

2021年 10月 07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。

7 OCT 2021

This document is received on  
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; and**  
位於鄉郊地區土地上及/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**  
位於鄉郊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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/7-PC/26
	Date Received 收到日期	7 OCT 2021

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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 )

Christian Zheng Sheng Association Limited

## 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 )

Brighspect 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)	D.D. C.C.L. 408 s.A. and D.D. C.C.L. 409 R.P. at 87-89 Hing Lung Main Street, Cheung Chau, Hong Kong
(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 170.882 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 494.658 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NIL 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	Cheung Chau OZP S/I-CC/8
(e) Land use zone(s) involved 涉及的土地用途地帶	Village type development
(f) Current use(s) 現時用途	Vacant (Approved use: Bank and Office)  (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"<sup>#</sup> & (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> & (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"<sup>#</sup> & (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> & (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ 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 at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
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」<sup>#</sup>。
- (b) The applicant 申請人 -
- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)

(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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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	494.658 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Shop and services  (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	3	Number of units involved 涉及單位數目	3
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... 0 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 ..... 494.658 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 ..... 494.658 ..... 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
	G	Vacant	Shop and services
	1	Vacant	Shop and services
	2	Vacant	Shop and services

**(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 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  <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  (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	

**(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 From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制
- ☐ Building height restriction From 由 .....m 米 to 至 ..... m 米  
建築物高度限制
- 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 From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ 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

(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 ..... sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ..... ☐ About 約
- Proposed site coverage 擬議上蓋面積 ..... % ☐ About 約
- Proposed no. of blocks 擬議座數 .....
- Proposed no. of storeys of each block 每座建築物的擬議層數 ..... storeys 層
- ☐ include 包括 ..... storeys of basements 層地庫
- ☐ exclude 不包括 ..... storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 ..... mPD 米(主水平基準上) ☐ About 約
- ..... m 米 ☐ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 .....sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☐ 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 (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]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

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

.....

.....

.....

.....

.....

**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)

2022年6月

**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，請另頁表示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          No 否</p>	<p><input checked="" type="checkbox"/> Please provide details 請提供詳情          Addition of accessible lift and alteration of staircase.....          .....          .....          .....          .....</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          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>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境          On traffic 對交通          On water supply 對供水          On drainage 對排水          On slopes 對斜坡          Affected by slopes 受斜坡影響          Landscape Impact 構成景觀影響          Tree Felling 砍伐樹木          Visual Impact 構成視覺影響          Others (Please Specify) 其他 (請列明)          .....          .....</p>	<p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>          Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>          Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>          Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>          Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>          Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>          Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>          Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>          Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>          Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>          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>



**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。

As per enclosed justification in enclosed 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 an application to the Board 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

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

Lee Kwok Chuen

Project Director

Name in Block Letters  
姓名（請以正楷填寫）

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

Brighspect Limited

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

Date 日期

24/9/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board 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<sup>@</sup>

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

<sup>@</sup> 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.  
在該骨灰安置所內，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 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
	A/I-CC/26		
Location/address 位置/地址	D.D. C.C.L. 408 s.A. and D.D. C.C.L. 409 R.P. at 87-89 Hing Lung Main Street, Cheung Chau, Hong Kong		
Site area 地盤面積	170.882	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	S/I-CC/8		
Zoning 地帶	Village Type Development		
Applied use/ development 申請用途/發展	Shops and Service		
(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	494.658 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	2.895 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	10.65	m 米 <input type="checkbox"/> (Not more than 不多於)
		15.92	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		3	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	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	96.491 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	3		
(vi) Open space 休憩用地	Private 私人	NIL	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NIL	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) _____ _____	NIL
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  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) _____ _____	NIL

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

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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 checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<b>Reports 報告書</b>		
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 type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input 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"/>

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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**TPB S16 Application for**

**Shop and Services**

**D.D.C.C.L. 408 sA and D.D.C.C.L 409 RP**

**at**

**87-89 Hing Lung Main Street**

**Cheung Chau, Hong Kong**



申請撮要  
城市規劃條例第十六條申請  
商店及服務行業  
「基督教正生會」

於

**87-89 興隆正街，長洲 (D.D.C.C.L. 408 s.A., D.D.C.C.L. 409 R.P.)**

本規劃申請乃根據城市規劃條例第十六條，申請位於 87-89 號興隆正街，長洲。由基督教正生會提出，於長洲分區計劃大綱草圖(編號 S/I-CC/8)之“鄉村式發展”作“商店及服務行業”用途。

現有的三層高商業樓宇地段面積為 170.882m<sup>2</sup>，地積比率為 2.894，總樓面面積共 494.658m<sup>2</sup>。本申請乃更改現有商業樓宇用途作“商店及服務行業”用途。

申請理據如下：

1. 同類“商店及服務行業”於其它“鄉村式發展”地帶，獲城規會批准
2. 符合大綱圖的整體規劃意向
3. “商店及服務行業”滿足村民和遊客的需要，亦支持當地的發展
4. 不影響現有物業高度
5. 符合大綱圖中“鄉村式發展”的規劃意向
6. 建築規模及風格配合環境
7. 對交通影響輕微
8. 不對環境做成影響
9. 不對視覺上做成影響
10. 申請地段現為空置樓宇，空置樓宇改建善用土地資源
11. 為正生書院學生提供工作及實習機會

## **Executive Summary**

TPB S16 Application for  
Shop and Services in  
“Village Type Development” Zone  
Christian Zheng Sheng Association (CZSA)  
D.D.C.C.L. 408 s.A. and D.D.C.C.L. 409 R.P. at 87-89 Hing Lung Main Street,  
Cheung Chau, Hong Kong

This planning statement is to substantiate a S.16 TPB application for a planning permission for Shop and Services Use in D.D.C.C.L. 408 s.A. & D.D.C.C.L. 409 R.P. at 87-89 Hing Lung Main Street, Cheung Chau, Hong Kong. The application site is zoned “Village Type Development” in the Draft Cheung Chau Outline Zoning Plan (“OZP”) No. S/I-CC/8.

The existing commercial building consists of 3-storey in a site area of 170.882m<sup>2</sup>, with a plot ratio of 2.894 and total GFA of 494.658m<sup>2</sup>. This application is to convert the existing building into a building with the proposed usage of shop and services.

The **Justifications** for this application are:

1. Similar Shop and Services were approved in other “Village Type Development” zones.
2. Complies with the general planning intention of OZP.
3. The proposed shop and services serve the needs of the villagers and tourists and in supporting of the village development.
4. Building height of the application building remains unchanged.
5. Complies with planning intention of “V” zone
6. The proposed change of use is compatible with the existing character of surrounding village area.
7. No significant traffic impacts.
8. No significant environmental impact.
9. No visual impact.
10. The application building is vacant, the proposed development utilizes scarce land resource.
11. Provide job and internship opportunities to CZSA students.

