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Derek Ho Ming TAM/PLAND

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寄件者: [REDACTED]  
寄件日期: 2025年09月12日星期五 18:51  
收件者: tpbpd/PLAND  
副本: Faith Lai; Derek Ho Ming TAM/PLAND  
主旨: RE: Planning Application no. A/I-LI/37 - Submission of Supplementary Information  
類別: Internet Email

**Dear Sir/Madam**

We would like to clarify that the proposed house (redevelopment) is regarded as a New Territories Exempted House ("NTEH") and the Applicant would proceed with the proposal as a NTEH.

Many thanks!

Regards,  
Kitty

**KTA Planning Limited**  
Unit K, 16/F MG Tower  
133 Hoi Bun Road, Kwun Tong  
[REDACTED]  
[REDACTED]  
URL: [kta@ktaplanning.com](mailto:kta@ktaplanning.com)

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From: Kitty Wong  
Sent: Friday, 12 September 2025 6:46 pm  
To: tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
Cc: [dhmtam@pland.gov.hk](mailto:dhmtam@pland.gov.hk); [REDACTED]  
Subject: RE: Planning Application no. A/I-LI/37 - Submission of Supplementary Information

**Dear Sir/Madam,**

This email supersedes our previous email on 12 Sept 2025 at 5:41pm.

Please find attached updated supplementary information for the consideration of the TPB.

Thank you for your kind attention.

Regards,  
Kitty

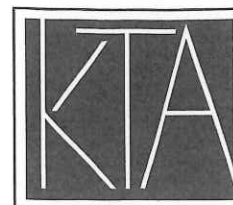
**KTA Planning Limited**  
Unit K, 16/F MG Tower  
133 Hoi Bun Road, Kwun Tong  
[REDACTED]  
[REDACTED]  
URL: [kta@ktaplanning.com](mailto:kta@ktaplanning.com)

Our Ref: S1314a/DD7Lamma/20/015Lg

12 September 2025

By Email

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



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規劃顧問有限公司

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電郵EMAIL kta@ktaplanning.com

Dear Sir/Madam,

**Proposed House (Redevelopment)  
in "Conservation Area" Zone  
Lot No. 5 in DD7, Lamma Island  
(Planning Application No. A/I-LI/37)**

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This letter supersedes our previous letter (Ref. S1314a/DD7Lamma/20/014Lg) dated 12 September 2025.

Reference is made to the captioned S16 Planning Application which was submitted to the Town Planning Board on 14 August 2025.

We would like to clarify that the captioned Planning Application involves house (redevelopment) only. Relevant replacement pages of the Form No. S16-I are attached.

For clarification, the Schematic Layout and Section Plan of the Proposed House Redevelopment have been updated to indicate the location of the proposed paving area. The Landscape Master Plan and Landscape Sections in the Tree Preservation and Landscape Proposal have been updated with clear indication of the location of the retaining wall, parapet wall and section cut line.

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned or Mr Faith Lai at 3563 7280. Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LTD

  
Kitty Wong

Encl. Replacement Pages of Form No. S16-I, Schematic Layout of Proposed House Redevelopment and Tree Preservation and Landscape Proposal

cc. the Applicant & Team

KT/KW/FL/vy



FS 579819

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

(a) Operation involved 涉及工程	<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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 80 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.2 - 1.92 ..... m 米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... 3 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... 2 ..... m 米 <input checked="" type="checkbox"/> About 約 <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>
	(b) Intended use/development 有意進行的用途/發展 <div style="text-align: center; padding: 20px;">Proposed House (Redevelopment)</div>

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

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <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" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Name/type of installation 裝置名稱/種類</th> <th style="width: 15%;">Number of provision 數量</th> <th style="width: 52%;">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> </td><td> </td><td> </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)									
	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)										

