

**S16 PLANNING APPLICATION  
APPROVED LAMMA ISLAND OUTLINE ZONING PLAN NO. S/I-LI/11**

**Proposed House Redevelopment, Amenity Planting and  
Filling of Land / Excavation of Land  
in “Conservation Area” Zone  
Lot No. 5 in DD 7, Lamma Island**

## **Supporting Planning Statement**

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**August 2025**

**Applicant:**

**Tsang Hing Hong**

**Consultancy Team:**

**KTA Planning Ltd.**

**Landes Ltd.**

**Land Marker (1980) HK. Co. Ltd.**

**Green Engineering Consultant Company Limited**



**PLANNING LIMITED**

規 劃 顧 問 有 限 公 司



S1314a/PS/V07

## **Executive Summary**

This Supporting Planning Statement is prepared and submitted on behalf of Tsang Hing Hong ("the Applicant") to seek approval from Town Planning Board ("TPB") under section 16 of the Town Planning Ordinance for the house redevelopment, amenity planting and filling of land / excavation of land at Lot No. 5 in D.D.7, Lamma Island ("the Site"). The Site is zoned "Conservation Area" ("CA") on the Approved Lamma Island Outline Zoning Plan ("Approved OZP") No. S/I-LI/11.

The proposed house redevelopment, amenity planting and filling of land / excavation of land are fully justified for the following main reasons:

- The right for house redevelopment of Old Schedule Lots held under the Block Government Lease demised for house use should be respected.
- The proposed house is deliberately located at the western portion of the Site to respect the location of the pre-existing house and avoid conflict with the mature tree in close proximity to the Site.
- The proposed house redevelopment with plot ratio of not more than 0.333, site coverage of not more than 20% and building height of not more than 7.6m will comply with the development restrictions stipulated for "CA" zone.
- The proposal would not jeopardize the planning intention with respect to the "CA" zone on the Approved OZP.
- Existing trees outside Site will be maintained while new tree / shrub plantings will be proposed within the Site to improve the amenity of the surrounding environment. 2 nos. of heavy standard trees are proposed to be planted to compensate for the trees affected by the house redevelopment. Hence, no adverse landscape impact will be anticipated.
- The proposed house redevelopment is considered geotechnical feasible based on its relative small construction scale. No major geotechnical problem is envisaged.
- Stormwater drainage facilities will be provided to deal with the surface runoff of the Site and Septic tank will be provided for sewage treatment. No adverse drainage and sewerage impact will be foreseen.

Based on the above, we sincerely request the TPB to give favourable consideration to the Planning Application.

## 行政摘要

(內文如有差異，應以英文版本為準)

申請人 Tsang Hing Hong 擬就城市規劃條例第 16 條向城市規劃委員會 (「城規會」) 申請規劃許可，以容許在南丫島丈量約份第 7 約地段第 5 號 (下稱「申請地點」) 之屋宇重建、美化種植及填土/挖土工程。根據南丫島分區計劃大綱核准圖編號 S/I-LI/11 (下稱「核准圖」)，申請地點位於「自然保育區」地帶內。

屋宇重建、美化種植及填土工程的理據如下：

- 列於《集體官契》作屋宇用途的『舊批約地段』之重建權利應被尊重。
- 擬議屋宇特意安排在地盤的西面重建，旨在貼近先前屋宇的位置，同時避免影響界外毗鄰之樹木。
- 擬議屋宇重建之地積比率不多於 0.333 倍、覆蓋率不多於百分之二十、建築高度不超過 7.6 米，將符合「自然保育區」地帶的發展限制。
- 擬議屋宇重建、美化種植及填土/挖土工程不會違背核准圖上「自然保育區」地帶的規劃意向。
- 申請人已盡量保留申請地點外的樹木，在申請地點內亦會加入樹木及綠化種植，以美化環境。為補償申請地點所需要砍伐之樹木，申請人建議補償 2 棵樹，因此擬議方案不會帶來不良的園境影響。
- 擬議屋宇重建的工程規模很小，並不會帶來不良的土力影響。
- 項目將提供雨水排放設施及化糞池，擬議重建不會對周邊地區帶來不良的排水和污水影響。

基於上述原因，希望城規會批准是次規劃申請。

## **Table of Contents**

### **Executive Summary**

#### **申請摘要**

### **1. INTRODUCTION**

- 1.1 Purpose
- 1.2 Report Structure

### **2. SITE AND PLANNING CONTEXT**

- 2.1 Site Location
- 2.2 Land Status
- 2.3 Existing Condition of the Site
- 2.4 New Territories Exempted House
- 2.5 Accessibility
- 2.6 Planning History
- 2.7 Statutory Planning Context
- 2.8 Surrounding Land Use Pattern

### **3. THE PROPOSED HOUSE REDEVELOPMENT AND AMENITY PLANTING**

- 3.1 The Proposal
- 3.2 Tree Survey and Landscape Considerations
- 3.3 Geotechnical Considerations
- 3.4 Drainage and Sewerage Considerations
- 3.5 Water Supply Considerations

### **4. PLANNING MERITS AND JUSTIFICATIONS**

- 4.1 Respecting the Right for House Redevelopment
- 4.2 Not Jeopardizing the Planning Intention of the "Conservation Area" Zone
- 4.3 Enhancing the Landscape Quality for Public Enjoyment and No Adverse Landscape Impact
- 4.4 Proposed House Redevelopment is Compatible with Surrounding Land Use Context
- 4.5 No Adverse Geotechnical Impact
- 4.6 No Adverse Drainage and Sewerage Impact
- 4.7 No Adverse Environmental Impact
- 4.8 Responses to Previous Rejection Grounds

### **5. CONCLUSION AND SUMMARY**

### List of Figures

Figure 2.1	Site Location Plan
Figure 2.2	Application Site in Lot Index Plan
Figure 2.3	Block Government Lease for DD7, Lamma Island
Figure 2.4	Survey Plan attached to the Block Government Lease
Figure 2.5	DD Sheet of DD7, Lamma Island
Figure 2.6	Existing Condition of the Application Site
Figure 2.7	Existing Footpaths and Trails Leading to the Application Site
Figure 2.8	Zoning Context Plan (Extracted from OZP No. S/I-LI/11)
Figure 3.1	Proposed Disposition of House
Figure 3.2	Proposed Areas of Filling/Excavation of Land
Figure 3.3	Existing Greenery at the Slope to the North of the Site (Viewing from Mo Tat Wan Pier)

### List of Table

Table 3.1	Major Development Parameters
Table 3.2	Summary of Proposed Treatment of Existing Trees Within and Outside Site
Table 4.1	Responses to the Comments from Government Departments and Town Planning Board

### List of Appendices

Appendix 1	Town Planning Board Letter dated 3 January 2020
Appendix 2	Survey Record Plan no. SRP/IS/057/5870/D2 and Reply Letter from Lands Department
Appendix 3	Consent Letter from Adjacent Lot Owner
Appendix 4	Schematic Layout of Proposed House Redevelopment
Appendix 5	Tree Survey Report and Landscape Proposal
Appendix 6	Geotechnical Planning Review Report

**S16 PLANNING APPLICATION**  
**Approved Lamma Island OZP No. S/I-LI/11**

**Proposed House Redevelopment, Amenity Planting and  
Filling of Land / Excavation of Land in "Conservation Area" Zone  
Lot No. 5 in D.D. 7, Lamma Island**