# 1 INTRODUCTION

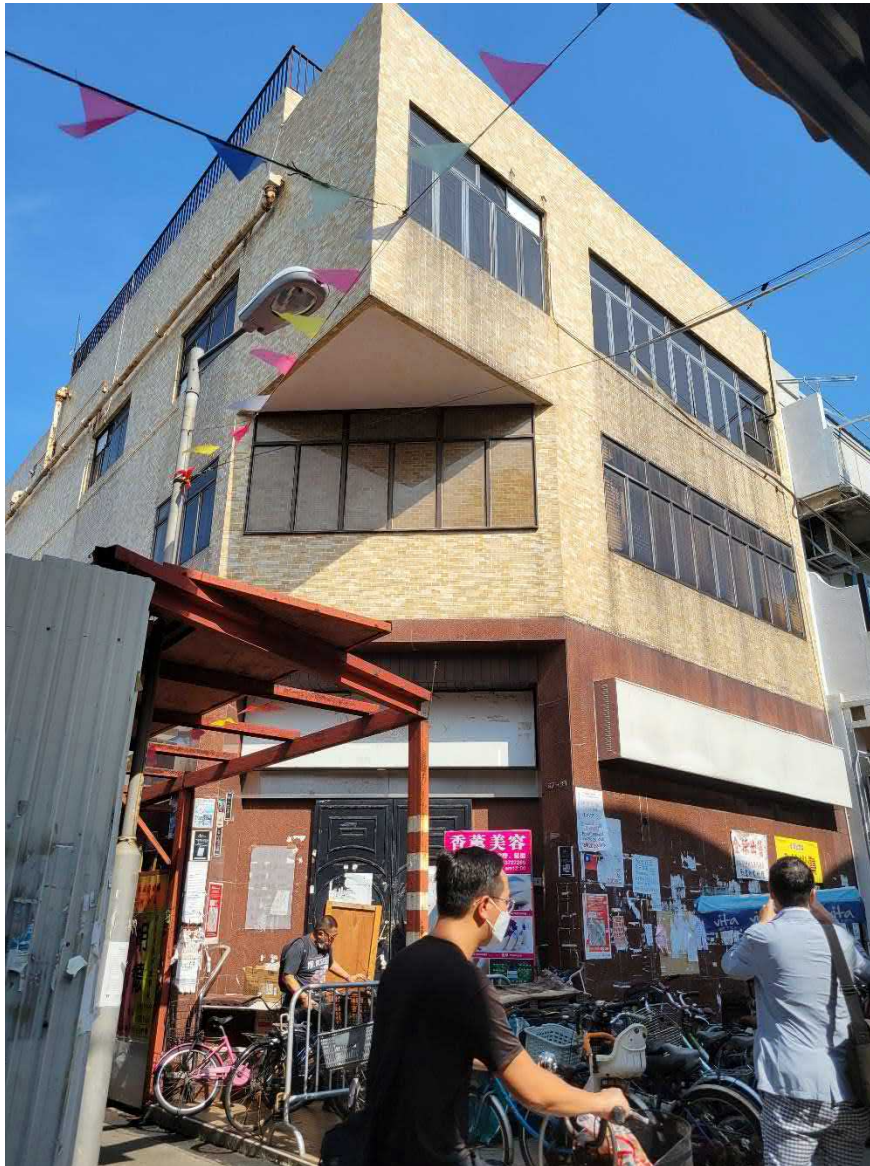
- 1.1 This S.16 TPB application is prepared to substantiate a S.16 TPB application for a planning permission for Shop and Services Use in D.D.C.C.L. 408 s.A. & D.D.C.C.L. 409 R.P., 87-89 Hing Lung Main Street, Cheung Chau, Hong Kong (Location Plan as **Plan No. 1.1**).
- 1.2 The Christian Zheng Sheng Association Limited (CZSA) is the applicant for this planning permission.
- 1.3 Alteration and addition work for the change of use are to be carried out in the application building with one building of 3-storey. The existing use is vacant. The approval use under GBP for ground floor, 1<sup>st</sup> floor and 2<sup>nd</sup> floor are bank, safe deposit vault and office respectively.
- 1.4 The application building is zoned “Village Type development” (“V”) in the Draft Cheung Chau Outline Zoning Plan (“OZP”) No. S/I-CC/8. According to the OZP, use of Shop and Services are under “Column 2” which may be permitted with or without conditions on application to the Town Planning Board.
- 1.5 Chapter 2 of this planning statement provides the background of this new application, and also the existing building. Chapter 3 illustrates the site context. Chapter 4 elaborates the planning context under the relevant OZP. Chapter 5 illustrates the new development plan with graphic illustrations. Chapter 6 presents the justifications and the application conclusion is provided in Chapter 7.





## 2 **BACKGROUND**

- 2.1 The existing commercial building has been operated actively at the application site which providing banking services to the residents since 1983. The building is vacant now. The photos of the existing commercial building are shown in **Plan No. 2.1**.
- 2.2 To utilize the vacant building, the applicant would like to convert it into a building with the usages of shop and services.



<b><u>Plan No.:</u></b> 2.1	<b><u>Plan Title:</u></b> Photo of the existing commercial building		
<b><u>Consultant:</u></b> BRIGHSPECT LIMITED	<b><u>Project:</u></b> S16 Application for Shop and Services in "V" at C.C.L. 408 s.A. and C.C.L. 409 R.P. 87-89 Hing Lung Main Street, Cheung Chau, Hong Kong		
<b><u>Scale:</u></b> (not to sale)	<b><u>Date:</u></b> 24/09/2021	<b><u>Draw:</u></b> CC	<b><u>Approve:</u></b> KCL

### 3 SITE CONTEXT

#### Site Location

- 3.1 The application site is located at C.C.L. 408 s.A. & C.C.L. 409 R.P., 87-89 Hing Lung Main Street, Cheung Chau, Hong Kong. The central lowland of Cheung Chau. (The Lot Index Plan as **Plans No. 3.1**)

#### Sites Characteristics

- 3.2 The application building was built in 1983. It is currently of 3-storey for commercial use with a building height of 10.65m, bounded by a similar building (i.e. 91 Hing Lung Main Street). The site is a Class A site with a site area of about 170m<sup>2</sup> and the shape of the site is irregular.
- 3.3 The proposed ground floor of the application building is to be converted from bank to the usage of shop and services. The proposed first floor is to be converted from bank (safe deposit vault) to the usage of shop and service. While for the second floor, it is proposed to convert from office to shop and services. The application site is vacant now. The photos of the existing condition of each floor of the building are shown in **Plan (Photo) No.3.2**.

#### Access

- 3.4 As the building is located at the central lowland of Cheung Chau, it is nearby the Cheung Chau Ferry Pier. The building can be accessed on foot with a distance of about 150m from the Cheung Chau Ferry Pier to the Shing Cheong Lane. The access road from the Cheung Chau Ferry Pier to the application building is shown in **Plan No. 3.3**.

#### The Larger Environment

- 3.5 As the application site is located in the central lowland of Cheung Chau and nearby the Cheung Chau Ferry Pier, the most prosperous part of Cheung Chau, the nearby area was well developed. Most of the nearby buildings are in residential use or commercial use with 3-storey to 4-storey height. All of the buildings nearby the application site can be access on foot through the streets or lanes.





<b>Plan No.:</b> 3.1	<b>Plan Title:</b> Lot Index Plan		
<b>Consultant:</b> BRIGHSPECT LIMITED	<b>Project:</b> S16 Application for Shop and Services in "V" at D.D.C.C.L. 408 s.A. and D.D.C.C.L. 409 R.P. 87-89 Hing Lung Main Street, Cheung Chau, Hong Kong		
<b>Scale:</b> (not to sale)	<b>Date:</b> 24/09/2021	<b>Draw:</b> CC	<b>Approve:</b> KCL



Photos of Ground Floor



Photos of First Floor



Photos of Second Floor

<b><u>Plan No.:</u> 3.2</b>	<b><u>Plan Title:</u> Condition of the Existing Commercial Building</b>		
<b><u>Consultant:</u> BRIGHSPECT LIMITED</b>	<b><u>Project:</u> S16 Application for Shop and Services in "V" at C.C.L. 408 s.A. and C.C.L. 409 R.P. 87-89 Hing Lung Main Street, Cheung Chau, Hong Kong</b>		
<b><u>Scale:</u> (not to sale)</b>	<b><u>Date:</u> 24/09/2021</b>	<b><u>Draw:</u> CC</b>	<b><u>Approve:</u> KCL</b>





<b>Plan No.:</b> 3.3	<b>Plan Title:</b> Site Plan		
<b>Consultant:</b> BRIGHSPECT LIMITED	<b>Project:</b> S16 Application for Shop and Services in "V" at C.C.L. 408 s.A. and C.C.L. 409 R.P. 87-89 Hing Lung Main Street, Cheung Chau, Hong Kong		
<b>Scale:</b> (not to sale)	<b>Date:</b> 24/09/2021	<b>Draw:</b> CC	<b>Approve:</b> KCL