## Gist of Application 申請摘要

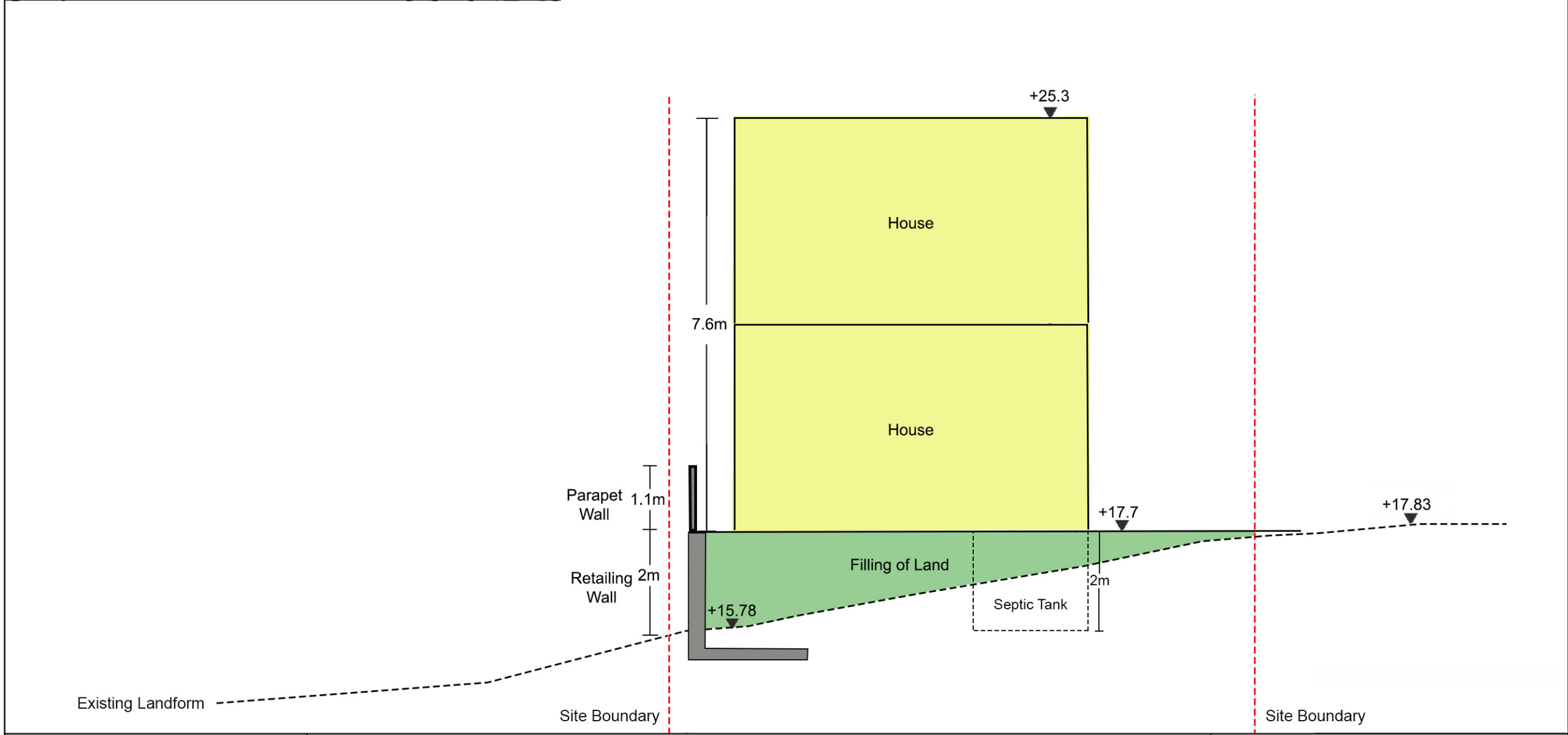
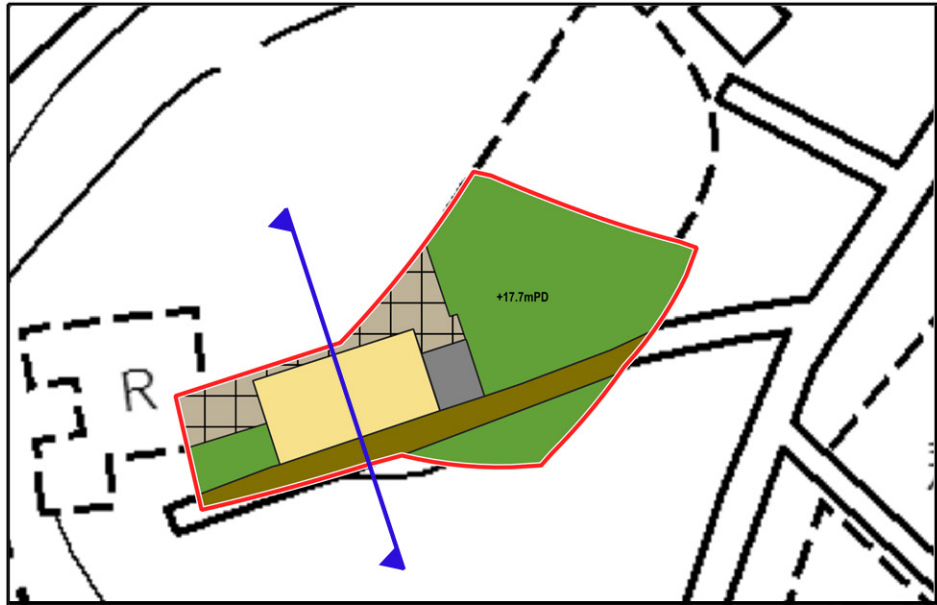
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot No.5 in DD7, Lamma Island		
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <span>91.8</span> <span>sq. m 平方米 <input checked="" type="checkbox"/> About 約</span> </div> <div style="display: flex; justify-content: space-between;"> <span>(includes Government land of 包括政府土地</span> <span>N/A</span> <span>sq. m 平方米 <input type="checkbox"/> About 約)</span> </div>		
Plan 圖則	Approved Lamma Island Outline Zoning Plan No. S/I-LI/11		
Zoning 地帶	Conservation Area		
Applied use/ development 申請用途/發展	Proposed House (Redevelopment)		
(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	30.6 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.333 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	1	
	Non-domestic 非住用	N/A	
	Composite 綜合用途	N/A	