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**Supporting Planning Statement**

**1. INTRODUCTION**

**1.1 Purpose**

1.1.1 This Planning Application is prepared and submitted on behalf of Tsang Hing Hong ("the Applicant") to seek approval from the Town Planning Board ("TPB") under section 16 of the Town Planning Ordinance for the proposed house redevelopment, amenity planting and filling of land / excavation of land at Lot No. 5, in D.D. 7, Lamma Island ("The Site"). The Application Site is zoned "Conservation Area" ("CA") on the Approved Lamma Island Outline Zoning Plan ("Approved OZP") No. S/I-LI/11. The subject lot is Old Schedule Lot held under the Block Government Lease demised for house and dry cultivation uses. Ruins of the pre-existing house on Site were present partly within the lot and its immediate surrounding area. The Site was the subject of a Planning Application (No. A/I-LI/30) for house redevelopment, amenity planting and filling of land /excavation of land which was rejected by the Rural and New Town Planning Committee of the TPB at its meeting on 13 December 2019 (**Appendix 1** refers). This Supporting Planning Statement is to provide the TPB with necessary information to facilitate consideration of this Planning Application.

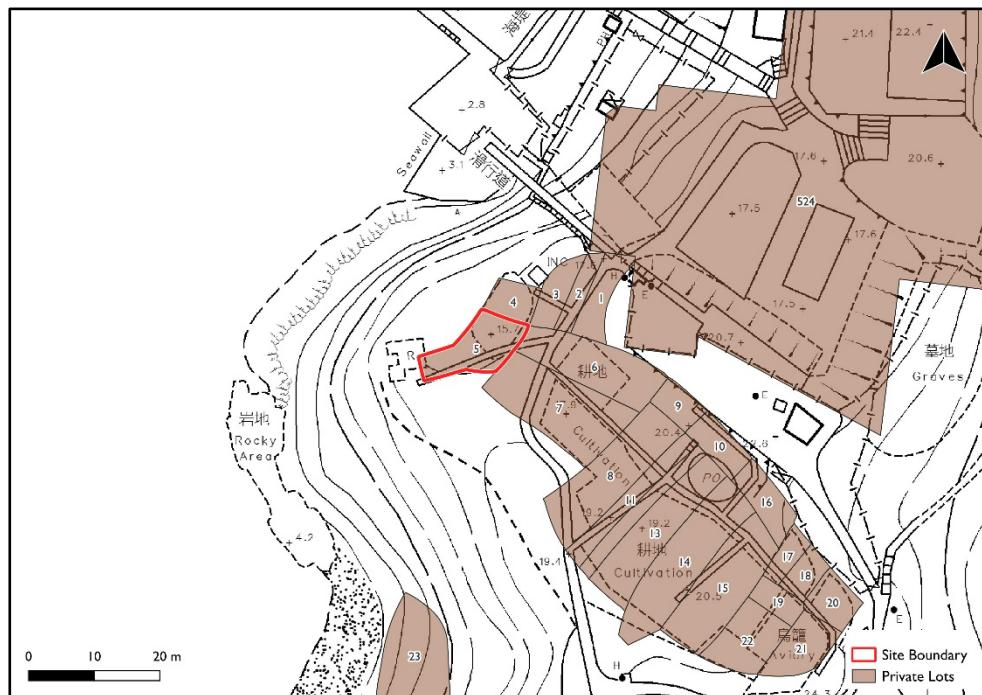
**1.2 Report Structure**

1.2.1 Following this introductory section, the site and planning context will be briefly set out in Section 2. The proposed house redevelopment and amenity planting are included in Section 3. The planning merits and justifications for the Application can be found in Section 4. Section 5 concludes and summarizes this Supporting Planning Statement.

## 2. SITE AND PLANNING CONTEXT

### 2.1 Site Location

2.1.1 The Application Site is located at Lot No. 5 in D.D.7, Lamma Island (**Figure 2.1** refers). It is situated in a small village at the southeastern part of Lamma Island namely Mo Tat. It fronts onto the East Lamma Channel to its north, and the inner bay of Sok Kwu Wan to the west with a backdrop of vegetated knoll to its east.

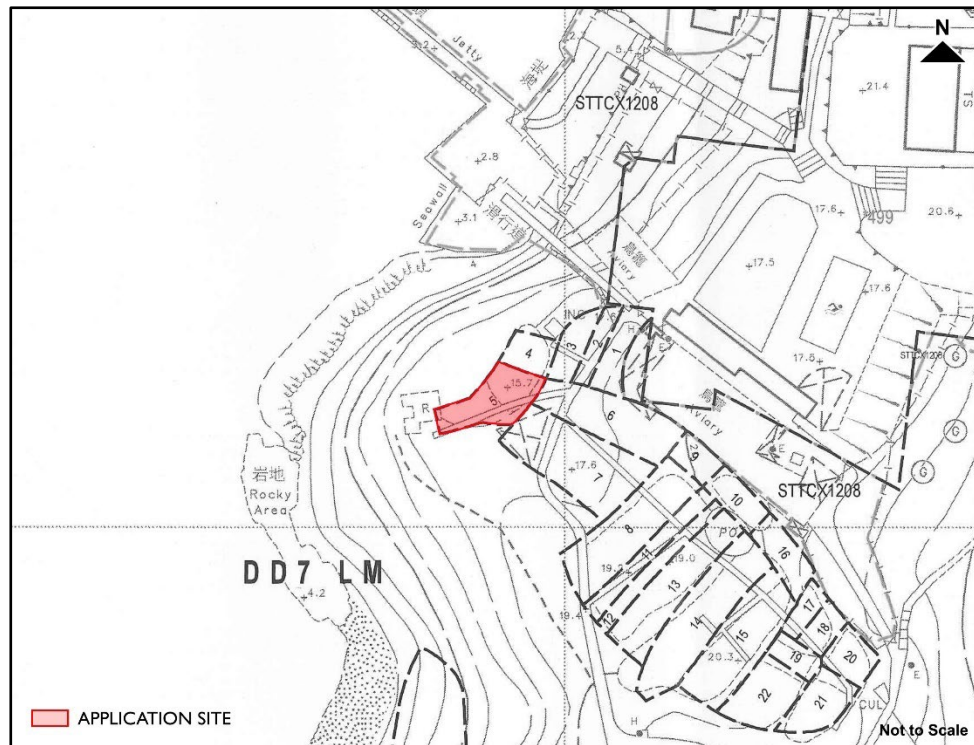


**Figure 2.1 Site Location Plan**

### 2.2 Land Status

2.2.1 The Site is known as Lot No. 5 in D.D.7, Lamma Island ("the Subject Lot"). The Applicant has notified "current land owner" on this Planning Application. **Figure 2.2** illustrated the boundary of Application Site and the subject lot in the Lot Index Plan.

2.2.2 The subject lot is Old Schedule Lot held under the Block Government Lease ("BGL") demised for house and dry cultivation use. According to the Field Area Statement, the Subject Lot has an area 0.02 acres as cultivation and 0.01 acre as house (i.e. total area is 0.03 acres). The BGL and Survey Plan attached to the BGL are shown in **Figure 2.3** and **Figure 2.4** respectively.

