

2025年 9月 9日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 2025-09-09
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**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 or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/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 or
Regulated Areas
位於鄉郊地區或受規管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.tpb.gov.hk/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.tpb.gov.hk/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

2501847

14/8

By hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/1-L1/37
	Date Received 收到日期	2025-09-09

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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。

1. Name of Applicant 申請人姓名/名稱

☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

Tsang Hing Hong

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

KTA Planning Limited

3. Application Site 申請地點

(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)	Lot No.5 in DD7, Lamma Island
(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 91.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 30.6 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) N/A sq.m 平方米 <input 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	Approved Lamma Island Outline Zoning Plan No. S/I-LI/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Conservation Area
(f) Current use(s) 現時用途	Vacant with ruins of pre-existing house (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"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

☐ 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 at04/08/2025..... (DD/MM/YYYY), this application involves a total of1..... "current land owner(s)"[#].
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」[#]。

(b) The applicant 申請人 –

☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 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)”[#]
已通知 1 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 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)
1	Lot No.5 in DD7, Lamma Island	13/08/2025

(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)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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 _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
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[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (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[&]

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

(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
(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))			
(b) Intended use/development 有意進行的用途/發展	House Redevelopment, Amenity Planting and Filling of Land / Excavation of Land		

(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		
	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		
	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)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

(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

House Redevelopment, Amenity Planting and Filling of Land /
Excavation of Land

(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 30.6 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 0.333 ☒ About 約
- Proposed site coverage 擬議上蓋面積 Not more than 20 % ☐ About 約
- Proposed no. of blocks 擬議座數 1
Proposed no. of storeys of each block 每座建築物的擬議層數 2 storeys 層
- ☐ include 包括 storeys of basements 層地庫
☐ exclude 不包括 storeys of basements 層地庫
Not more than 25.3 mPD 米 (主水平基準上) ☐ About 約
- Proposed building height of each block 每座建築物的擬議高度 Not more than 7.6 m 米 ☐ About 約

☒ Domestic part 住用部分

GFA 總樓面面積

30.6 sq. m 平方米

☒ About 約

number of Units 單位數目

1

average unit size 單位平均面積

30.6 sq. m 平方米

☒ About 約

estimated number of residents 估計住客數目

3

☐ 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

政府、機構或社區設施

(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)

.....
.....
.....☐ 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]
.....	1	Residential Uses
.....	2	Residential Uses
.....
.....
.....

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

Landscape area with amenity, Footpath and septic tank

.....
.....
.....
.....
.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

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)

2029

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

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 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 checked="" 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) _____ _____ _____

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，請另頁註明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><input checked="" type="checkbox"/></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 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 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><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 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>Please refer to the attached Supporting Planning Statement.</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 type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input 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 the attached Supporting Planning Statement.

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 this application 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


KITTY WONG

Name in Block Letters
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Director

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

KTA Planning Limited

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

Date 日期

13/08/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application 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

1. 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。

2. 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。

3. 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[@]

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

[@] 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.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要			
(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 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	91.8 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)		
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	House Redevelopment, Amenity Planting and Filling of Land / Excavation of Land		
(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	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	7.6	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		25.3	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		2	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		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)
	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	Not more than 20 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	1		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	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/>	N/A
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數 N/A 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/>	N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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 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 checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
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 checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input checked="" 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。

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**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

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。

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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**

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.

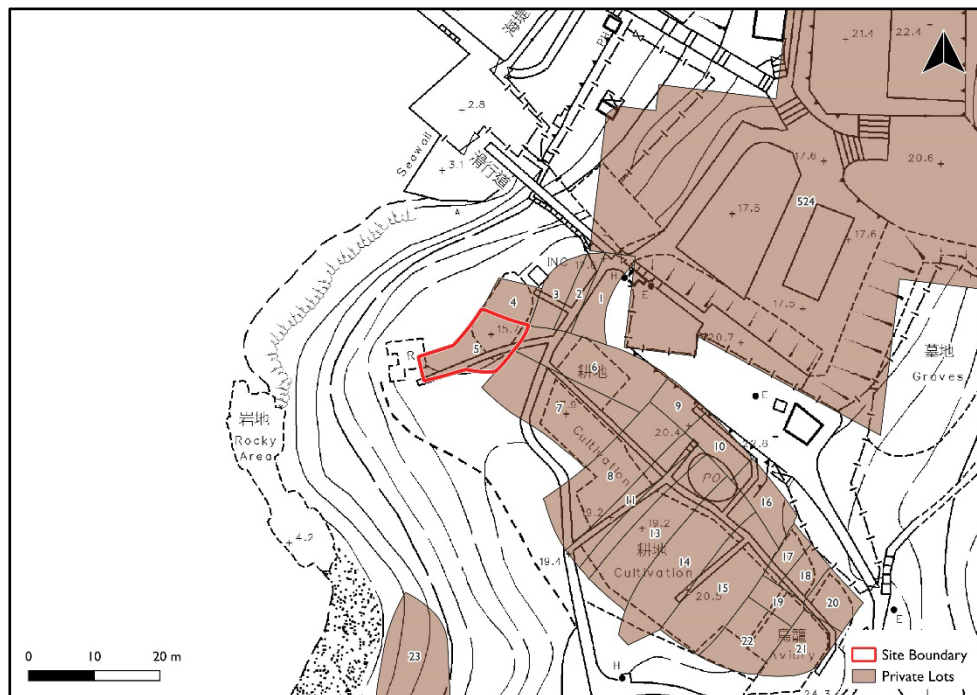


Figure 2.1 Site Location Plan

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.

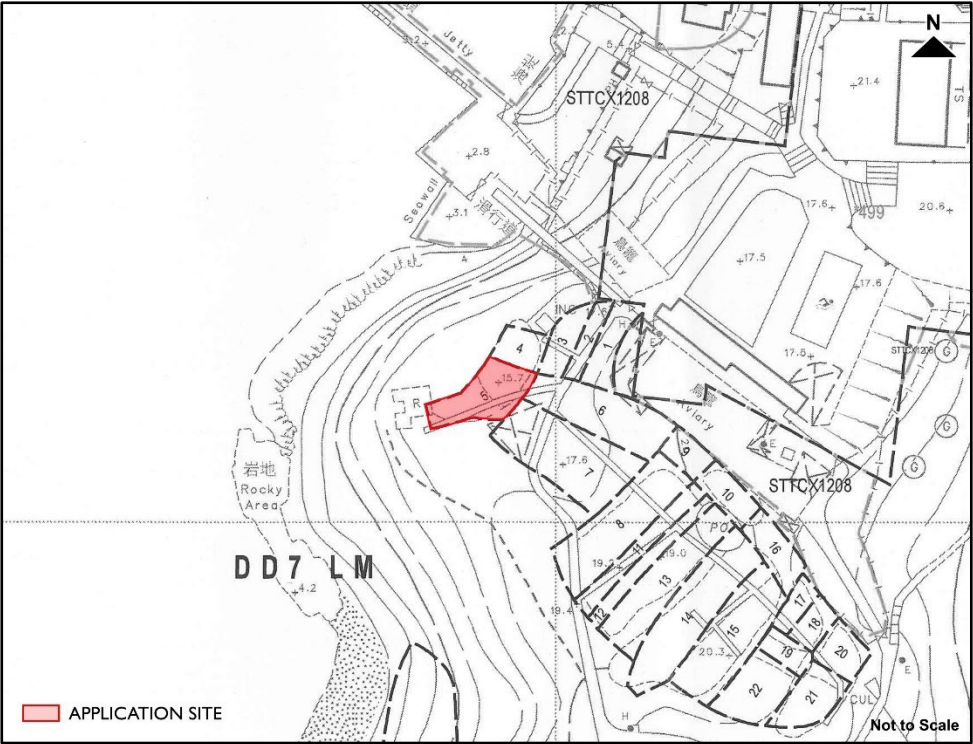


Figure 2.2 Application Site in Lot Index Plan

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 Hsin 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		陳富興	Chan Fu Hing			08	
9	5	01	Waste	陳容發	Chan Yung Fat			02	Vol. 333 Fol. 101
10	56	01	Dry cult.	陳有貴	Chan Yau Kwai			02	
11	18	02		陳有興	Chan Yau Hing			04	
12	1	02		陳甲喜	Chan Kap Hsi			04	
13	38	04		陳現福	Chan Hsin 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 Hsin Fook			04	
17	38	01	Dry cult.	陳甲喜	Chan Kap Hsi			02	
18	1	01		陳有貴	Chan Yau Kwai			02	
19	18	01		陳有興	Chan Yau Hing			02	
20	56	02		陳容發	Chan Yung Fat			04	Vol. 379 Fol. 89
21	48	02		陳富興	Chan Fu Hing			04	Vol. 348 Fol. 2
22	5	02		陳容發	Chan Yung Fat			10	Vol. 124 Fol. 250
23	49	01.10	Waste House	陳現福	Chan Hsin Fook			20	Vol. 420 Fol. 72
24	38	10	Waste	鄭耀南	Cheng Yiu Nam			15	Vol. 420 Fol. 73
25	60	01	House	陳容發	Chan Yung Fat			18	Vol. 124 Folio 46
26	13	20	Waste	陳容發	Chan Yung Fat			10	Chan Yung Fat
27	13	15		周就生	Chau Siu Sang			08	Allowed
28	57	09	Path	陳水福	Chan Shui Fook			05	do Vol. 430 Fol. 1
29	42	05		陳容發	Chan Yung Fat			04	do Vol. 32
30	12	04		陳喜壽	Chan Hei Shau			02	92-92
31	56	03							
32	19	01							

Figure 2.3 Block Government Lease for DD 7, Lamma Island

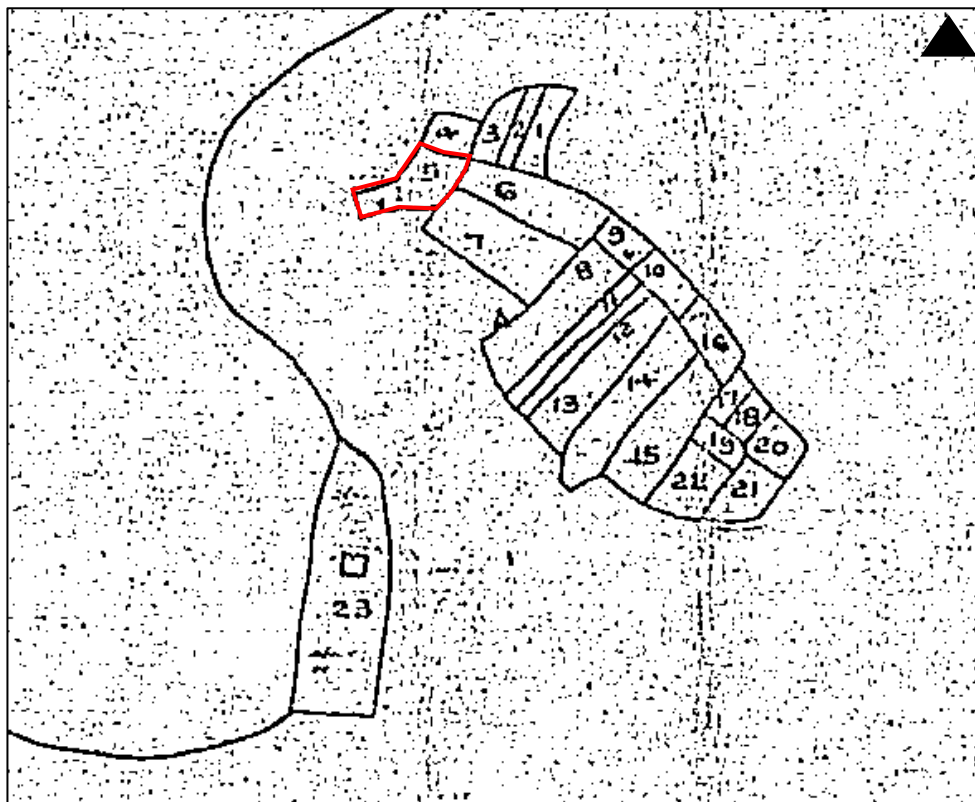


Figure 2.4 Survey Plan attached to the Block Government Lease

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 m², 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).

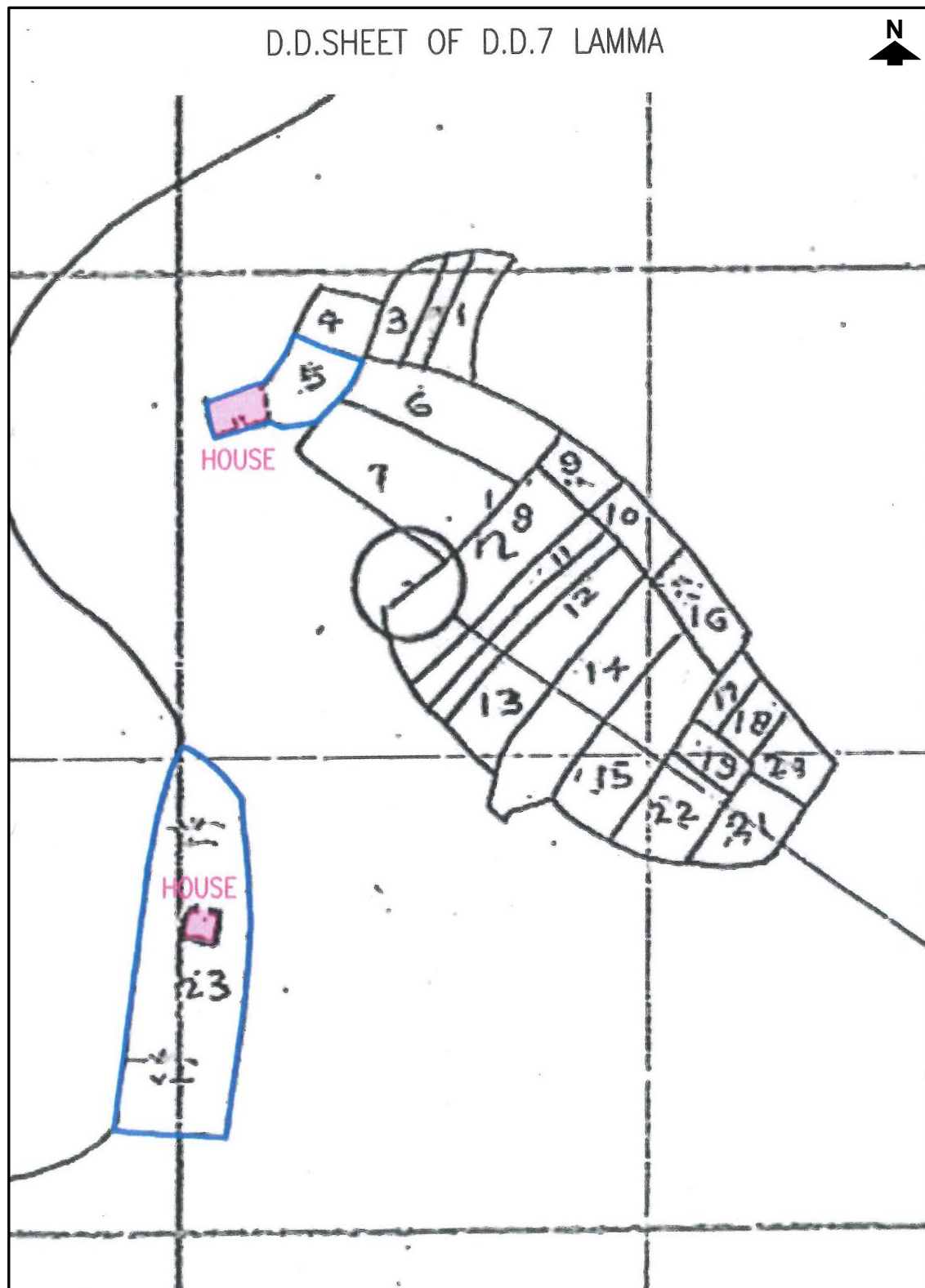


Figure 2.5 D.D. Sheet of D.D.7, Lamma Island



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.

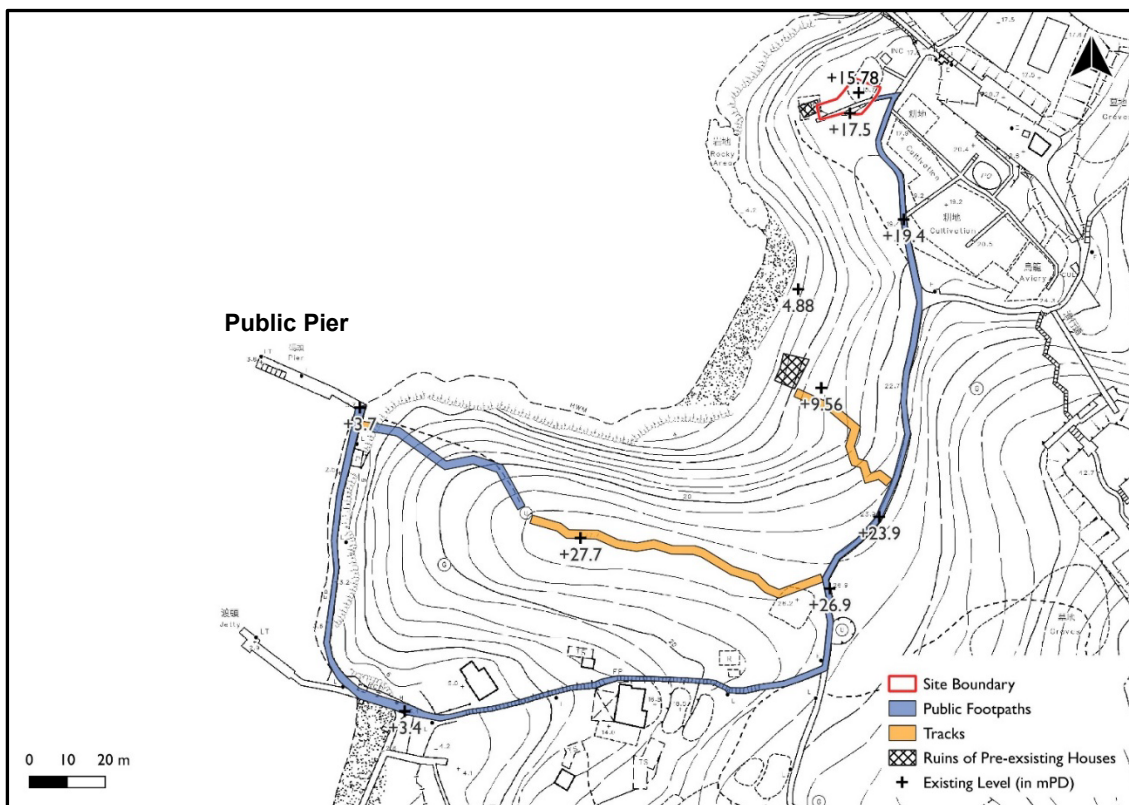


Figure 2.7 Existing Footpaths and Trails Leading to the Application Site

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”.

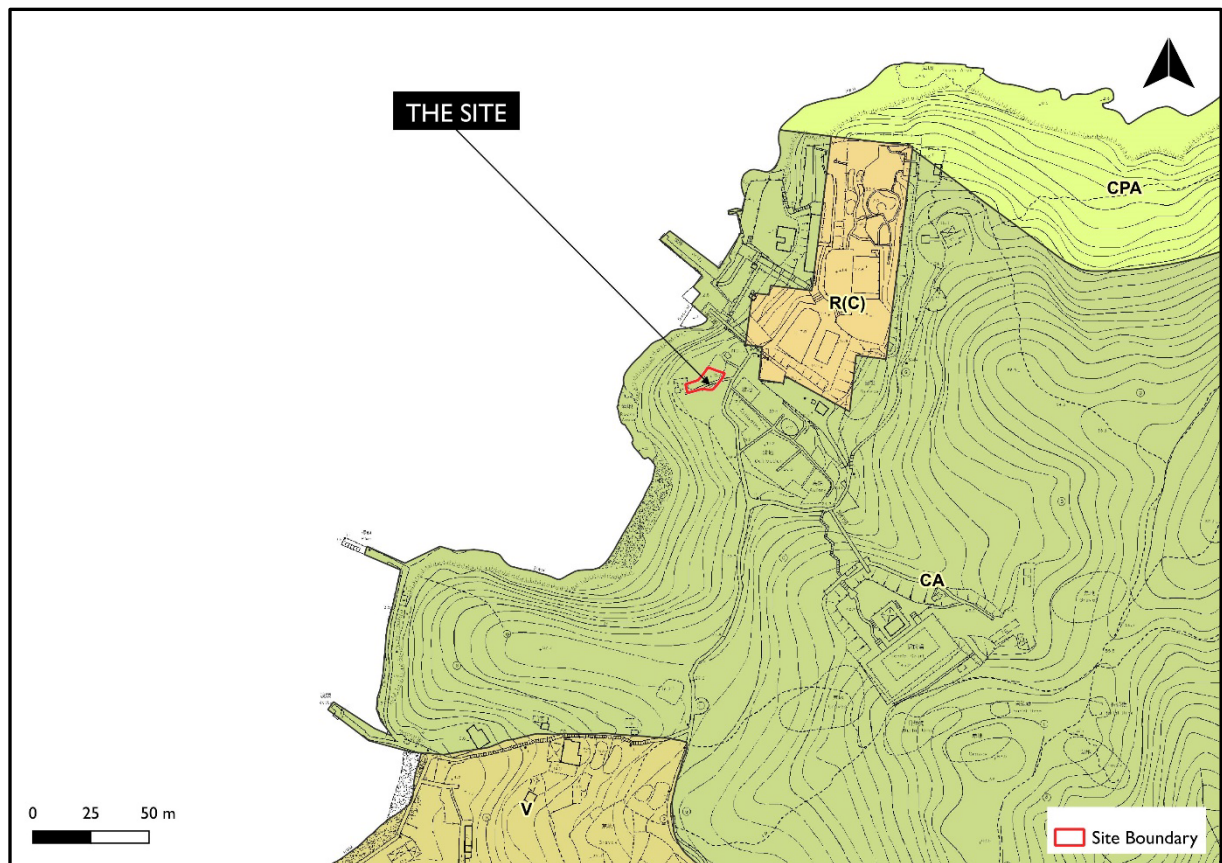


Figure 2.8 Zoning Context Plan (Extracted from OZP No. S/I-LI/11)

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.

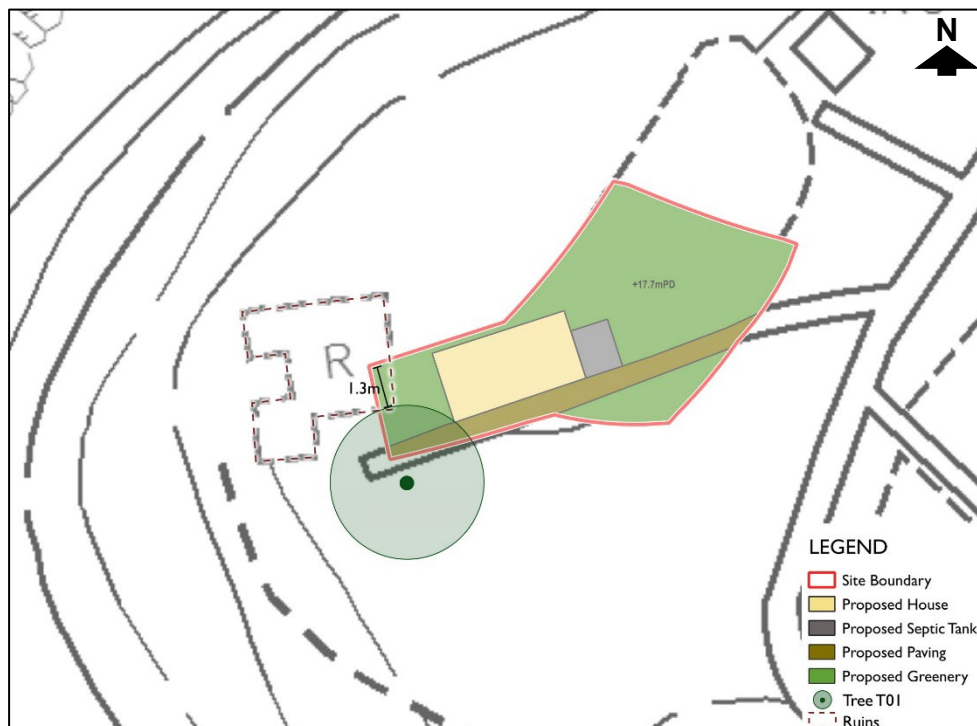


Figure 3.1 Proposed Disposition of House

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**.

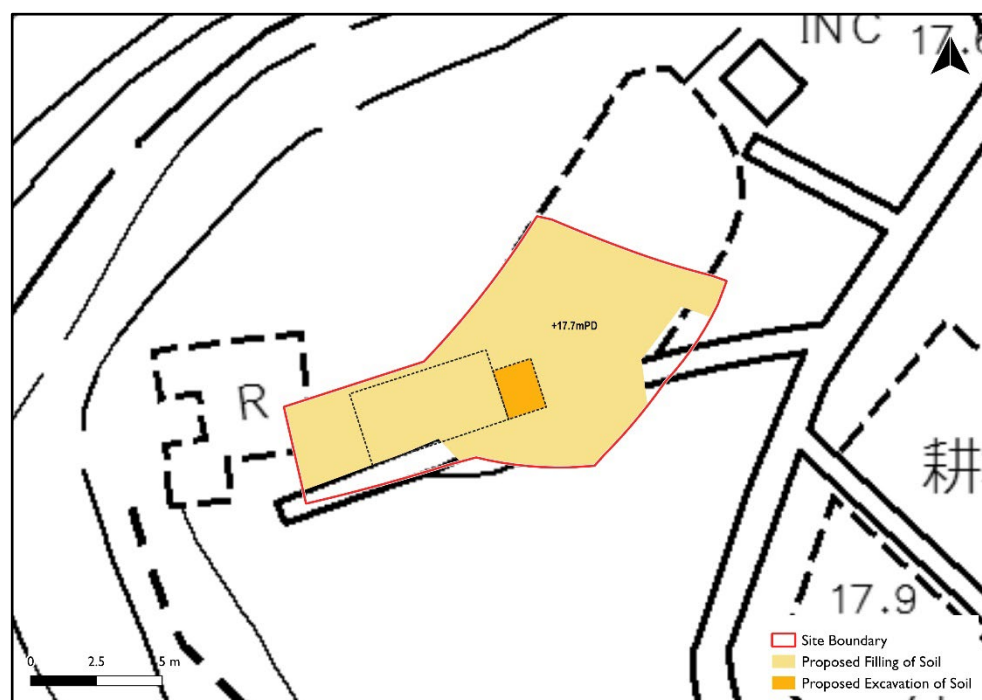


Figure 3.2 Proposed Areas of Filling/Excavation of Land

- 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 ¹	About 91.8 m ²
Plot Ratio	About 0.333
Total GFA	About 30.6 m ²
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).