# Schematic Section

Proposed House Redevelopment,  
Amenity Planting and Filling / Excavation of Land  
in "Conservation Area" Zone,  
at Lot No. 5 in DD7, Lamma Island

Supporting Planning Statement

Scale: 1:75 (A3)

Date: 12 September 2025



— ■ — ■ — ■ SITE BOUNDARY

T10

FINAL LOCATION OF TRANSPLANTED TREE

 T01 TREE TO BE RETAINED  
(OUTSIDE APPLICATION SITE BOUNDARY)

 PROPOSED HEAVY STANDARD TREE PROPOSED SHRUBS AND GROUNDCOVER PROPOSED LAWN

+17.70  
PROPOSED LEVEL

+15.52 EXISTING LEVEL



PROPOSED PAVING

 PROPOSED RETAINING WALL PROPOSED 1.1M (H) PARAPET WALL

INACCESSIBLE  
(STEEP SLOPE AREA)

### Provision of Lawn Area to cater for the passive recreational need of the Occupants

### Proposed 1.1m (H) Parapet Wall

### Proposed Retaining Wall.

Inaccessible  
(Steep Slope Area)

## Proposed House

- **Proposed Soft-Planted Edge along the footpath to provide Visual Amenity to the Occupants and Passer-by**

## Proposed Entrance

S16 PLANNING APPLICATION FOR  
PROPOSED HOUSE REDEVELOPMENT  
AT LOT 5 IN D.D. 7  
LAMMA ISLAND

DRAWING TITLE :  
LANDSCAPE MASTER PLAN

PROJECT No. C1822

DRAWING No. LMP01

SCALE : 1:100

DATE OF ISSUE : JAN 2021

CAD FILENAME : C1822-LMP01

E	GENERAL AMENDMENT	30/07/2
D	GENERAL AMENDMENT	14/05/2
C	GENERAL AMENDMENT	17/05/2
B	GENERAL AMENDMENT	28/11/2
A	GENERAL AMENDMENT	13/07/2

REV	DESCRIPTION	DATE
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DESIGN BY : ANK

DRAWN BY : CAD

CHECKED BY : TEL

APPROVED BY : TEL

NOTES :