## 4 PLANNING CONTEXT

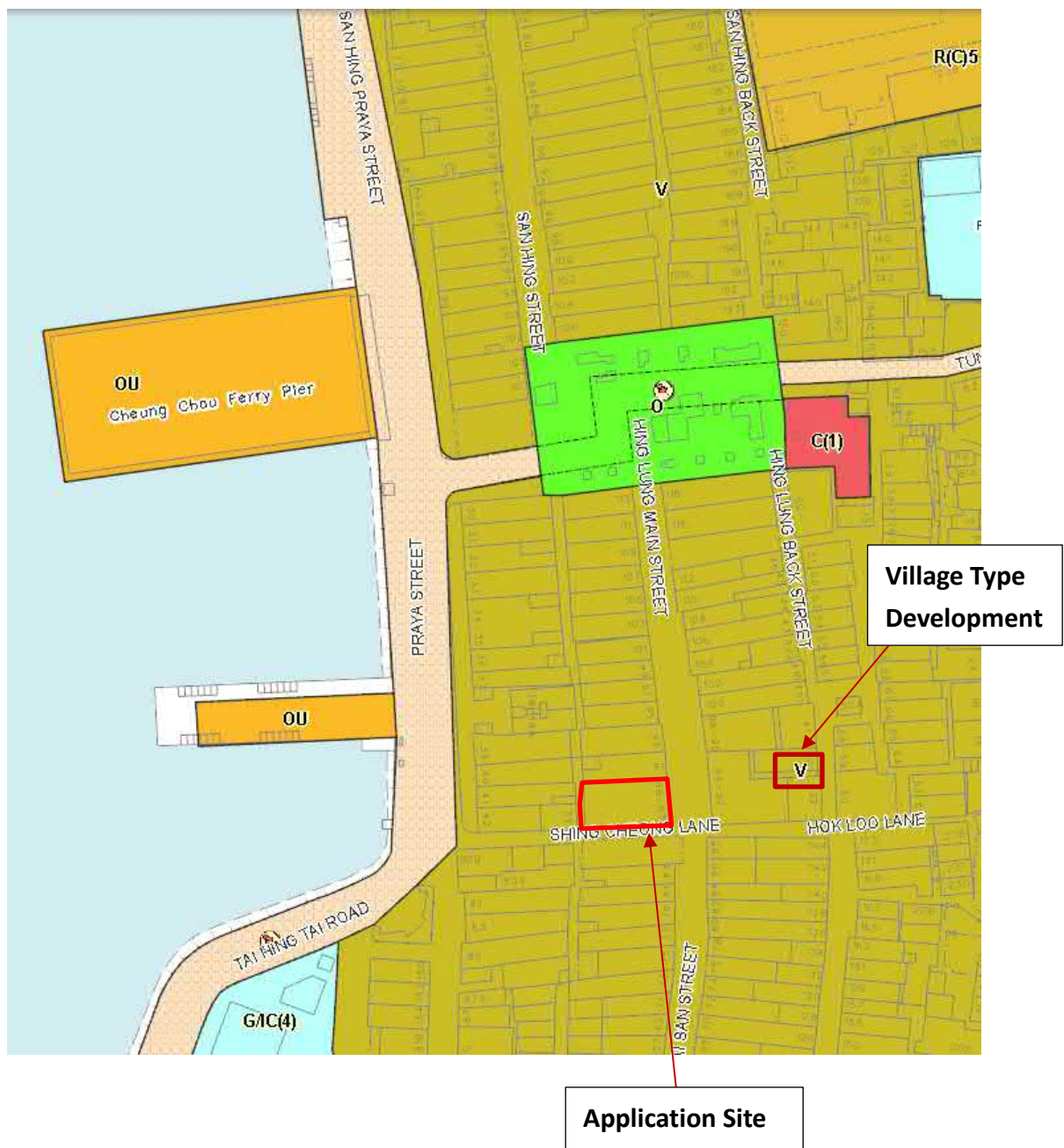
### **“Village Type Development” in Draft Cheung Chau Outline Zoning Plan No. S/I-CC/8**

- 4.1 The application site is zoned “Village Type Development” (“V”) in the Draft Cheung Chau Outline Zoning Plan (OZP) No. S/I-CC/8. The extract of the relevant OZP is shown in **Plan No. 4.1**.
- 4.2 According to the Draft Cheung Chau Outline Zoning Plan, the planning intention of this zone is “intended primarily for the provision of land for the retention of the existing area”. The scale of the proposed alteration and addition work for the change of use of the application building is the same with existing footprint and either the existing and proposed use of the application building are in commercial use. Therefore, it will not contravene to planning objective.
- 4.3 Under the “Schedule of Uses” of the OZP, uses of “Shop and Services” are listed as “Column 2” use which may be permitted with or without conditions on application to the Town Planning Board.

### **Similar approvals for Shop and Services in “Village Type Development” zone**

- 4.4 From 2011 till present, there were the following approvals for similar Shop and Services within “Village Type Development” zones:

<b>Decision Year</b>	<b>Case Number</b>	<b>Planning Area</b>	<b>Applied Use</b>
2014	A/I-CC/18-1	Cheung Chau	Eating Place, Shop and Services
2018	A/HSK/58	Hung Shui Kiu and Ha Tsuen	Temporary Shop and Services (Convenient Store and Real Estate Agency) for a Period of 3 Years
2018	A/I-CC/23	Cheung Chau	Eating Place, Shop and Services
2019	A/YL-PH/816	Pat Heung	Temporary Shop and Services for a Period of 3 Years



<b>Plan No.:</b> 4.1	<b>Plan Title:</b> Extracted OZP		
<b>Consultant:</b> BRIGHSPECT LIMITED	<b>Project:</b> S16 Application for Shop and Services in "V" at D.D.C.C.L. 408 s.A. and D.D.C.C.L. 409 R.P. 87-89 Hing Lung Main Street, Cheung Chau, Hong Kong		
<b>Scale:</b> (not to sale)	<b>Date:</b> 24/09/2021	<b>Draw:</b> CC	<b>Approve:</b> KCL

## Other Zonings in the Area

- 4.5 Cheung Chau is largely covered by “Green Belt” zone and mostly located at North, East and South-West direction. Apart for “Green Belt”, there are some “G/IC” zone, “OU” zone, “R(C)” zone, “R(A)” zone and “REC” zone located at those directions. While for the central lowland of Cheung Chau, most of the sites are classified as “Village Type Development” zone including the application site. The remaining sites nearby the application site are classified as “O” zone, “R(C)” zone and “G/IC) zone. It is considered that a planning approval for the change of use of the building is not incompatible to the existing zonings and uses of the area.

## 5 DESIGN/ LAYOUTS/ ELEVATIONS

### The Design

- 5.1 The change of use of the application building are to serve the needs of the villages and tourists. Besides, it provides opportunities for CZSA students to work in there. The design comprises of one building block of 3-storey with no changes on building height and built-up area.
- 5.2 The design style and colour tone of the exterior of the building compatible with the existing rural setting in Cheung Chau while the interior design of each floor would compatible with their proposed usage.

### Development Parameters

- 5.3 The follow table shows the comparison of the existing building and the building after the proposed development:

	Existing Building	Proposed Building	Difference
Site Area (sq.m)	170.882	170.882	Nil
Site Coverage (SC)	96.491%	96.491%	Nil
Built-up Area (sq.m.)	164.886	164.886	Nil
Plot Ratio (PR)	2.894	2.894	Nil
Non-Domestic GFA (sq.m)	494.658	494.658	Nil
Total GFA (sq.m.)	494.658	494.658	Nil
No. of building blocks	1	1	Nil
No. of storeys	3	3	Nil
Building Height (BH) (m.)	10.65	10.65	Nil

**Table 5.1 Development Parameters of the existing building and proposed building**

There are no differences in plot ratio, total GFA (Non-domestic GFA) and number of storeys. Also, there is no change on building height.

According to the OZP, there is not any restrictions related to GFA and plot ratio. Therefore, the proposed development will not contravene the OZP and will not affect the neighborhoods.

### **Development Accommodation**

- 5.4 The application building will accommodate up to a total of 165 villagers and tourists according to the estimation base on Code of Practice for Fire Safety in Buildings 2011 (FS Code).

### **Design Layout**

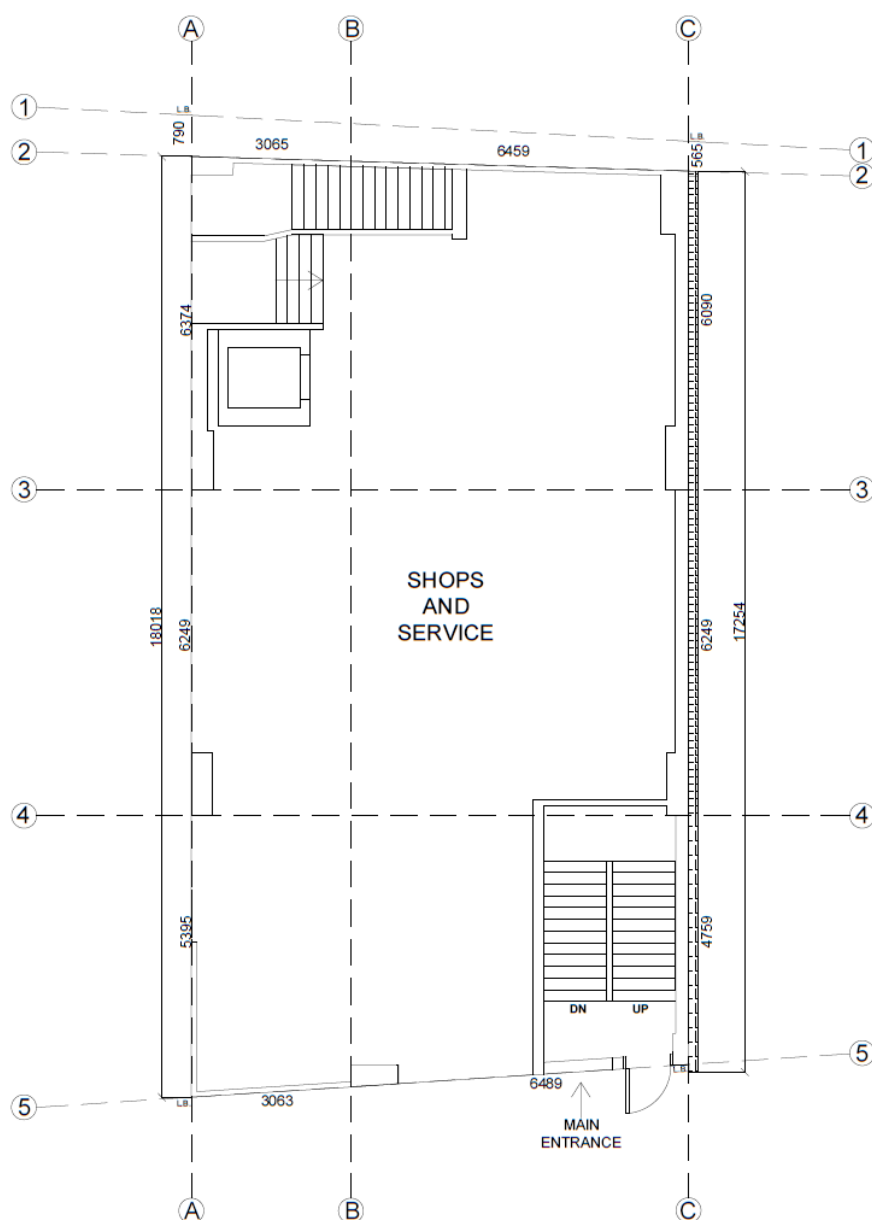
- 5.5 The floor layout plans are shown in **Plan No. 5.1(a) to 5.1(d)**.
- 5.6 The storeys of different uses are illustrated in **Table 5.2** as follows:

	Proposed Building
G/F	<ul style="list-style-type: none"> <li>• Shop and Services</li> </ul>
1/F	<ul style="list-style-type: none"> <li>• Shop and Services</li> </ul>
2/F	<ul style="list-style-type: none"> <li>• Shop and Services</li> </ul>

**Table 5.2 Rooms Uses**

### **Elevations**

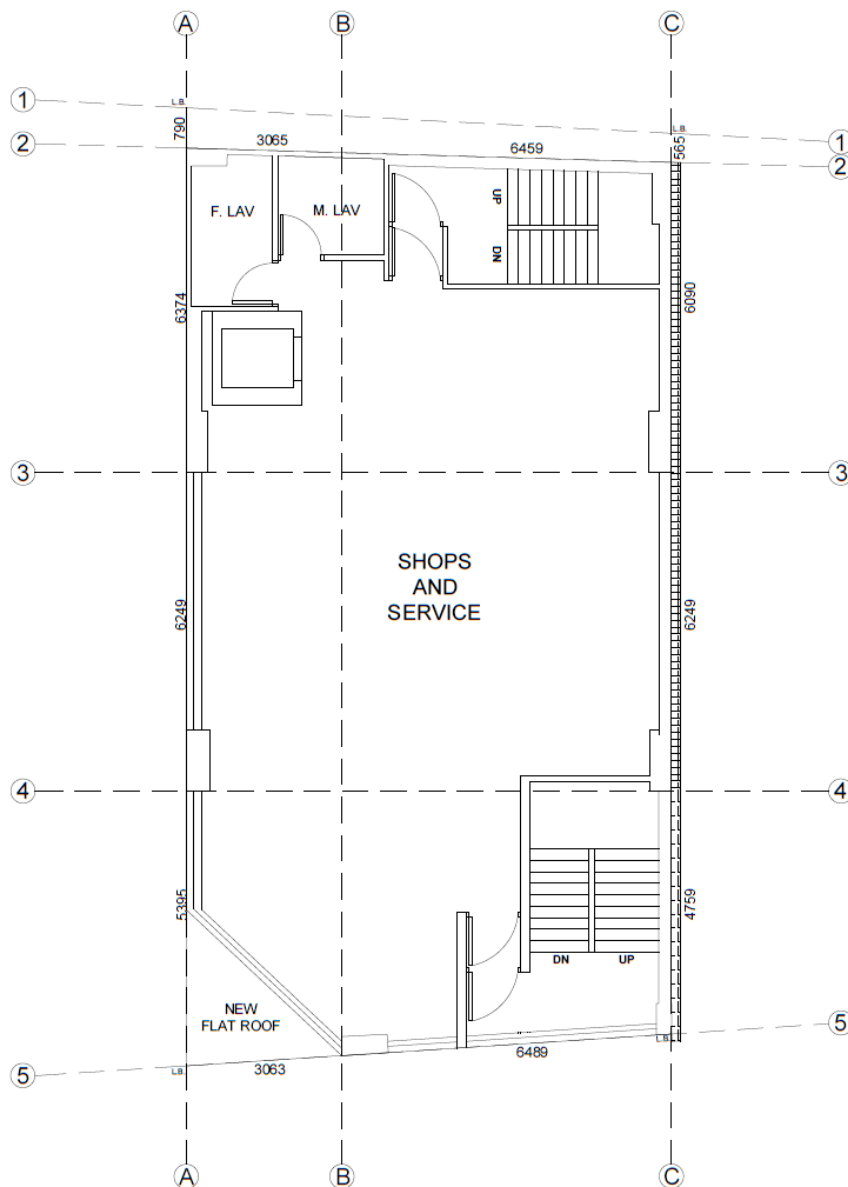
- 5.7 The elevation drawings of the building block are shown in **Plan No.5.2(a) to (c)**.
- 5.8 The perspective drawings of the building block are shown in **Plan No.5.3(a)**.



\*RAMP NEED TO BE PROVIDED

## GROUND FLOOR PLAN

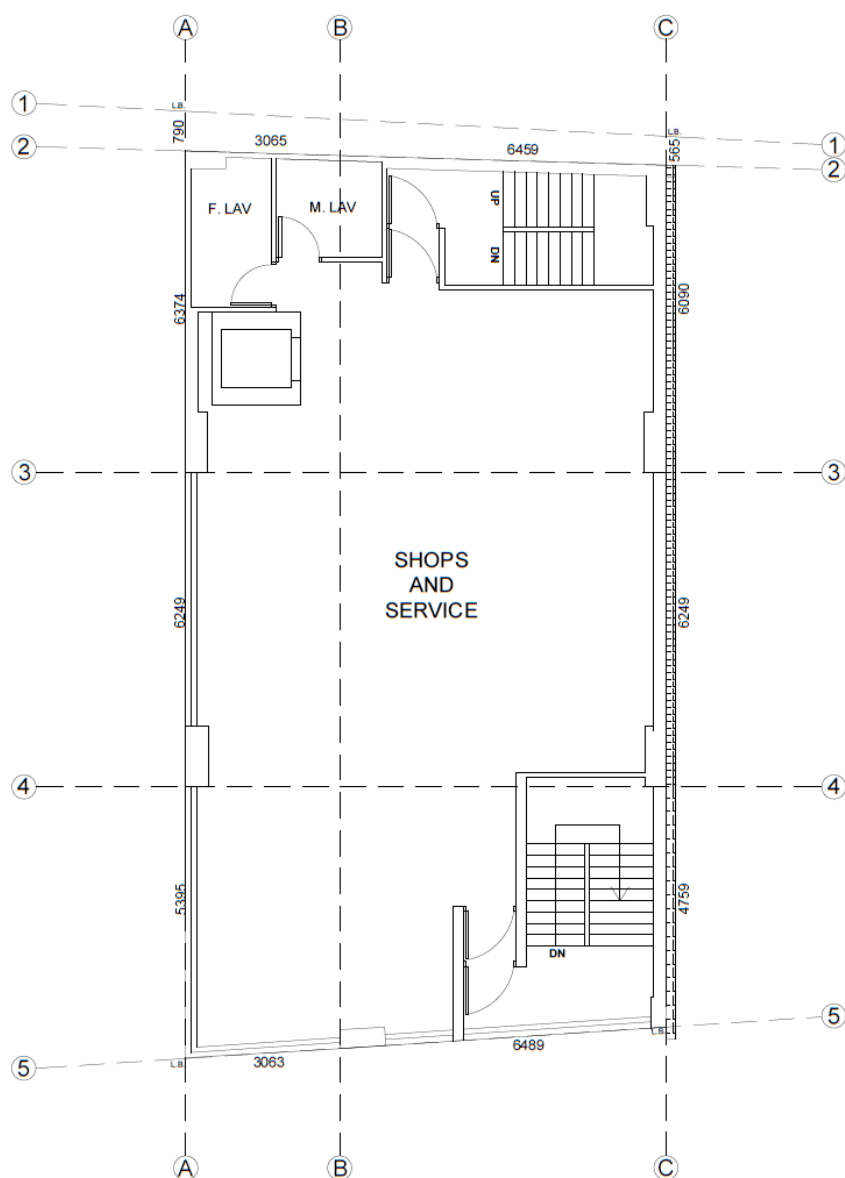
<b>Plan No.:</b> 5.1(a)	<b>Plan Title:</b> Proposed Ground Floor Plan		
<b>Consultant:</b> BRIGHSPECT LIMITED	<b>Project:</b> S16 Application for Shop and Services in "V" at C.C.L. 408 s.A. and C.C.L. 409 R.P. 87-89 Hing Lung Main Street, Cheung Chau, Hong Kong		
<b>Scale:</b> (not to sale)	<b>Date:</b> 24/09/2021	<b>Draw:</b> CC	<b>Approve:</b> KCL