¹ 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
Within Site Boundary	9	4	2	3	2
Outside Site Boundary	7	7	0	0	0
Total	16	11	2	3	2

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"> Registered owner of the lots is Indigenous Villager? Proposed NTEH redevelopment should be on the building portion of the two original lots only No justification to demonstrate why the lots cannot be individually redeveloped to erect a house on each lot 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 if 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. 	<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"> 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 The Applicant has not demonstrated the environmental acceptability of the proposed redevelopment 	<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"> The Applicant is advised to explore further measures to screen off 	<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"> 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. Construction of footpath will cause further adverse landscape impact on the existing trees and landform. 	<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"> The proposed development covers an area much larger than that required by the footprint of the proposed new houses 	<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"> 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 	<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.

Appendix 1

Town Planning Board Letter dated 3 January 2020

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

By Post & Fax (3426 9737)

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/I-LI/30

3 January 2020

Kenneth To & Associates Ltd.
Unit K, 16/F, MG Tower
133 Hoi Bun Road
Kwun Tong, Kowloon
(Attn.: Kenneth To / Pauline Lam)

Dear Sir/Madam,

**Proposed House (Redevelopment), Filling of Land/Excavation of
Land and Amenity Planting in "Conservation Area" Zone,
Lots 5 and 23 in D.D. 7, Mo Tat, Lamma Island**

I refer to my letter to you dated 30.10.2019.

After giving consideration to the application, the Town Planning Board (TPB) decided to reject the application and the reasons are :

- (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) you fail to demonstrate that the proposed development would not have adverse environmental, landscape and ecological impacts on the surrounding areas.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 13.12.2019 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 24.1.2020). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

Under the Town Planning Ordinance, the TPB can only reconsider at the review hearing the original application in the light of further written and/or oral representations. Should you decide at this stage to materially modify the original proposal, such proposal should be submitted to the TPB in the form of a fresh application under section 16 of the Town Planning Ordinance.

If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Mr. Richard Siu of Sai Kung & Islands District Planning Office at 2158 6157.

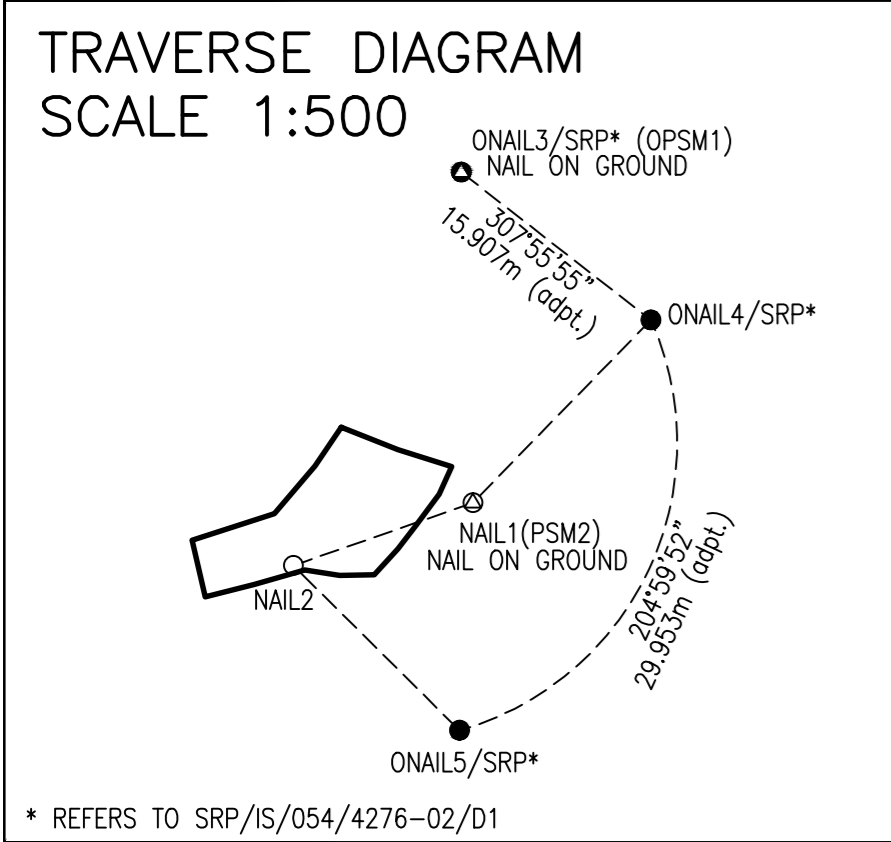
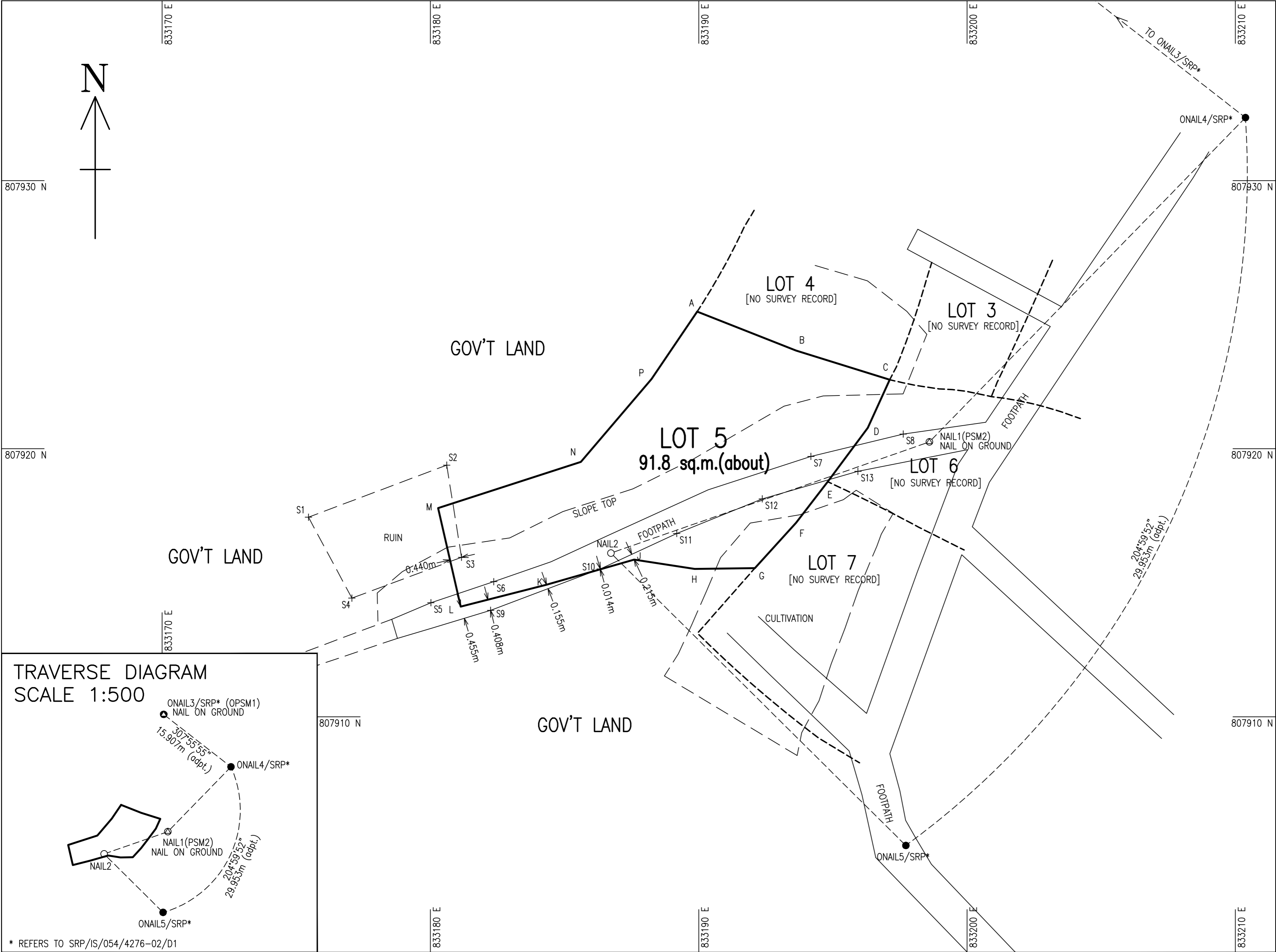
Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

Appendix 2

**Survey Record Plan no. SRP/IS/057/5870/D2 and
Reply Letter from Lands Department**



NOTES :

SUBJECT LOT COORDINATES & DIMENSIONS:

Boundary Point	Bearing	Distance	Northing	Easting
SUBJECT LOT NO. – LOT 5 IN D.D.7 LAMMA				
A			807925.114	833189.943
B	111°29'55"	3.958	807923.664	833193.626
C	107°20'06"	3.656	807922.574	833197.115
D	204°26'38"	1.973	807920.778	833196.299
E	216°36'55"	2.503	807918.769	833194.806
F	217°39'47"	1.929	807917.242	833193.627
G	222°09'54"	2.286	807915.548	833192.093
H	269°14'10"	2.242	807915.518	833189.850
J	278°47'08"	2.284	807915.867	833187.594
K	253°57'00"	3.396	807914.928	833184.330
L	255°41'51"	3.302	807914.112	833181.130
M	347°04'35"	3.772	807917.788	833180.286
N	72°05'08"	5.592	807919.508	833185.607
P	40°24'30"	4.061	807922.601	833188.240
A	34°07'58"	3.036	807925.114	833189.943

AREA = 91.8 sq. m.(about)

TRAVERSE:

Station	Bearing	Distance	Northing	Easting
ONAIL4/SRP*			807932.350	833210.373
NAIL1(PSM2)	224°14'05"	16.886	807920.252	833198.594
NAIL2	250°45'17"	12.573	807916.108	833186.724
ONAIL5/SRP*	134°46'24"	15.483	807905.203	833197.716

RADIATIONS:

Surveyed points	Bearing	Distance	Northing	Easting
From NAIL1(PSM2)			807920.252	833198.594
To S7	263°03'03"	4.447	807919.714	833194.180
S8	286°54'15"	1.018	807920.548	833197.620
S12	251°10'46"	6.578	807918.130	833192.368
S13	247°37'58"	2.877	807919.157	833195.933
From NAIL2			807916.108	833186.724
To S1	276°46'34"	11.348	807917.447	833175.455
S2	298°11'48"	6.942	807919.388	833180.606
S3	268°23'02"	5.567	807915.951	833181.159
S4	260°07'34"	9.797	807914.428	833177.072
S5	254°34'38"	6.957	807914.258	833180.018
S6	256°16'12"	4.491	807915.042	833182.361
S9	244°32'23"	4.964	807913.974	833182.242
S10	213°45'26"	0.711	807915.517	833186.329
S11	73°23'50"	2.562	807916.840	833189.179

I, WONG YIU CHO JOSEPH, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap.473), hereby certify that this survey record plan has been prepared from land boundary surveys that were carried out by me or under my direct supervision in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the eleventh day of June 2021.

Dated this twenty-fourth day of July 2023.

Authorized Land Surveyor

Survey District: ISLANDS
Date of survey: JUNE 2021
Scale 1:100 Field Bk: 5870
Survey Sheet: 15-NW-18A
Reference SRP's: SRP/IS/054/4276-02/D1

PLAN OF LOT NO. 5
IN D.D. 7 LM
LAMMA ISLAND, HONG KONG

FOR OFFICE USE

SRP NO.: SRP/IS/057/5870/D2



地政總署
離島測量處
DISTRICT SURVEY OFFICE/
ISLANDS

電話 Tel: 2852 4212

圖文傳真 Fax: 2854 4070

電郵地址 Email: lsis2@landsd.gov.hk

本署檔號 Our Ref: (21) in LD DSO/IS W4151

來函檔號 Your Ref: 5870-2

來函請註明本署檔號

Please quote our reference in your reply

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

香港中環統一碼頭道 38 號海港政府大樓 18 樓

18th Floor, Harbour Building,

38 Pier Road, Central, Hong Kong

網址 Website : www.landsd.gov.hk

LAND MARKER (1980) H.K. CO. LTD.

Unit 1303C, Mirror Tower

No. 61 Mody Road, Tsim Sha Tsui East

(Attn.: Mr. Joseph Y C WONG)

31st October, 2023

(By Fax Only – 2666 9921)

Total 1 Page

Dear Mr. WONG,

Survey Record Plan of Lot No. 5 in D.D. 7, Lamma Island

(Acknowledgement of Voluntary Submission)

I am writing to acknowledge receipt of your survey record plan no. SRP/IS/057/5870/D2, land boundary plan no. LBP/IS/057/5870/D2 and the survey report voluntarily submitted in respect of the land boundary survey of the captioned lot(s) with the consent of the registered land owner.

Please be advised that our office has not administered any form of scrutiny, approval, endorsement, registration or acceptance for your plan(s) and survey report voluntarily submitted. Therefore, they do not have any legal or official status in our office. They are kept in our office for sharing with others only.

I would like to point out that the Government has no obligation to verify and no authority to approve in any way the data and information shown on your plan(s) and survey report voluntarily submitted. You are responsible for the correctness and accuracy of any data and information as shown on your plan(s) and survey report.

Yours sincerely,

(Miss Peyton P. Y. WONG)
for Senior Land Surveyor / Islands
Lands Department



測繪處 Survey and Mapping Office

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Appendix 3

Consent Letter from Adjacent Lot Owner

Our Ref: BOL/AT/10199

21 June 2021

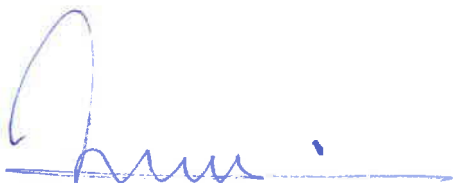
TO WHOM IT MAY CONCERN

Dear Sirs,

Re: Proposed development on Lot 5 in D.D.7, Lamma Island

We, owner of Lot 6, 7 and 8 in D.D.7, Lamma Island, hereby confirm that we shall have no objection to authorized occupants and visitors of the proposed development on Lot 5 in D.D.7, Lamma Island ("the Development") to pass through sections of the existing footpath within Lot No. 6, 7 and 8 in order to gain access to and from the Development on the conditions that we shall not be liable for any harm or damages suffered, material or bodily, by the users during passage through our sites and that any damages due to usage of the said section of footpath shall be made good by the owner of the captioned lot in the name of Mr. Cheung Wan Loi, [REDACTED]
Please sign back the duplicate of this letter for our record purpose.

Yours Sincerely
For and on behalf of
The Baroque on Lamma Ltd



August Tiu

Confirmed and Agreed by

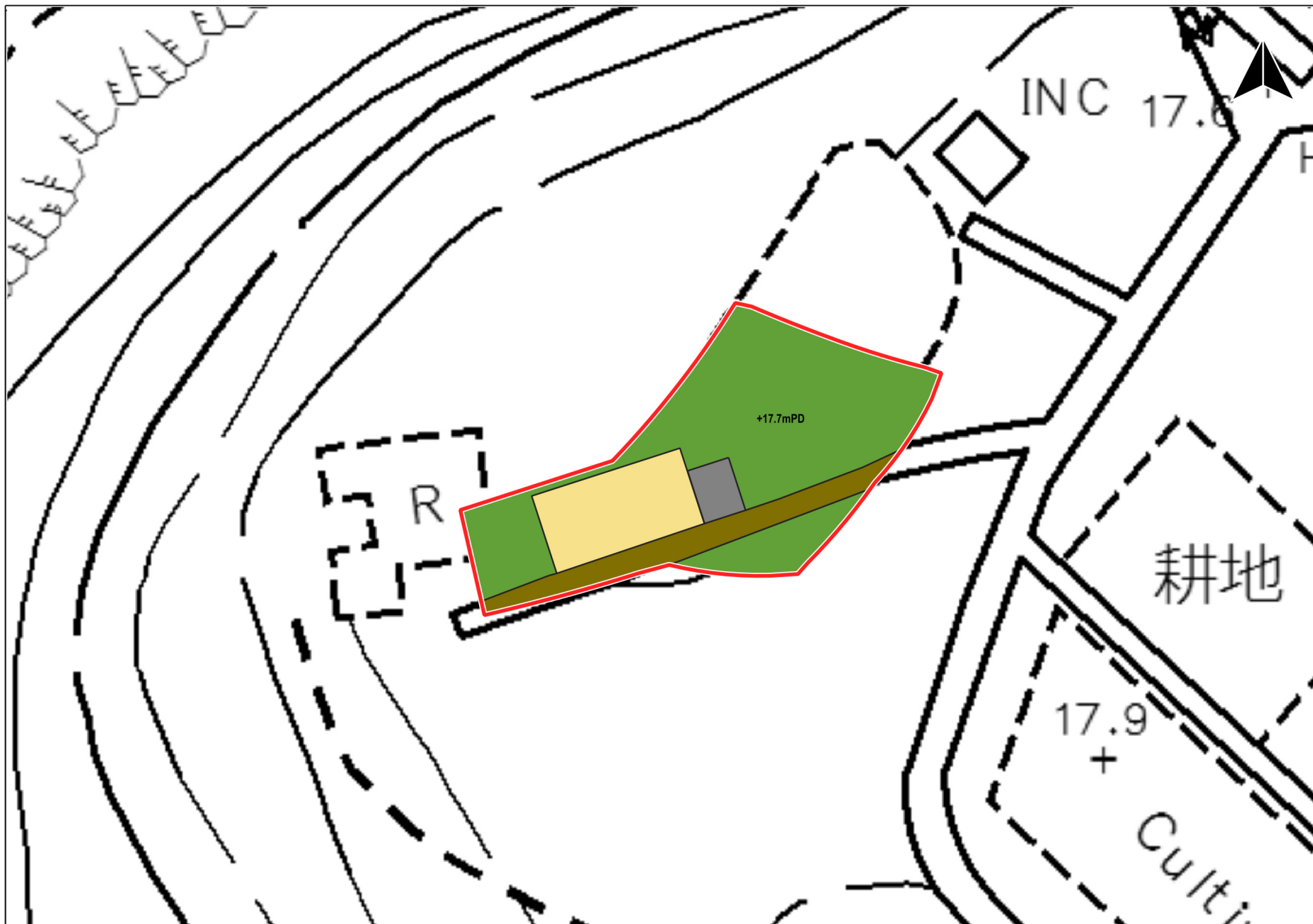


Cheung Wan Loi

c.c. King Wong Development Co Ltd

Appendix 4

Schematic Layout of Proposed House Redevelopment



LEGEND

- Site Boundary
- Proposed House
- Proposed Septic Tank
- Proposed Paving
- Proposed Greenery



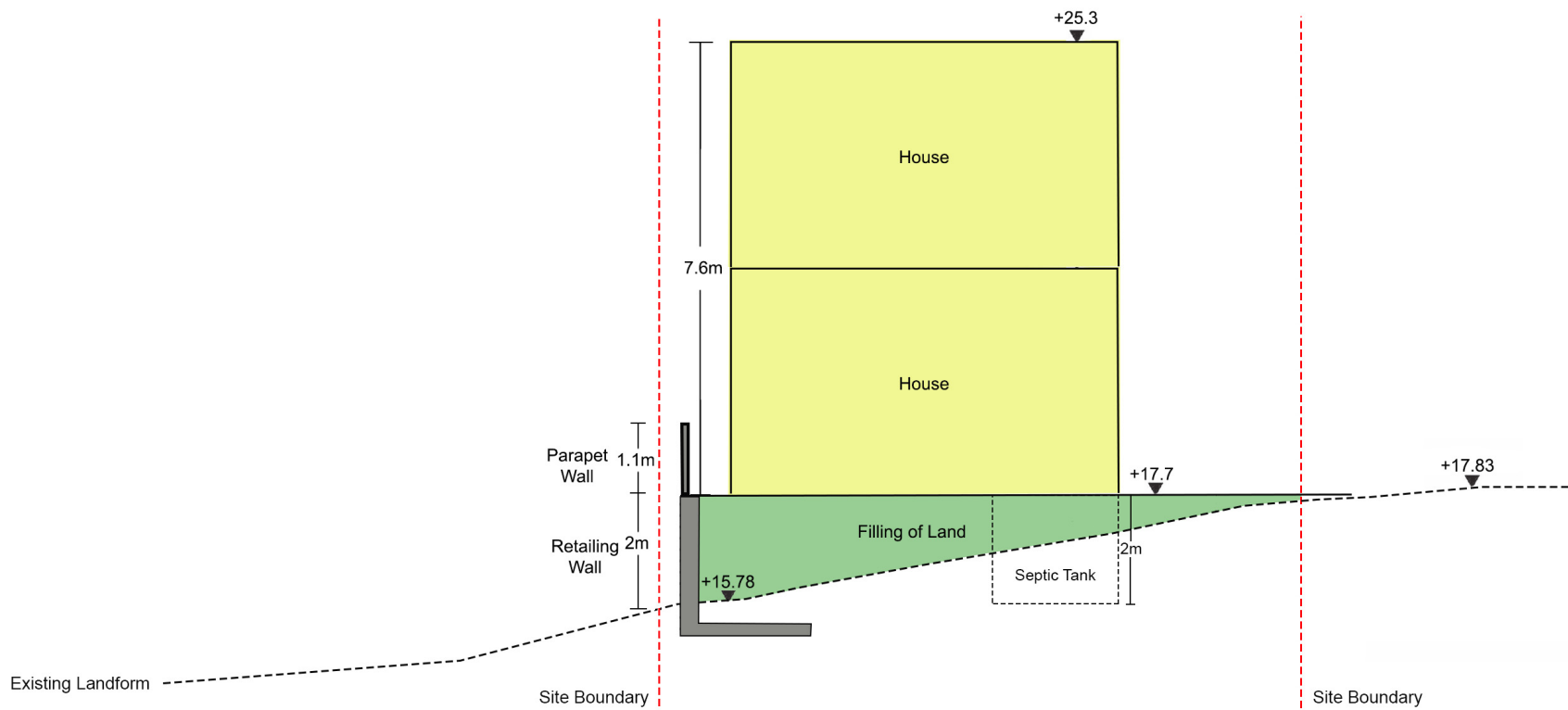
Schematic Layout of Proposed House

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

Scale: 1:200 (A3)

Supporting Planning Statement

Date: 8 August 2025



Schematic Section

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

Scale: 1:75 (A3)

Supporting Planning Statement

Date: 8 August 2025

Appendix 5

Tree Survey Report and Landscape Proposal

CONTENTS

- 1.0 Introduction
- 2.0 The Site and its Context
- 3.0 The Proposed Development
- 4.0 Existing Vegetation
- 5.0 Landscape Proposal
 - 5.1 Landscape Design Concept
 - 5.2 Hard Material
 - 5.3 Soil Depth and Drainage for Planting
 - 5.4 Future Maintenance
- 6.0 Planting Proposal
- 7.0 Proposal for Tree Preservation

APPENDICES

- Appendix I Tree Survey Plan and Photographic Records of Existing Trees
- Appendix II Landscape Master Plans and Landscape Details
- Appendix III Planting Plans

1.0 Introduction

- 1.1 The proposed house development is located at Lot No. 5 in D.D. 7, Lamma Island ("Proposed Development"). This report is prepared in support of the planning application of the proposed development.
- 1.2 This report describes the concepts and principles underlying the Landscape Plan of the development. It describes the proposed residential development and associated landscape design as well as tree preservation strategies. A more comprehensive package of proposals will be formulated during the detailed design stage of the project.
- 1.3 This landscape proposal present:
 - The existing tree vegetation;
 - The Landscape Master Plan;
 - Planting Proposal of the development.

2.0 The Site and its Context

- 2.1 The Site is situated at Lot No. 5 in D.D. 7 Lamma, to east of Lamma Island. To the East of the Site is Ngai Tau while Mo Tat Wan is located to its west. There is no vehicular access to the Site and it is only accessible by a local track to its southeast connecting to the local pier at Mo Tat Wan.
- 2.2 The Site itself is sloping area with the highest point at south at **+17.50mPD** and the lowest point at north at **+15.78mPD**, separated by a footpath. It is a bare land covered by weeds, shrubs and trees. Trees are found along the existing footpath. It is confirmed that no Old and Valuable Trees (OVT) and protected species were identified at both sites in accordance with DEVB TCW No. 5/2020 – Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance.
- 2.3 The landscape character of the Site and its surroundings are mainly in rural character consist of undisturbed hillsides, seafront and village-type development, i.e. Mo Tat Old Village and Mo Tat New Village.

3.0 The Proposed Development

- 3.1 The development proposal comprises mainly one 2-storey house, retaining wall, footpath and planting areas. The formation level of the proposed house is at +17.70mPD which matches with that of the existing footpath. Due to the sloping topography, there is a proposed retaining wall (approx. 2.0m high) along the northern boundary.
- 3.2 As the part of the Site will be re-contoured, some of the existing vegetation will be affected inevitably. The detailed tree assessment shall refer to the Para. 4.0 below. The layout of the proposed house has been overlaid on the Tree Survey Plan in **Appendix I** with a view to demonstrating the impact of the proposed development on the existing vegetation.

