

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/I-LI/36**

<b><u>Applicant</u></b>	: The Joshua Church, Hong Kong Limited
<b><u>Premises</u></b>	: G/F, No. 26 Tai Wan San Tsuen, Lamma Island
<b><u>Floor Area</u></b>	: About 39.4m <sup>2</sup>
<b><u>Lease</u></b>	: Lot 2088 in D.D. 3 Lamma Island - Held under New Grant No. 7763 - Restricted to non-industrial purposes
<b><u>Plan</u></b>	: Approved Lamma Island Outline Zoning Plan (OZP) No. S/I-LI/11
<b><u>Zoning</u></b>	: “Village Type Development” (“V”)  [Restricted to a maximum building height of 3 storeys (8.23m)]
<b><u>Application</u></b>	: Proposed Social Welfare Facility (After School Care Programme (ASCP) Centre)

**1. The Proposal**

- 1.1 The applicant seeks planning permission for a proposed social welfare facility (ASCP Centre) on ground floor of an existing New Territories Exempted House (NTEH) in Tai Wan San Tsuen on Lamma Island (the Premises). The Premises falls within an area zoned “V” on the approved Lamma Island OZP No. S/I-LI/11 (**Plan A-1**). According to the Notes of the OZP, ‘Social Welfare Facility’ is a Column 2 use in “V” zone which requires planning permission from the Town Planning Board (the Board). The Premises is currently vacant.
- 1.2 According to the applicant, the proposed ASCP Centre with a total floor area of about 39.4m<sup>2</sup> consists of a multi-function room, two classrooms, a toilet, a pantry and a store room. The proposed ASCP Centre will provide after-school care services to primary school students aged 6 to 11 on Lamma Island. A maximum of 14 children and 3 staff will be accommodated. The service hours of the proposed ASCP Centre will be between 3:30 p.m. and 7:00 p.m. from Monday to Friday (except public holidays). The layout plan submitted by the applicant is at **Drawing A-1**.

1.3 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with attachments received on 28.4.2025 and supplementary information received on 29.4.2025 **(Appendix I)**
- (b) Further Information (FI) received on 10.6.2025\* **(Appendix Ia)**  
*\* accepted and exempted from publication and recounting requirements*

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in **Appendices I and Ia**, which are summarised as follows:

- (a) the applicant has been committed to supporting people in need on Lamma Island and creating an environment where people can grow and improve. They have been providing various kinds of services to the elderly, young people, families and children on Lamma Island for over ten years;
- (b) there is currently no ASCP Centre on Lamma Island. The proposed ASCP Centre will provide after-school care services to a maximum of 14 primary school students. The proposed ASCP Centre will support working parents by taking care of their children while they are at work, provide the school children with homework guidance and training activities, and strengthen assistance to families in need in general;
- (c) the operation of the proposed ASCP Centre will be confined to 3:30 p.m. to 7:00 p.m. from Monday to Friday (except public holidays). The Premises is equipped with fire safety installations and a septic tank system. Adverse traffic, environment and drainage impacts are not anticipated. The applicant has committed to comply with relevant ordinances and regulations, should the application be approved.

## **3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not the ‘current land owner’ of the Premises but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by obtaining consent of the land owners. Detailed information would be deposited at the meeting for Members’ inspection.

## **4. Previous Application**

There is no previous application at the Premises.

**5. Similar Application**

There is no similar application within the same “V” zone on the OZP.

**6. The Premises and Its Surrounding Areas (Plans A-1 to A-3 and site photos on Plans A-4a and A-4b)**

6.1 The Premises is:

- (a) on the vacant G/F of an existing 3-storey village house, which is a NTEH located in Tai Wan San Tsuen within the common ‘Village Environs’ of eight recognised villages in Yung Shue Wan; and
- (b) accessible via a local footpath connecting to Yung Shue Wan.