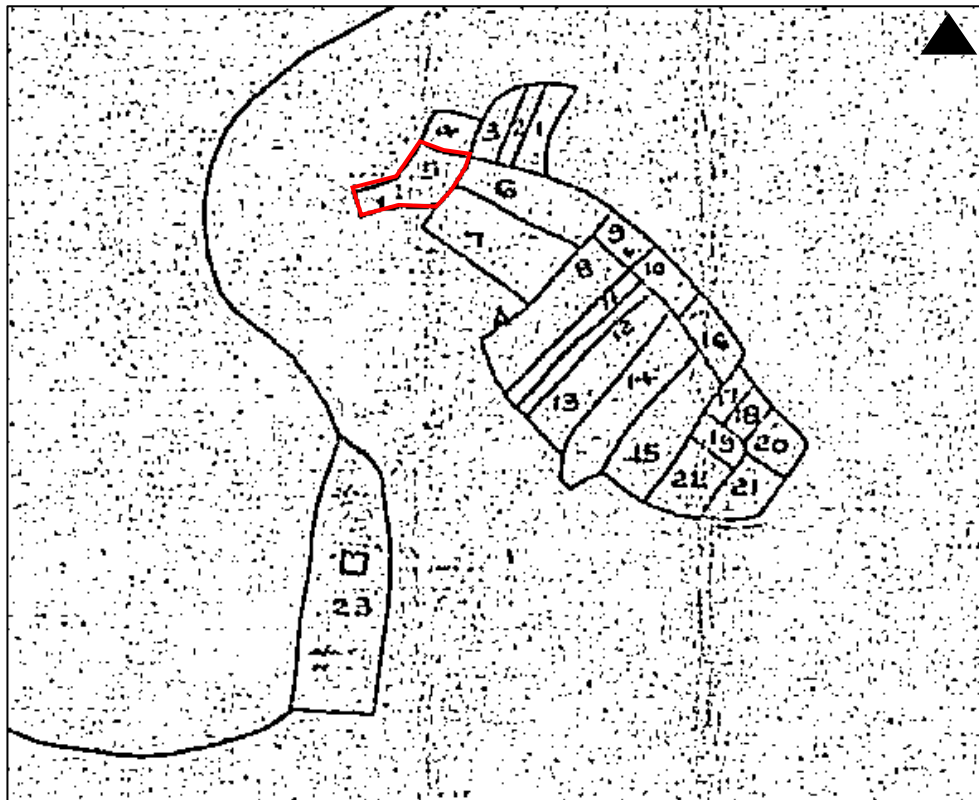


**Figure 2.2** Application Site in Lot Index Plan



DISTRICT No. 7									
Lamma Island									
Lot No.	Serial No.	Area	Description of Lot	Name of Owner	Chinese	Transliteration	Address	Crown Rent	REMARKS
1	1	01	Dry cult.	陳甲喜	Chan Kap Hsi	Man Lat		02	
2	38	01		陳現福	Chan Hien Fook			02	
3	18	01		陳有貴	Chan Yau Kwai			02	
4	48	01		陳有興	Chan Yau Hing			02	
5	56	01.02	House Dry cult.	陳容發	Chan Yung Fat			02	Vol. 379 Fol. 81
6	5	04	Dry cult.	陳富興	Chan Fu Hing			08	Vol. 333 Fol. 100
7	56	05		陳容發	Chan Yung Fat			10	
8	56	04			do			08	
9	5	01	Waste	陳富興	Chan Fu Hing			02	Vol. 333 Fol. 101
10	56	01	Dry cult.	陳容發	Chan Yung Fat			02	
11	18	02		陳有貴	Chan Yau Kwai			04	
12	1	02		陳甲喜	Chan Kap Hsi			04	
13	38	04		陳現福	Chan Hien Fook			08	
14	5	05		陳富興	Chan Fu Hing			10	Vol. 348 Fol. 1
15	48	04		陳有興	Chan Yau Hing			08	Vol. 379 Fol. 88
16	38	02	Waste	陳現福	Chan Hien Fook			04	
17	38	01	Dry cult.		do			02	
18	1	01		陳甲喜	Chan Kap Hsi			02	
19	18	01		陳有貴	Chan Yau Kwai			02	
20	56	02		陳容發	Chan Yung Fat			04	
21	48	02		陳有興	Chan Yau Hing			04	Vol. 379 Fol. 89
22	5	02		陳富興	Chan Fu Hing			04	Vol. 348 Fol. 2
23	49	01.10	Waste House	陳容發	Chan Yung Fat			10	Vol. 124 Fol. 250
24	38	10	Waste	陳現福	Chan Hien Fook			10	
25	60	01	House	鄭耀南	Cheng Yiu Nam			20	Vol. 420 Fol. 72
26	13	20	Waste	陳容發	Chan Yung Fat			15	Vol. 420 Fol. 73
27	13	15			do			18	Vol. 124 Folio 46
28	57	09	Path	周就生	Chau Siu Sang			10	Chan Yung Fat
29	42	05			do			08	Allowed
30	12	04		陳水福	Chan Shui Fook			05	do Vol. 420 Fol. 72
31	56	03		陳容發	Chan Yung Fat			04	do Vol. 32
32	19	01		陳喜壽	Chan Hei Shau			02	92-92

Figure 2.3 Block Government Lease for DD 7, Lamma Island



**Figure 2.4** Survey Plan attached to the Block Government Lease

### **2.3 Existing Condition of the Site**

- 2.2.1 The Site is located on top of a small headland overlooking the edge of the steep slope / cliff above the sea. The level of the Site ranges from +17.5mPD in the south and +15.78mPD in the north and an existing footpath cut across the Site.
- 2.2.2 The Site has an area of about 91.8 m<sup>2</sup>, which was defined graphically based on the D.D.Sheet (**Figure 2.5** refers) and reflected in Survey Record Plan no. SRP/IS/057/5870/D2 submitted to the District Survey Office ("DSO") in September 2023 (**Appendix 2** refers).
- 2.2.3 The survey plan attached to the BGL was drawn with relatively small scale and of varying qualities (**Figure 2.4** refers). Without detailed and accurate survey information at the time when the house was built, majority of the house was built outside the lot. Hence, ruins of the pre-existing house on Site were present partly within the northwestern corner of the lot and its immediate surrounding area (**Figure 2.6** refers).