4.0 Existing Vegetation

- 4.1 A tree survey has been carried out on **19 April 2024**. In order to investigate the landscape impact on existing vegetation within the Application Site and adjoining areas, trees located in the surroundings from the site boundary are included in the tree survey. However, the slopes to the north of the Site is too steep and in accessible and no works will be carried out outside the Site boundary, tree survey will not cover the inaccessible steep slopes to the north of the Site.
- 4.2 Total **16** trees including **9** within and **7** outside the Application Site Boundary were recorded. The tree survey schedule, tree survey plan and photographic record of existing trees are shown in **Appendix I** and are outlined below:

Table 1.0 Species Composition

Tree Species	Chinese Name	Quantity	Tree No.
<i>Celtis sinensis</i>	朴樹	1	T06
<i>Dyopsis lutescens</i>	散尾葵	10	T08, T09, T10, T11, T12, T13, T14, T15, T16, T17
<i>Ficus microcarpa</i>	細葉榕	1	T01
<i>Macaranga tanarius</i>	血桐	1	T07
<i>Mallotus apelta</i>	白背葉	1	T02
<i>Mangifera indica</i>	芒果	2	T04, T05
	Total:	16	

- 4.3 The dominant tree species are *Chrysalidocarpus lutescens* 散尾葵 (**10** nos.) which are all common plantation species in Hong Kong. They are mainly growing along the existing footpath.
- 4.4 The health condition of the bulk of these trees is generally in Fair condition (75.0%) and the remaining trees are in Poor condition (25.0%).

Impact of the Proposed Development

- 4.5 Impact of the proposed redevelopment is generally caused by the site formation works, construction of the building and the related construction activities. The proposed building layout has been overlaid on **Tree Survey Plan, dwg. No. TS01, in Appendix I** to illustrate the impact on the existing trees.

Retention of Trees

- 4.6 Where the building layout permits the trees within the Application Site Boundary will be retained as possible. The architectural layout plan has been refined accordingly during the course of study in order to retain as many trees as possible. However, as the Site is sloping areas, certain site formation works should be carried out and some of the existing trees will be affected inevitably.

- 4.7 Total **11** nos. existing trees including **7** trees outside and **4** trees within Application Site Boundary are proposed to be retained in situ. Careful construction arrangement and tree protection measures in accordance with Section 25 - Landscape Work in the General Specification for Building (2022 edition) and "Guidelines on Tree Preservation during Development" by DEVB will be conducted to avoid any disturbance on the tree during construction.
- 4.8 It is important to mention that there is an existing mature tree, i.e. **T01** – *Ficus microcarpa* growing to southwest of the Site outside the boundary. The location and orientation of the proposed house has been taken into account the tree location to avoid conflict with the tree. Besides, the portion of the footpath within the tree canopy will be preserved and make good to minimize the impact on existing tree.
- Felling and Transplantation of Trees
- 4.9 Trees in conflict with the proposed development shall be proposed to be transplanted if they fulfil all the criteria below:
- trees have high amenity value;
 - trees with good form and health;
 - suitable access;
 - tree species able to be transplanted easily;
 - trees have suitable size and;
 - trees are young to semi-mature.
- 4.10 Total **3** nos. of disturbed trees, i.e. **T08 to T10** – *Dyopsis lutescens* are proposed to be transplanted. As *Dyopsis lutescens* is a kind of palm species with shallow root properties, their survival rate after transplantation is generally high. It is proposed to transplant them directly to their final location in order to enhance their survival rate after transplantation. All the tree transplanting steps will comply with Guidelines on Tree Transplanting issued by DEVB on 9/2014 and contract specification in detailed design stage.
- 4.11 Revision on the architectural layout has been implemented to reduce the impact to existing trees, although minor conflicts are inevitable. Decisions are therefore made to fell any tree that is assessed to be of poor health condition and form and not cost effective for transplanting, **2** nos. of affected trees within the Application Site Boundary are proposed to be felled. The justification for felling of trees has been shown in **Tree Schedule in Appendix I**. The factor for felling of trees are:
- In direct conflict with the proposed permanent works or area required for construction;
 - Not transplantable; and
 - With poor health, form and amenity value.
- 4.12 **2** fruit trees, i.e. **T04, T05** – *Mangifera indica* will be affected by the change of soil level. Due to the nature of fruit trees, their survival rate after transplantation is relatively low. It is proposed to fell them, instead of transplanting them.
- 4.13 Total **2** affected trees are proposed to be felled while another **3** nos. are proposed to be transplanted.
- 4.14 A summary of the tree proposals for the proposed development is presented in Table below. It shows that approximate **68.75%** of existing trees can be retained in situ.

Table 2.0 Summary of Proposed Treatment for Existing Trees

Location	Number of Trees to be Retained	Number of Trees to be Felled	Number of Trees to be Transplanted	Number of Trees in Survey
Within Application Site Boundary	4	2	3	9
Outside Application Site Boundary	7	0	0	7
Total:	11 (68.75%)	2 (12.50%)	3 (18.75%)	16 (100%)

5.0 Landscape Proposal (Refer to Appendix II)

- 5.0.1 The aim of the landscape proposals is to respond to site conditions, building form and function of the proposed development and to provide a quality landscape scheme. The main factors to be taken into consideration are:
- Response to the site context, in terms of landscape character and visual amenity;
 - Response to the proposed building and its architectural style;
 - Creation of a green setting by maximising the opportunity for soft landscape;
 - Establishment of pleasant landscape areas which meet the varying needs of residents; and
 - Minimization of future maintenance requirements.
- 5.0.2 Landscape Master Plan and landscape sections which are prepared under the following Guidelines are attached in **Appendix II**.
- Hong Kong Planning Standards and Guidelines;
 - Technical Guidelines on Landscape Treatment for Slopes (GEO Publication No. 1/2011);
 - Design Manual: Barrier Free Access 2008 (Building Department); and
 - LAO Practice Note No. 6/2023 – Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects – Compliance with Tree Preservation Clause under Lease.

5.1 Landscape Design Concept

- 5.1.1 The landscape concept mentioned below describes considerations, which had been considered as general to the whole landscape design.

Minimization of Extent of Site Formation Works

- 5.1.2 Taken into account the existing topography of a gentle sloping area with level variation between +15.78mPD to +17.50mPD, the proposed houses are situated at level at +17.70mPD which follows the existing topography in order to minimize the slope cutting works required. The proposed formation level will also help to preserve the existing footpath and particularly, the existing mature tree to the south of the Site.

Integration of the development with the surrounding landscape

- 5.1.3 It is intended to minimize the disturbance to any existing vegetation in the surroundings and provide sufficient buffer plantings to the proposed development. There is no boundary walls proposed along the Site boundary. Soft planted edges including the Ornamental trees, shrubs, lawn and transplanted trees are proposed along footpath which provide visual amenity to the residents and the adjoining neighbors.

Planting Design

- 5.1.4 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.
- 5.1.5 In order to enhance the local biodiversity, local species or broad-leaved species will be selected for tree plantings. Drawings showing the soft landscape treatment such as trees, shrubs, groundcovers and green roofs shall refer to planting plan in **Appendix III**.

Compensation for vegetation disturbed due to the development

5.1.6 The development will require site clearance for construction of the houses and ancillary facilities. Several trees will inevitably be disturbed. The proposal aims to compensate the loss of vegetation through the tree planting.

5.1.7 2 heavy standard trees with average DBH approx. 80mm are proposed to be planted to compensate the loss of existing trees. All the proposed trees will be maintained by the applicant.

5.2 Hard Materials

No vehicular access is proposed for the entire development proposal.

5.3 Soil Depth and Drainage for Planting

The requirement of soil depth is directly related to the planting design and its associated loading requirement upon structure. In general, the soil depth provided, with all drainage layers, water-proofing and protective screeding exclusive is listed below:

Table 4.0 Planting Medium (Soil Depth)

Planting Type	Soil Depth (Minimum)
Tree/ Palm tree	1200mm
Shrub	600mm
Groundcover/ Climber	600mm
Turf	300mm

All Planting areas on slab shall be provided with sub-soil drainage system with drainage layer of "Miradrain" or equivalent materials.

5.4 Future Maintenance

Hard Landscape Elements

5.4.1 All future maintenance and repair works with respect to both hard and soft landscape elements shall be carried out by the two Applicants on their own expenses as follows:

I – Routine Maintenance (Daily – Weekly)

- Rubbish and litter removal
- Sweeping and cleaning
- Damage inspection and repair for site furniture and light bulb replacement

II – Annual/ Long Term Maintenance

- Repainting
- Resurfacing of worn pavements
- Replacing worn parts site furniture, lighting fixture and other facilities
- Replacement of worn landscape furniture.

Soft Landscape Element

5.4.2 For the development, the Applicant will engage the soft landscape contractor to maintain the planting during the establishment period allowed in the construction contract, usually for the first year after the beginning of the scheme in operational phase. This will ensure the soft landscape measures are in a healthy condition prior to the completion of the scheme before handing back to the Applicant.

5.4.3 In the long run, the Applicant will employ maintenance staff to take care of all the landscaped areas within the Application Site.

6.0 PLANTING PROPOSALS (Refer to Appendix III)

- 6.1 In order to provide quality landscape for the proposed development, soft landscape works will be the major landscape element of the landscaping proposal and satisfy the following criteria:
- To enhance the ecological value of the existing plantation;
 - To screen the residential building and reduce the visual impact to the nearby residents/ hikers/ visitors;
 - To minimize future maintenance; and
 - To be compatible with the hillside environment.
- 6.2 The proposed planting species list is shown as follows and shall refer to the Planting Plans in **Appendix III** for details.

Botanical Name	Chinese Name	Size (mm)	Spacing (mm)
TREES		Height x Spread x DBH (mm)	
<i>Syzygium hancei</i>	韓氏蒲桃	3500X1500X80	4000
SHRUBS & GROUNDCOVERS		Height x Spread (mm)	
<i>Allamanda cathartica</i> 'Allamanda'	軟枝黃蟬	400X400	300
<i>Codiaeum variegatum</i> 'Gloria'	紅葉洒金榕	450X400	300
<i>Duranta repens</i> 'Golden'	黃金金露花	300X250	250
<i>Murraya paniculata</i>	九里香	550X500	450
<i>Philodendron selloum</i>	春羽	500X500	500
<i>Sanseveria spp.</i>	金邊虎尾蘭	500X450	400
Grass			
<i>Zoysia japonica</i>	朝鮮草	-	

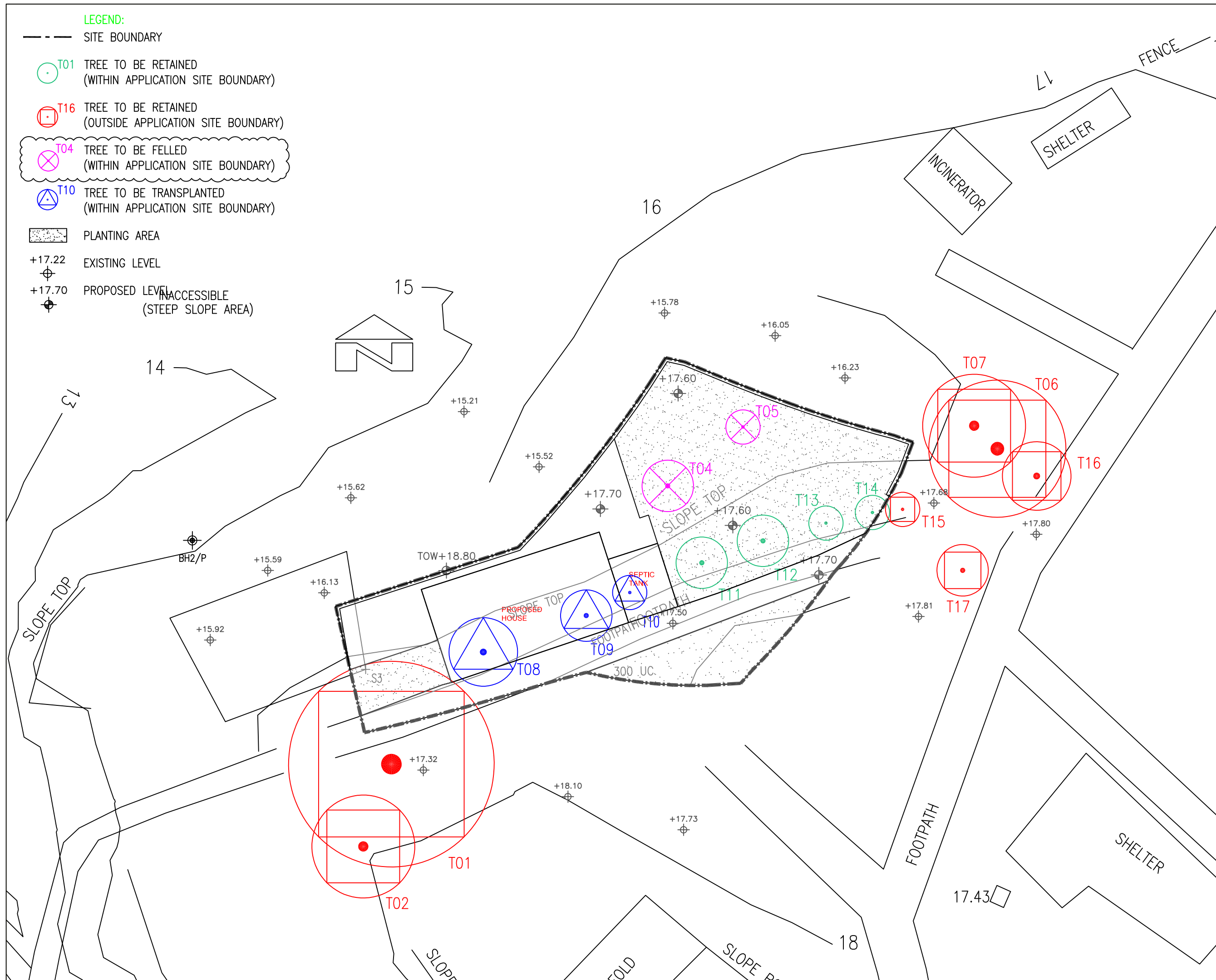
- 6.3 Total **16** nos. of existing tree including **9** within and **7** outside the Application Site Boundary were recorded. **11** trees will be retained in-situ while **2** trees will be felled and **3** trees will be transplanted respectively due to the proposed development and the associated works.
- 6.4 **2** heavy standard trees with average DBH approx. **80mm** are proposed to be planted to compensate the loss of existing trees. They will be planted at the common landscape gardens and edge planting verge within the site boundary. All the trees within the lot boundary will all be maintained by the Applicant of the development.
- 6.5 There are **2** trees proposed to be felled while **2** trees are proposed for compensation. Upon the above, the compensation ratio in terms of quantity is shown as follows:

Quantity of loss of trees:	2 nos.
Nos. of compensatory trees:	2 nos.
Quantity compensation ratio	approx. 1:1

7.0 PROPOSAL FOR TREE PRESERVATION

- 7.1 In this project, **11** nos. of existing trees are preserved and protected on Site. The following measures should be undertaken:
- 7.1.1 In order to determine the impact to the existing vegetation by the proposed development, a full Tree Felling Application in accordance with LAO Practice Note No. 6/2023 "Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects – Compliance with Tree Preservation Clause under Lease" should be undertaken and submitted to the relevant Government departments for approval.
- 7.1.2 Retention of all trees where possible. It is proposed that unaffected trees are to be retained on site due to their amenity and conservation value. The contractor will need to be made aware of the need to minimize the encroachment of the construction works on the trees, so as to minimize the impact on them. The area under the drip line of the tree canopy will be fenced by 1.2m high temporary protective fencing during construction stage. Besides, all provisions for tree preservation and protection measures of retained trees should follow the details in Section 25 – Landscape Work in the General Specification for Building (2022 edition).
- 7.1.3 Appropriate protection to these trees, e.g. wrapping of the tree stems with protective cover will be adopted during the construction process. As a precautionary measure and only if necessary, pruning of branches of existing trees identified for retention will be on an absolute need basis and strictly adhere to the principle of crown thinning in maintaining their form and amenity value. The tree preservation works will be implemented by approved Landscape Contractors and inspected and approved on site by a qualified Landscape Architect. The site situation will be carefully monitored, including the key stages in the preparation of the trees, the implementation of protection measures and health monitoring throughout the construction period. A tree protection specification would be included within the contract document.
- 7.1.4 The softworks contractor will be responsible for maintenance of the planting during the establishment period allowed for in the construction contract, usually for the first year after the beginning of the schemes operational phase. This will ensure that the soft landscape measures within lot boundary and at open space are in a healthy condition prior to the finished scheme being handed back to management office.

Appendix I
Tree Survey Plan, Tree Survey Schedule
And
Photographic Record of Existing Trees



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

DRAWING TITLE :
TREE SURVEY PLAN

PROJECT No. C1822

DRAWING No. TS01

SCALE : 1:100

DATE OF ISSUE : JUL 2021

CAD FILENAME : C1822-TS01

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Tree Assessment Schedule at
Proposed House Redevelopment, Amenity Planting and Filling of Land / Excavation of Land in “Conservation Area” Zone Lot No. 5 in DD 7, Lamma Island
Prepared by Ted Lam (R.L.A. No. R-073) on 19 April 2024
To be read in conjunction with Tree Survey Plan, dwg. no. C1822-TS01

Tree	Name		Original Location		Size			Form	Health Condition	Amenity Value	Survival Rate after Transplantation	Proposed Treatment	Justification	Remark
No.	Botancial Name	Chinese Name	(Within/ Outside Application Site)	Level at Root Collar (mPD)	DBH (mm)	Height (m)	Spread (m)	(Good/Fair/Poor)	(Good/Fair/Poor/Dead)	(High/Med/Low)	(High/Med/Low)	(Retain/Fell/Transplant)		
T01	<i>Ficus microcarpa</i>	細葉榕	Outside Application Site	18.10	1000	10.0	6.0	Poor	Poor	Low	Low	Retain	-	asymmetrical form, covered by weed,
T02	<i>Mallotus apelta</i>	白背葉	Outside Application Site	17.66	150	3.5	3.0	Poor	Poor	Low	Low	Retain	-	bent at leader, sparse foliage
T04	<i>Mangifera indica</i>	芒果	Within Application Site	16.16	166	4.0	1.5	Poor	Poor	Low	Low	Fell	1,4,6	codominant trunk, imbalanced form
T05	<i>Mangifera indica</i>	芒果	Within Application Site	16.54	100	4.5	1.0	Poor	Poor	Low	Low	Fell	1,4,6	asymmetrical form, covered by weed,
T06	<i>Celtis sinensis</i>	朴樹	Outside Application Site	17.79	300	11.0	4.0	Fair	Fair	Low	Low	Retain	-	bent at leader
T07	<i>Macaranga tanarius var. tomentosa</i>	血桐	Outside Application Site	17.76	250	5.0	3.0	Fair	Fair	Low	Low	Retain	-	serious leaning form, codominant trunk
T08	<i>Dypsis lutescens</i>	散尾葵	Within Application Site	17.30	120	2.5	2.0	Fair	Fair	Low	Med	Transplant	-	slight leaning, wilted foliage
T09	<i>Dypsis lutescens</i>	散尾葵	Within Application Site	17.31	150	3.5	1.5	Fair	Fair	Low	Med	Transplant	-	wilted foliage
T10	<i>Dypsis lutescens</i>	散尾葵	Within Application Site	17.29	150	3.0	1.0	Fair	Fair	Med	High	Transplant	-	-
T11	<i>Dypsis lutescens</i>	散尾葵	Within Application Site	17.46	150	3.5	1.5	Fair	Fair	Med	High	Retain	-	-
T12	<i>Dypsis lutescens</i>	散尾葵	Within Application Site	17.49	130	4.0	1.5	Fair	Fair	Med	High	Retain	-	-
T13	<i>Dypsis lutescens</i>	散尾葵	Within Application Site	17.53	120	2.5	1.0	Fair	Fair	Med	Med	Retain	-	-
T14	<i>Dypsis lutescens</i>	散尾葵	Within Application Site	17.52	120	2.5	1.0	Fair	Fair	Med	Med	Retain	-	-
T15	<i>Dypsis lutescens</i>	散尾葵	Outside Application Site	17.52	120	4.0	1.0	Fair	Fair	Med	High	Retain	-	-
T16	<i>Dypsis lutescens</i>	散尾葵	Outside Application Site	17.68	100	4.0	2.0	Fair	Fair	Med	Med	Retain	-	-
T17	<i>Dypsis lutescens</i>	散尾葵	Outside Application Site	17.69	130	4.0	1.5	Fair	Fair	Med	Med	Retain	-	-

*Justification for Tree felling:

1. Tree is in direct conflict with the proposed works.
2. Preparation of intact and sufficient-sized root ball not practical due to the topography (e.g. no rock, steep slope, shallow substratum, structures).
3. Weedy species without special ecological significance or species creating maintenance problem.
4. Tree with poor health and/or form for transplantation.
5. Lack of access for transplantation machinery or vehicle.
6. Species of low post-transplantation survival rate.
7. Tree has structural problem and may create hazard to public during root ball preparation and/or after transplantation, while auxiliary support will not be sufficient / practical.

Summary of Tree Survey	
Total No. of Surveyed Trees:	16 nos.
Number of Tree to be Retained:	11 nos.
Number of Tree to be Transplanted:	3 nos.
Number of Tree to be Felled:	2 nos.
Aggregate Loss of DBH:	266mm
Number of Compensatory Trees:	2 nos.
DBH Compensation:	160mm



T01 (R)



T01 (R)



T01 (R)



T01 - Restricted Root (R)



T02 (R)



T02 (R)



T02 (R)



T02 - Trunk Split (R)

LEGEND :
(R) - Retain
(F) - Fell
(T) - Transplant



T04 (F)



T04 (F)



T04 (F)



T04 - Imbalanced Crown (F)



T05 (F)



T05 (F)



T05 - Truncated Branch (F)



T05 (F)

LEGEND :
(R) - Retain
(F) - Fell
(T) - Transplant



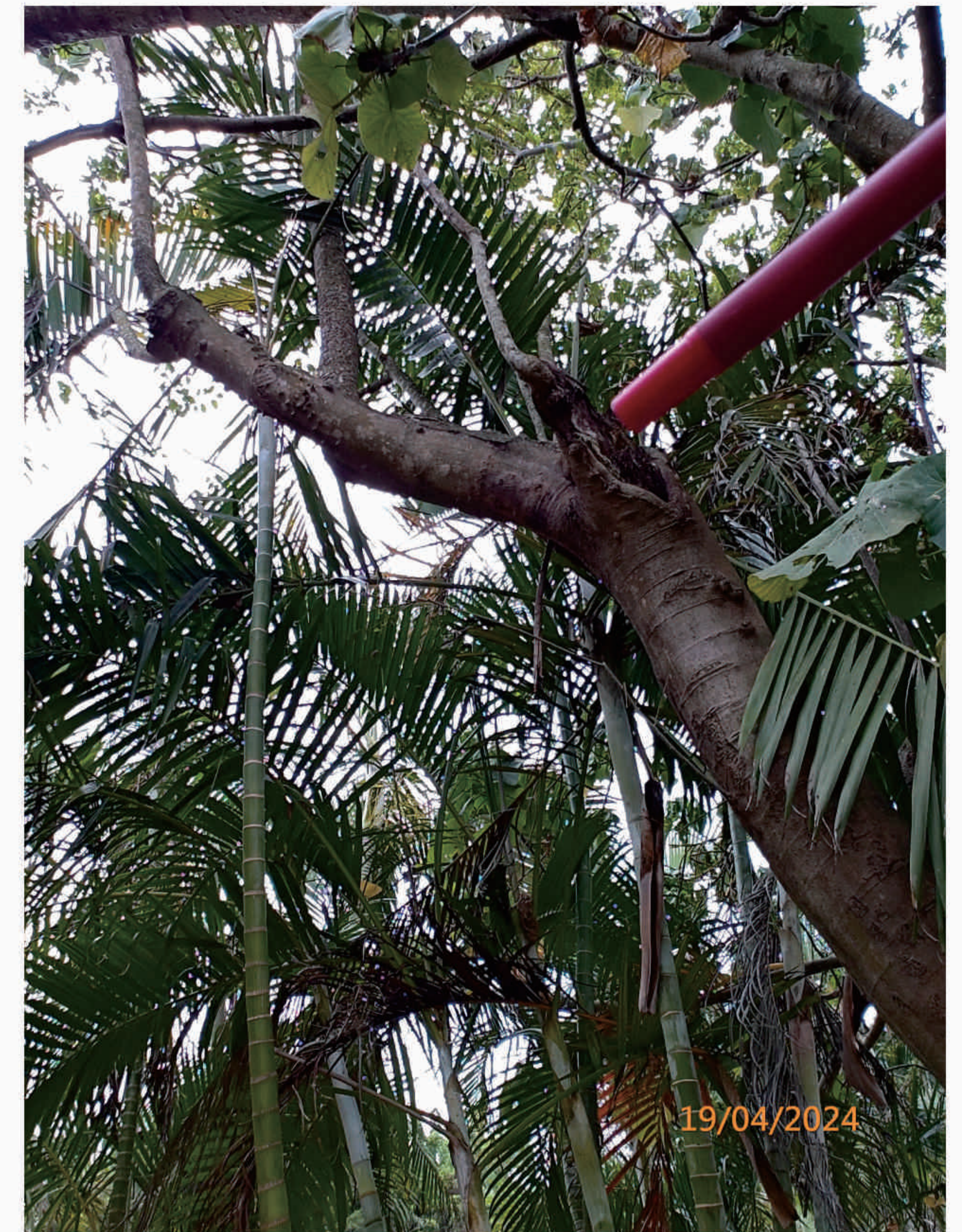
T06 (R)



T06 (R)



T06 (R)



T06 - Decay in Branch (R)



T07 (R)



T07 (R)



T07 (R)



T07 - Decay Stub in Trunk Base (R)

LEGEND :
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T08 (T)



T08 (T)



T08 (T)



T08 (T)



T09 (T)



T09 (T)



T09 (T)



T09 (T)

LEGEND :
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T10 (T)



T10 (T)



T10 (T)



T10 (T)



T11 (R)



T11 (R)



T11 (R)



T11 (R)

LEGEND :
(R) - Retain
(F) - Fell
(T) - Transplant



T12 (R)



T12 (R)



T12 (R)



T12 (R)



T13 (R)



T13 (R)



T13 (R)



T13 (R)

LEGEND :
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T14 (R)



T14 (R)



T14 (R)



T14 (R)



T15 (R)



T15 (R)



T15 (R)



T15 (R)

LEGEND :
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T16 (R)



T16 (R)



T16 (R)



T16 (R)



T17 (R)



T17 (R)



T17 (R)



T17 (R)

LEGEND :
 (R) - Retain
 (F) - Fell
 (T) - Transplant

**Appendix II
Landscape Master Plans
And
Landscape Details**

— — — — SITE BOUNDARY

TREE TO BE RETAINED
(WITHIN APPLICATION SITE BOUNDARY)