## FIRST FLOOR PLAN

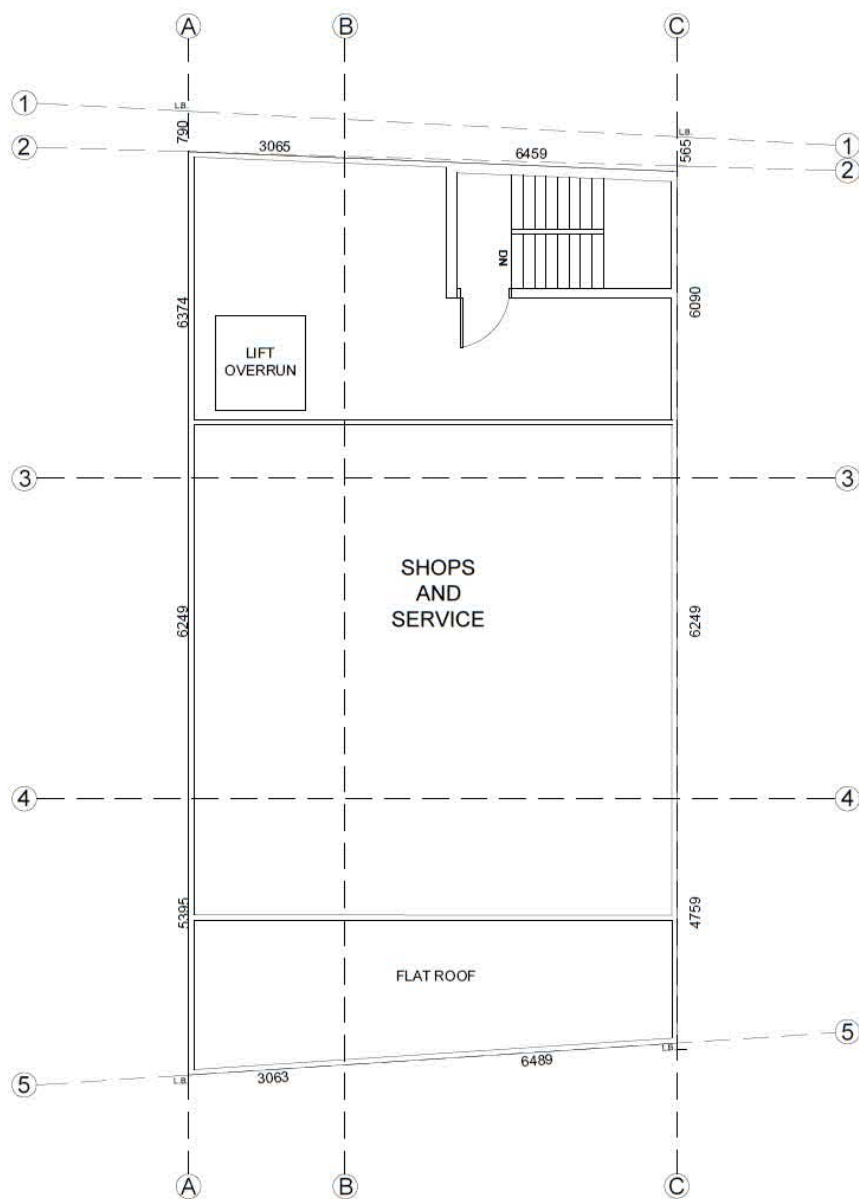
<b>Plan No.:</b> 5.1(b)	<b>Plan Title:</b> Proposed First Floor Plan		
<b>Consultant:</b> BRIGHSPECT LIMITED	<b>Project:</b> S16 Application for Shop and Services in "V" at C.C.L. 408 s.A. and C.C.L. 409 R.P. 87-89 Hing Lung Main Street, Cheung Chau, Hong Kong		
<b>Scale:</b> (not to scale)	<b>Date:</b> 24/09/2021	<b>Draw:</b> CC	<b>Approve:</b> KCL





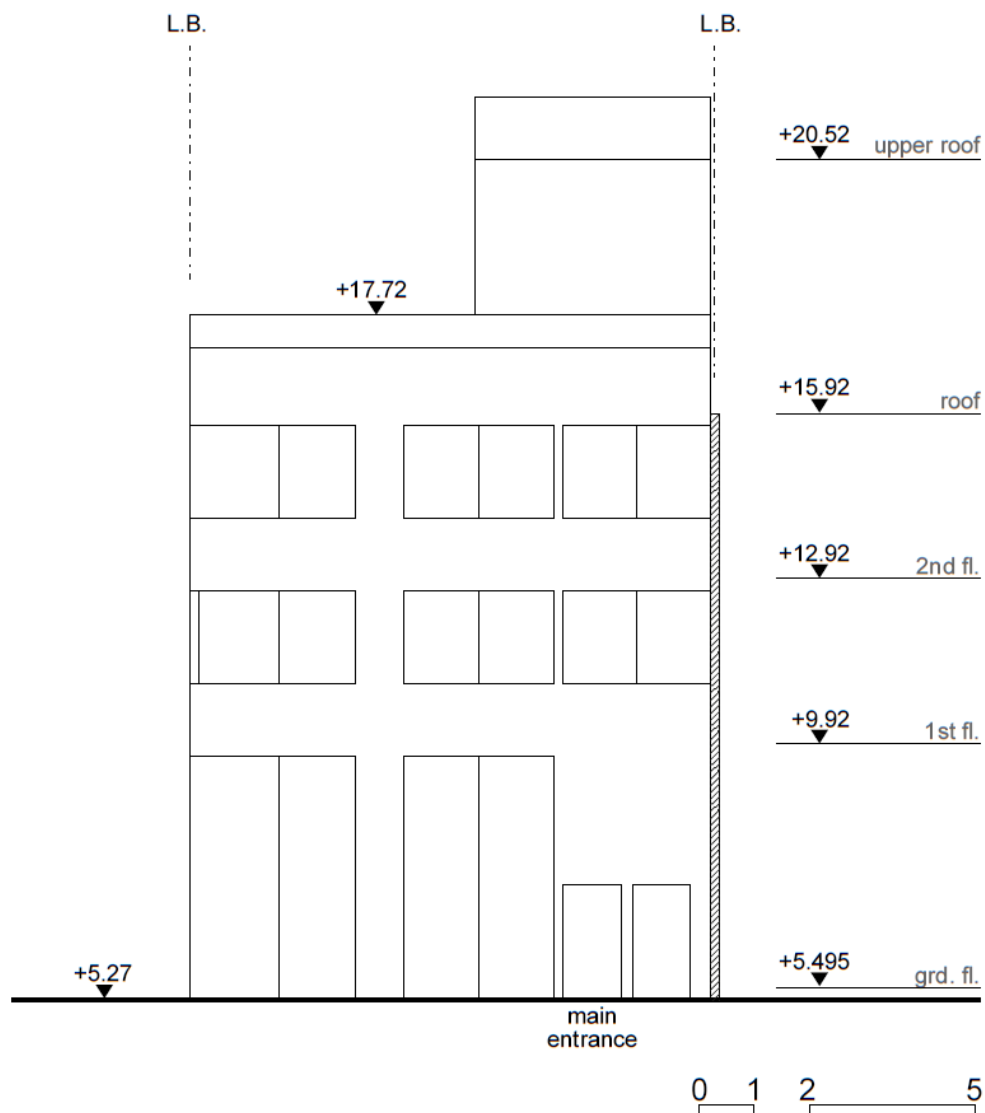
## SECOND FLOOR PLAN

<b>Plan No.:</b> 5.1(c)	<b>Plan Title:</b> Proposed Second Floor Plan		
<b>Consultant:</b> BRIGHSPECT LIMITED	<b>Project:</b> S16 Application for Shop and Services in "V" at C.C.L. 408 s.A. and C.C.L. 409 R.P. 87-89 Hing Lung Main Street, Cheung Chau, Hong Kong		
<b>Scale:</b> (not to scale)	<b>Date:</b> 24/09/2021	<b>Draw:</b> CC	<b>Approve:</b> KCL