1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

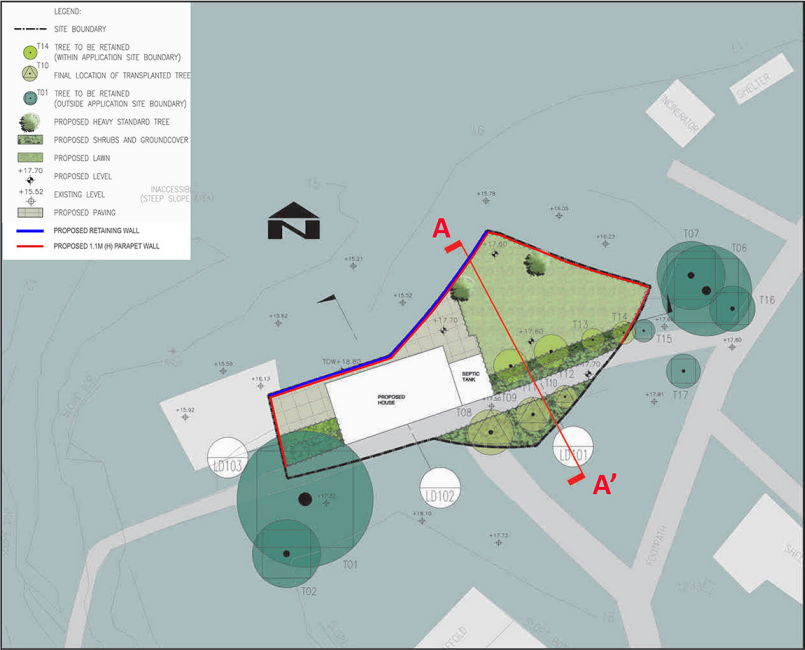
# LanD es

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景藝設計有限公司

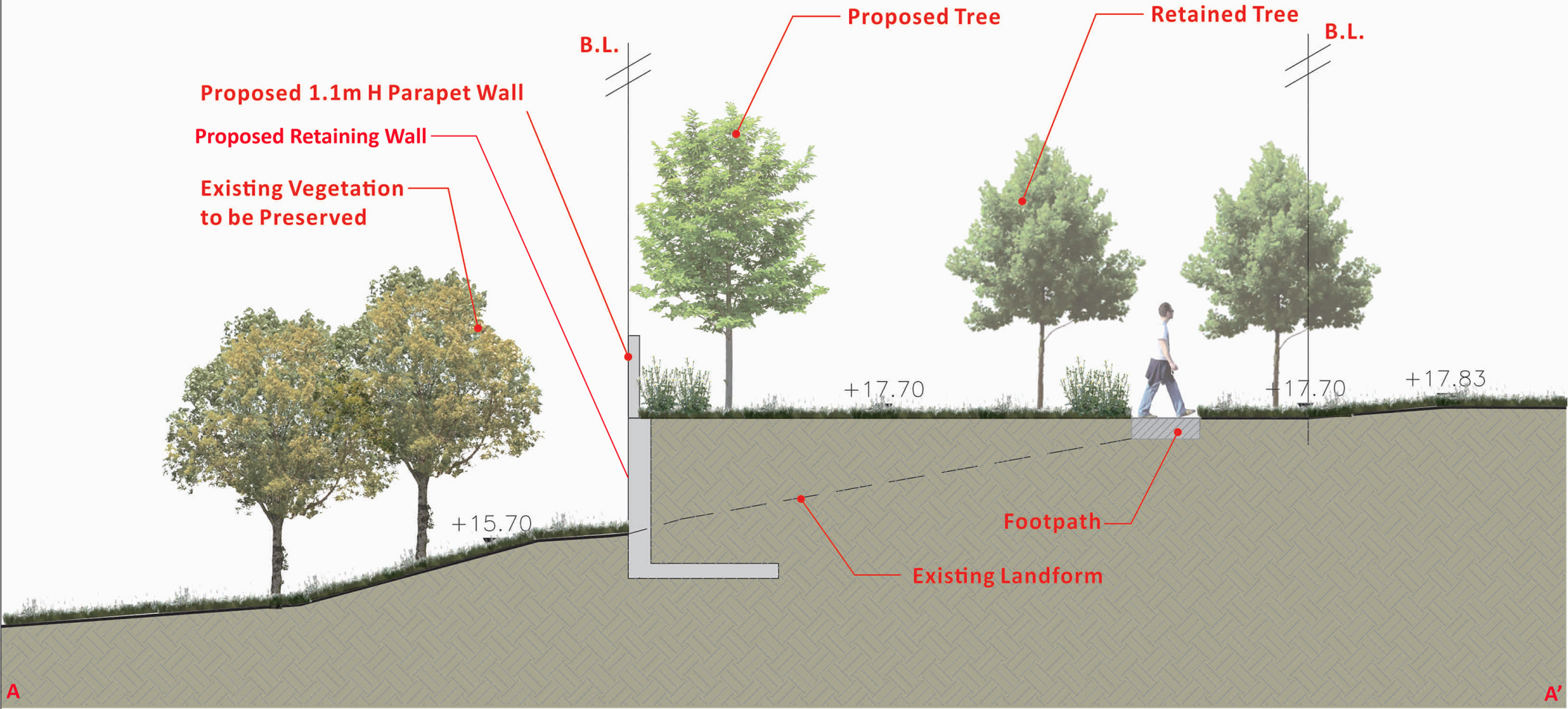
FLAT A, 17/F,  
SHUN PONT COMMERCIAL BUILDING,  
5-11 THOMSON ROAD, HONG KONG  
TEL.: 2868 0980 FAX.: 2868 2203