FINAL LOCATION OF TRANSPLANTED TREE

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

INACCESSIBLE
(STEEP SLOPE AREA)

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

Proposed Retaining Wall- and 1.1m H Parapet Wall

**Inaccessible
(Steep Slope Area)**

Proposed House

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

PROJECT :

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

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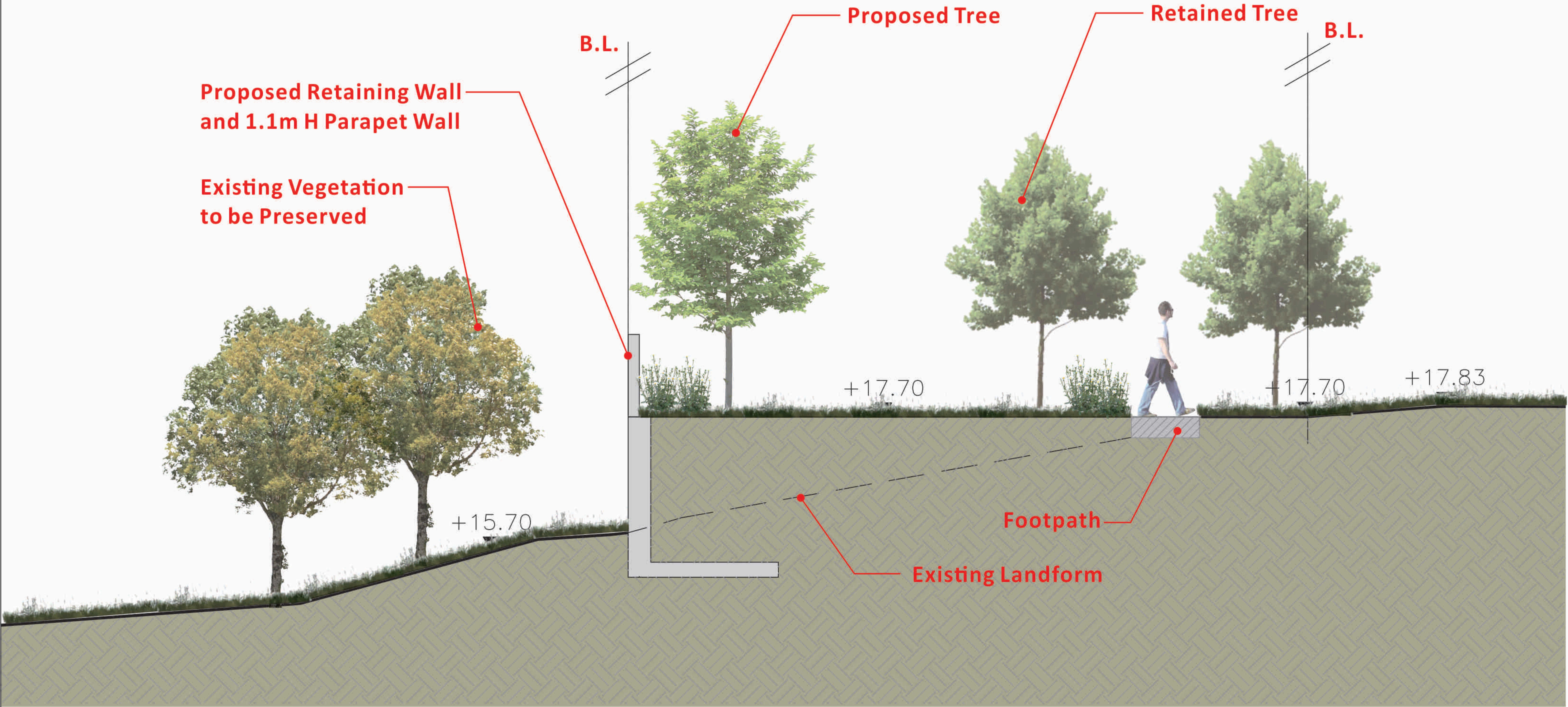
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Key Plan



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

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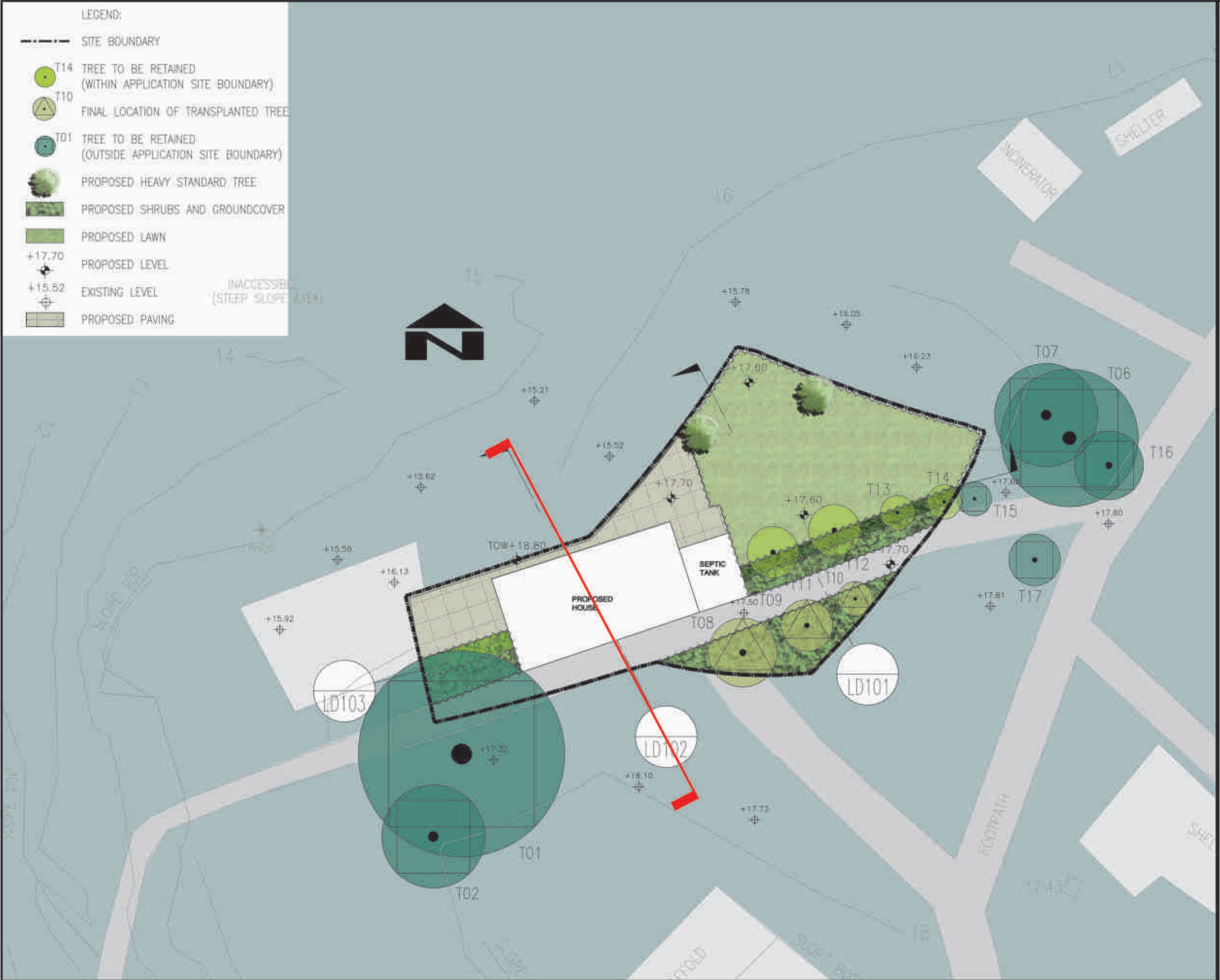
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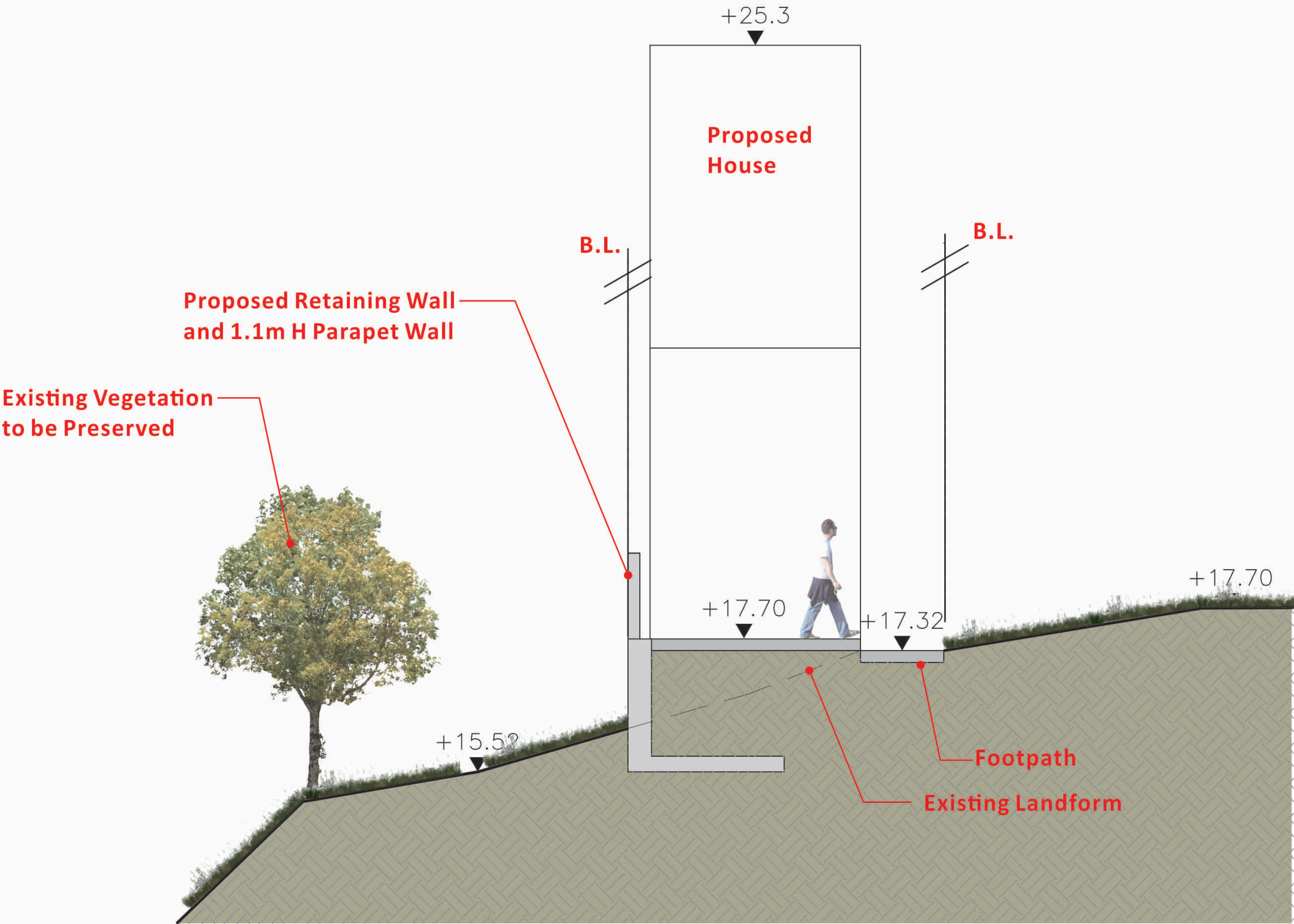
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Key Plan



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

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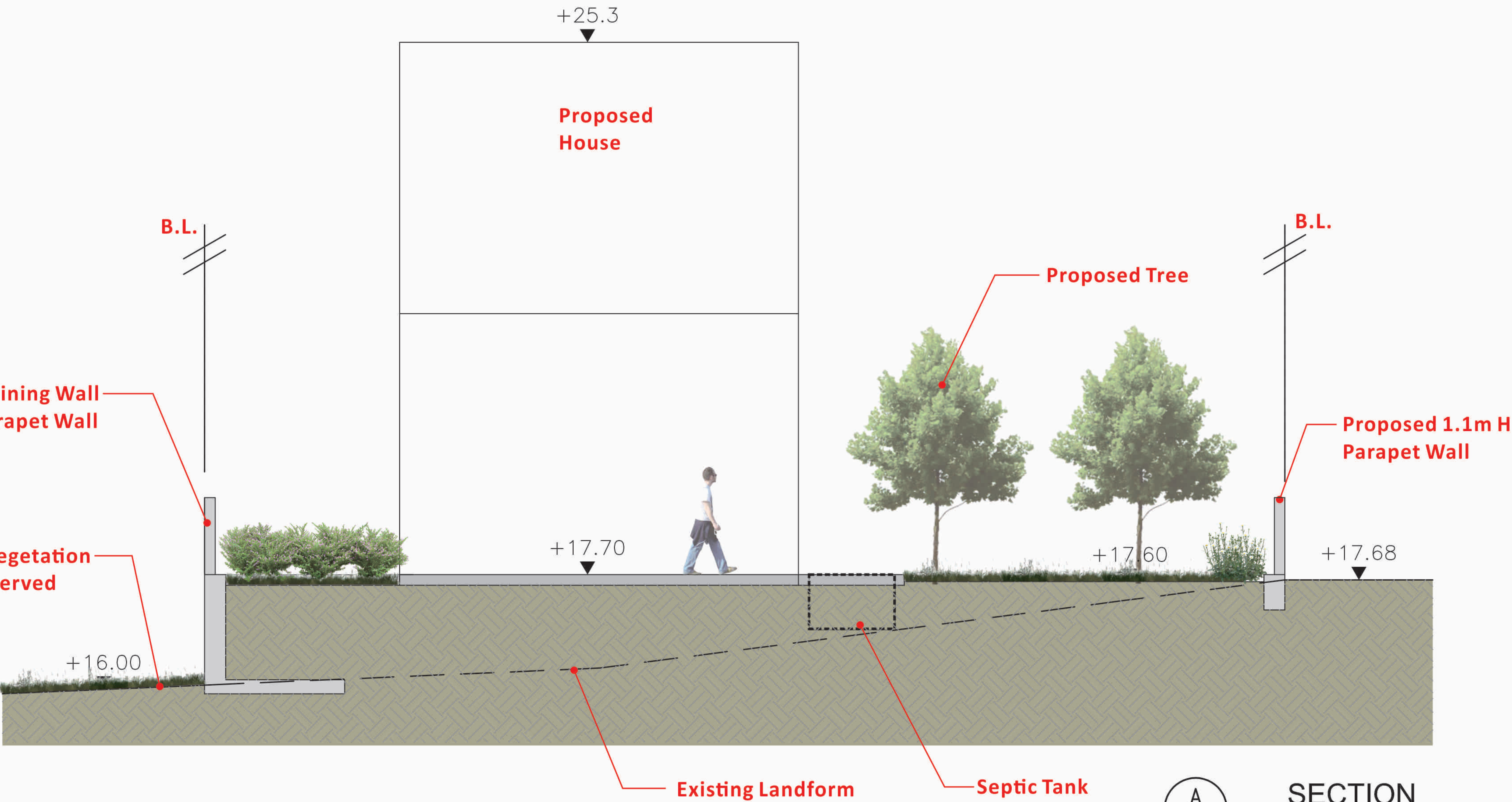
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Key Plan



A SECTION
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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
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DRAWN BY :	CAD	
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LANDES LIMITED
景藝設計有限公司

FLAT A, 17/F,
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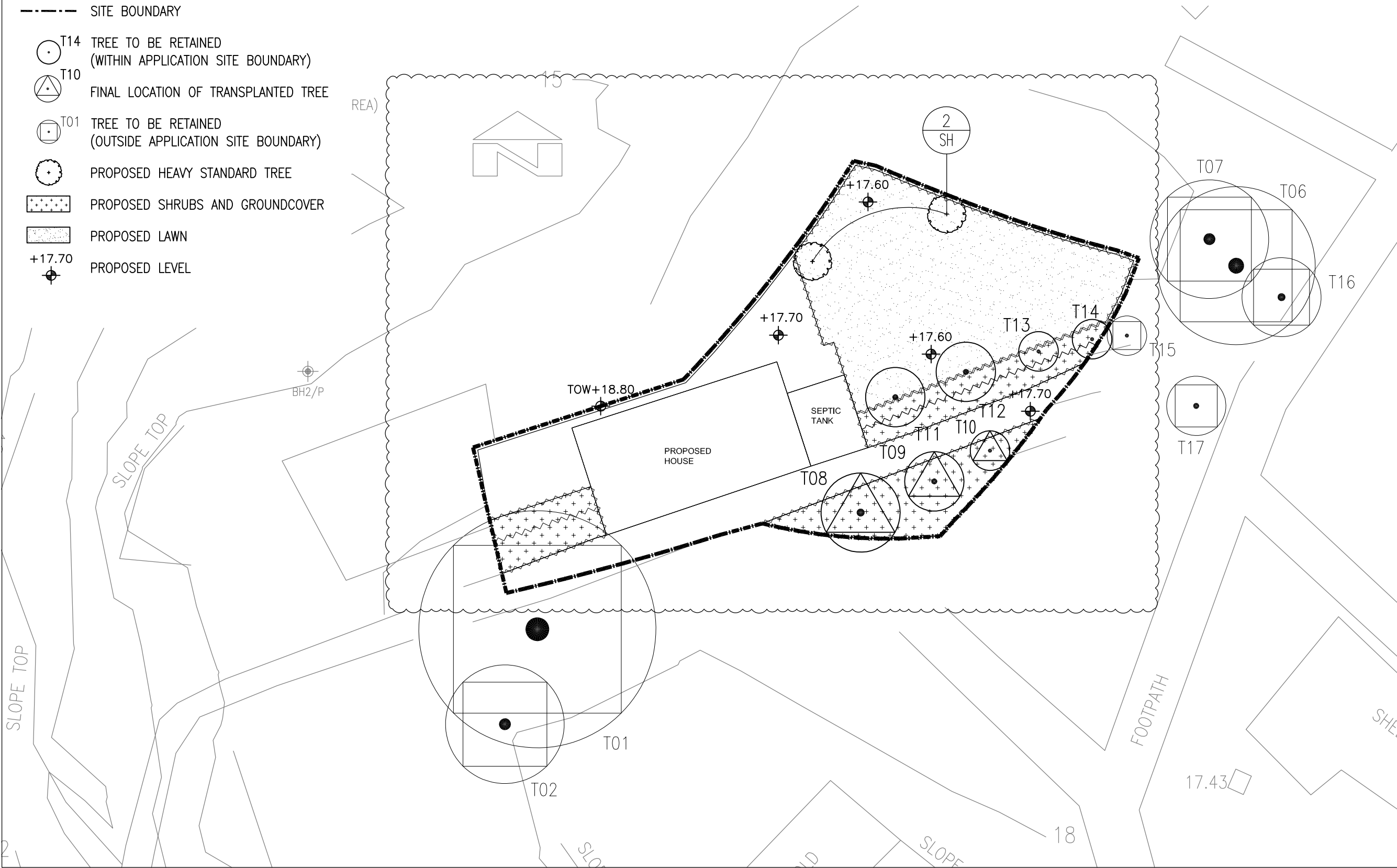
香港灣仔譚臣道5-11號,
信邦商業大廈17樓A室
電話: 2868 0980
傳真: 2868 2203

Appendix III Planting Plans

Quantity	Code	Chinese Name	Botanical Name	Height (mm)	Spread (mm)	DBH (mm)	Spacing (mm)	Remark
HEAVY STANDARD TREES								
2	SH	韓氏蒲桃	<i>Syzygium hancei</i>	3500	1500	80	4000	Abundance of Foliage, Well-Formed, Full Spread Formed
SHRUBS & GROUNDCOVERS								
-	Aca	軟枝黃蟬	<i>Allamanda cathartica</i> 'Allamanda'	400	400	-	300	-
-	Cov	紅葉洒金榕	<i>Codiaeum variegatum</i> 'Glorisa'	450	400	-	300	-
-	Drg	黃基金露花	<i>Duranta repens</i> 'Golden'	300	250	-	250	-
-	Mpa	九里香	<i>Murraya paniculata</i>	550	500	-	450	-
-	Pse	春羽	<i>Philodendron selloum</i>	500	500	-	500	-
-	Ssp	金邊虎尾蘭	<i>Sanseveria spp.</i>	500	450	-	400	-
GRASS								
-	Zja	朝鮮草	<i>Zoysia japonica</i>	-	-	-	-	Bermuda tif dwarf + overseeding

----- SITE BOUNDARY

- T14 TREE TO BE RETAINED
(WITHIN APPLICATION 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



PROJECT :

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

DRAWING TITLE :

PLANTING PLAN

PROJECT No. C1822

DRAWING No. PT01

SCALE : 1:100

DATE OF ISSUE : JAN 2021

CAD FILENAME : C1822-PT01

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
DESIGN BY : ANK		
DRAWN BY : CAD		
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Appendix 6

Geotechnical Planning Review Report

Project:

Proposed NTEH at Lot 5 in DD7,

Mo Tat Wan, Lamma Island


Geotechnical Planning Review Report
for House Redevelopment

Revision:

Date: 08/ 2025

Project no.: 20029

Designed by: HL

Check / Approved By: Eddy Kwok 



Green Engineering Consultant Company Limited

晴工程顧問有限公司

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Appendix B – Proposed Site and House Development	
Appendix C – Geological Map and GASP	
Appendix D – Topographic Survey Plan	

Executive Summary

It is proposed to erect a New Territories Exempted House in Lot 5 DD7, Mo Tat Wan, Lamma Island. KTA Planning Limited (KTA) is the town planning consultant and Green Engineering Consultant Company Limited (GEC) is the geotechnical consultant employed by the Client.

Geotechnical planning review report has been carried out under supervision of Registered Geotechnical Engineer, Ir Philip So Chi Wai. This is the geotechnical planning review report for the proposed NTEH. It is identified that the proposed development is geotechnical feasible and will not cause any instability to the adjoining lots and vice versa.

1. Introduction

This is the geotechnical planning review report for the NTEH in Lot 5 DD 7 that involves:-

- a. General geotechnical assessment for proposed 2-storey NTEH in Lot 5.

2. Proposed Development

It is proposed to erect a 2-storey NTEH of plan area 30.6 m² within the lot (Appendix B).

3. The Site

3.1 General

The site is located on top of a small headland overlooking the edge of step rock slope above the site. The level of the site varies from 17.5 mPD at South and 15.8 mPD at North. The site area is about 91.8 m².

3.2 Site Geology

Desk study is carried out for identification of the site geology and the following documents are viewed:-

3.2.1 1:20,000 scale geological map

Based on the 1:20,000 scale Hong Kong Geotechnical Survey Maps No. 15 Series HGM20. The underlying solid geology is Fine-grained biotite granite JKI_gf South Lamma Granite, Kwai Chung Suite, late Jurassic age. Refer to the extraction of Geological Map sheet 15 in Appendix C.

3.2.2 Geotechnical Area Studies Programme (GASP)

According to Geotechnical Area Studies Programme (GASP), Geotechnical Land Use map EG/2.5/GAS19/1, the Site is classified as Class II with moderate Geotechnical limitations. It is moderately suitable for development. Normal engineering cost and normal site investigation works envisaged. Engineering Geology Map EG/2.5/GAS/9/2 indicates the site geology is dominantly granophyric

rocks. Weathers to produce clayey silty sand with corestones.

Physical Constraints Mapsheet EG/2.5/GAS/9/6 indicates the Site is within zone of general instability associated with predominate insitu terrain.

3.2.3 Natural Terrain Hazards

There is no relevant landslide record in the Study Area. ENTLI record nearby is enclosed in Appendix C for reference.

3.2.4 Previous Ground Investigation Records

There is no nearby borehole records. The Site and its surrounding Study Area is remote.

3.2.5 Groundwater

No groundwater monitoring records were available.

3.3 Adjoining Structures

There are no structures nearby (within 10m measured from site boundary) all sides of the Site.

3.4 Adjoining Geotechnical Feature

There is no nearby registered geotechnical features.

3.5 Adjacent Utilities

There are no nearby utilities.

4. Proposed Geotechnical Work

4.1 Proposed Foundation

The proposed building is single storey and we recommend shallow pad or strap footing shall be adopted.

4.2 Proposed Site Formation

It is proposed that site formation work for formation of a flat platform at level 17.7 mPD will be carried out. L shape retaining wall for retaining height less than 2 m will be provided along the North West boundary line. Separate siteformation submission will be made to relevant government department for approval.

5. Effect on Adjacent Ground

This is no nearby buildings or sensitive utilities that could adversely affect or be affected by the proposed house redevelopment.

6. Conclusions

The proposed development only involves the construction of a 2-storey house. It is considered geotechnical feasible based on its relatively small construction scale. There are no nearby Registered Geotechnical Features, its surrounding natural sloping ground is not steep. No major geotechnical problem envisaged.

Appendix A

Lot Index Plan

地段索引圖 LOT INDEX PLAN

免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的地界證據時，地段索引圖可能會被修訂而無須事先通知。

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan MUST be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.