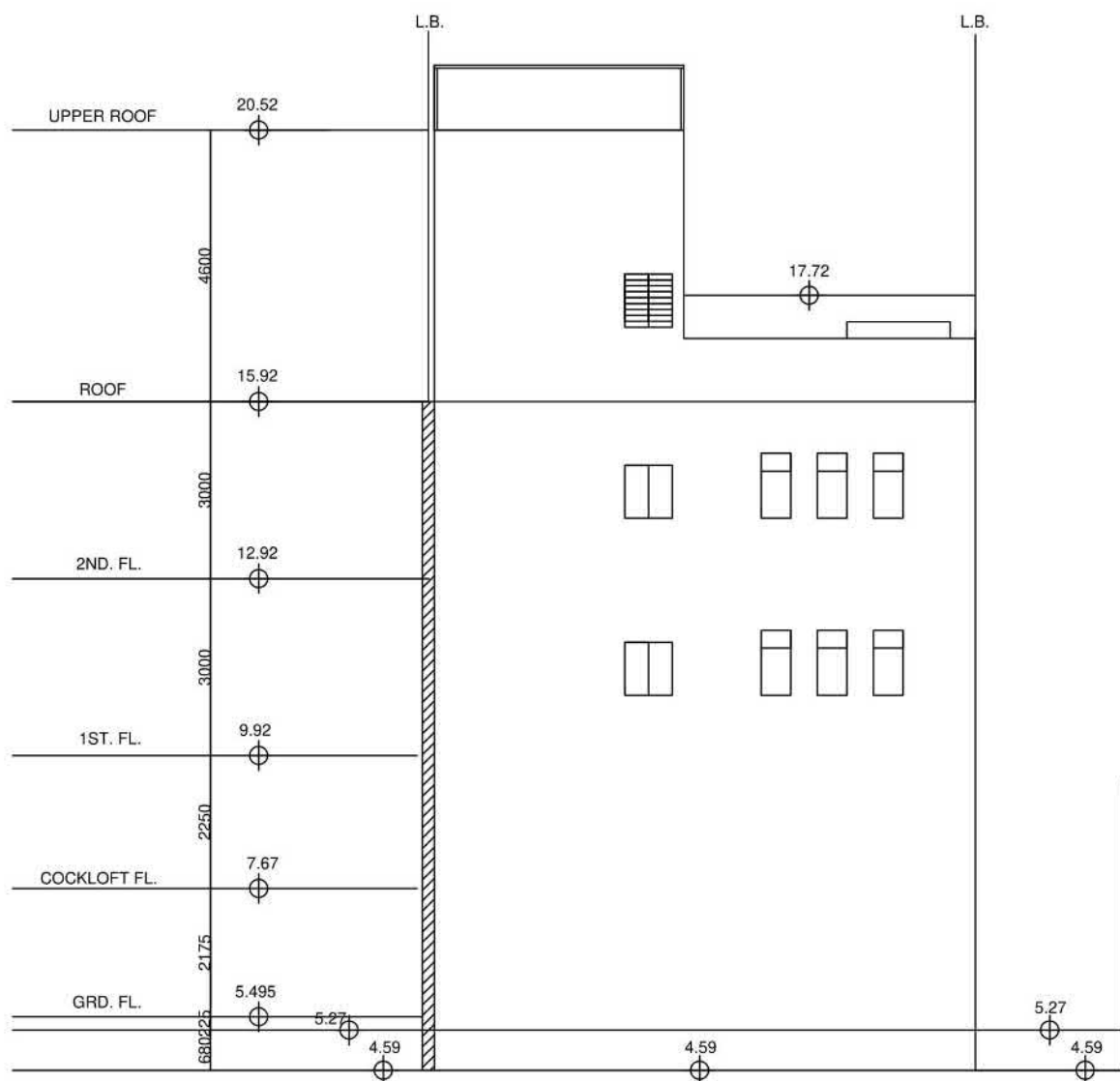
## ROOF FLOOR PLAN

<b>Plan No.:</b> 5.1(d)	<b>Plan Title:</b> Proposed Roof Floor Plan		
<b>Consultant:</b> BRIGHSPECT LIMITED	<b>Project:</b> S16 Application for Shop and Services in "V" at C.C.L. 408 s.A. and C.C.L. 409 R.P. 87-89 Hing Lung Main Street, Cheung Chau, Hong Kong		
<b>Scale:</b> (not to sale)	<b>Date:</b> 24/09/2021	<b>Draw:</b> CC	<b>Approve:</b> KCL



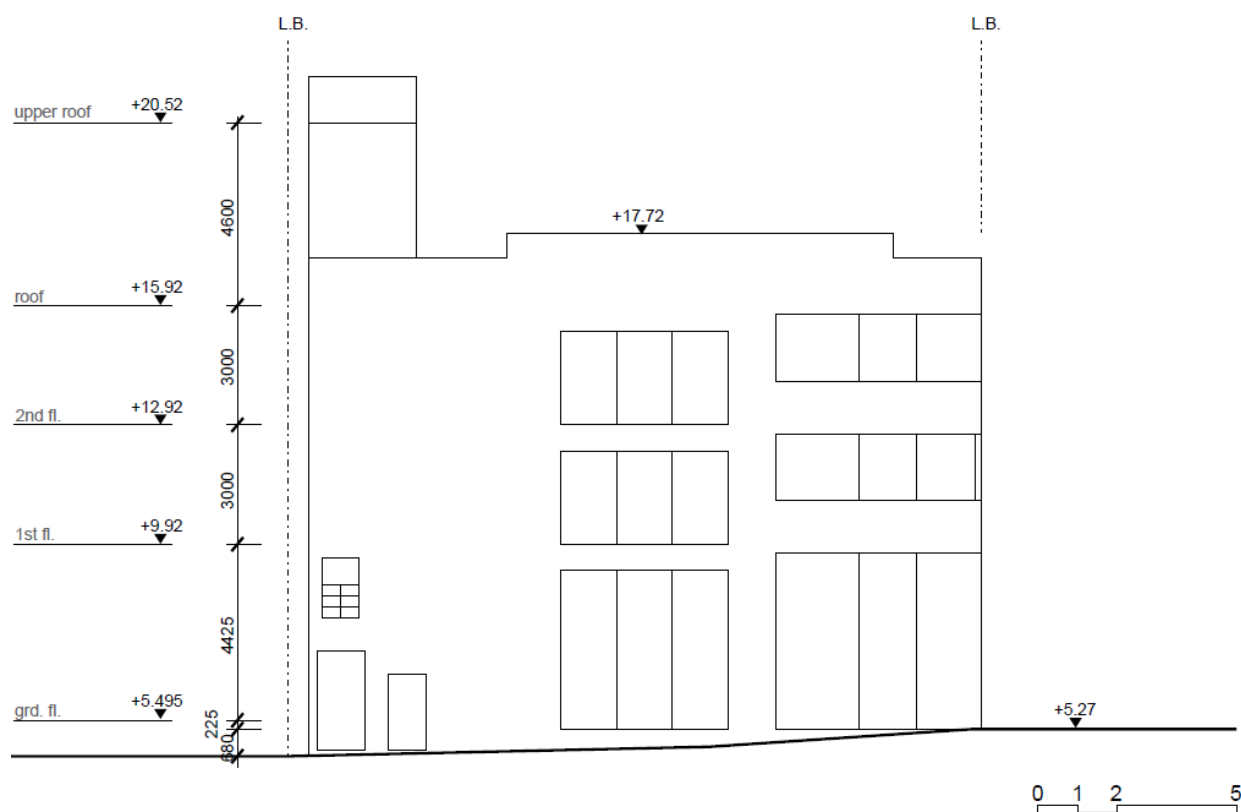
## FRONT ELEVATION

<b>Plan No.:</b> 5.2(a)	<b>Plan Title:</b> Proposed Front Elevation		
<b>Consultant:</b> BRIGHSPECT LIMITED	<b>Project:</b> S16 Application for Shop and Services in "V" at C.C.L. 408 s.A. and C.C.L. 409 R.P. 87-89 Hing Lung Main Street, Cheung Chau, Hong Kong		
<b>Scale:</b> (not to sale)	<b>Date:</b> 24/09/2021	<b>Draw:</b> CC	<b>Approve:</b> KCL



## REAR ELEVATION

<b>Plan No.:</b> 5.2(b)	<b>Plan Title:</b> Proposed Rear Elevation		
<b>Consultant:</b> BRIGHSPECT LIMITED	<b>Project:</b> S16 Application for Shop and Services in "V" at C.C.L. 408 s.A. and C.C.L. 409 R.P. 87-89 Hing Lung Main Street, Cheung Chau, Hong Kong		
<b>Scale:</b> (not to sale)	<b>Date:</b> 24/09/2021	<b>Draw:</b> CC	<b>Approve:</b> KCL



SIDE ELEVATION

<b>Plan No.:</b> 5.2(c)	<b>Plan Title:</b> Proposed Side Elevation		
<b>Consultant:</b> BRIGHSPECT LIMITED	<b>Project:</b> S16 Application for Shop and Services in "V" at C.C.L. 408 s.A. and C.C.L. 409 R.P. 87-89 Hing Lung Main Street, Cheung Chau, Hong Kong		
<b>Scale:</b> (not to sale)	<b>Date:</b> 24/09/2021	<b>Draw:</b> CC	<b>Approve:</b> KCL



<b>Plan No.:</b> 5.3(a)	<b>Plan Title:</b> Proposed Perspective		
<b>Consultant:</b> BRIGHSPECT LIMITED	<b>Project:</b> S16 Application for Shop and Services in "V" at C.C.L. 408 s.A. and C.C.L. 409 R.P. 87-89 Hing Lung Main Street, Cheung Chau, Hong Kong		
<b>Scale:</b> (not to sale)	<b>Date:</b> 24/09/2021	<b>Draw:</b> CC	<b>Approve:</b> KCL

## **6 JUSTIFICATIONS**

### **6.1 Similar Shop and Services were approved in other “Village Type Development” zones.**

From 2011 till present, the TPB has approved various planning application of similar shop and services in other “Village Type Development” zones.