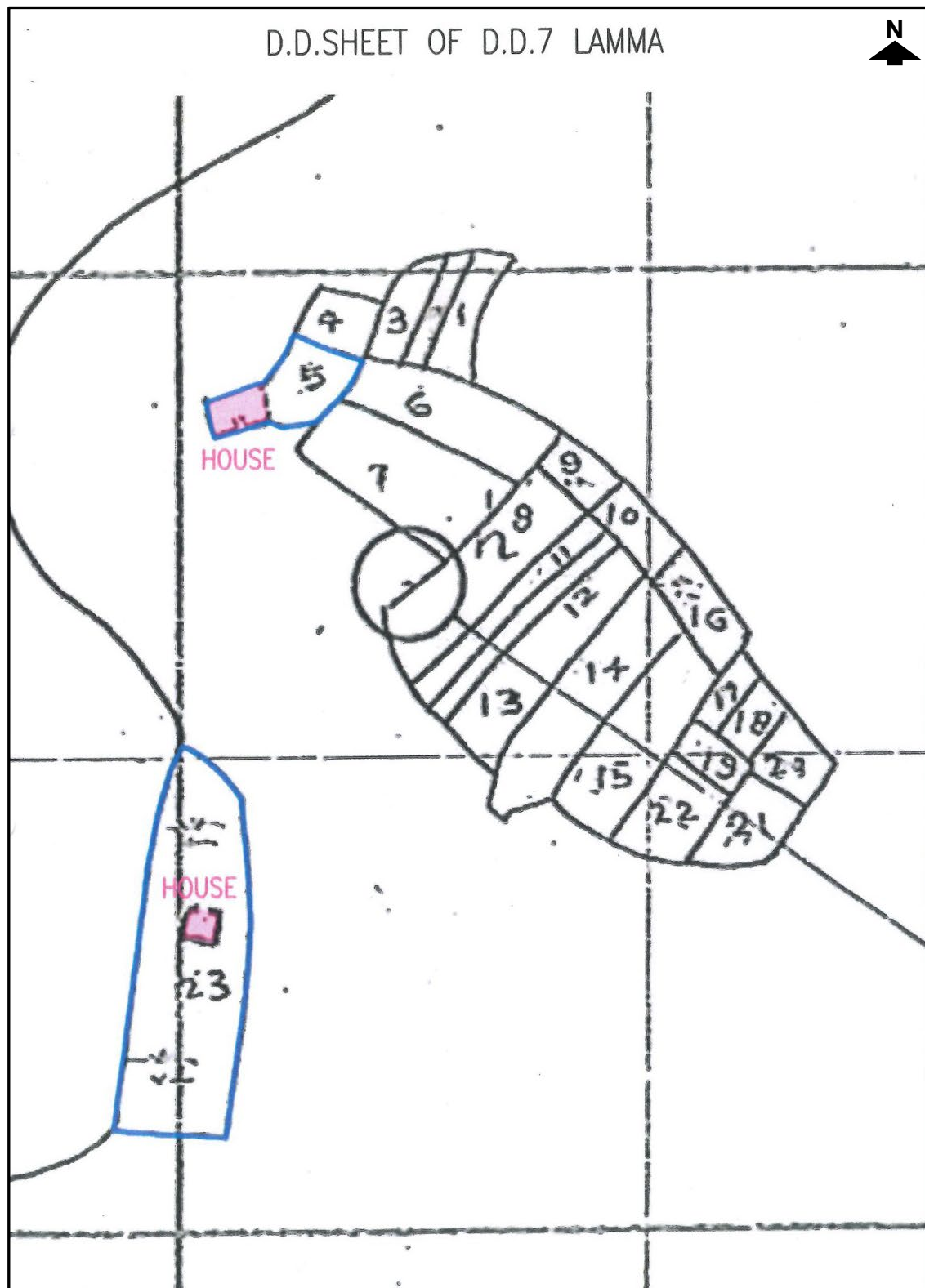


Figure 2.5 D.D. Sheet of D.D.7, Lamma Island





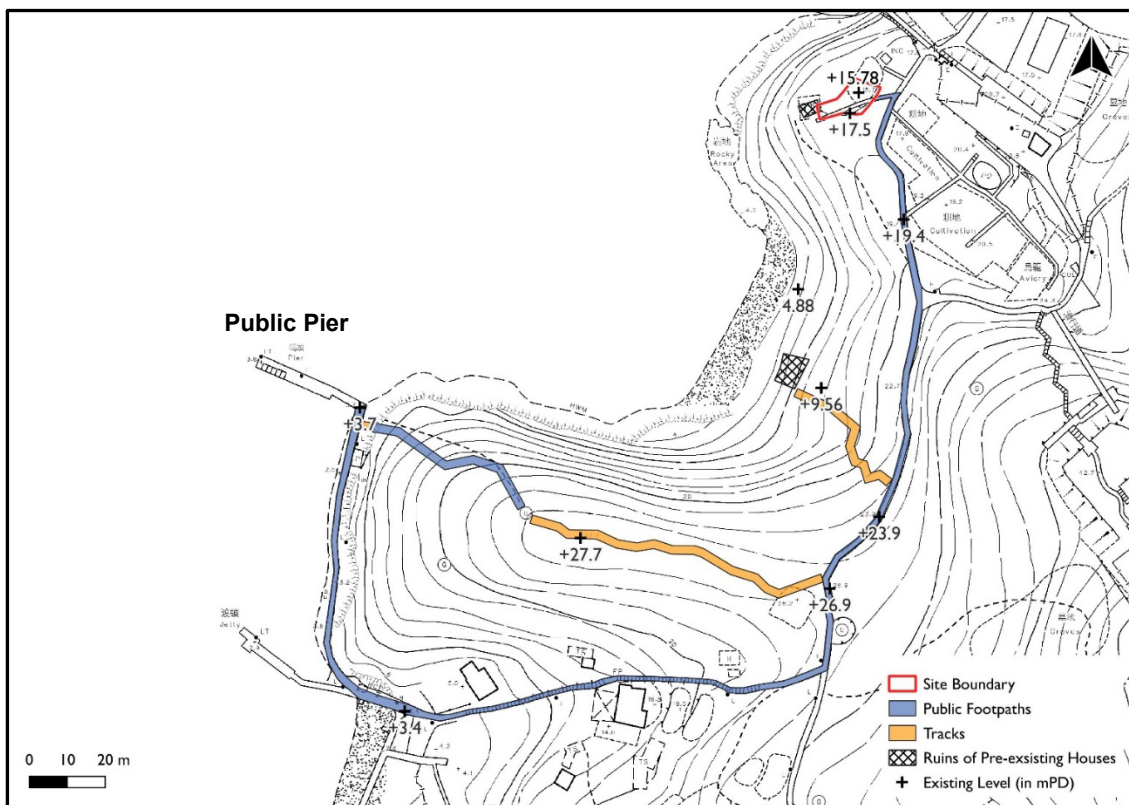


## 2.4 New Territories Exempted House

2.4.1 The proposed redevelopment involves "Old Schedule Lot" House. The development parameters of the proposed house are in compliance with Part 1 under Conditions in the Schedule to the Building Ordinance (Application to the New Territories) Ordinance Cap. 121 in which the building permitted shall not exceed a height of 3 storeys or 7.62 m and a roofed-over area not exceeding 65.03 sq.m. The proposed house is regarded as New Territories Exempted Houses ("NTEH") under the Building Ordinance (Application to the New Territories) Ordinance (Cap. 121). Under the Building Ordinance, NTEH are exempted from certain provisions of the Buildings Ordinance and its subsidiary regulations, including the need for obtaining prior approval and consent to the commencement of works from the Buildings Department.

## 2.5 Accessibility

2.5.1 At present, there is a Licenced Ferry Services operating between Aberdeen (pontoon at Aberdeen Promenade) and Sok Kwu Wan via Mo Tat Wan. The Site is accessible via existing public footpaths / trails leading from Mo Tat Public Pier. It is located about 160m to the northeast of the public pier respectively (**Figure 2.7** refers). The Applicant has obtained consent from the owner of Lot nos. 6, 7 and 8 in DD7 for the usage of existing footpath falling within his lots to gain access to the Site (**Appendix 3** refers). All building materials/construction waste associated with the house redevelopment will be transported by village vehicle via the public footpath to/from the Mo Tat Public Pier.



**Figure 2.7 Existing Footpaths and Trails Leading to the Application Site**

## **2.6 Planning History**

2.6.1 Part of the Site was the subject of a Planning Application (No. A/I-LI/30) which was rejected by the TPB on the following grounds:

- (a) the proposed development is not in line with the planning intention of "Conservation Area" zone which is to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment from the adverse effects of development. There is no strong justification in the submission to warrant a departure from such planning intention; and
- (b) the Applicant fails to demonstrate that the proposed development would not have adverse environmental, landscape and ecological impacts on the surrounding areas.