地政總署測繪處
Survey and Mapping Office
Lands Department

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比例尺 SCALE 1:1 000
米 10 0 10 20 30 40 50 metres

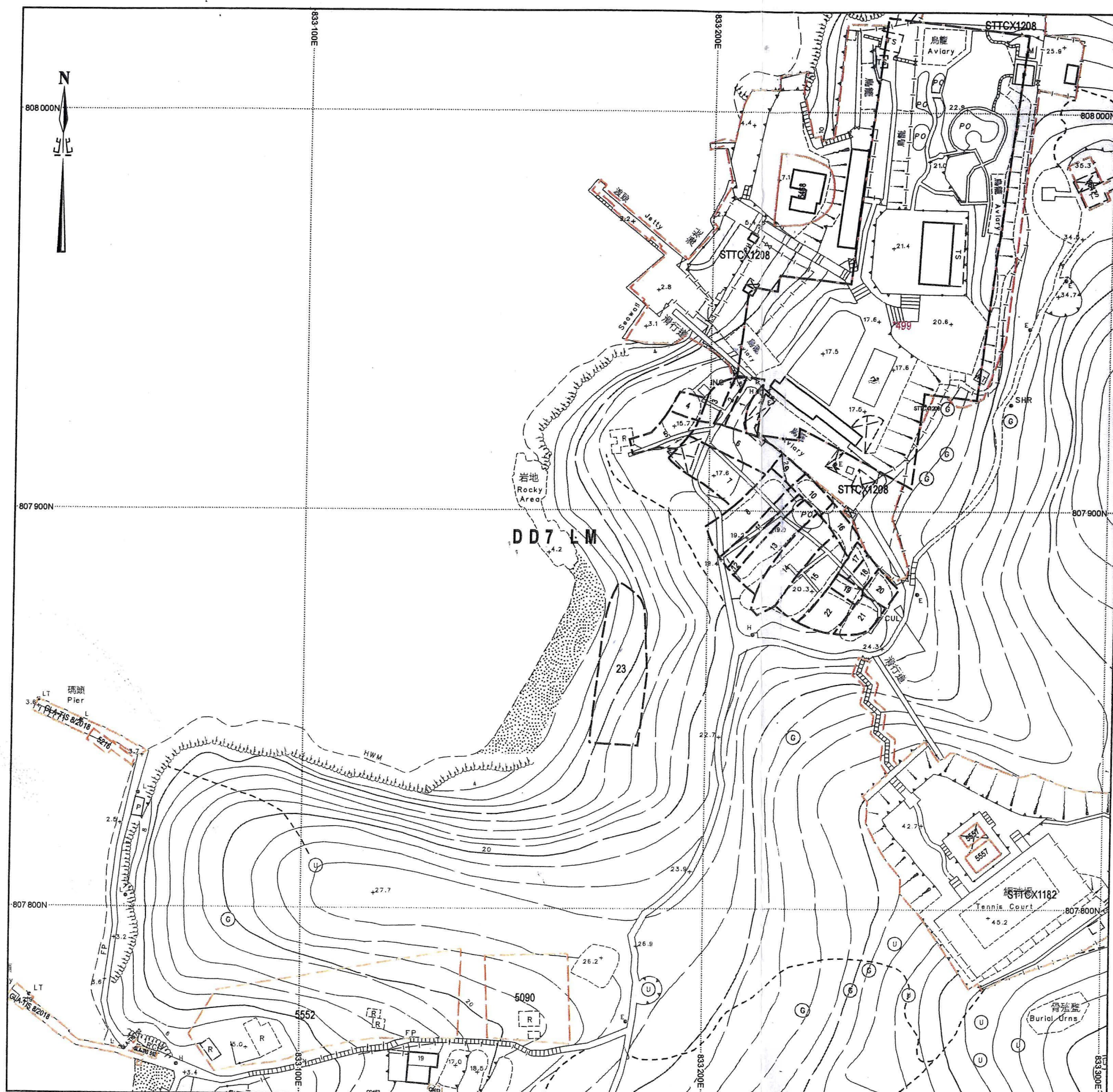
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Lot Index Plan No. : HK0111052018

District Survey Office : Hong Kong

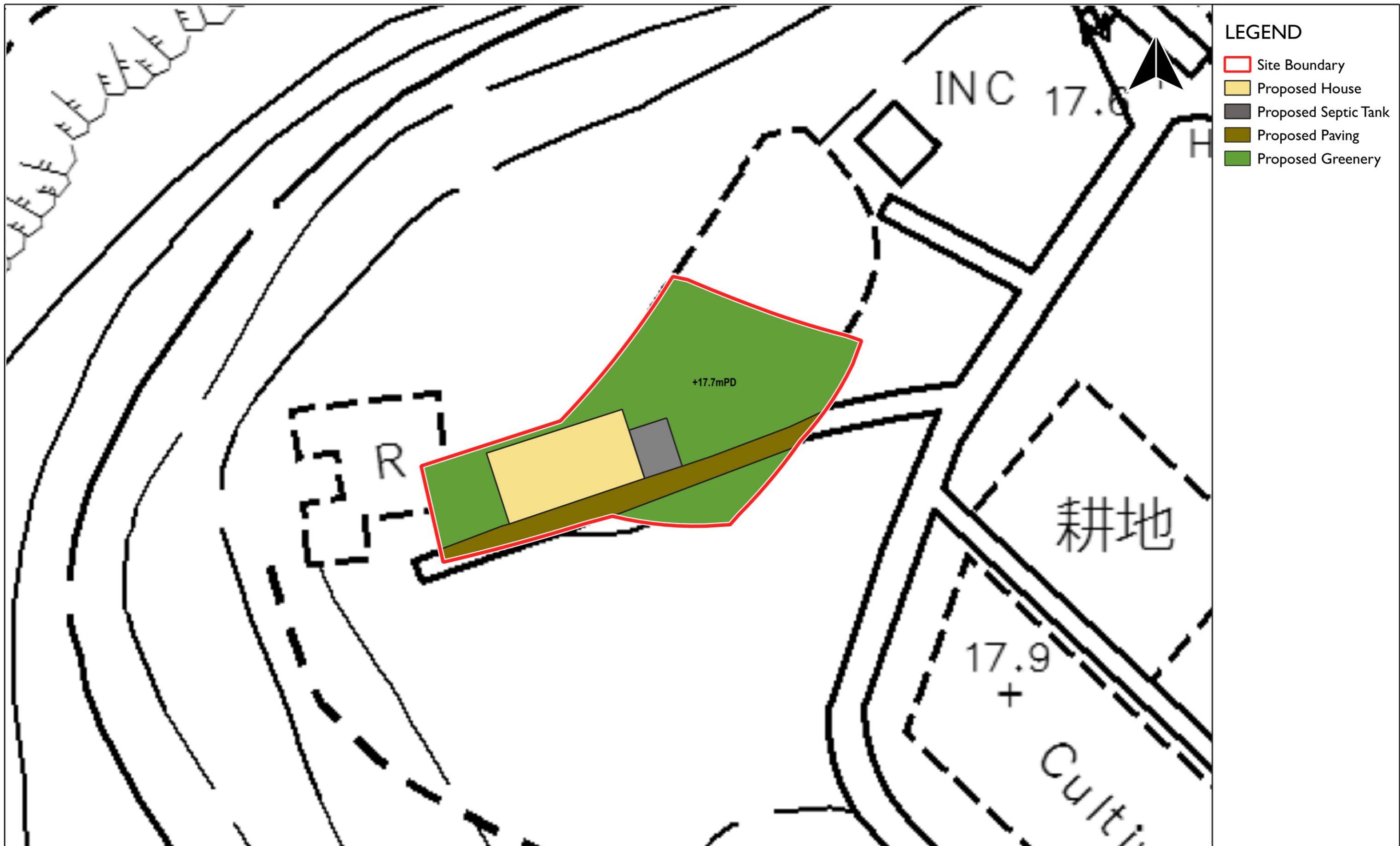
Date : 10-May-2018

Reference No. : 15-NW-18A,15-NW-18C



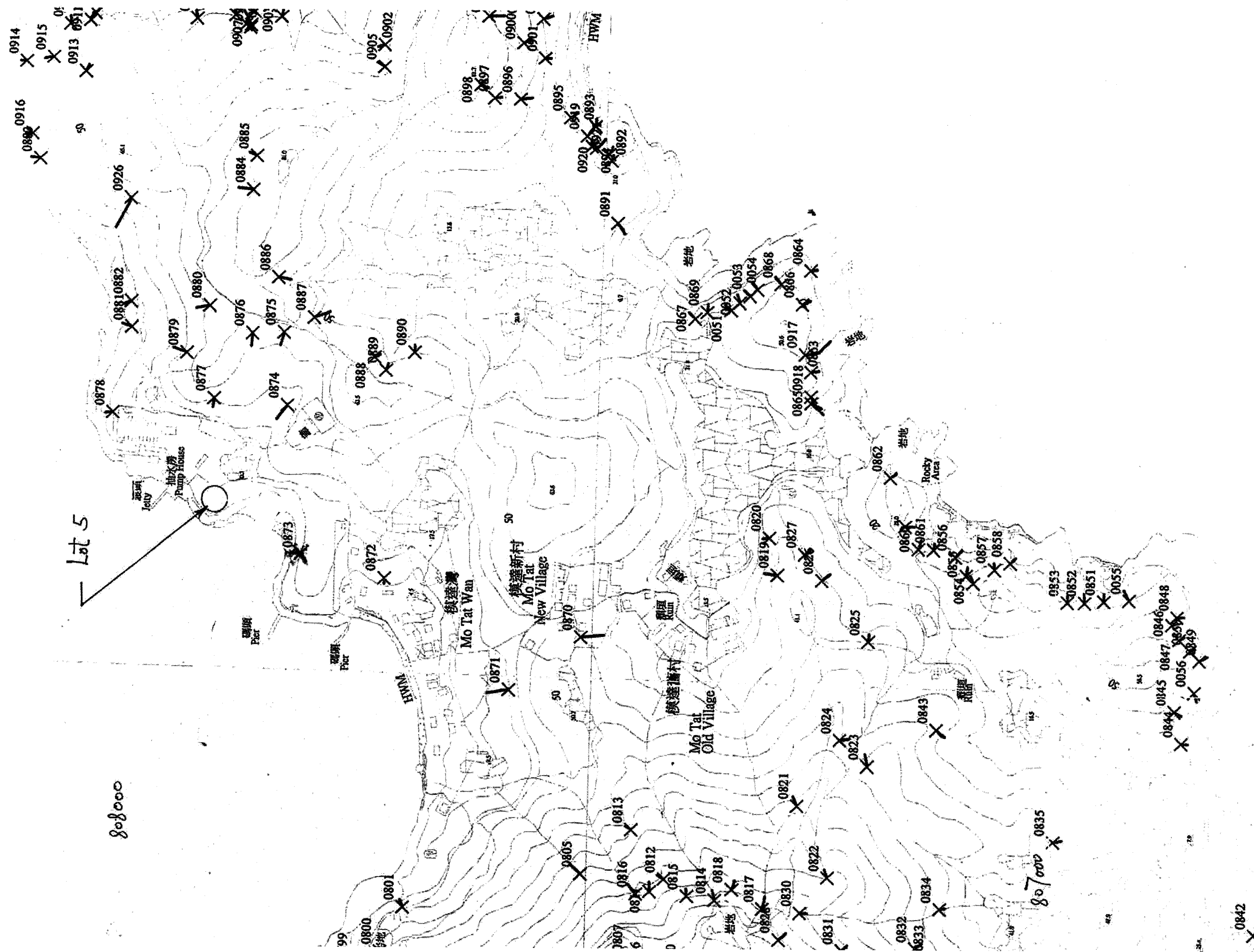
Appendix B

Proposed Site and House Layout Plan



Appendix C

Geological Map and GASP



ENTLI_NO	Group	Year	Prev. Year	Width	Source Gradient (Deg)	Cover	Crown Elevation (mPD)	Toe Elevation (mPD)	Elevation Difference (m)	Gully
15NWC0830E	Relict	1963	-	1.00	19.50	C	122.00	118.00	4.00	N
15NWC0831E	Relict	1963	-	2.00	56.50	B	121.00	110.00	11.00	N
15NWC0832E	Relict	1963	-	1.00	26.50	C	80.00	75.00	5.00	N
15NWC0833E	Relict	1963	-	1.00	37.50	C	76.00	71.00	5.00	N
15NWC0834E	Relict	1963	-	1.00	22.00	C	61.00	59.00	2.00	N
15NWC0835E	Relict	1963	-	1.00	33.50	C	39.00	34.00	5.00	N
15NWC0836E	Relict	1963	-	2.00	32.50	D	16.00	5.00	11.00	N
15NWC0837E	Relict	1963	-	1.00	36.00	C	10.00	5.00	5.00	N
15NWC0838E	Relict	1963	-	1.00	36.00	C	14.00	9.00	5.00	N
15NWC0839E	Relict	1963	-	1.00	38.50	C	10.00	7.00	3.00	N
15NWC0840E	Relict	1963	-	1.00	29.50	C	10.00	6.00	4.00	N
15NWC0841E	Relict	1963	-	2.00	26.50	C	16.00	8.00	8.00	N
15NWC0842E	Relict	1963	-	2.00	42.50	C	16.00	8.00	8.00	N
15NWC0843E	Relict	1963	-	2.00	40.50	C	45.00	37.00	8.00	N
15NWC0844E	Relict	1963	-	1.00	35.00	C	16.00	12.00	4.00	N
15NWC0845E	Relict	1963	-	2.00	36.00	C	32.00	25.00	7.00	N
15NWC0846E	Relict	1963	-	1.00	38.50	C	43.00	38.00	5.00	N
15NWC0847E	Relict	1963	-	1.00	44.00	C	44.00	39.00	5.00	N
15NWC0848E	Relict	1963	-	1.00	31.00	C	37.00	31.00	6.00	N
15NWC0849E	Relict	1963	-	1.00	23.50	C	37.00	33.00	4.00	N
15NWC0850E	Relict	1963	-	1.00	36.50	C	42.00	36.00	6.00	N
15NWC0851E	Relict	1963	-	1.00	22.00	C	25.00	20.00	5.00	N
15NWC0852E	Relict	1963	-	2.00	24.50	C	29.00	22.00	7.00	N
15NWC0853E	Relict	1963	-	1.00	37.00	C	30.00	22.00	8.00	N
15NWC0854E	Relict	1963	-	1.00	24.00	C	35.00	30.00	5.00	Y
15NWC0855E	Relict	1963	-	1.00	39.00	C	30.00	23.00	7.00	Y
15NWC0856E	Relict	1963	-	2.00	36.00	B	21.00	14.00	7.00	Y
15NWC0857E	Relict	1963	-	1.00	44.00	C	34.00	29.00	5.00	Y
15NWC0858E	Relict	1963	-	1.00	40.50	B	24.00	19.00	5.00	Y
15NWC0859E	Relict	1963	-	1.00	39.00	C	16.00	11.00	5.00	Y
15NWC0860E	Relict	1963	-	1.00	31.00	C	18.00	11.00	7.00	Y
15NWC0861E	Relict	1963	-	1.00	21.00	B	19.00	15.00	4.00	Y
15NWC0862E	Relict	1963	-	2.00	43.50	C	19.00	14.00	5.00	Y
15NWC0863E	Relict	1963	-	2.00	38.50	C	34.00	26.00	8.00	N
15NWC0864E	Relict	1963	-	1.00	45.50	B	28.00	25.00	3.00	N
15NWC0865E	Relict	1963	-	1.00	36.50	C	20.00	11.00	9.00	N
15NWC0866E	Relict	1963	-	1.00	39.50	C	40.00	33.00	7.00	N
15NWC0867E	Relict	1963	-	2.00	35.50	C	25.00	13.00	12.00	N
15NWC0868E	Relict	1963	-	1.00	48.00	C	37.00	25.00	12.00	N
15NWC0869E	Relict	1963	-	1.00	42.00	C	28.00	19.00	9.00	N
15NWC0870E	Relict	1963	-	2.00	27.00	D	39.00	31.00	8.00	N
15NWC0871E	Relict	1963	-	2.00	22.00	C	29.00	20.00	9.00	N
15NWC0872E	Relict	1963	-	1.00	31.00	C	15.00	12.00	3.00	N
15NWC0873E	Relict	1963	-	1.00	38.50	C	20.00	9.00	11.00	N
15NWC0874E	Relict	1963	-	1.00	12.50	C	36.00	32.00	4.00	N
15NWC0875E	Relict	1963	-	1.00	20.00	C	56.00	49.00	7.00	N
15NWC0876E	Relict	1963	-	1.00	14.50	C	54.00	50.00	4.00	N
15NWC0877E	Relict	1963	-	2.00	39.00	C	43.00	36.00	7.00	N

Appendix D

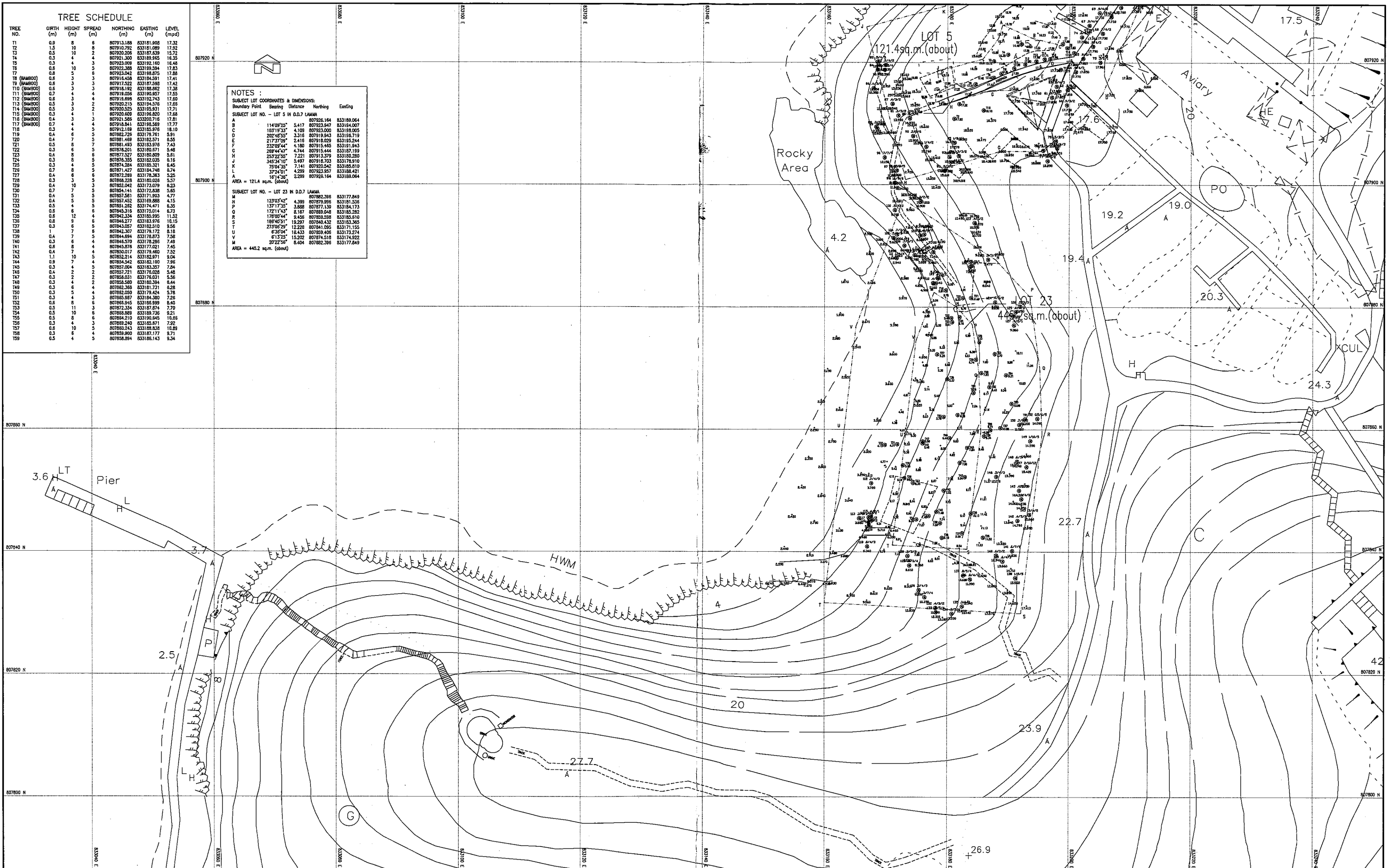
Topographic Survey Plan

TREE SCHEDULE						
TREE NO.	GIRTH (m)	HEIGHT (m)	SPREAD (m)	NORTHING (m)	EASTING (m)	LEVEL (m.p.d.)
T1	0.9	8	6	80791.3188	833181.908	17.32
T2	1.5	10	8	80791.0192	833181.089	17.32
T3	0.5	10	2	80792.0206	833187.639	15.72
T4	0.3	4	2	80792.1300	833189.655	16.32
T5	0.3	4	3	80792.3009	833192.100	16.48
T6	0.6	10	5	80792.3268	833199.594	17.83
T7	0.6	5	8	80792.3262	833198.075	17.83
T8 (BAMBOO)	0.6	3	3	80791.6438	833184.591	17.41
T9 (BAMBOO)	0.6	3	3	80791.7322	833187.598	17.43
T10 (BAMBOO)	0.6	3	3	80791.6192	833185.682	17.38
T11 (BAMBOO)	0.7	4	4	80791.6056	833190.627	17.55
T12 (BAMBOO)	0.6	3	2	80791.6098	833192.743	17.59
T13 (BAMBOO)	0.5	3	2	80792.0215	833194.376	17.59
T14 (BAMBOO)	0.5	3	2	80792.0205	833195.931	17.71
T15 (BAMBOO)	0.4	3	1	80792.6029	833196.820	17.58
T16 (BAMBOO)	0.4	3	3	80792.1568	833200.718	17.81
T17 (BAMBOO)	0.7	4	4	80791.6181	833195.389	17.77
T18	0.3	4	5	80791.2189	833185.978	18.10
T19	0.4	6	5	80792.2729	833179.761	15.91
T20	0.4	7	5	80792.1489	833182.571	15.85
T21	0.5	8	7	80791.483	833183.978	7.43
T22	0.3	6	5	80792.331	833180.571	5.48
T23	0.4	8	6	80791.7327	833180.829	5.81
T24	0.3	8	6	80791.335	833182.035	0.15
T25	0.3	4	5	80791.384	833185.321	6.45
T26	0.7	8	5	80791.427	833184.748	6.74
T27	0.4	6	8	80792.339	833178.383	5.25
T28	0.3	3	3	80792.628	833185.028	5.37
T29	0.4	10	5	80792.042	833173.079	6.23
T30	0.7	7	5	80792.5411	833172.838	5.85
T31	0.4	5	5	80792.561	833171.903	4.77
T32	0.4	7	4	80792.432	833169.888	4.15
T33	0.5	4	5	80792.1382	833174.471	6.35
T34	0.5	6	6	80792.316	833175.014	6.73
T35	0.8	12	4	80792.334	833185.995	11.52
T36	0.8	9	6	80792.427	833183.978	15.15
T37	0.3	6	5	80792.627	833182.510	5.55
T38	1	7	8	80792.307	833179.172	8.18
T39	0.4	7	6	80792.494	833178.873	7.58
T40	0.3	6	4	80792.570	833178.285	7.49
T41	0.8	8	4	80792.578	833177.021	7.45
T42	0.4	7	4	80792.017	833179.480	7.52
T43	1.1	10	5	80792.5214	833182.971	9.04
T44	0.9	7	4	80792.542	833182.199	7.86
T45	0.3	4	5	80792.004	833183.357	7.84
T46	0.4	2	2	80792.721	833178.025	5.48
T47	0.5	2	2	80792.031	833178.031	5.56
T48	0.3	4	2	80792.580	833180.394	8.44
T49	0.3	6	6	80792.368	833181.731	8.28
T50	0.3	5	4	80792.050	833179.424	5.78
T51	0.3	4	5	80792.587	833184.300	7.25
T52	0.6	6	6	80792.545	833185.989	6.40
T53	0.5	11	3	80792.334	833187.874	7.70
T54	0.5	10	6	80792.589	833189.735	9.21
T55	0.5	8	6	80792.210	833190.645	10.85
T56	0.3	4	4	80792.240	833185.871	7.92
T57	0.6	10	6	80792.143	833188.838	11.89
T58	0.3	6	4	80792.900	833187.177	9.71
T59	0.5	4	5	80792.894	833186.143	9.34

NOTES :

SUBJECT LOT COORDINATES & DIMENSIONS:

Boundary Point	Bearing	Distance	Northing	Easting
SUBJECT LOT NO. - LOT 5 IN D.D.7 LAMMA				
A	114°29'25"	5.417	807925.164	833189.064
B	103°19'33"	4.109	807923.000	833198.005
C	202°48'55"	3.316	807919.943	833185.719
D	217°37'09"	2.418	807918.029	833185.244
E	232°09'44"	4.180	807915.485	833181.943
F	288°44'47"	4.744	807915.444	833187.189
G	253°22'55"	7.221	807913.379	833180.280
H	345°34'10"	5.497	807910.703	833178.910
I	250°43'35"	7.141	807920.540	833185.619
J	37°24'01"	4.299	807923.957	833188.421
K	16°14'30"	2.299	807925.164	833189.064
L				
A				
AREA = 121.4 sq.m. (about)				
SUBJECT LOT NO. - LOT 23 IN D.D.7 LAMMA				
M	123°03'42"	4.399	807929.388	833177.849
N	137°17'35"	3.888	807977.130	833184.173
O	172°11'42"	8.187	807889.948	833185.282
P	175°00'44"	9.458	807933.288	833185.610
Q	188°40'51"	19.297	807940.432	833183.365
R	23°05'20"	12.229	807941.050	833171.155
S	6°35'04"	18.433	807859.408	833173.274
T	61°32'25"	15.202	807974.518	833174.922
U	20°22'58"	8.404	807882.398	833177.849
V				
AREA = 445.2 sq.m. (about)				



APPROVATIONS:

DATE OF SURVEY: OCTOBER 2017

KEY MAP

SCALE 1 : 200

DATE OF SURVEY : OCTOBER 2017

KING WONG DEVELOPMENT

LOT NOS. 5 & 23 IN D.D.7 LAMMA

BOUNDARY & TOPOGRAPHIC SURVEY

NOTES:

- All dimensions are in metres.
- All spot level positions are indicated by a cross.
- All levels are in metres to Principal Datum (PD) unless noted otherwise.
- All co-ordinates are refer to Hong Kong (1980) metric grid co-ordinates system.
- Channels are U shaped except where stated, widths are given.

LAND MARKER (1980) H.K. CO., LTD.