### **6.2 Complies with explanatory statement of Cheung Chau Drafted OZP**

With the application in Cheung Chau outline zoning, the general planning intention of explanatory statement is to concentrate commercial uses and major community facilities around the ferry pier. The application building is in commercial use located at the central lowland of Cheung Chau, which comply with the general planning intention of explanatory statement.

### **6.3 The proposed shop and services serve the needs of the villagers and tourists and in supporting of the village development.**

Cheung Chau is one of the famous tourist attractions in Hong Kong. The application building serves the needs of villagers and tourists as the shop and services provides customers service and they can buy the special Cheung Chau-made products in the shops.

### **6.4 Building height of the application building remains unchanged**

The existing building height of the application building is 10.65m according to the approved building plan dated 10 July 1983. There is no changes on building height. Therefore, it complies with OZP that no alteration and addition work of an existing building would result in a total development in excess of the height of the existing building.

### **6.5 Complies with planning intention of “V” zone**

With the application “V” zone, the planning intention of this zone is primarily for the provision of land for the retention of the existing village areas. As both the existing building and proposed building are in commercial use, the proposed development of

the application building would not utilize extra village area. Therefore, it will not contravene to the planning intention.

## **6.6 The proposed change of use is compatible with the existing character of surrounding village area**

For the proposed development of the application building, the building shape, built-up area and the building height remains unchanged. Therefore, the scale and layout of the building compatible with the nearby 3 to 5-storeys village houses. Besides, the rural setting of Cheung Chau is to be remained, thus the building design also compatible with the neighborhood.

## **6.7 No Significant Traffic Impacts**

The application building and the nearby village houses are linked with various street and lanes. Local residents and tourists can access the application building on foot as the distance between the application building and Cheung Chau Ferry Pier is only around 150m. In addition, the proposed development in the application building would not generate residential population as the building is in commercial use. Thus, it would not generate traffic disturbance to the neighborhood.

## **6.8 No Significant Environmental Impact**

Only alteration and addition works are proposed for the change of use of application building, it only requires minimal excavation work for the installation of accessible lift. Disturbance to the existing environment is therefore regarded as minimal.

## **6.9 No Visual Impact**

As the building height of the application building remains unchanged which retain the existing village character, no visual impact would be caused.

## **6.10 The application building is vacant, proposed development utilizes scarce land resource**

The existing building has been built in 1983 and it is vacant now. Due to the vacant building, the proposed development utilizes scarce land resource.



### **6.11 Provide job and internship opportunities to CZSA students**

The CZSA has helped many drug-dependent youths through their rehabilitation and re-integration into society. However, Cheung Chau is a place that lack of job opportunities, thus the CZSA students are difficult to get a job or internship. Shop and services are proposed in the application building, which provides some internship and job opportunities for them.

## **7 CONCLUSION**

7.1 This application is for the alteration and addition works for the change of use of an existing commercial building within the same "V". Only an accessible lift is to be proposed in the application building without any changes on built-up area and building height which deserve favorable consideration of the TPB.

7.2 The proposed development of the application building meets with the explanatory statement and planning intention. The scale, layout and design of the proposed development in application building are compatible with the character of the surrounding village areas, which will not induce significant adverse traffic, environmental and visual impact. The proposed shops and services also provide job and internship opportunities to the CZSA students.

7.3 The applicant thus cordially requests the favorable consideration of the TPB for this s16 planning application to facilitate the change of use of application building with no adverse impact to the surroundings.



BRIGHSPECT

# BRIGHSPECT LIMITED

珀圖有限公司

Authorized Person • Surveyor • Architect • Planner

Appendix Ia of RNTPC  
Paper No. A/I-CC/26A



Certificate No: Q373

RECEIVED

Your Ref: TPB/A/I-CC/26

Our Ref: BR303-TPB/2021

2021 DEC 28 A 10:35

Town Planning Board Secretariat

15/F, North Point Government Offices,

333 Java Road, North Point, Hong Kong

TOWN PLANNING BOARD

By Email and Hand

22 December 2021

Dear Sir/Madam

Application for s.16 Approval for

Propose Shop and Services

at C.C.L. 408 s.A. & C.C.L. 409 R.P.

87-89 Hing Lung Main Street, Cheung Chau, Hong Kong

Supplementary document of application no. TPB/A/I-CC/26

Referring to the application TPB/A/I-CC/26, we are here to submit the following supporting document:

1. 8 sets of Responses to Comments with the comments duly addressed and the pedestrian LOS assessment result.

Should there be any queries, please kindly contact our Mr. Cephas Chan or the undersigned at 2122 9877.

Yours faithfully,

For and on behalf of  
Brighspect Limited

K.C. Lee

Planning & Development Surveyor,

FRICS, FHKIS, RPS

cc. DPO/SKIs, PD (Mr Alex Lau)

Client

By Email Only

By Email Only

KC/CC/cc



**Planning Application No. A/I-CC/26**  
**Summary Table of 'Responses to Comments'**

Comments from TD (Contact person: Mr. Tim Wong; Tel. no.:2399 2769)	Responses																						
1. The application should advise the estimated traffic flow induces by the proposed development;	<p>Traffic survey has been conducted for a shop in Cheung Chau and used as basis to estimate the pedestrian trips induced by the proposed development which is summarized in below <b>Table RC-1</b>.</p> <p><b>Table RC-1 Estimated Pedestrian Trips</b></p> <table><tr><th rowspan="2">Location</th><th rowspan="2">Use</th><th rowspan="2">Unit</th><th colspan="2">2021 Surveyed Trip Pedestrian Generations Rate (ped/hr)</th></tr><tr><th>Weekday Two-way Pedestrian Flow</th><th>Weekend Two-way Pedestrian Flow</th></tr><tr><td>93 Hing Lung Main Street</td><td>Shop and Services</td><td>1 floor (1 Lot no.)</td><td>114</td><td>162</td></tr><tr><td colspan="5">Estimated Pedestrian Trip Generations of the Proposed Development</td></tr><tr><td>87-89 Hing Lung Main Street</td><td>Shop and Services</td><td>3 floors (2 Lot nos.)</td><td>680</td><td>975</td></tr></table>	Location	Use	Unit	2021 Surveyed Trip Pedestrian Generations Rate (ped/hr)		Weekday Two-way Pedestrian Flow	Weekend Two-way Pedestrian Flow	93 Hing Lung Main Street	Shop and Services	1 floor (1 Lot no.)	114	162	Estimated Pedestrian Trip Generations of the Proposed Development					87-89 Hing Lung Main Street	Shop and Services	3 floors (2 Lot nos.)	680	975
Location	Use				Unit	2021 Surveyed Trip Pedestrian Generations Rate (ped/hr)																	
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93 Hing Lung Main Street	Shop and Services	1 floor (1 Lot no.)	114	162																			
Estimated Pedestrian Trip Generations of the Proposed Development																							
87-89 Hing Lung Main Street	Shop and Services	3 floors (2 Lot nos.)	680	975																			
2. Adequate service level of existing footpath/access road should be maintained with the induced traffic flow;	<p>In order to acquire the existing pedestrian condition around the proposed development, a pedestrian headcount survey was conducted at concerned footpath sections during a typical weekday and weekend in December 2021 and the LOS assessment for the pedestrian at both weekday and weekend are attached in <b>Annex 1</b> for your consideration.</p> <p>The results indicate that the critical sections of footpath outside proposed development will operate with adequate capacities during peak hour of both weekday and weekend in year 2025 even with the proposed development.</p>																						
3. The impact to existing traffic flow during construction stage should be considered; and	<p>Please be advised that no reconstruction or major building works of the proposed development is required and only minor A&amp;A building works and decoration works will be carried out. Hence the existing pedestrian flow during construction would not be affected and no traffic impact is anticipated to be induced during construction stage.</p>																						



# **Annex 1**

## **Pedestrian LOS Assessment**



## 1. EXISTING PEDESTRIAN CONDITIONS

- 1.1. In order to acquire the existing pedestrian condition around the proposed development, a pedestrian headcount survey was conducted at concerned footpath sections during a typical weekday and weekend in December 2021 (i.e. 3 and 5 December 2021 respectively).
- 1.2. The details of the possible pedestrian routings and the critical sections for assessment are identified in **Figure RC-1** in **Appendix A**. The LOS assessments for the pedestrian for weekday and weekend for observed, reference and design year scenarios are shown in **Tables RC-2 - 3** and **Tables RC-5 - 8**. The observed, reference and design pedestrian flows are shown in **Figure RC-3 - 5** in **Appendix A**.