香港灣仔譚臣道5-11號,  
信邦商業大廈17樓A室  
電話: 2868 0980  
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Key Plan



SECTION  
SCALE 1:75

PROJECT :  
S16 PLANNING APPLICATION FOR  
PROPOSED HOUSE DEVELOPMENT  
AT LOT 5 IN D.D. 7  
LAMMA ISLAND

DRAWING TITLE :  
LANDSCAPE SECTION

PROJECT No. C1822

DRAWING No. LD101

SCALE : 1:75

DATE OF ISSUE : JAN 2021

CAD FILENAME : C1822-LD101

E	GENERAL AMENDMENT	30/07/25
D	GENERAL AMENDMENT	14/05/25
C	GENERAL AMENDMENT	17/05/24
B	GENERAL AMENDMENT	28/11/23
A	GENERAL AMENDMENT	13/07/22

REV	DESCRIPTION	DATE
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DESIGN BY : ANK

DRAWN BY : CAD

CHECKED BY : TEL

APPROVED BY : TEL

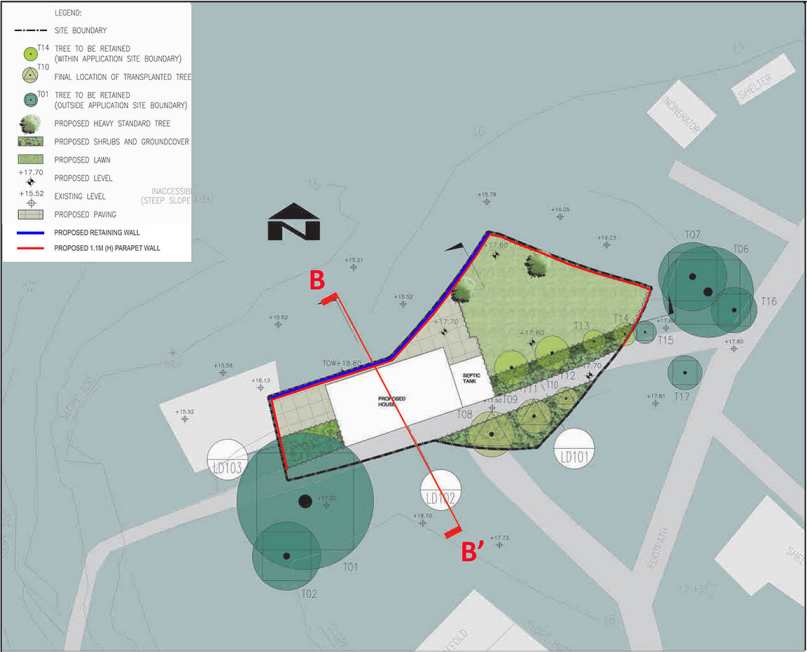
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LanDes