HEAD OFFICE: 1/F, HUI LEE CASTLE PEAK ROAD, YUEN LONG
 UNIT 102, 11/F, WARRIOR TOWER, 1/F, HUI LEE CASTLE PEAK ROAD, YUEN LONG
 NO. 81 MOODY ROAD, TSM SHI TSAI EAST, KOWLOON, HONG KONG
 TEL: 2643 9138 FAX: 2558 9921
 E-MAIL: ADDRESS: general@landmarker.com

PLAN NO. 4982/01

REVISION NO. DESCRIPTIONS DATE

0 10-10-2017

1 10-10-2017

2 10-10-2017

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DRAWN BY: PATRICK CHOI

SURVEYED BY: PATRICK CHOI

APPROVED BY:

WONG YU CHIO JOSEPH

AUTHORIZED LAND SURVEYOR (HKS 9955)

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Derek Ho Ming TAM/PLAND

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

From: Kitty Wong
Sent: Friday, 12 September 2025 6:46 pm
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: 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

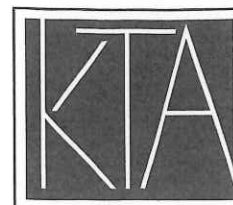
KTA Planning Limited
Unit K, 16/F MG Tower
133 Hoi Bun Road, Kwun Tong
[REDACTED]
[REDACTED]
URL: kta@ktaplanning.com

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



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, M6 TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG

九龍觀塘海濱道133號
萬兆豐中心16樓K室

電話TEL (852) 3426 8451
傳真FAX (852) 3426 9737

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)**

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

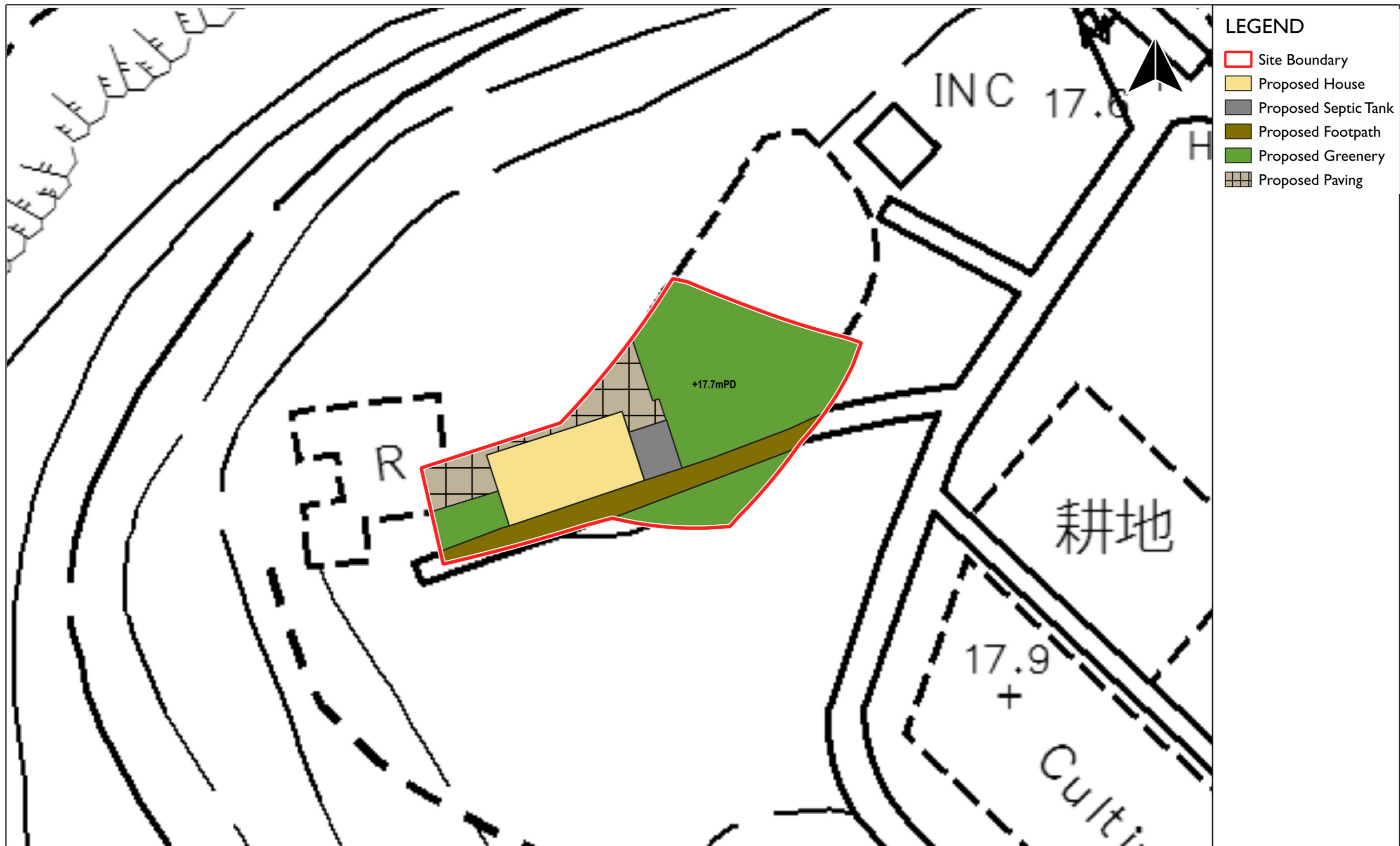
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 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)										

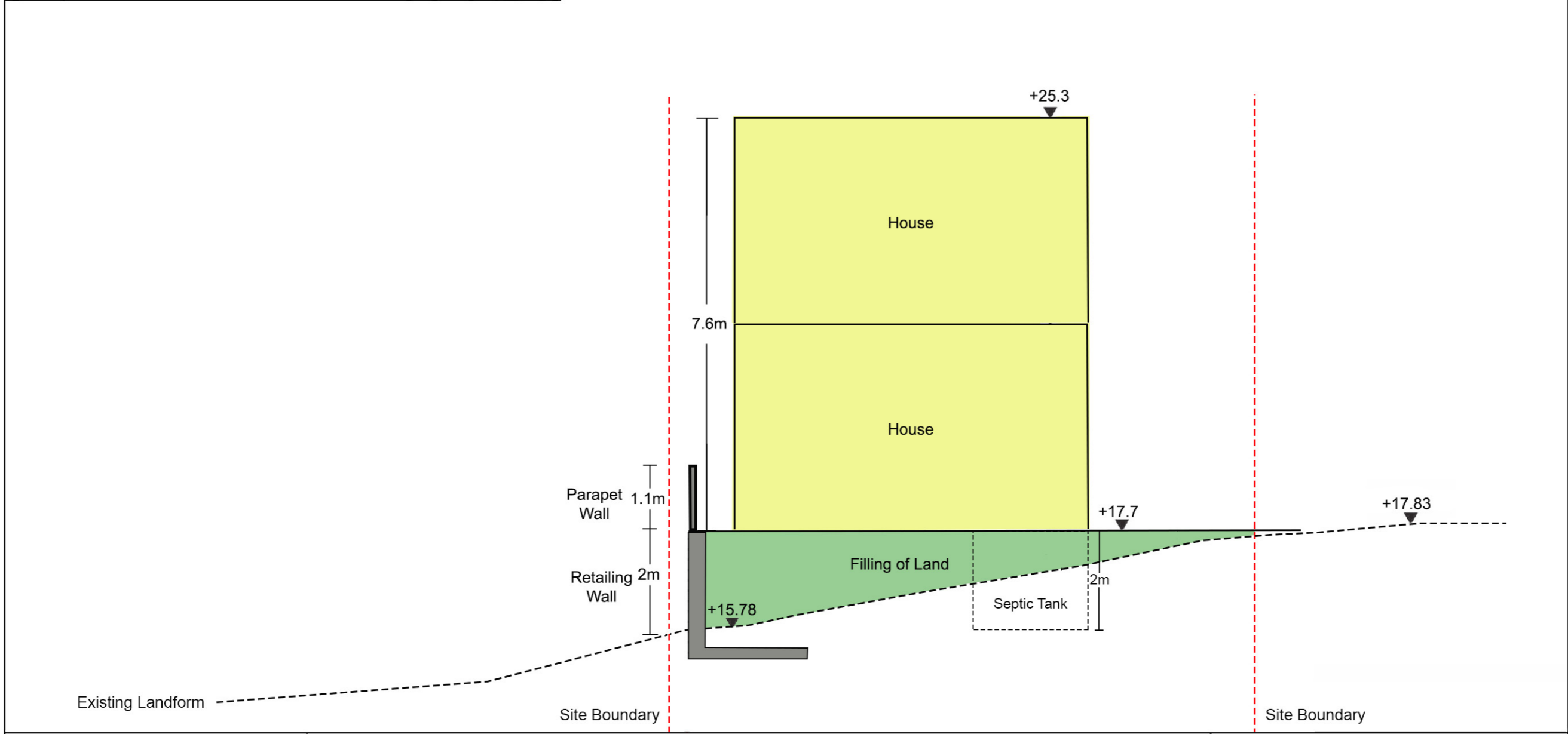
Gist of Application 申請摘要

(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>91.8 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div>(includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)</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



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T10

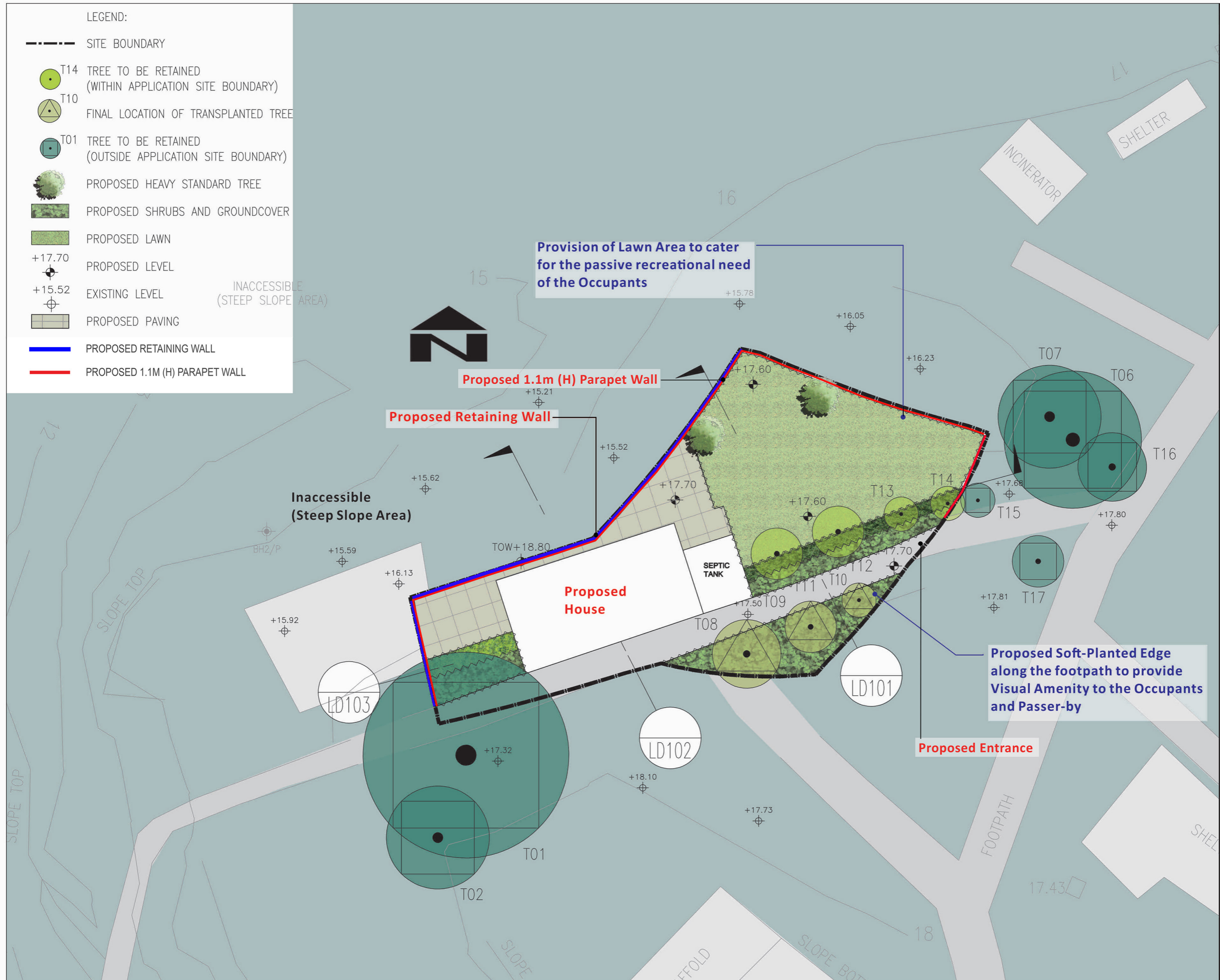


T01



+17.70

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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	30/07/2012
D	GENERAL AMENDMENT	14/05/2012
C	GENERAL AMENDMENT	17/05/2012
B	GENERAL AMENDMENT	28/11/2011
A	GENERAL AMENDMENT	13/07/2011

REV	DESCRIPTION	DATE
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DESIGN BY : ANK

DRAWN BY : CAD

CHECKED BY : TEL

APPROVED BY : TEL

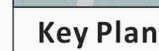
NOTES :

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.

LanDes

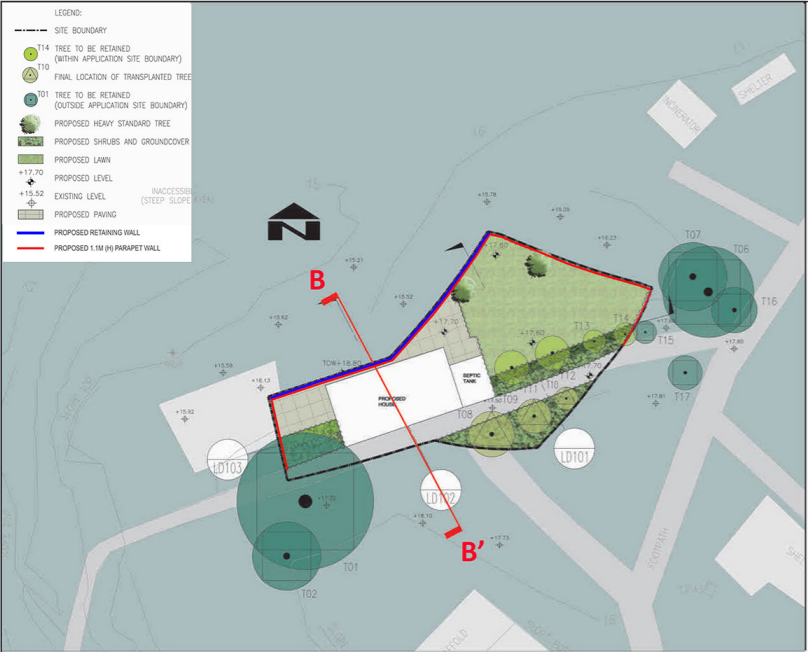
LANDES LIMITED
景藝設計有限公司

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
傳真: 2868 2203

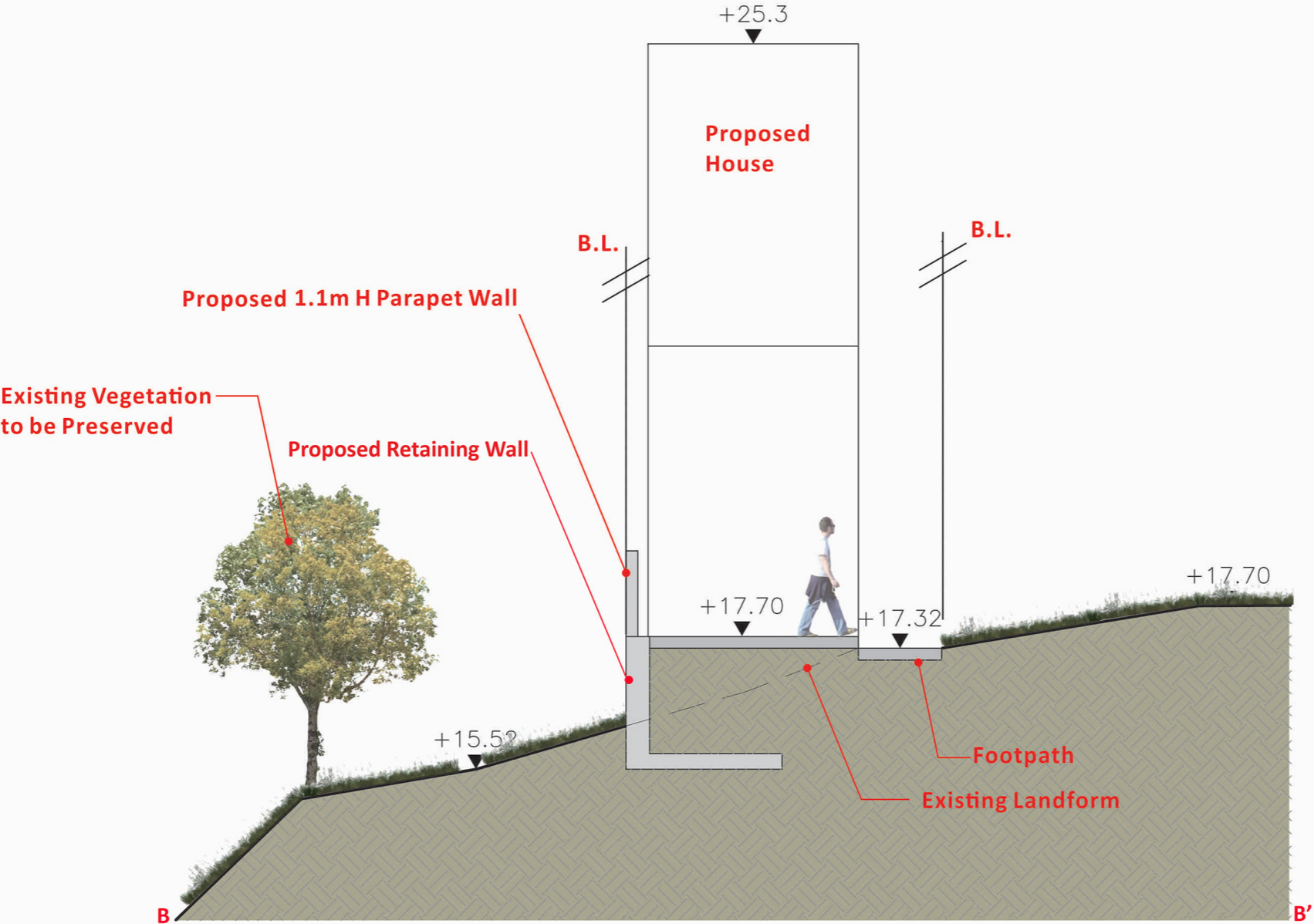


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Key Plan



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	

NOTES :

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- COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
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- READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

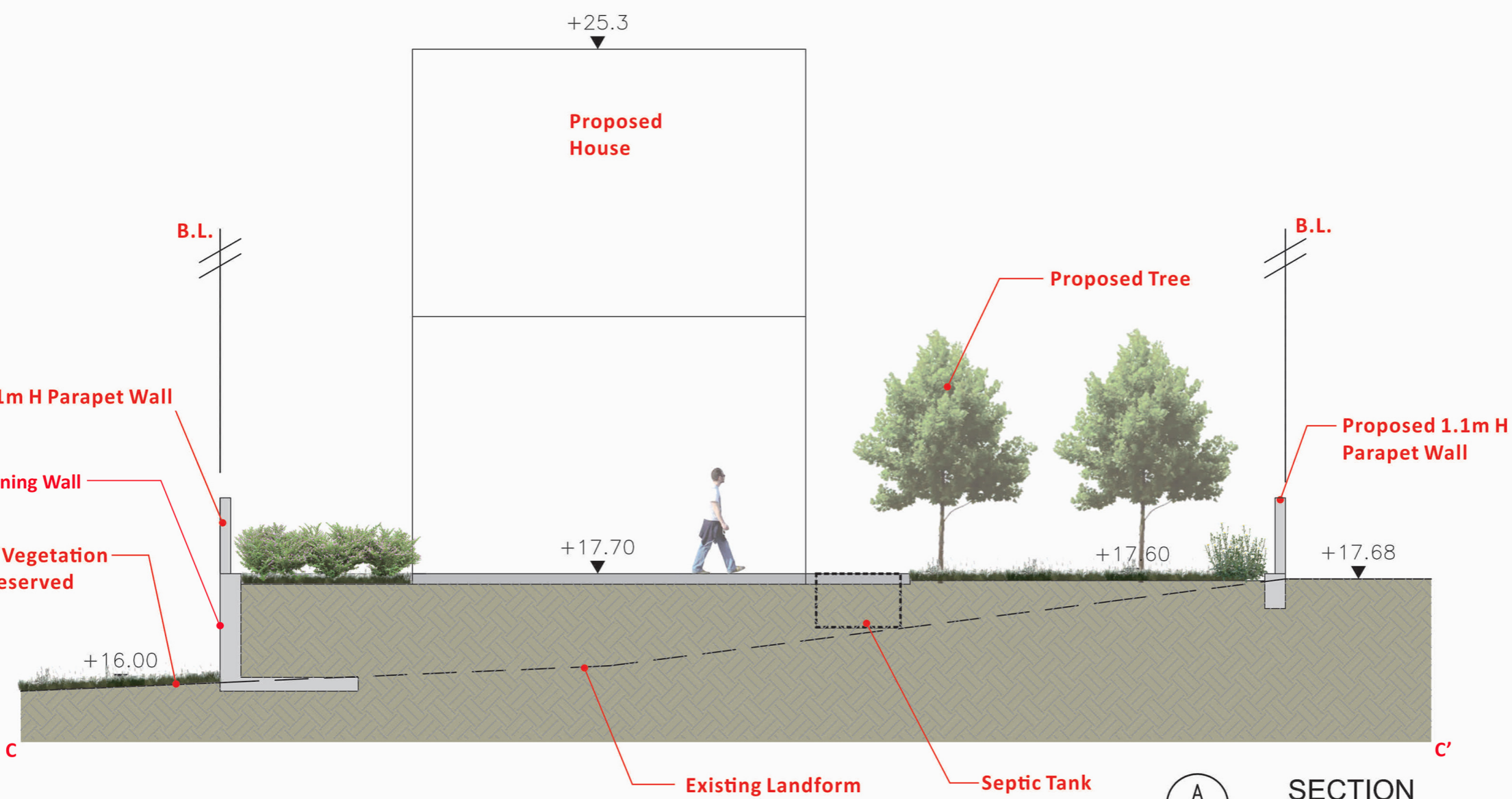
LanDes

LANDES LIMITED
景藝設計有限公司

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5-11 THOMSON ROAD, HONG KONG
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香港灣仔譚臣道5-11號,
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電話: 2868 0980
傳真: 2868 2203



Key Plan



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. LD103

SCALE : 1:75

DATE OF ISSUE : JUL 2025

CAD FILENAME : C1822-LD103

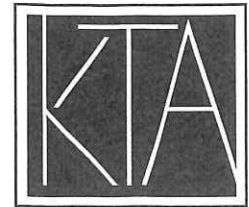
REV	DESCRIPTION	DATE
DESIGN BY :	ANK	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

NOTES :
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RELATED DWGS.

LanDes

LANDES LIMITED
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萬兆豐中心16樓K室

電話TEL (852) 3426 8451
傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaplanning.com

Our Ref: S1314a/DD7Lamma/20/017Lg

13 November 2025

By Email

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

Dear Sir/Madam,

**Proposed House (Redevelopment) in "Conservation Area" Zone
Lot No. 5 in DD7, Lamma Island
(Planning Application No. A/I-LI/37)
- Further Information No. 1 -**

Reference is made to the captioned S16 Planning Application which was deferred by the Town Planning Board ("TPB") at its meeting on 7 November 2025 and the departmental comments forwarded from Sai Kung and Islands District Planning Office on 14 October 2025.

To address the departmental comments received, we submit herewith a table containing our responses together with the annexes for the consideration of the TPB. This Further Information submission consists of:

Responses-to-Comments Table

- Annex 1 – Replacement Pages of Supporting Planning Statement
- Annex 2 – Updated Schematic Layout of Proposed House Redevelopment
- Annex 3 – Consent Letter from Adjacent Lot Owners
- Annex 4 – Replacement Pages of Tree Survey Report and Landscape Proposal

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 [REDACTED].