2.6.2 Subsequent to the rejection of the previous Planning Application, the Applicant has reviewed the house redevelopment proposal to address the rejection grounds of the TPB as well as comments from the various Government Departments received during the course of circulation for the previous S16 Planning Application. Instead of redevelopment of two houses within one lot (i.e. involving transfer of redevelopment right of existing house from another site), this Planning Application focuses on Lot No. 5 in DD7 which involves 1 no. of lot with in-situ redevelopment of a pre-existing house.

## **2.7 Statutory Planning Context**

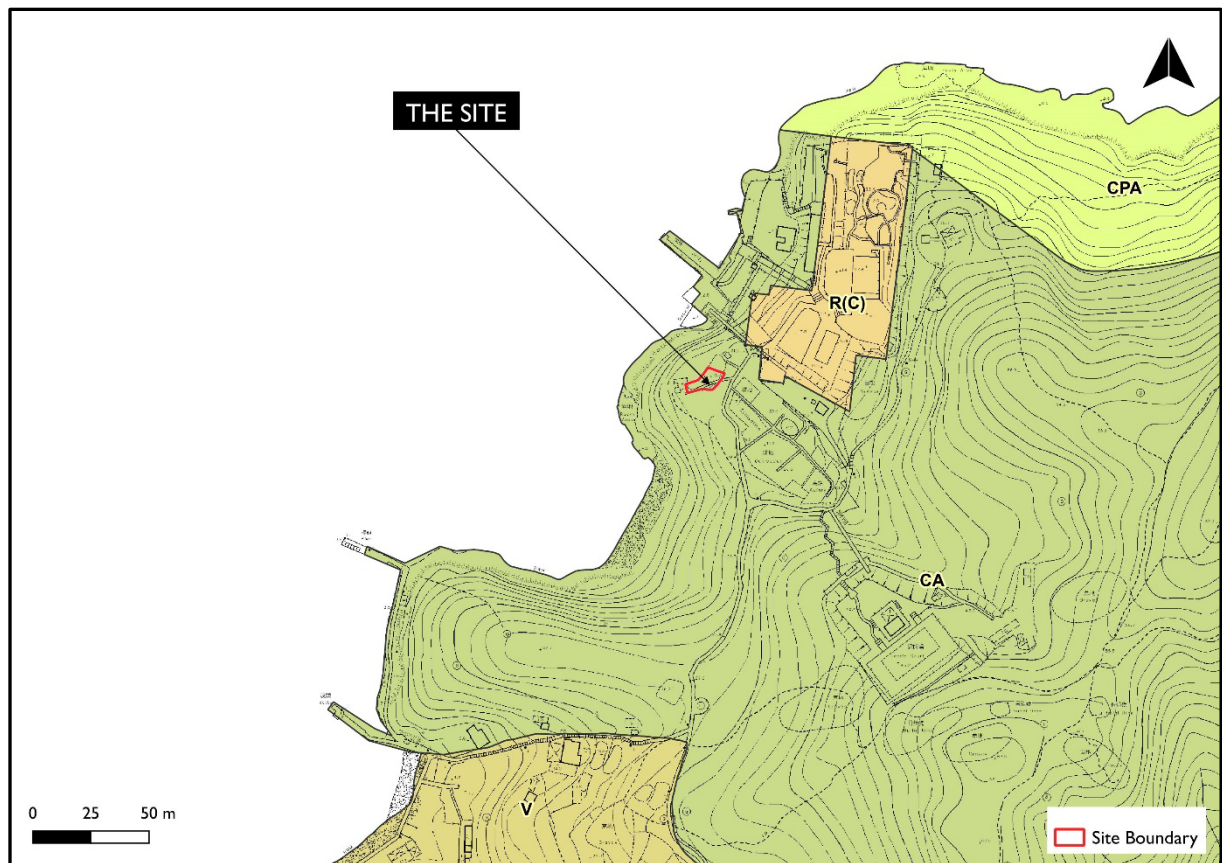
2.7.1 The Application Site falls within area zoned "Conservation Area" ("CA") on the Approved Lamma Island Outline Zoning Plan ("Approved OZP") No. S/I-LI/11 (**Figure 2.8** refers). According to the Statutory Notes of the Approved OZP, "CA" zone is intended *"to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest from the adverse effects of development."* There is a general presumption against development in this zone.

2.7.2 'House (Redevelopment only)' use is a column 2 use under "CA" zone which requires permission from the TPB. It is stated in the "Remarks" Section of the Statutory Notes that *"no redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20%, and a maximum building height of 2 storeys (7.6m) or the plot ratio, site coverage and height of the existing house, whichever is the greater"*.

2.7.3 Under the "Remarks" column, it is also stated that *"any filling of land/pond, excavation of land or diversion of stream, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or*

*developments always permitted under the covering Notes (except maintenance or repair works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Lamma Island Outline Zoning Plan No. S/I- LI/5 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance”.*

- 2.7.4 According to the Covering Notes of the Approved OZP, provision of amenity planting requires permission from the TPB in areas zoned “CA”.



**Figure 2.8 Zoning Context Plan (Extracted from OZP No. S/I-LI/11)**

## **2.8 Surrounding Land Use Pattern**

- 2.8.1 The surrounding area of the Site is characterized by rural setting with low-rise and low-density settlement. To the north of the Site is a low-density residential development in area zoned “Residential (Group C)”. Mo Tat Wan, with a cluster of village houses, is located to the south of the Site within a “Village Type Development” (“V”) zone.

### **3. THE PROPOSED HOUSE REDEVELOPMENT AND AMENITY PLANTING**

#### **3.1 The Proposal**

3.1.1 The subject lot is Old Schedule Lot held under the Block Government Lease demised for house and dry cultivation uses. The subject lot has a registered area of about 91.8 sq.m. According to the Approved OZP, the house redevelopment within "CA" zone is subject to a maximum plot ratio of 0.4, a maximum site coverage of 20%, and a maximum building height of 2 storeys (7.6m) or *the plot ratio, site coverage and height of the existing house, whichever is the greater*.

3.1.2 The house is 2-storey in height, sitting on a proposed level at about +17.7mPD. With a site area of about 91.8 sq.m and the plot ratio of about 0.333, the total gross floor area ("GFA") of the proposed house redevelopment will be about 30.6 sq.m. An L-shape retaining wall with height ranging from 0.8m to 2m is proposed along the north-western boundary.

#### ***Disposition of the House***

3.1.3 The proposed house is deliberately positioned at the western portion of the Site upon taking into account the following considerations (**Figure 3.1** refers):

- a) Ruins of the pre-existing house on Site were present partly within the lot and its immediate surrounding area at the northwestern corner of the Site. As this is a house redevelopment proposal, the Applicant intends to locate the house as close to the ruins as possible.
- b) There is a mature tree (Tree T01) – *Ficus macrocarpa* with a tree crown spread of about 6m locating in close proximity to the southwestern boundary of the Site. The location and disposition of the house has to take into account this mature tree to avoid any potential conflict.