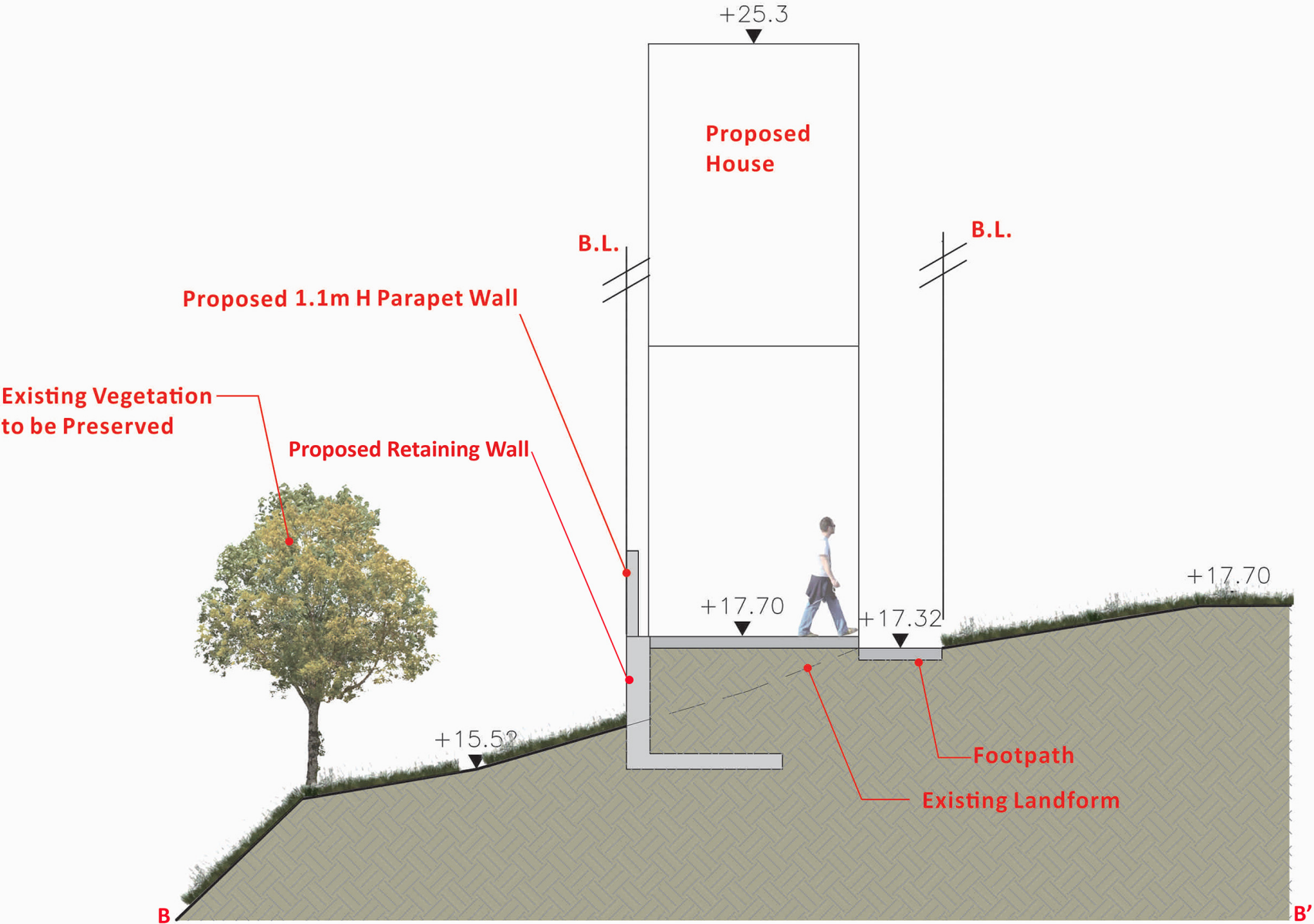
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Key Plan



SECTION  
SCALE 1:75

PROJECT :  
S16 PLANNING APPLICATION FOR  
PROPOSED HOUSE DEVELOPMENT  
AT LOT 5 IN D.D. 7  
LAMMA ISLAND

DRAWING TITLE :  
LANDSCAPE SECTION

PROJECT No. C1822

DRAWING No. LD102

SCALE : 1:75

DATE OF ISSUE : JUL 2025

CAD FILENAME : C1822-LD102

REV	DESCRIPTION	DATE
DESIGN BY :	ANK	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