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD


Kitty Wong

Encl. Responses-to-Comments Table and Annexes 1 to 4

cc. Applicant and Team (by Email)
SK&I DPO – Mr Derek Tam (by Email)

KT/KW/FL/vy



**Proposed House Redevelopment, Amenity Planting and Filling of Land / Excavation of Land
in “Conservation Area” Zone Lot No. 5 in DD 7, Lamma Island
(Planning Application No. A/I-LI/37)**

Comments forwarded from Sai Kung & Islands District Planning Office

Comments	Responses
Comments from District Lands Office, Lands Department (Contact Person: Ms S Y NG; Tel.: 2852 4241)	
<p>1. The subject application involves a proposed house redevelopment on Lot No. 5 in DD7 Lamma Island (“the Lot”) which is an Old Schedule Lot held under Block Government Lease (BGL) with site area of 0.01 acre as “House” and 0.02 acre as “Dry Cultivation”. According to the application, the site area of the Lot is 91.8m², and the total gross floor area of the proposed 2-storey house is 30.6m². The site area and the building proposal are subject to verification and consideration by LandsD upon receipt of the redevelopment application of the lot owner. The lease governing the Lot contains the provision that the Lessee or any other person or persons shall not nor will at any time during the term of the lease erect or construct any building or structure of any description on the Lot, or any part thereof whether demised as agricultural or garden ground or otherwise without first having the obtained the approval of the Government.</p>	Noted.
<p>2. This office has not received any redevelopment application in connection with the Lot. It is pre-mature to provide comments on the proposed redevelopment proposal. If the applicant’s redevelopment proposal is within the exemption criteria of the Building Ordinance under Cap. 121, the proposed house would be regarded as NTEH.</p>	<p>Noted. 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 therefore regarded as New Territories Exempted Houses under the Building Ordinance (Application to the New Territories) Ordinance (Cap. 121).</p>
<p>3. For the proposed septic tank and soakaway pit system, the applicant should consult the EPD because the redevelopment site is close to the sea coast to the northwest. As a related matter, the location of the proposed septic tank shown at Figure 3.1, the plan of “Schematic Layout of Proposed House” and plan of “Schematic Section” both in Appendix 4 are not consistent. The applicant is required to clarify.</p>	<p>Please note that the Planning Application has been circulated to EPD for comment.</p> <p>The location of the proposed septic tank shown in Figure 3.1 of the Supporting Planning Statement is now tallied with the Schematic Layout of Proposed House and Schematic Section (Annex 2 refers).</p>

Comments	Responses
<p>4. If planning permission is given to the proposed redevelopment, the owner of the Lot will need to apply to LandsD for approval to redevelopment of the Lot to effect the proposal approved by the Town Planning Board. There is no guarantee that such application under lease (if received) will be approved by LandsD and I reserve my comment on the application until the applicant has clarified the issues stated above. The application under lease will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it will be subject to such terms and condition as the Government shall deem fit to impose, including, amongst other things, charging of premium and administrative fee. All redevelopment applications will be examined on their individual merits and the lease conditions.</p>	<p>Noted.</p>
<p>5. The existing footpath leading to the site encroaches Lot Nos. 6, 7, 8 and 11 in DD7 Lamma Island. However, the consent letter Appendix 3 of the SPS refers to Lot Nos. 6, 7 and 8 in DD7 Lamma Island only. There is no guarantee to the grant of a right of way to the Lot.</p>	<p>Please note that consent from the owner of Lot No. 11 has been obtained. The consent letters from owners of Lot Nos. 6,7,8 and 11 are enclosed at Annex 3.</p>
<p>Comments from Architectural Services Department (Contact Person: Ms Jacqui CHEUNG; Tel.: 2582 5322)</p>	
<p>1. The applicant is advised to provide photomontages of the proposal in its surrounding context from different vantage points for ArchSD's further comment on the visual impact of the development.</p>	<p>The Site is situated at a knoll to the northwest of Mo Tat Wan and the only public vantage point would be from the public pier at Mo Tat Wan. As shown in attached Figure 1, the proposed house, with its small scale, will be totally concealed behind the lush greenery in the foreground. Hence, no visual impact is anticipated.</p>
<p>Comments from UD&L, Planning Department (Contact Person: Ms. Isabella TSUI, Tel: 3565 3951)</p>	
<p>1. As dense tree groups are observed to the immediate north of the Site, please consider further tree planting along the northern boundary of the proposed lawn area as buffer planting to enhance the screening effect.</p>	<p>Upon review, two additional trees will be planted along the northern boundary to serve as buffer planting to enhance the screening effect. The Tree Preservation and Landscape Proposal has been updated accordingly (Annex 4 refers).</p>

Comments	Responses
Comments from Environmental Protection Department (Contact Person: Ms Virginia WONG; Tel.: 2835 1109)	
<p>1. The EPD's Practice Notes for Drainage Plans has been updated as ProPECC No. 1/23. Please follow the latest requirements for the sewage treatment and design. Detail of the ProPECC is available in EPD's website: https://www.epd.gov.hk/epd/sites/default/files/epd/english/resources/pub/publications/files/pn23_1.pdf</p>	Noted.
<p>2. It should be noted that according to Item Q.1 of Part 1 of Schedule 2 of the Environmental Impact Assessment Ordinance (EIAO) (Cap. 499) "All projects including new access roads, railways, sewers, sewage treatment facilities, earthworks, dredging works and other building works partly or wholly in an existing or gazette proposed country park or special area, a conservation area, an existing or gazette proposed marine park or marine reserve, a site of cultural heritage, and a site of special scientific interest", if the proposed house is in fact a New Territories exempted house (NTEH), it shall be exempted under provision of the EIAO by virtue of the exemption clause under Item Q.1 of Part 1 of Schedule 2 of the EIAO (i.e. except for ... (e) NTEH...)</p>	<p>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 under the Building Ordinance (Application to the New Territories) Ordinance (Cap. 121). Hence, it shall be exempted under provision of EIAO by virtue of the exemption clause under Item Q.1 of Part 1 of Schedule 2 of the EIAO.</p>
<p>3. It is noted that the applicant has not obtained relevant confirmation from B/Ds that the proposed redevelopment is considered as NTEH. Hence, the above exemption clause may not be applicable to the subject application.</p>	Ditto.
Comments from Drainage Services Department (Contact Person: Ms. Roxana YEUNG, Tel: 3101 2370)	
<p>1. Adequate stormwater drainage collection and disposal facilities shall be provided to deal with the surface runoff of the site or the same flowing on to the site from the adjacent areas. If the proposed stormwater drainage facilities would be connected to any existing drainage facilities, the applicant shall seek consent from the relevant owners or parties who are responsible for the maintenance of such existing facilities and keep your office informed. The applicant shall check and ensure that the proposed drainage works and their downstream drainage systems have the adequate capacity and are in good conditions to accommodate the surface runoff collected from the application site and its upstream catchments. The lot owner shall</p>	Noted.

Comments	Responses
effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary.	
4. All stormwater drainage facilities to be completed under the proposed development, whether within private lots or Government Lands, shall be solely maintained by the applicants and the successive owners of the proposed development at their own resources. Please ensure that the applicants and the successive owners of the proposed development would be duly bound by such obligations and all other conditions related to stormwater drainage. The applicant shall also be liable for and indemnify claims and demands arising out of damage or nuisance caused by any inadequate construction or maintenance of the drainage facilities completed under the development.	Noted.
5. The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works, if necessary.	Noted.
6. The applicant and the successive owners of the proposed development shall allow connections from the adjacent New Territories Exempted House to the completed drainage works on Government Land when so required.	Noted.
7. The applicant shall take extreme care when working in the vicinity of any existing drainage works in order not to disturb, interfere with or cause damage to them. Any blockage or damage to the said works due to the proposed development shall be made good at the applicant's cost.	Noted.
8. There is no public sewer connection available in the vicinity of the proposed development, views and comments from the DEP should be sought regarding the sewage disposal arrangement of the proposed development.	Noted.
Comments from Electrical and Mechanical Services Department (Contact Person: Mr. Jeremy WONG, Tel: 3757 6231)	
1. In the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. the HK Electric) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within	Noted.

Comments	Responses
<p>and/or in the vicinity of the concerned site. The applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.</p>	
Comments from Geotechnical Engineering Office, Civil Engineering and Development Department (Contact Person: Ms. Florence KO, Tel: 2762 5362)	
<p>1. The applicant is reminded to submit the proposed building works to the Buildings Department for approval as required under the provisions of the Buildings Ordinance.</p>	<p>Noted.</p>
Comments from Water Supplies Department (Contact Person: Mr. Terry LAW, Tel: 2152 5737)	
<p>1. Please find attached part print of our mains record plan showing the existing fresh water mains in the vicinity of the captioned site for your information. Please note that the alignments of the water mains are indicative only. The exact lines and levels of our water mains should be established by hand dug trial pits on site if they are of significance to your works. Some changes might have been to the information shown on the drawings in the course of time and that digging of trial holes to ascertain the exact alignment and depth of water mains would still be necessary before any road excavation.</p>	<p>Noted.</p>
<p>2. For provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.</p>	<p>Noted.</p>

Compiled by: KTA

Date: 13 November 2025



Figure 1 View of Proposed House from the Public Pier at Mo Tat Wan

Annex 1

Replacement Pages of Supporting Planning Statement

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 LM, 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. 4 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 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 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 4 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。

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, 8 and 11** in DD7 LM 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.

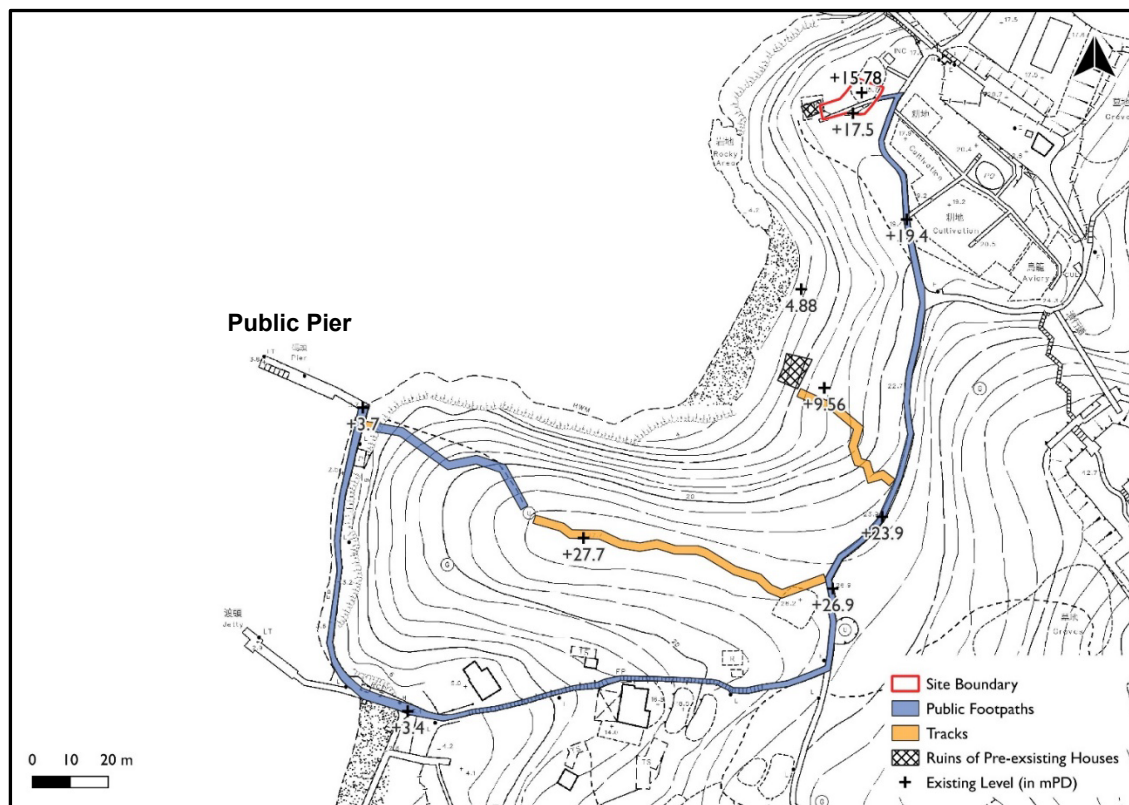


Figure 2.7 Existing Footpaths and Trails Leading to the Application Site



**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, 4 nos. of heavy standard trees with average DBH approx. 80mm are proposed to be planted to compensate for 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
Within Site Boundary	9	4	2	3	4
Outside Site Boundary	7	7	0	0	0
Total	16	11	2	3	4

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 4 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. 1:2. 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

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"> Registered owner of the lots is Indigenous Villager? Proposed NTEH redevelopment should be on the building portion of the two original lots only No justification to demonstrate why the lots cannot be individually redeveloped to erect a house on each lot 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 if 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. 	<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, 8 and 11 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"> 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 The Applicant has not demonstrated the environmental acceptability of the proposed redevelopment 	<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"> The Applicant is advised to explore further measures to screen off 	<p>The proposed house redevelopment will largely be screened off by the existing vegetation at the adjacent</p>

5. CONCLUSION AND SUMMARY

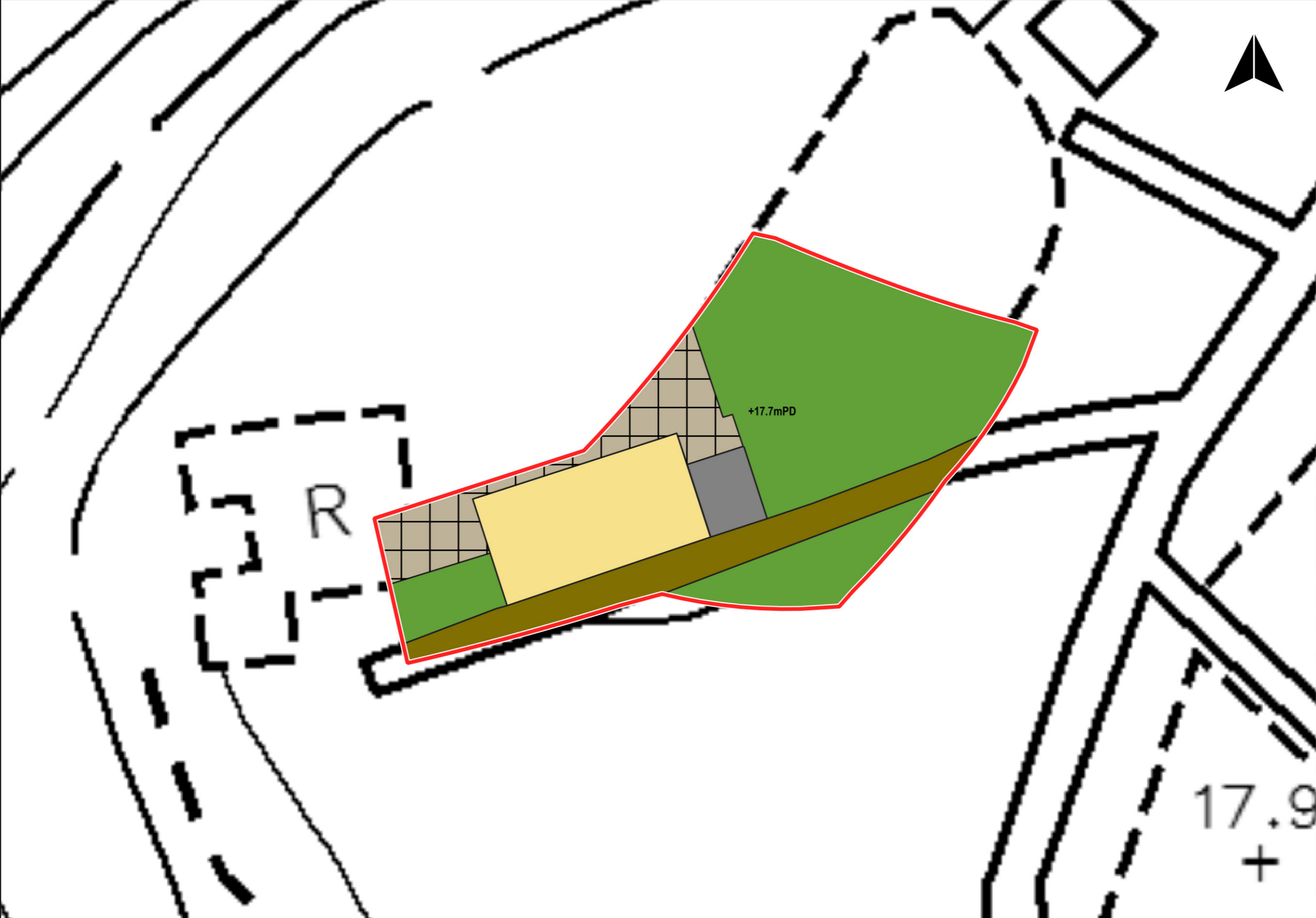
5.1 In light of the above, it is recommended that the proposed house redevelopment, amenity planting and filling of land / excavation of land at Lot No. 5 in DD7 LM on Lamma Island should be favourably considered by the TPB:

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.
- 4 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.

Annex 2

Updated Schematic Layout of Proposed House Redevelopment



LEGEND

- Site Boundary
- Proposed House
- Proposed Septic Tank
- Proposed Footpath
- Proposed Greenery
- Proposed Paving



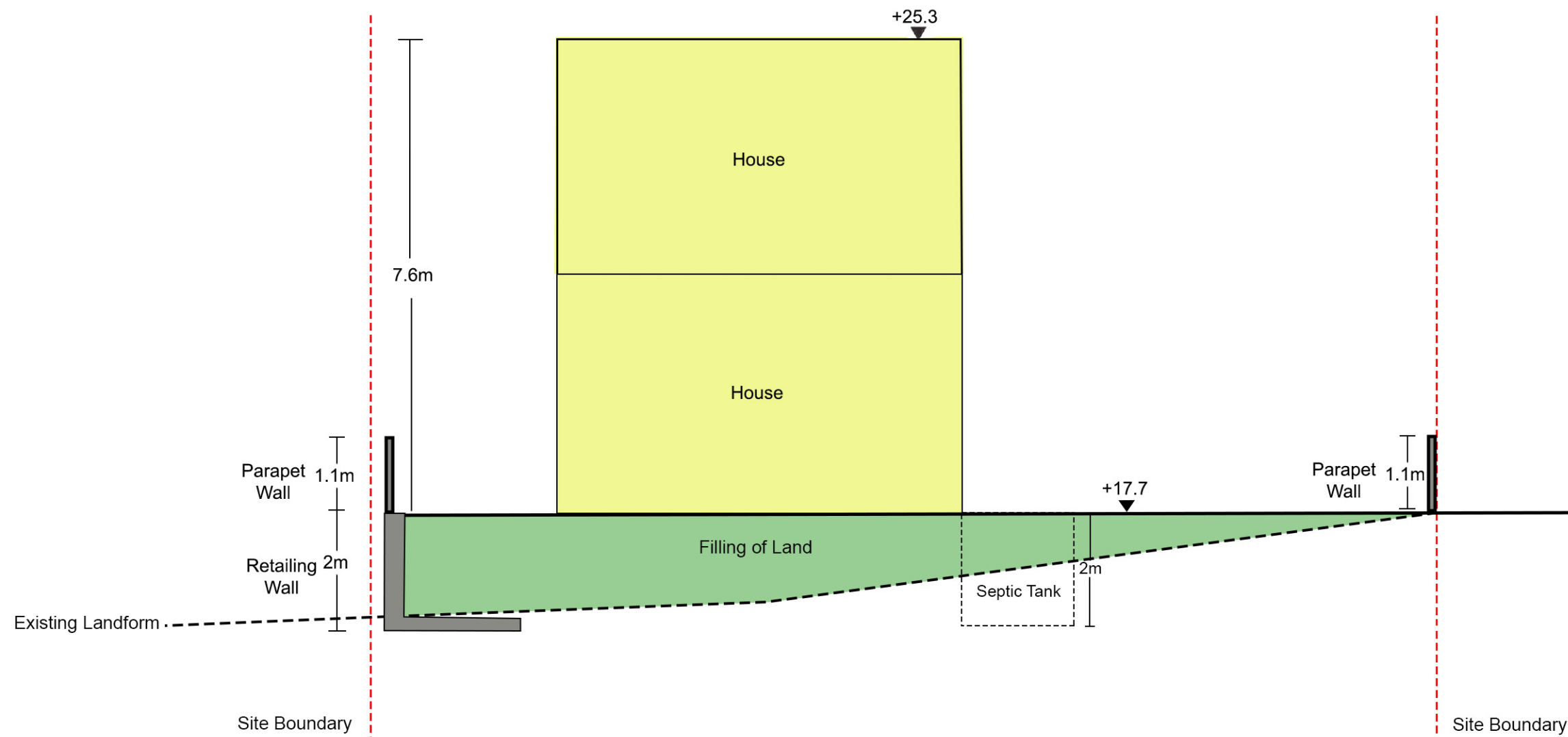
Schematic Layout of Proposed House

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

Supporting Planning Statement

Scale: 1:100 (A3)

Date: 16 October 2025



Schematic Section

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

Scale: 1:75 (A3)

Supporting Planning Statement

Date: 21 October 2025

Annex 3

Updated Consent Letter from Adjacent Lot Owner

The Baroque on Lamma Ltd

10 November 2025

TO WHO IT MAY CONCERN

Dear Sirs,

Re: Proposed development on Lot 5 in D.D.7, Lamma Island

We, owner of Lot 6, 7 and 8 in D.D.7, Lamma Island, hereby confirm that we shall have no objection to authorize occupants and visitors of the proposed development on Lot 5 in D.D. 7, Lamma Island ("the Development") to pass through sections of the existing footpath within Lot 6, 7 and 8 in order to gain access to and from the Development on the conditions that we shall not be liable for any harm or damages suffered material or bodily, by the users during passage through our sites, and that any damages due to usage of the said section of footpath shall be made good by the owner of the captioned lot in the name of Big Nation Limited, [REDACTED]

Yours sincerely

For and on behalf of

THE BAROQUE ON LAMMA LTD



Li Kin Keung

Director

Suite 508, 5/F., South Tower, World Finance Centre, Harbour City, Kowloon, Hong Kong

Tel: (852) 2847 3383

17 October 2025

TO WHO IT MAY CONCERN

Dear Sirs,

Re: Proposed development on Lot 5 in D.D.7, Lamma Island

We, owner of Lot 11 in D.D.7, Lamma Island, hereby confirm that we shall have no objection to authorize occupants and visitors of the proposed development on Lot 5 in D.D. 7, Lamma Island ("the Development") to pass through sections of the existing footpath within Lot 11 in order to gain access to and from the Development on the conditions that we shall not be liable for any harm or damages suffered material or bodily, by the users during passage through our sites, and that any damages due to usage of the said section of footpath shall be made good by the owner of the captioned lot in the name of Big Nation Limited, [REDACTED].

Yours sincerely

For and on behalf of

For and on behalf of
KING WONG DEVELOPMENT LIMITED
建旺發展有限公司

.....
Authorized Signature(s)

KING WONG DEVELOPMENT LIMITED

Annex 4

Replacement Pages of Tree Survey Report and Landscape Proposal

6.0 PLANTING PROPOSALS (Refer to Appendix III)

- 6.1 In order to provide quality landscape for the proposed development, soft landscape works will be the major landscape element of the landscaping proposal and satisfy the following criteria:
- To enhance the ecological value of the existing plantation;
 - To screen the residential building and reduce the visual impact to the nearby residents/ hikers/ visitors;
 - To minimize future maintenance; and
 - To be compatible with the hillside environment.
- 6.2 The proposed planting species list is shown as follows and shall refer to the Planting Plans in **Appendix III** for details.

Botanical Name	Chinese Name	Size (mm)	Spacing (mm)
TREES		Height x Spread x DBH (mm)	
<i>Syzygium hancei</i>	韓氏蒲桃	3500X1500X80	4000
SHRUBS & GROUNDCOVERS		Height x Spread (mm)	
<i>Allamanda cathartica</i> 'Allamanda'	軟枝黃蟬	400X400	300
<i>Codiaeum variegatum</i> 'Gloria'	紅葉洒金榕	450X400	300
<i>Duranta repens</i> 'Golden'	黃金金露花	300X250	250
<i>Murraya paniculata</i>	九里香	550X500	450
<i>Philodendron selloum</i>	春羽	500X500	500
<i>Sanseveria spp.</i>	金邊虎尾蘭	500X450	400
Grass			
<i>Zoysia japonica</i>	朝鮮草	-	

- 6.3 Total **16** nos. of existing tree including **9** within and **7** outside the Application Site Boundary were recorded. **11** trees will be retained in-situ while **2** trees will be felled and **3** trees will be transplanted respectively due to the proposed development and the associated works.
- 6.4 **4** heavy standard trees with average DBH approx. **80**mm are proposed to be planted to compensate the loss of existing trees. They will be planted at the common landscape gardens and edge planting verge within the site boundary. All the trees within the lot boundary will all be maintained by the Applicant of the development.
- 6.5 There are **2** trees proposed to be felled while **4** trees are proposed for compensation. Upon the above, the compensation ratio in terms of quantity is shown as follows:

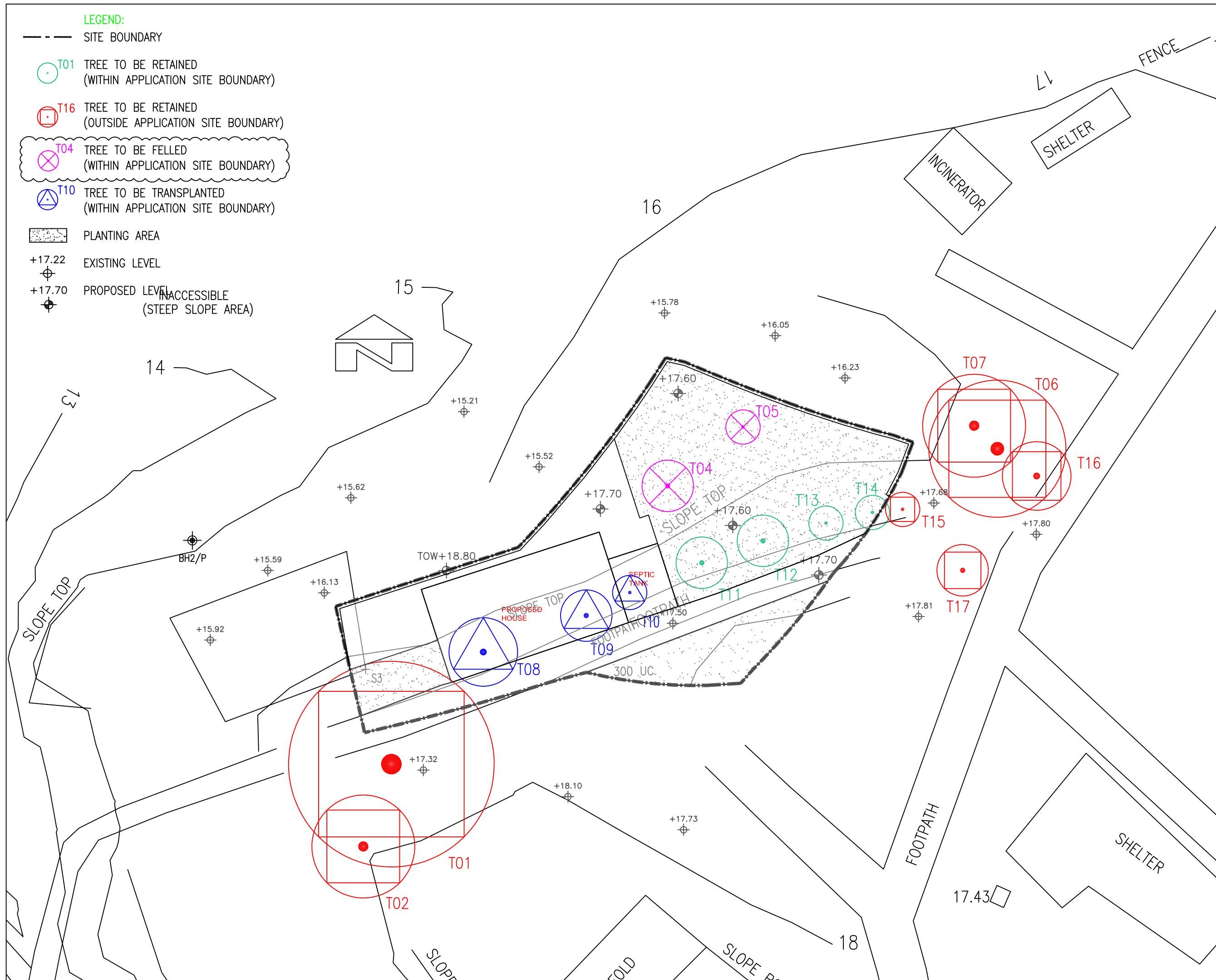
Quantity of loss of trees:	2 nos.
Nos. of compensatory trees:	4 nos.
Quantity compensation ratio	approx. 1: 2

Appendix I

Tree Survey Plan, Tree Survey Schedule

And

Photographic Record of Existing Trees



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

DRAWING TITLE :
TREE SURVEY PLAN

PROJECT No. C1822

DRAWING No. TS01

SCALE : 1:100

DATE OF ISSUE : JUL 2021

CAD FILENAME : C1822-TS01

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
DESIGN BY :	TEL	
DRAWN BY :	TEL	
CHECKED BY :	CAD	
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.

