environmental Protection Department’s (EPD) “Recommended Pollution Control Clauses for Construction Contracts” to eliminate potential environmental nuisances to the surrounding ecosystem and residential neighbourhood.
- 4.10. In view of the above, it is sincerely hoped that the Board will give favourable consideration to approve the current application.



Project:

Section 16 Planning Application for Proposed House (Site Formation Works) at Government Land near Cheung Chau Inland Lot No. 4 RP

Title:

Location Plan

Figure:

1

Scale:

Not to Scale

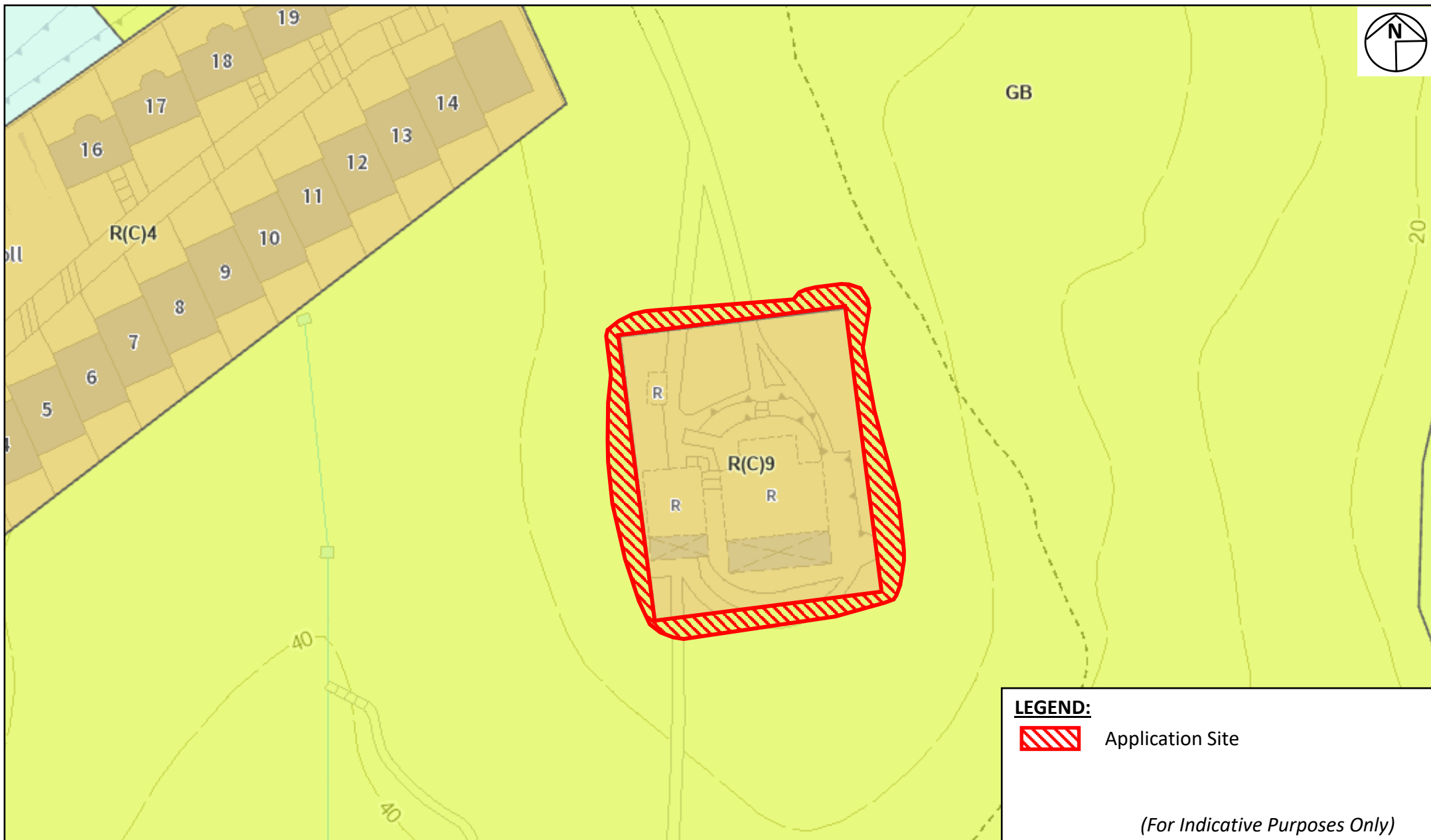
Date:

Jun 2026



AIKON DEVELOPMENT CONSULTANCY LTD.