6.2 The surrounding areas have the following characteristics:

- (a) predominated by low-rise village houses, restaurants and shop and services; and
- (b) to its east are Tai Wan Tsuen Playground and Tai Wan Tsuen Village Office. To its south and further south are the village cluster of Tai Wan Nam and a beach at Tai Wan To. To its west and north are the larger village clusters of Tai Wan San Tsuen and several other villages in northern Lamma Island.

**7. Planning Intention**

The planning intention of the “V” zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a NTEH. Other commercial, community and recreational uses may be permitted on application to the Board.

**8. Comments from Relevant Government Bureau and Departments**

8.1 The following government bureau and departments have been consulted and their views on the application are summarised as follows:

**Land Administration**

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

- (a) no comment on the application from land administration

perspective. There is no land administration requirement for the implementation of the proposed ASCP Centre at the Premises;

- (b) the Premises is within Lot 2088 in D.D. 3 Lamma Island (the Lot) which is held under New Grant No. 7763 (the New Grant). Under the New Grant, no structure shall be erected on the Lot other than one building which shall neither contain more than three storeys nor exceed a height of 8.23m, and the maximum roofed-over area of the Lot shall not exceed 46.4m<sup>2</sup>. The Lot and any building erected thereon or any part of such building shall not be used for any purpose other than non-industrial purposes. Erected on the Lot is a 3-storey NTEH. The Premises comprises G/F of the NTEH; and
- (c) other detailed comments are included in the recommended advisory clauses at **Appendix II**.

### **Social Welfare**

#### 8.1.2 Comments of the Director of Social Welfare (DSW):

- (a) no adverse comment on the application in principle;
- (b) the proposed ASCP Centre is required to be in compliance with the related Education Ordinance (Cap. 279) such that the Centre must be either registered as a school or granted exemption from registration as a school by the Education Bureau;
- (c) the proposed ASCP Centre provides services to children including homework guidance, tea/snack time, personal hygiene, etc. from 3:30 p.m. to 7:00 p.m. during Monday to Friday, which is in line with the policy of providing care and learning support to children after school, thereby facilitating parents in going to work and benefiting both working parents and single-parent families;
- (d) though the population on Lamma Island is not relatively high in comparing with other districts, there is a certain demand of ASCP Centre for working families with children studying in primary school. The location of the proposed ASCP Centre is supported; and
- (e) other detailed comments are included in the recommended advisory clauses at **Appendix II**.

### **Fire Safety**

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

- (a) no objection in principle to the application subject to fire service installations and layout plans being provided to the satisfaction of D of FS; and

- (b) other detailed comments are included in the recommended advisory clauses at **Appendix II**.

### **Environment**

#### 8.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) no objection to the application from environmental planning perspective; and
- (b) there is an existing septic tank and soakaway (STS) system serving the concerned premises and there will be a proposed sewerage works next to the concerned premises under PWP Item No. 4355DS (Outlying Islands sewerage stage 2 – Lamma village sewerage phase 2, package 2) (anticipated to be completed by mid-2026). The applicant is responsible for disposing sewage by the STS system continuously before the proposed sewerage is implemented and convey the sewage produced to the public sewers once available. In addition, the sewerage works to be conducted by the applicant shall also meet the satisfaction of Drainage Services Department (DSD).

### **Drainage**

#### 8.1.5 Comments of the Chief Engineer/Hong Kong & Islands, DSD (CE/HK&I, DSD):

- (a) no adverse comment on the application; and
- (b) other detailed comments are included in the recommended advisory clauses at **Appendix II**.

### **Archaeological and Built Heritage Conservation**

#### 8.1.6 Comments of the Executive Secretary (Antiquities and Monuments), Development Bureau:

- (a) the Premises is situated within the Yung Shue Wan Site of Archaeological Interest. After reviewing the location and scope of the application, she has no objection in principle to the application from the archaeological and built heritage conservation perspectives; and
- (b) other detailed comments are included in the recommended advisory clauses at **Appendix II**.