LanDes

LANDES LIMITED
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
傳真: 2868 2203

Tree Assessment Schedule at
Proposed House Redevelopment, Amenity Planting and Filling of Land / Excavation of Land in “Conservation Area” Zone Lot No. 5 in DD 7, Lamma Island
Prepared by Ted Lam (R.L.A. No. R-073) on 19 April 2024
To be read in conjunction with Tree Survey Plan, dwg. no. C1822-TS01

Tree	Name		Original Location		Size			Form	Health Condition	Amenity Value	Survival Rate after Transplantation	Proposed Treatment	Justification	Remark
No.	Botancial Name	Chinese Name	(Within/ Outside Application Site)	Level at Root Collar (mPD)	DBH (mm)	Height (m)	Spread (m)	(Good/Fair/Poor)	(Good/Fair/Poor/Dead)	(High/Med/Low)	(High/Med/Low)	(Retain/Fell/Transplant)		
T01	<i>Ficus microcarpa</i>	細葉榕	Outside Application Site	18.10	1000	10.0	6.0	Poor	Poor	Low	Low	Retain	-	asymmetrical form, covered by weed,
T02	<i>Mallotus apelta</i>	白背葉	Outside Application Site	17.66	150	3.5	3.0	Poor	Poor	Low	Low	Retain	-	bent at leader, sparse foliage
T04	<i>Mangifera indica</i>	芒果	Within Application Site	16.16	166	4.0	1.5	Poor	Poor	Low	Low	Fell	1,4,6	codominant trunk, imbalanced form
T05	<i>Mangifera indica</i>	芒果	Within Application Site	16.54	100	4.5	1.0	Poor	Poor	Low	Low	Fell	1,4,6	asymmetrical form, covered by weed,
T06	<i>Celtis sinensis</i>	朴樹	Outside Application Site	17.79	300	11.0	4.0	Fair	Fair	Low	Low	Retain	-	bent at leader
T07	<i>Macaranga tanarius var. tomentosa</i>	血桐	Outside Application Site	17.76	250	5.0	3.0	Fair	Fair	Low	Low	Retain	-	serious leaning form, codominant trunk
T08	<i>Dypsis lutescens</i>	散尾葵	Within Application Site	17.30	120	2.5	2.0	Fair	Fair	Low	Med	Transplant	-	slight leaning, wilted foliage
T09	<i>Dypsis lutescens</i>	散尾葵	Within Application Site	17.31	150	3.5	1.5	Fair	Fair	Low	Med	Transplant	-	wilted foliage
T10	<i>Dypsis lutescens</i>	散尾葵	Within Application Site	17.29	150	3.0	1.0	Fair	Fair	Med	High	Transplant	-	-
T11	<i>Dypsis lutescens</i>	散尾葵	Within Application Site	17.46	150	3.5	1.5	Fair	Fair	Med	High	Retain	-	-
T12	<i>Dypsis lutescens</i>	散尾葵	Within Application Site	17.49	130	4.0	1.5	Fair	Fair	Med	High	Retain	-	-
T13	<i>Dypsis lutescens</i>	散尾葵	Within Application Site	17.53	120	2.5	1.0	Fair	Fair	Med	Med	Retain	-	-
T14	<i>Dypsis lutescens</i>	散尾葵	Within Application Site	17.52	120	2.5	1.0	Fair	Fair	Med	Med	Retain	-	-
T15	<i>Dypsis lutescens</i>	散尾葵	Outside Application Site	17.52	120	4.0	1.0	Fair	Fair	Med	High	Retain	-	-
T16	<i>Dypsis lutescens</i>	散尾葵	Outside Application Site	17.68	100	4.0	2.0	Fair	Fair	Med	Med	Retain	-	-
T17	<i>Dypsis lutescens</i>	散尾葵	Outside Application Site	17.69	130	4.0	1.5	Fair	Fair	Med	Med	Retain	-	-

*Justification for Tree felling:

1. Tree is in direct conflict with the proposed works.
2. Preparation of intact and sufficient-sized root ball not practical due to the topography (e.g. no rock, steep slope, shallow substratum, structures).
3. Weedy species without special ecological significance or species creating maintenance problem.
4. Tree with poor health and/or form for transplantation.
5. Lack of access for transplantation machinery or vehicle.
6. Species of low post-transplantation survival rate.
7. Tree has structural problem and may create hazard to public during root ball preparation and/or after transplantation, while auxiliary support will not be sufficient / practical.

Summary of Tree Survey	
Total No. of Surveyed Trees:	16 nos.
Number of Tree to be Retained:	11 nos.
Number of Tree to be Transplanted:	3 nos.
Number of Tree to be Felled:	2 nos.
Aggregate Loss of DBH:	266mm
Number of Compensatory Trees:	4 nos.
DBH Compensation:	160mm

Appendix II

Landscape Master Plans

And

Landscape Details

LEGEND:

--- SITE BOUNDARY

T14 TREE TO BE RETAINED
(WITHIN APPLICATION SITE BOUNDARY)

T10 FINAL LOCATION OF TRANSPLANTED TREE

T01 TREE TO BE RETAINED
(OUTSIDE APPLICATION SITE BOUNDARY)

PROPOSED HEAVY STANDARD TREE

PROPOSED SHRUBS AND GROUND COVER

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

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

Proposed Entrance

PROJECT :

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

F	GENERAL AMENDMENT	16/10/25
E	GENERAL AMENDMENT	30/07/25
D	GENERAL AMENDMENT	14/05/25
C	GENERAL AMENDMENT	17/05/24
B	GENERAL AMENDMENT	28/11/23
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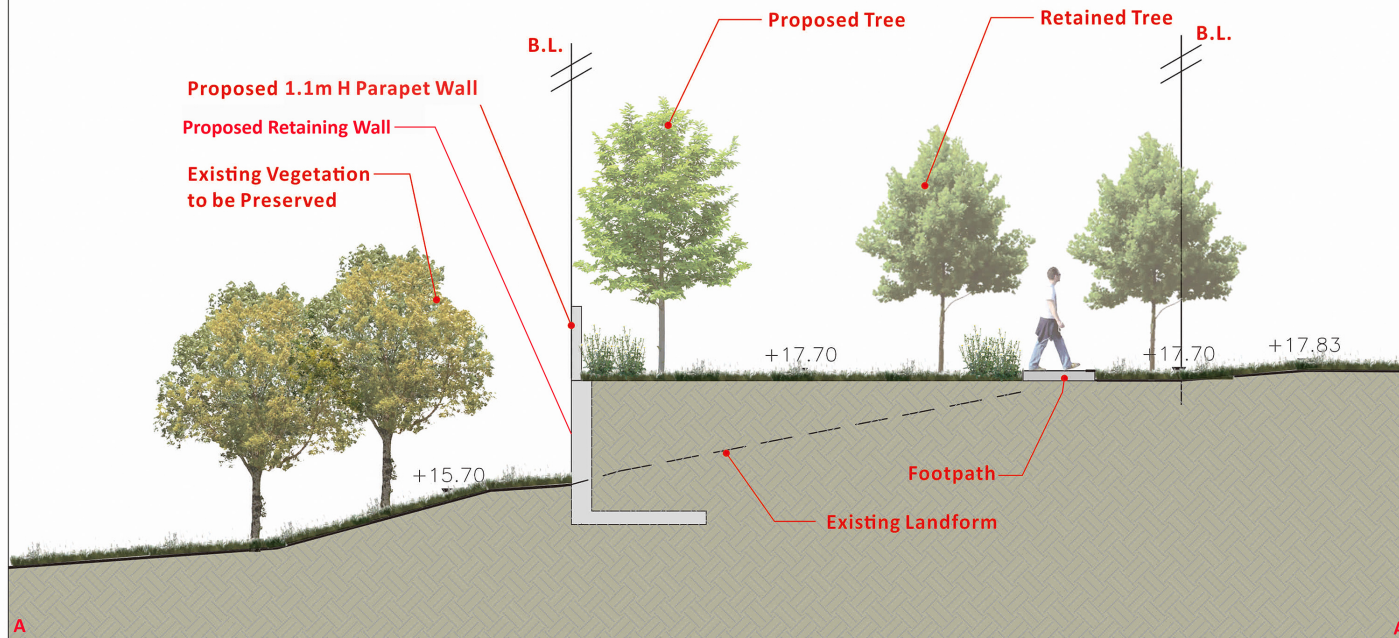
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Key Plan



A 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

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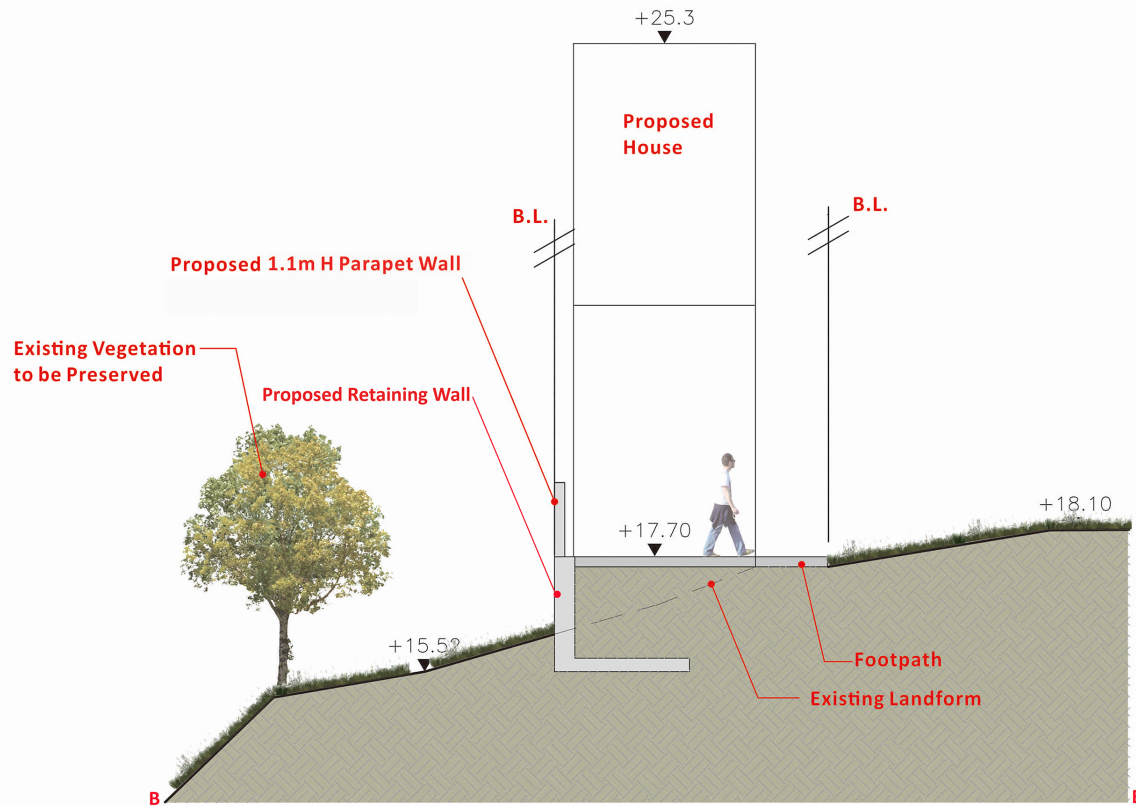
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Key Plan



SECTION
SCALE 1:75

PROJECT :
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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
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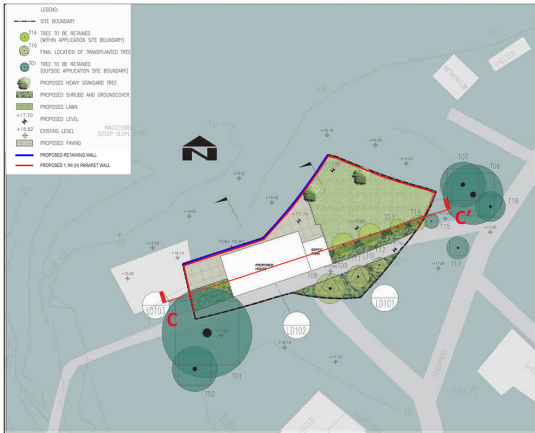
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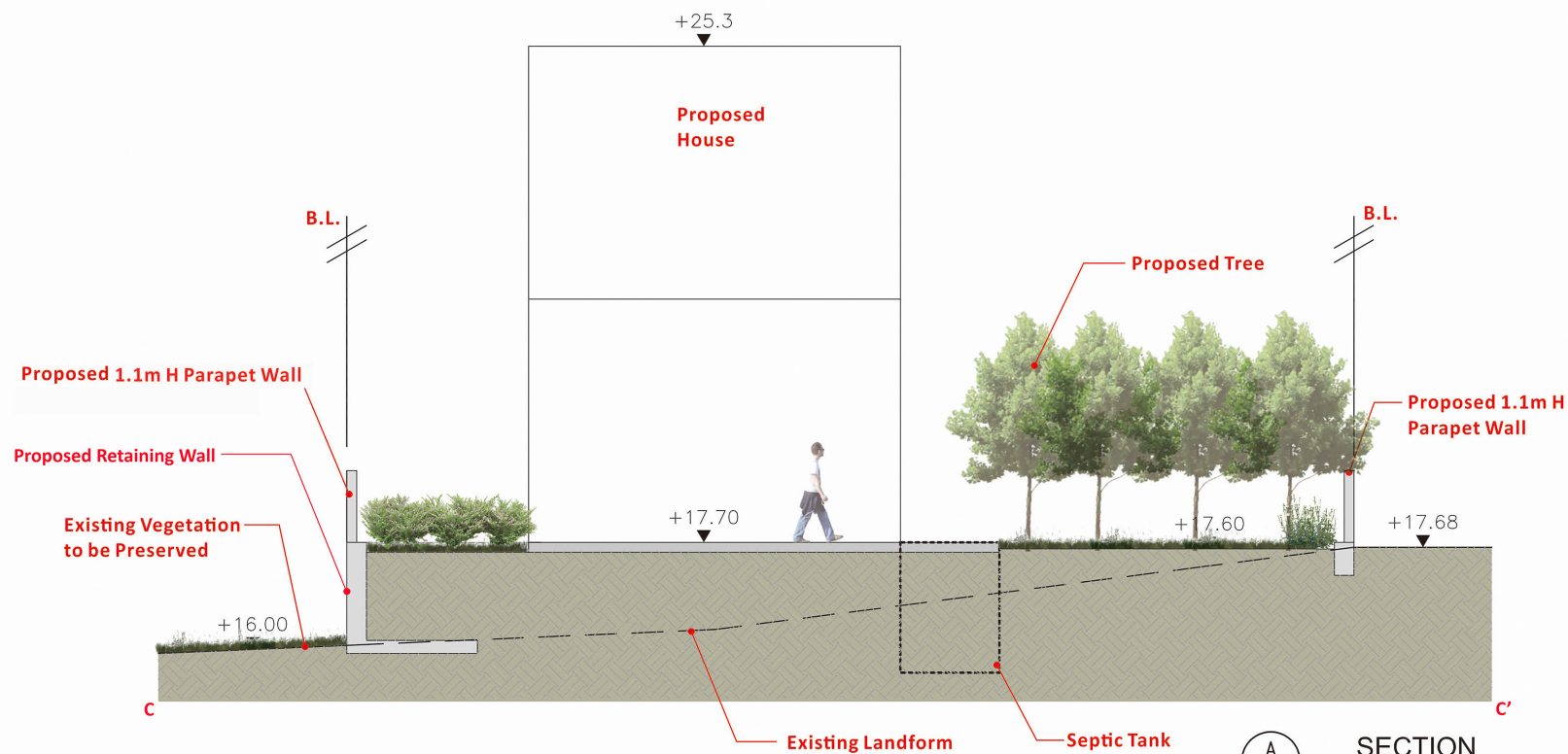
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Key Plan



SECTION
SCALE 1:75

PROJECT :

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PROPOSED HOUSE DEVELOPMENT
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

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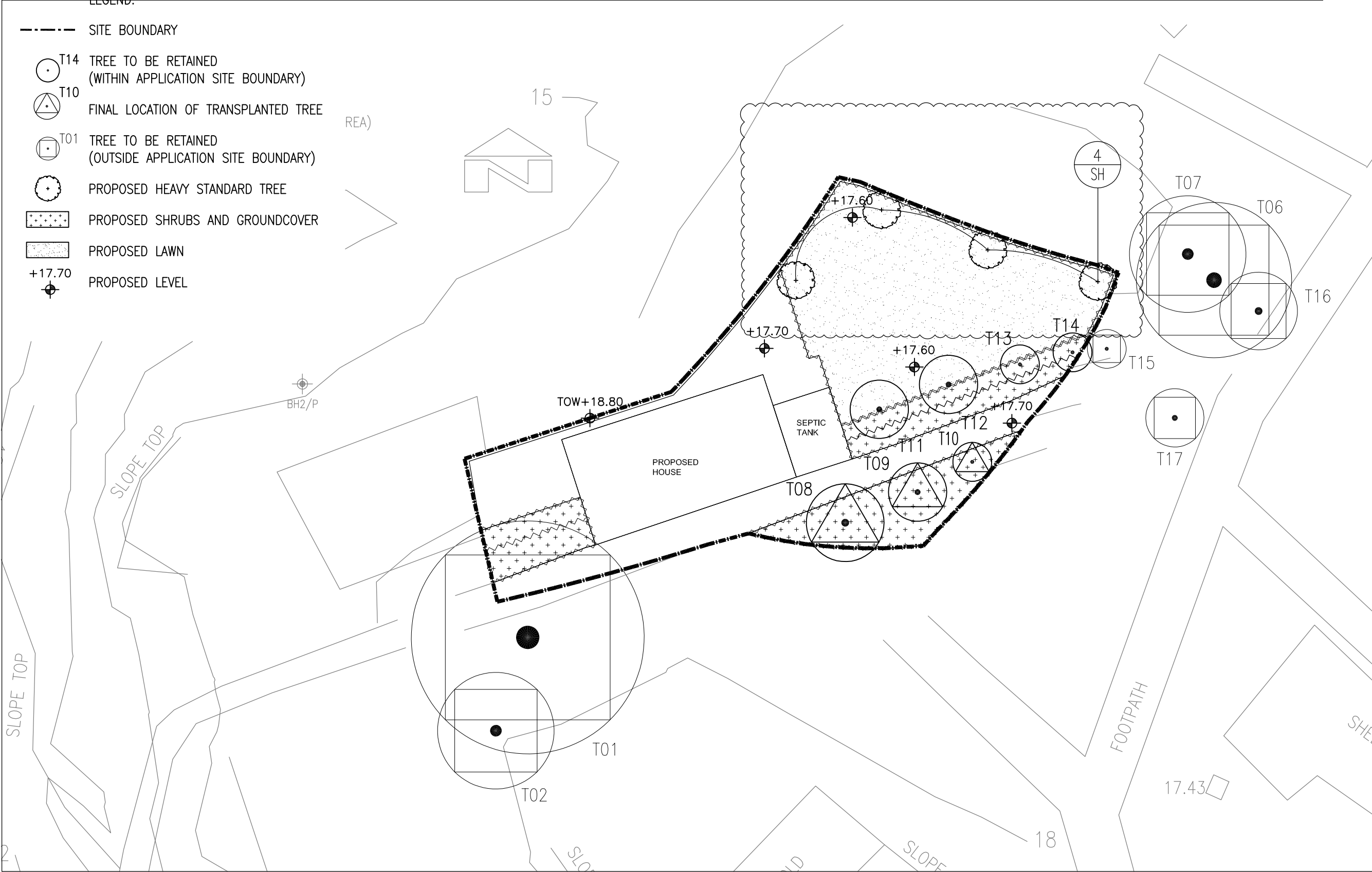
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Appendix III

Planting Plans

Quantity	Code	Chinese Name	Botanical Name	Height (mm)	Spread (mm)	DBH (mm)	Spacing (mm)	Remark
HEAVY STANDARD TREES								
4	SH	韓氏蒲桃	<i>Syzygium hancei</i>	3500	1500	80	3000	Abundance of Foliage, Well-Formed, Full Spread Formed
SHRUBS & GROUNDCOVERS								
-	Aca	軟枝黃蟬	<i>Allamanda cathartica</i> 'Allamanda'	400	400	-	300	-
-	Cov	紅葉洒金榕	<i>Codiaeum variegatum</i> 'Glorisa'	450	400	-	300	-
-	Drg	黃金金露花	<i>Duranta repens</i> 'Golden'	300	250	-	250	-
-	Mpa	九里香	<i>Murraya paniculata</i>	550	500	-	450	-
-	Pse	春羽	<i>Philodendron selloum</i>	500	500	-	500	-
-	Ssp	金邊虎尾蘭	<i>Sanseveria spp.</i>	500	450	-	400	-
GRASS								
-	Zja	朝鮮草	<i>Zoysia japonica</i>	-	-	-	-	Bermuda tif dwarf + overseeding



PROJECT :

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

DRAWING TITLE :

PLANTING PLAN

PROJECT No. C1822

DRAWING No. PT01

SCALE : 1:100

DATE OF ISSUE : JAN 2021

CAD FILENAME : C1822-PT01

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Previous s.16 Application covering the Application Site

Rejected Application

Application No.	Location	Proposed Use(s)/Development(s)	Date of Consideration	Rejection Reasons
A/I-LI/30	Lots 5 and 23 in D.D. 7 Lamma Island	Proposed House (Redevelopment), Filling of Land/Excavation of Land and Amenity Planting	13.12.2019	(1), (2)

Rejection Reasons

- (1) 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.
- (2) The applicant fails to demonstrate that the proposed development would not have adverse environmental, landscape and ecological impacts to the surrounding areas.



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)

29th September, 2025.

By email only

Dear Sir/ Madam,

Proposed House (Redevelopment)
(A/I-LI/37)

1. We refer to the captioned.
2. According to the Town Planning Board Statutory Planning Portal 3, there are three withdrawn and one rejected Section 16 applications (and one withdrawn Section 17 (Review) application) covering the current application site. The reasons to reject the application: A/I-LI/30 (Proposed Redevelopment of Two Houses, Amenity Planting and Filling of Land/Excavation of Land) are reproduced below.

(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.

3. We urge the Board to seriously consider whether the captioned proposal is in line with the planning intention of the Conservation Area zone.



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

Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Recommended Advisory Clauses

(a) to note the comments of the Chief Building Surveyor/New Territories East 1 & Licensing, Buildings Department (BD) that:

- all non-exempted ancillary site formation and/or communal drainage works are subject to compliance with the Buildings Ordinance (BO) and Authorised Person (AP) must be appointed for such works. PNAP APP-56 is relevant.
- in case the proposed house is not regarded as New Territories Exempted House (NTEH) under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121), the proposed development should be subject to the control under the BO and he has the following comments under the BO:
 - (a) before any new building works are to be carried out on the application site, prior approval and consent from the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW). An AP must be appointed to coordinate all new building works in accordance with the BO;
 - (b) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;
 - (c) in connection with (a) above, the site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (d) if the site does not abut on a specified street of width not less than 4.5m, the development intensities and building height shall be determined by the BA under Regulation 19(3) of the B(P)R upon formal submission of building plans to this Department; and
 - (e) detailed comments under the BO on the private development/building such as permissible plot ratio, site coverage, emergency vehicular access, provision of means of escape, fire resisting construction, barrier free access and facilities, open space, service lane, compliance with the sustainable building design guidelines, etc. will be formulated at the formal building plan submission stage.

(b) to note the comments of the Director of Environmental Protection (DEP) that:

- the Environmental Protection Department (EPD)'s Practice Note for Drainage Plans has been updated as ProPECC No. 1/23. The latest requirements for the sewage treatment and design should be followed. Detail of the ProPECC is available in EPD's website: https://www.epd.gov.hk/epd/sites/default/files/epd/english/resources_publications/files/pn23_1.pdf

(c) to note the comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (DSD) that:

- adequate stormwater drainage collection and disposal facilities shall be provided to deal with the surface runoff of the site or the same flowing on to the site from the adjacent areas. If the proposed stormwater drainage facilities would be connected to any existing drainage facilities, consent from the relevant owners or parties who are responsible for the maintenance of such existing facilities should be sought and DSD should be informed. The proposed drainage works and their downstream drainage systems should have the adequate capacity and are in good conditions to accommodate the surface runoff collected from the application site and its upstream catchments. Any subsequent upgrading of these proposed works and the downstream drainage systems shall be effected whenever necessary.
- all stormwater drainage facilities to be completed under the proposed development, whether within private lots or Government Lands, shall be solely maintained by the applicant and the successive owners of the proposed development at their own resources. Such obligations and all other conditions related to stormwater drainage would be duly binding. The applicant shall also be liable for and indemnify claims and demands arising out of damage or nuisance caused by any inadequate construction or maintenance of the drainage facilities completed under the development.
- all time free access shall be allowed for the Government and its agent to conduct site inspection on his completed drainage works, if necessary.
- connections from the adjacent NTEH to the completed drainage works on Government Land shall be allowed when so required.
- extreme care shall be taken when working in the vicinity of any existing drainage works in order not to disturb, interfere with or cause damage to them. Any blockage or damage to the said works due to the proposed development shall be made good at the applicant's cost.
- there is no public sewer connection available in the vicinity of the proposed development, views and comments from the DEP should be sought regarding the sewage disposal arrangement of the proposed development.

(d) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:

- for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.

(e) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department that:

- approval of the section 16 application by the Town Planning Board does not imply approval of the trees works such as pruning, transplanting and/or felling under the Lands Department (LandsD)'s Lands Administration Office Practice Note No. 6/2023. Relevant authority/government department(s) should be approached direct to obtain necessary approval on tree works.

(f) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department that:

- the proposed building works to BD should be submitted for approval as required under the provisions of the BO.

(g) to note the comments of the Director of Fire Services that:

- if the village house is governed by the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121), the "New Territories Exempted Houses – A Guide to Fire Safety Requirements" published by the LandsD should be observed.