Ref.: ADCL/PLG-10325-R001/F001



LEGEND:



Application Site

(For Indicative Purposes Only)

Project:

Section 16 Planning Application for Proposed House (Site Formation Works) at Government Land near Cheung Chau Inland Lot No. 4 RP

Title:

Extract of Approved Cheung Chau Outline Zoning Plan No. S/I-CC/11

Figure:

2

Scale:

Not to Scale

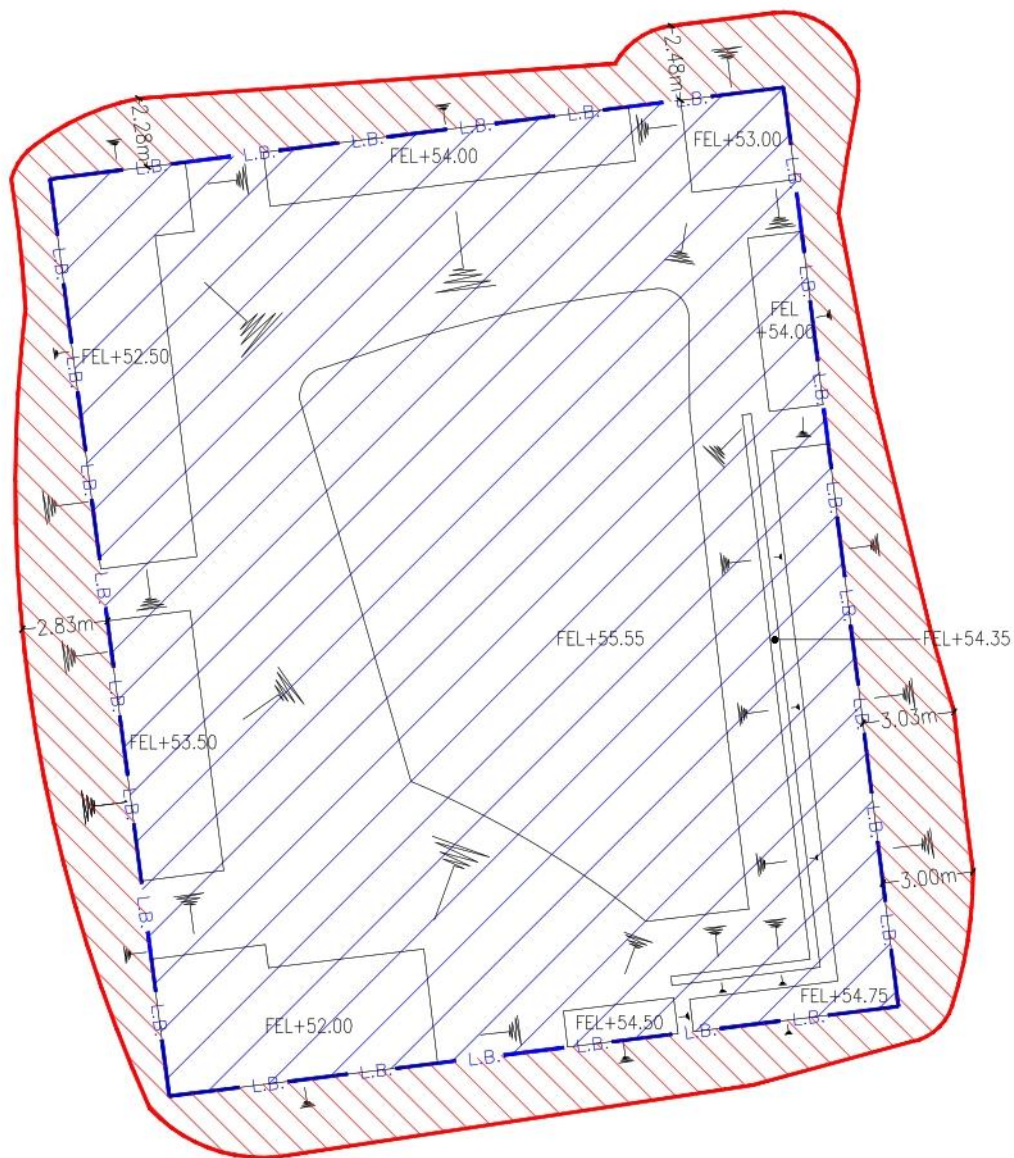
Date:

Jun 2026

Ref.: ADCL/PLG-10325-R001/F002



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LEGEND:



Application Site (about 240m²)



Lot Boundary of CCIL No. 4 RP for Permitted House Redevelopment (about 744m²)

(For Indicative Purposes Only)

Project:

Section 16 Planning Application for Proposed House (Site Formation Works) at Government Land near Cheung Chau Inland Lot No. 4 RP

Title:

Extent of the Proposed Works

Ref.: ADCL/PLG-10325-R001/F003

Figure:

3

Scale:

Not to Scale

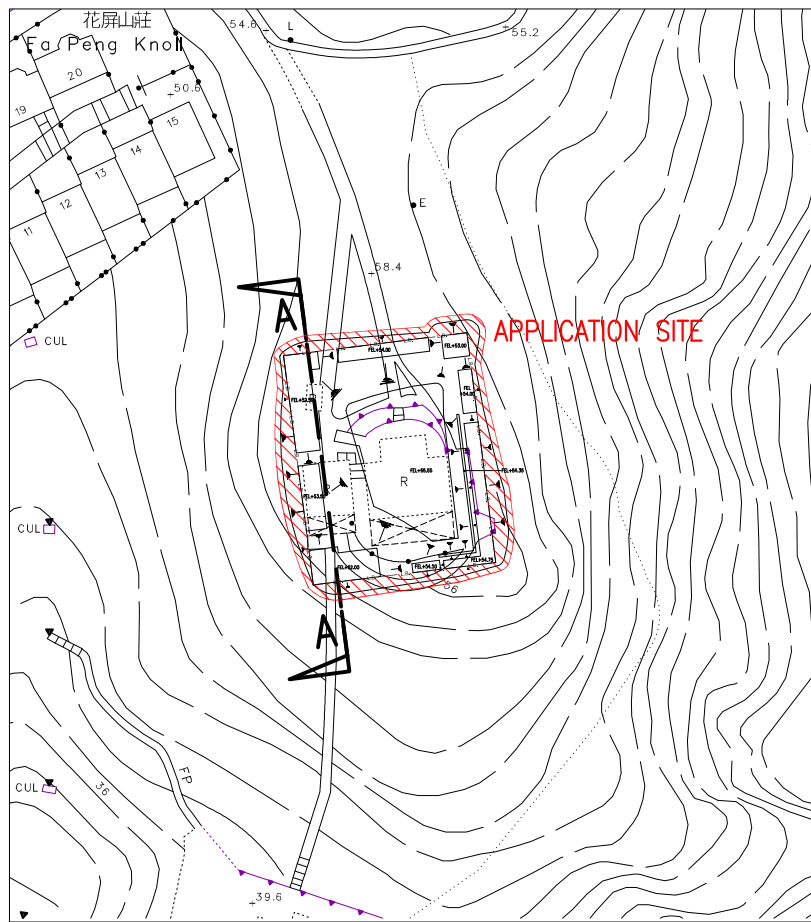
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Jun 2026



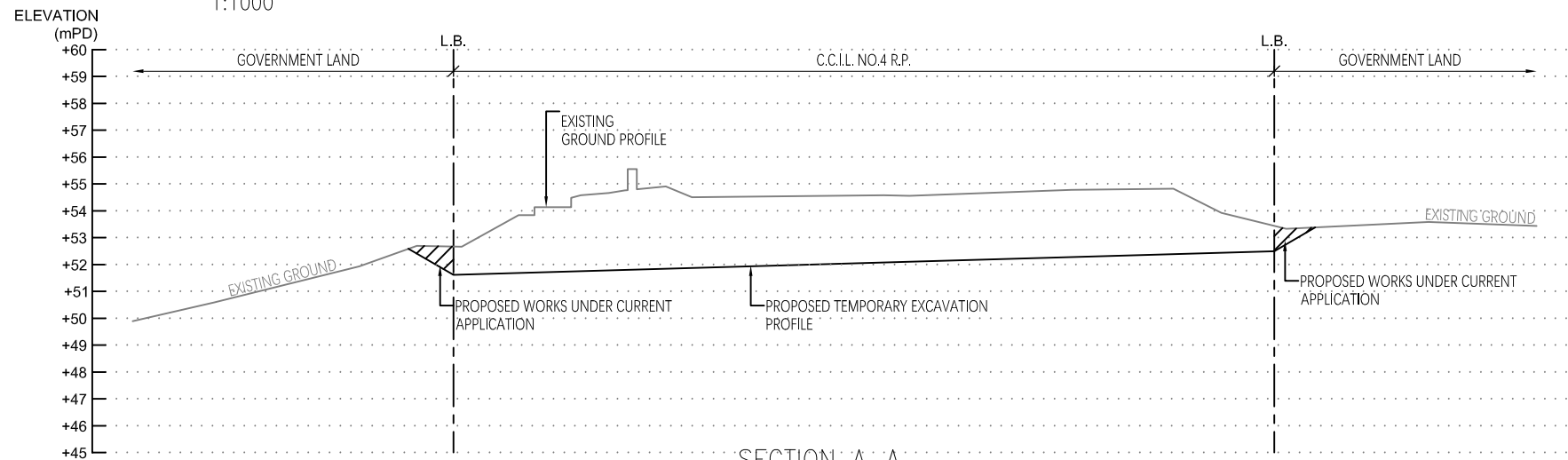
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Figure 4



LOCATION PLAN

1:1000



SECTION A-A

1:250