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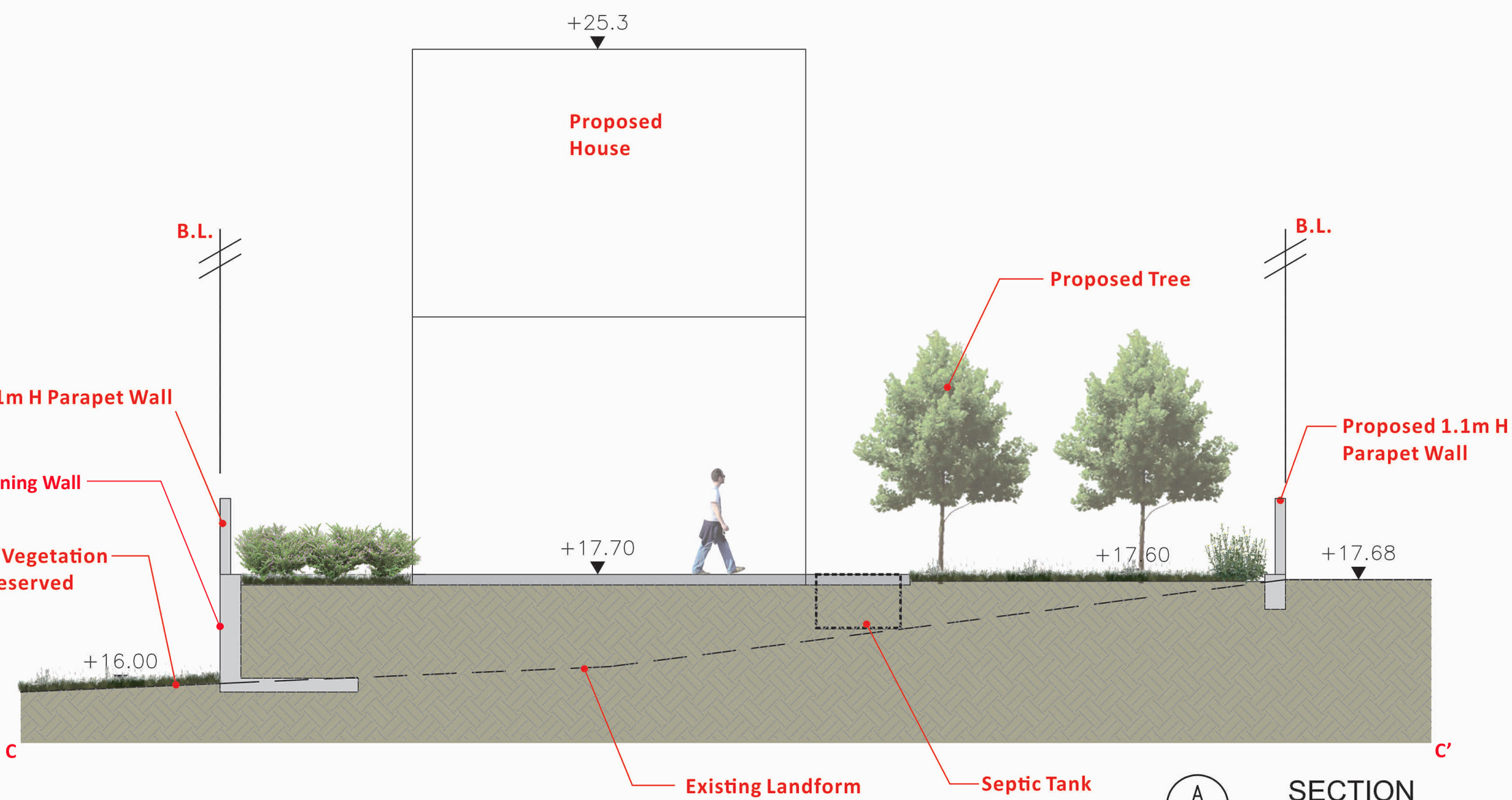
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Key Plan



PROJECT :  
S16 PLANNING APPLICATION FOR  
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AT LOT 5 IN D.D. 7  
LAMMA ISLAND

DRAWING TITLE :  
LANDSCAPE SECTION

PROJECT No. C1822

DRAWING No. LD103

SCALE : 1:75

DATE OF ISSUE : JUL 2025

CAD FILENAME : C1822-LD103

REV	DESCRIPTION	DATE
DESIGN BY :	ANK	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

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