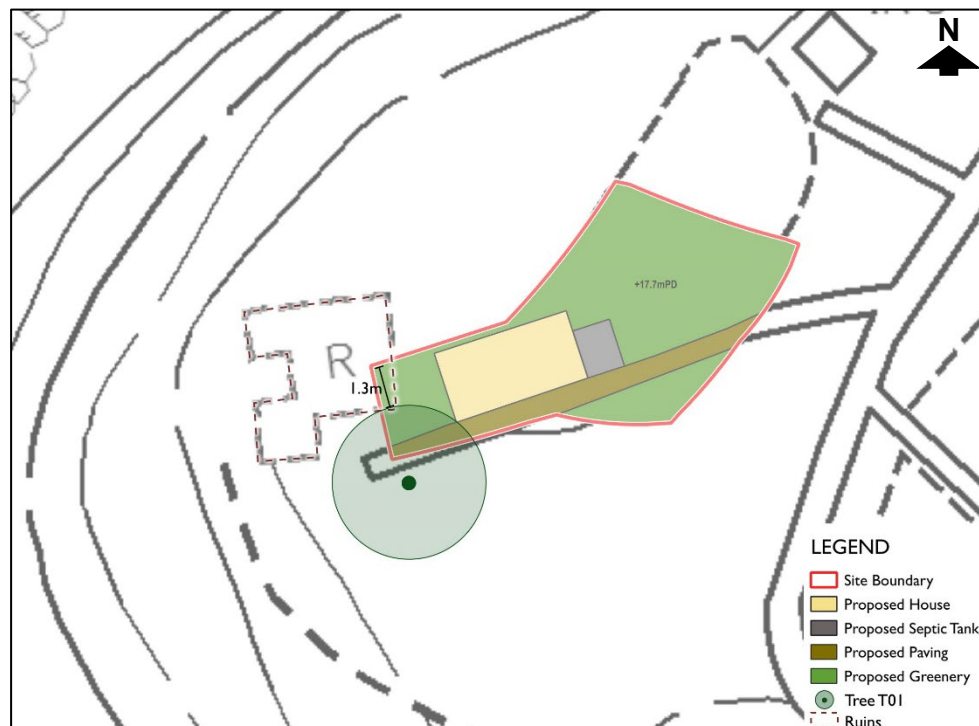


Figure 3.1 Proposed Disposition of House

### ***Proposed Filling and Excavation of Land***

3.1.4 In order to form the platform for the proposed house redevelopment, the proposal involved filling of land with the area of about 80 sq.m. and the depth ranging from 0.2m to 1.92m. The redevelopment proposal also requires the excavation of land with the area of 3 sq.m. and the depth of about 2m for the provision of septic tank. Proposed areas of filling of land / excavation of land are shown in **Figure 3.2**.

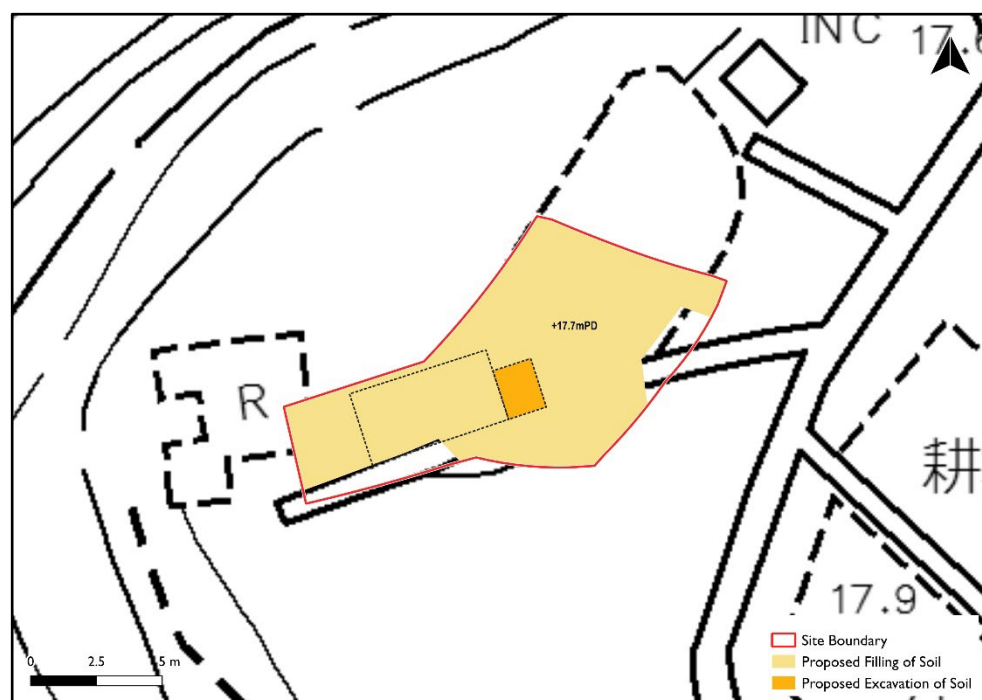


Figure 3.2 Proposed Areas of Filling/Excavation of Land

- 3.1.5 Taken into account the existing topography of a gentle sloping area with level variation between +17.50mPD to +15.78mPD, the proposed house is situated at level at about +17.70mPD which follows the existing topography in order to minimize the extent and depth of land filing required. The proposed formation level will also help to preserve portion of existing footpath and particularly, the existing mature tree to the south of the Site.

***Proposed Amenity Planting***

- 3.1.6 New ornamental trees, flowering shrubs and foliage plants are proposed to enhance the amenity of the Site and surrounding area. In order to enhance the local biodiversity, local species or broad-leaved species will be selected for tree plantings to ensure that the proposed house development would blend in well with the surrounding environment.
- 3.1.7 Major development parameters of the proposed house redevelopment are provided in **Table 3.1** while the schematic drawings for the proposed house redevelopment as well the Landscape Proposal are shown in **Appendix 4** and **Appendix 5** respectively.

**Table 3.1 Major Development Parameters**

Major Development Parameters	
Total Site Area <sup>1</sup>	About 91.8 m <sup>2</sup>
Plot Ratio	About 0.333
Total GFA	About 30.6 m <sup>2</sup>
Site Coverage	Not more than 20%
No. of Storeys	2
Absolute Building Height	Not more than 7.6 m and 25.3mPD

**3.2 Tree Survey and Landscape Considerations**

- 3.2.1 A tree survey has been carried out at the Site and the Tree Survey Report is enclosed at **Appendix 5** of this Supporting Planning Statement. It is noted that some trees are situated at the slope to the north of the Site. The slope is steep and it is not accessible for tree survey. Given that no works will be carried out outside the site boundary, the tree survey did not cover the trees at the slope. The trees outside the Site will remain intact in order to maintain the existing green and naturalistic character of the area (**Figure 3.3** refers).

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<sup>1</sup> Subject to detailed survey



**Figure 3.3 Existing Greenery at the Slope to the North of the Site  
(Viewing from Mo Tat Wan Pier)**

- 3.2.2 A total of 16 nos. of trees including 9 nos. within the Site and 7 nos. outside of the Site were surveyed. A total of 9 nos. of trees within the site boundary will be affected by the proposed house redevelopment and 2 nos. of them are proposed to be felled while 3 nos. will be transplanted. 4 nos. will be retained in-situ. For the 7 nos. of trees outside site boundary, they will be retained to maintain the existing landscape setting as far as practicable (**Table 3.2** refers).
- 3.2.3 In view of the loss of vegetation, 2 nos. of heavy standard trees with average DBH approx. 80mm are proposed to be planted to compensate the loss of existing trees as buffer plantings to provide visual amenity and soften the landscape (**Table 3.2** refers).