#### 8.2 The following government departments have no objection to/no comment on the application:

- (a) Chief Building Surveyor/New Territories East 1 & Licensing, Buildings Department;
- (b) Commissioner for Transport (C for T);

- (c) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (d) Chief Engineer/Construction, Water Supplies Department;
- (e) Commissioner of Police (C of P);
- (f) Director of Electrical and Mechanical Services; and
- (g) District Officer/Islands, Home Affairs Department.

## **9. Public Comments Received During Statutory Publication Period**

On 6.5.2025, the application was published for public inspection. During the statutory publication period, a total of nine public comments were received from the Village Representative of Tai Wan San Tsuen and members of the local community on Lamma Island objecting to and/or providing views on the application (**Appendix III**). The major objecting grounds and views are summarised as follows:

- (a) the proposed ASCP Centre will generate noise and disturbance, disrupting the living environment of the residential area; and
- (b) the proposed ASCP Centre is next to a path with bicycles and village vans frequently passing by. There is also a sewerage works project nearby in progress. The proposed ASCP Centre at the Premises would affect the daily commute of the residents and would be dangerous for the children.

## **10. Planning Considerations and Assessments**

- 10.1 The application seeks planning permission for proposed social welfare facility (ASCP Centre) at the Premises on G/F of an existing NTEH which falls within an area zoned “V” on the OZP. The planning intention of the “V” zone is set out in paragraph 7 above. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a NTEH. Other commercial, community and recreational uses may be permitted on application to the Board. According to the applicant, the proposed ASCP Centre will provide after-school care services to primary students on Lamma Island. In this regard, DSW has no adverse comment on the application and supports the location of the proposed ASCP Centre, considering that there is a certain demand of ASCP on Lamma Island and the proposed ASCP Centre is in line with the policy of providing care and learning support to children after school, thereby facilitating parents in going to work and benefiting both working parents and single-parent families. In view of the above and taking account of the planning assessments below, there is no objection to the proposed ASCP Centre.
- 10.2 The proposed ASCP Centre located on G/F of an existing village house is not incompatible with the surrounding areas which are predominantly low-rise village houses, restaurants and shop and services, and will not adversely affect the existing village character of the area.
- 10.3 The proposed ASCP Centre has a total floor area of about 39.4m<sup>2</sup> and will accommodate a maximum of 14 children and 3 staff with the service hours

confined to 3:30 p.m. to 7:00 p.m. from Monday to Friday (except public holidays). Given the scale and nature of the proposed use, the proposed ASCP Centre is not anticipated to generate adverse traffic, environment and drainage impacts on its surroundings. Relevant government departments consulted, including C for T, CHE/NTE, HyD, C of P, DEP, CE/HK&I, DSD and D of FS, have no objection to or no adverse comment on the application. The technical requirement raised by D of FS would be addressed by the applicant during the submission stage in compliance with the related Education Ordinance (Cap. 279) as mentioned in paragraph 8.1.2(b) above.

- 10.4 Regarding the public comments on the application as summarised in paragraph 9 above, the departmental comments in paragraph 8 and planning assessments in paragraphs 10.1 to 10.3 above are relevant.

## **11. Planning Department's Views**

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comments in paragraph 9 above, PlanD has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the planning permission shall be valid until 20.6.2029, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The recommended advisory clauses are attached at **Appendix II** for Members' reference.
- 11.3 There is no strong reason to recommend rejection of the application.

## **12. Decision Sought**

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 12.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

## **13. Attachments**

<b>Appendix I</b>	Application form with attachments received on 28.4.2025 and supplementary information received on 29.4.2025
<b>Appendix Ia</b>	FI received on 10.6.2025
<b>Appendix II</b>	Recommended advisory clauses
<b>Appendix III</b>	Public comments

<b>Drawing A-1</b>	Layout Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to A-4b</b>	Site Photos

**PLANNING DEPARTMENT**  
**JUNE 2025**