**Table 3.2 Summary of Proposed Treatment of Existing Trees Within and Outside Site**

Location	No. of Trees in Survey	No. of Trees to be Retained	No. of Trees to be Felled	No. of Trees to be Transplanted	No. of Compensatory Trees
<b>Within Site Boundary</b>	9	4	2	3	2
<b>Outside Site Boundary</b>	7	7	0	0	0
<b>Total</b>	<b>16</b>	<b>11</b>	<b>2</b>	<b>3</b>	<b>2</b>

### ***Landscape Proposal***

- 3.2.4 It is intended to minimize the disturbance to any existing vegetation in the surroundings and provide sufficient buffer plantings to the proposed development. Soft planted edges including the Ornamental tree, shrubs, lawn and transplanted trees are proposed along southern edges which provide visual amenity to the residents and the adjoining neighbors. For the entire landscape area, where practicable, ornamental trees, flowering shrubs and foliage plants are proposed. These soft landscape measures will ensure that the hard lines of the built form are visually softened. The use of tree planting in heavy standard size and in good quality would be encouraged to provide a more instant effect. In order to enhance the local biodiversity, local species or broad-leaved species will be selected for tree plantings.

### **3.3 Geotechnical Considerations**

- 3.3.1 The construction scale of the house redevelopment is small and there is no Registered Geotechnical Features in the vicinity. The surrounding natural sloping ground is not steep. Hence, no major geotechnical impact is envisaged (**Appendix 6** refers).

### **3.4 Drainage and Sewerage Considerations**

- 3.4.1 The proposed house redevelopment will be provided with stormwater drainage facilities to deal with surface runoff of the Site. Septic tank for sewage treatment and disposal will also be provided for foul effluent disposal.

### **3.5 Water Supply Considerations**

- 3.5.1 The Applicant will extend his services to the nearest suitable Government water mains for connection. He will also resolve the land matter associated with the provision of water supply and be responsible for the construction, operation and maintenance of the inside services within the private lots to Water Services Department's standards.

## **4 PLANNING MERITS AND JUSTIFICATIONS**

### **4.1 Respecting the Right for House Redevelopment**

4.1.1 The subject lot is Old Schedule Lot held under the Block Government Lease demised for house and dry cultivation use. However, the survey plan attached to the BGL was drawn with relatively small scale and of varying qualities. Without detailed and accurate survey information at the time when the house was built, majority of the house was built outside the lot. Hence, ruins of the pre-existing house on Site were present partly within the lot and its immediate surrounding area. BGL, being the official land grant record, should be respected. Other documentary proof including D.D.Sheet also reflected that a house at the western portion of the Lot. Therefore, the land owner of the subject lot has the right to redevelop the house on Site.

4.1.2 As this is a house redevelopment proposal, the Applicant intends to locate the proposed house as close to the ruins of the pre-existing house as possible. Moreover, the location of the house has to respect the location of the mature tree outside the Site in order to avoid any conflict. Hence, the house is deliberately located at the western portion of the Site.

### **4.2 Not Jeopardizing the Planning Intention of the "Conservation Area" Zone**

4.2.1 According to the Covering Notes and Statutory Notes of the Approved OZP, amenity planning and filling of land/excavation of land and 'House (Redevelopment only)' use (which is a column 2 use) require permission from the TPB in areas zoned "CA". It is stated in the Notes that no redevelopment, including alteration and/or modification, of an existing house shall result in total redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20%, and a maximum building height of 2 storeys (7.6m) or the plot ratio, site coverage and height of existing house, whichever is the greater. The proposed house redevelopment with plot ratio of not more than 0.333, site coverage of not more than 20% and building height of not more than 7.6m will comply with the development restrictions stipulated for "CA" zone. The area and extent of filling of land/excavation of land has been minimized to allow house redevelopment and provision of septic tank. Furthermore, it is believed that the proposal for amenity planting within the Site will further contribute to the protection and retaining of the existing natural landscape, ecological and topographical features of the area.

4.2.2 A precedent case for the house redevelopment in Kwun Yam Shan Village, Sha Tin falling within area zoned "CA" was approved by the TPB at its meeting on 26 September 2014 (Application No. A/ST-KYS/9). The proposal involved the redevelopment of two existing semi-detached houses of 1-2 storeys with canopy into two semi-detached houses each of 2 storeys

without canopy within the lot. The plot ratio and GFA involved were 1.43 and 206.98 sq.m respectively.

- 4.2.3 The proposed house redevelopment, amenity planting and filling of land/excavation of land would not jeopardize the planning intention with respect to the "CA" zone in the Approved OZP which *"is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest from the adverse effects of development."*

#### **4.3 Enhancing the Landscape Quality for Public Enjoyment and No Adverse Landscape Impact**

- 4.3.1 2 nos. of heavy standard trees with average DBH of approx. 80mm are proposed to be planted at the Site to compensate for the trees affected by the house redevelopment, reaching a compensation ratio of approx. 1:1. No adverse landscape impact will be anticipated. The landscape proposal in support of the house redevelopment will significantly improve the amenity and visual quality of the Site and its surrounding by tree and shrub plantings. It will also offer a pleasant walking environment for the public.

#### **4.4 Proposed House Redevelopment is Compatible with Surrounding Land Use Context**

- 4.4.1 The Site is situated in an area predominantly rural in character with natural vegetation. To the northeast of the Site is an existing development within area zoned "Residential (Group C)" with the maximum plot of 0.6, a maximum site coverage of 40%, and a maximum building height of 3 storeys (9m). Some ancillary structures of the residential development are located to the east and southeast of the Site. To the further south of the Site is an existing recognised village namely Mo Tat Wan zoned "Village Type Development" with various village houses with the maximum building height of 3 storeys (8.23m). Given that the Proposed House Redevelopment is low-rise (i.e. two storeys) and low-density (i.e. Plot Ratio of 0.333) in nature, together with the amenity planting, it is considered compatible with the surrounding environment and land use context.

#### **4.5 No Adverse Geotechnical Impact**

- 4.5.1 The proposed development only involves the construction of a two-storey house and it is considered geotechnically feasible based on its relatively small construction scale. There is no Registered Geotechnical Features nearby and its surrounding natural sloping ground is not steep. Retaining wall of less than 2m in height would be required to be constructed along the western boundary to minimize the need of geotechnical works. Hence, there will not be any irreversible change to the existing landform and landscape character of the Site. No major geotechnical problem will be envisaged. Detailed slope stability analysis will be provided in future site

formation submission.

#### **4.6 No Adverse Drainage and Sewerage Impact**

4.6.1 There is no existing or planned drainage network and public sewerage in the area. Stormwater drainage facilities will be provided to deal with the surface runoff of the Site. No adverse drainage impact onto the surrounding area will be anticipated. Septic tank will be provided for sewage treatment and the design will meet the minimum requirements of EPD's Practice Note ProPECC PN 5/93. Detail design of the septic tank will be provided upon approval of the proposed redevelopment. No adverse sewerage impact will be resulted.

#### **4.7 No Adverse Environmental Impact**

4.7.1 The development parameters of the proposed house are in compliance with Part I under Conditions in the Schedule to the Building Ordinance (Application to the New Territories) Ordinance Cap.121 in which the building permitted shall not exceed a height of 3 storeys or 7.62m and a roof-over area of 65.03 sq.m. The proposed houses should be regarded as NTEH development and an environmental permit for their construction and operation is not required. The proposed development is small in scale and will not lead to adverse environmental impact in terms of noise, air quality, waste and water quality.

4.7.2 During construction stage, all construction work for the Proposed Development will be confined within the Site. Mitigation measures including dust control, noise, water quality and waste management will be adopted in accordance with relevant guidelines / code of practices to minimise impacts to the surrounding environment and the "CA" zone

4.7.3 During operation stage, general refuse will be placed in bags / enclosed bins and disposed at the refuse collection points at Mo Tat Wan. Proposed septic tank will be maintained and well-managed by the Applicant. All operations, including inspection, disposal of sullage and repairing works will strictly adhere to the guidance notes from EPD. It is anticipated that the septic tank will not cause any environmental nuisance to the surrounding area. Therefore, it is anticipated that the Proposed House Redevelopment would not degrade the environment within "CA" zone.

#### **4.8 Responses to Previous Rejection Grounds**

4.8.1 Relevant key comments from various Government Departments on the previous Planning Application No. A/I-LI/30 have been summarized and the Applicant's responses as well as action done in addressing the comments are presented in **Table 4.1** below:

**Table 4.1 Responses to the Comments from Government Departments and Town Planning Board**

Government Departments	Key Comments	Responses
District Lands Office	<ul style="list-style-type: none"> <li>Registered owner of the lots is Indigenous Villager?</li> <li>Proposed NTEH redevelopment should be on the building portion of the two original lots only</li> <li>No justification to demonstrate why the lots cannot be individually redeveloped to erect a house on each lot</li> <li>The footpath near Site B (Lot No. 5) falls partly on private lots and partly on Government Land. The Applicant's justification will no longer be sound of the owner(s) of the adjoining Lots No. 6,7,8 and 11 in DD7 Lamma Island stop allowing the public to pass through the footpath falling within these private lots.</li> </ul>	<p>Registered owner of the lots is not Indigenous Villager.</p> <p>The Proposed Scheme in the current Planning Application only involves redevelopment of pre-existing house on the building portion of the lot.</p> <p>Ditto</p> <p>The Applicant has obtained consent from the owner of lot nos. 6, 7 and 8 in DD7 Lamma Island for the usage of the existing footpath to gain access to the Site.</p>
Environmental Protection Department	<ul style="list-style-type: none"> <li>All projects including new access roads, railways, sewers, sewage treatment facilities, earthworks, dredging works and other building works partly or wholly in a conservation area will require an environmental permit for their construction and operation unless it is a NTEH development</li> <li>The Applicant has not demonstrated the environmental acceptability of the proposed redevelopment</li> </ul>	<p>The development parameters of the proposed house is in compliance with Part I under Conditions in the Schedule to the Building Ordinance (Application to the New Territories) Ordinance Cap.121 in which the building permitted shall not exceed a height of 3 storeys or 7.62m and a roof-over area of 65.03 sq.m. The proposed house should be regarded as NTEH development.</p> <p>The proposed development is small in scale and will not lead to adverse environmental impact in terms of noise, air quality, waste, water quality.</p>
Urban Design and Landscape Section, Planning Department	<p><u>Urban Design</u></p> <ul style="list-style-type: none"> <li>The Applicant is advised to explore further measures to screen off</li> </ul>	<p>The proposed house redevelopment will largely be screened off by the existing vegetation at the adjacent</p>



Government Departments	Key Comments	Responses
	<p>the proposed redevelopment when viewed from the beach to further enhance its compatibility.</p> <p><u>Landscape</u></p> <ul style="list-style-type: none"> <li>Substantial filling of land within Site A that will lead to permanent and irreversible change of existing landform and resulting in the irreversible change in landscape character of the Sites.</li> <li>Construction of footpath will cause further adverse landscape impact on the existing trees and landform.</li> </ul>	<p>slope. Additional peripheral landscape treatment has been proposed to enhance its compatibility with the surrounding environment.</p> <p>Minimal land filling (of less than 2m in depth) will be required for forming the platform for house redevelopment. New tree/shrub plantings will be proposed within the Site to maintain / enhance the landscape character of the Site.</p> <p>The existing footpath will be maintained. No construction of footpath is proposed in the current Planning Application.</p>
Agriculture, Fisheries and Conservation Department	<ul style="list-style-type: none"> <li>The proposed development covers an area much larger than that required by the footprint of the proposed new houses</li> </ul>	<p>The proposed house redevelopment will be confined within the lot boundary. Other than the footprint of the proposed new house, the remaining site will be covered with greening for tree and shrub plantings. Part of the Site will be used for septic tank and hard-paved area for provision of man-hole as well as recreational use.</p>
Planning Department	<ul style="list-style-type: none"> <li>According to the Notes of the OZP, only redevelopment of existing house in "CA" zone may be permitted on application to the TPB. There is no provision of redevelopment for two houses within the site or transfer of redevelopment of existing house from another site</li> </ul>	<p>The Proposed Development will involve redevelopment of house on the building portion of the lot.</p>
Rejection Grounds of the Town Planning Board	<p>(a) The proposed development is not in line with the planning intention of "CA" zone which is to protect and retain the existing natural landscape, ecological or topographical features of the area for</p>	<p>Revised house redevelopment scheme with minimized footprint and land filling/excavation has been devised. Tree Survey, Landscape Proposal, GPRR, qualitative discussion on the environmental impact have been included in the current Planning Application to</p>

Government Departments	Key Comments	Responses
	<p>conservation, educational and research purposes and to separate sensitive natural environment from the adverse effects of development. There is no strong justification in the submission to warrant a departure from such planning intention; and</p> <p>(b) The applicant fails to demonstrate that the proposed development would not have adverse environmental, landscape and ecological impacts to the surrounding areas</p>	<p>address previous rejection grounds of the TPB.</p> <p>Ditto</p>

## **5. CONCLUSION AND SUMMARY**

5.1 In light of the above, it is recommended that the proposed house redevelopment, amenity planting and filling of land / excavation of land at Lot No. 5 in DD7 on Lamma Island should be favourably considered by the TPB:

5.2 The Planning Department and Members of the TPB are respectfully requested to give favourable consideration to support the proposed development based on the following main reasons:

- The right for house redevelopment of Old Schedule Lots held under the Block Government Lease demised for house use should be respected.
- The proposed house is deliberately located at the western portion of the Site to respect the location of the pre-existing house and avoid conflict with the mature tree in close proximity to the Site.
- The proposed house redevelopment with plot ratio of not more than 0.333, site coverage of not more than 20% and building height of not more than 7.6m will comply with the development restrictions stipulated for "CA" zone.
- The proposed house redevelopment, amenity planting and filling of land/excavation of land would not jeopardize the planning intention with respect to the "CA" zone in the Approved OZP.
- 2 nos. of heavy standard trees are proposed to be planted to compensate for the loss of trees at the Site. Hence, no adverse landscape impact will be anticipated.
- The proposed house redevelopment is considered geotechnical feasible based on its relatively small construction scale. No major geotechnical problem is envisaged.
- Stormwater drainage facilities will be provided to deal with the surface runoff of the Site and Septic tank will be provided for sewage treatment. No adverse drainage and sewerage impact onto the surrounding area will be anticipated.