**Table RC-2 LOS Assessment of the Critical Sections of Footpath for the Observed Flow in 2021 Weekday**

Critical Section	Total Footpath Width (m) (1)	Effective Width (m) (2)	2021 Weekday (Existing)		
			Two-way Pedestrian Flow (ped/hr)	Two-way Pedestrian Flow Rate (ped/min/m) (3)	LOS
A	5.65	3.65	1,270	5.80	A
B	2.47	0.97	500	8.59	A
C	4.2	2.2	1,250	9.47	A
D	2	1	520	8.67	A

- Notes
- (1) Total Footpath Width = Footpath Width between wall of buildings and road kerb
- (2) Effective Width = Total Footpath Width – Dead Width (0.5m from building, increase to 1m for shopping frontages)
- (3) Two-way Pedestrian Flow Rate (ped/min/m) = Pedestrian Flow/ Minutes/ Effective Width

**Table RC-3 LOS Assessment of the Critical Sections of Footpath for the Observed Flow in 2021 Weekend**

Critical Section	Total Footpath Width (m) (1)	Effective Width (m) (2)	2021 Weekend (Existing)		
			Two-way Pedestrian Flow (ped/hr)	Two-way Pedestrian Flow Rate (ped/min/m) (3)	LOS
A	5.65	3.65	1,340	6.12	A
B	2.47	0.97	455	7.82	A
C	4.2	2.2	1,240	9.39	A
D	2	1	560	9.33	A

- Notes
- (1) Total Footpath Width = Footpath Width between wall of buildings and road kerb
- (2) Effective Width = Total Footpath Width – Dead Width (0.5m from building, increase to 1m for shopping frontages)
- (3) Two-way Pedestrian Flow Rate (ped/min/m) = Pedestrian Flow/ Minutes/ Effective Width

- 1.3. The assessment results given in **Tables RC-2** and **RC-3** indicate that the existing footpath would operate with adequate capacity.



## 2. REFERENCE PEDESTRIAN CONDITIONS

- 2.1. The proposed development will be completed in year 2022 and hence design year 2025 has been adopted for assessment. Reference traffic flows for design year 2025 (without the proposed development) are derived from the expected growth of traffic in the local area with reference to the Legislative Council Paper No: **CB(4)405/16-17(01)** as attached in **Appendix B** and the average annual growth rates in terms of average daily patronage of the “Central – Cheung Chau” ferry route from 2011 to 2015 are summarised in **Table RC-4**.

**Table RC-4 Annual Average Growth Rate**

Year	2011	2012	2013	2014	2015	Annual Average Growth Rate
Average Daily Patronage (Passenger Trips)	22943	23610	25244	25767	26315	<u>+3.49%</u>

- 2.2. For a conservative approach, a growth rate of **+3.50%** per annum was adopted to produce the year 2025 background traffic flows from year 2021 observed traffic flows.

$$\begin{array}{l} \text{2025 Reference} \\ \text{Pedestrian Flows} \\ \text{(without proposed} \\ \text{development)} \end{array} = \begin{array}{l} \text{2021} \\ \text{Observed} \\ \text{Flow} \end{array} \times \begin{array}{l} \text{Adopted Growth Factor} \\ \text{(i.e. +3.5\% p.a. for 4 years)} \end{array}$$

- 2.3. The reference pedestrian flows are shown in **Figure RC-4** and the LOS assessment is shown in **Tables RC-5** and **RC-6**.

**Table RC-5 LOS Assessment of the Critical Sections of Footpath for the Reference Flow in 2025 Weekday**

Critical Section	Total Footpath Width (m) <sup>(1)</sup>	Effective Width (m) <sup>(2)</sup>	2025 Weekday (Reference)		
			Two-way Pedestrian Flow (ped/hr)	Two-way Pedestrian Flow Rate (ped/min/m) <sup>(3)</sup>	LOS
A	5.65	3.65	1,460	6.67	A
B	2.47	0.97	570	9.79	A
C	4.2	2.2	1,435	10.87	A
D	2	1	595	9.92	A

- Notes
- (1) Total Footpath Width = Footpath Width between wall of buildings and road kerb
  - (2) Effective Width = Total Footpath Width – Dead Width (0.5m from building, increase to 1m for shopping frontages)
  - (3) Two-way Pedestrian Flow Rate (ped/min/m) = Pedestrian Flow/ Minutes/ Effective Width



**Table RC-6 LOS Assessment of the Critical Sections of Footpath for the Reference Flow in 2025 Weekend**

Critical Section	Total Footpath Width (m) (1)	Effective Width (m) <sup>(2)</sup>	2025 Weekend (Reference)		
			Two-way Pedestrian Flow (ped/hr)	Two-way Pedestrian Flow Rate (ped/min/m) <sup>(3)</sup>	LOS
A	5.65	3.65	1,535	7.01	A
B	2.47	0.97	525	9.02	A
C	4.2	2.2	1,425	10.80	A
D	2	1	645	10.75	A

- Notes
- (1) Total Footpath Width = Footpath Width between wall of buildings and road kerb
  - (2) Effective Width = Total Footpath Width – Dead Width (0.5m from building, increase to 1m for shopping frontages)
  - (3) Two-way Pedestrian Flow Rate (ped/min/m) = Pedestrian Flow/ Minutes/ Effective Width

- 2.4. The assessment results given in **Tables RC-5** and **RC-6** indicate that the existing footpath would still operate with capacity in meeting the reference pedestrian demand in design year 2025.



### 3. DESIGN PEDESTRIAN CONDITIONS

- 3.1. Based on the estimated trip generation as shown in **Table RC-1**, the estimated pedestrian flow due to the proposed development is assigned to the reference pedestrian flow to obtain the design flow as shown in **Figure RC-5** in **Appendix A** and the assessment result as shown in **Tables RC-7** and **RC-8**.

$$\begin{array}{l} \text{2025 Design} \\ \text{Pedestrian Flows} \\ \text{(with proposed} \\ \text{development)} \end{array} = \begin{array}{l} \text{2025 Reference} \\ \text{Pedestrian Flows} \\ \text{(without proposed} \\ \text{development)} \end{array} + \begin{array}{l} \text{Traffic Flow from the} \\ \text{proposed development} \end{array}$$

**Table RC-7 LOS Assessment of the Critical Sections of Footpath for the Design Flow in 2025 Weekday**

Critical Section	Total Footpath Width (m) <sup>(1)</sup>	Effective Width (m) <sup>(2)</sup>	2025 Weekday (Design)		
			Two-way Pedestrian Flow (ped/hr)	Two-way Pedestrian Flow Rate (ped/min/m) <sup>(3)</sup>	LOS
A	5.65	3.65	1,705	7.79	A
B	2.47	0.97	670	11.51	A
C	4.2	2.2	1,680	12.73	A
D	2	1	695	11.58	A

Notes (1) Total Footpath Width = Footpath Width between wall of buildings and road kerb  
(2) Effective Width = Total Footpath Width – Dead Width (0.5m from building, increase to 1m for shopping frontages)  
(3) Two-way Pedestrian Flow Rate (ped/min/m) = Pedestrian Flow/ Minutes/ Effective Width

**Table RC-8 LOS Assessment of the Critical Sections of Footpath for the Design Flow in 2025 Weekend**

Critical Section	Total Footpath Width (m) <sup>(1)</sup>	Effective Width (m) <sup>(2)</sup>	2025 Weekend (Design)		
			Two-way Pedestrian Flow (ped/hr)	Two-way Pedestrian Flow Rate (ped/min/m) <sup>(3)</sup>	LOS
A	5.65	3.65	1,900	8.68	A
B	2.47	0.97	645	11.08	A
C	4.2	2.2	1,760	13.33	A
D	2	1	795	13.25	A

Notes (1) Total Footpath Width = Footpath Width between wall of buildings and road kerb  
(2) Effective Width = Total Footpath Width – Dead Width (0.5m from building, increase to 1m for shopping frontages)  
(3) Two-way Pedestrian Flow Rate (ped/min/m) = Pedestrian Flow/ Minutes/ Effective Width

- 3.2. The results given in **Tables RC-7** and **RC-8** indicate that the critical sections of footpath outside proposed development will operate with adequate capacities during peak hour of both weekday and weekend in design year 2025.





# Appendix A

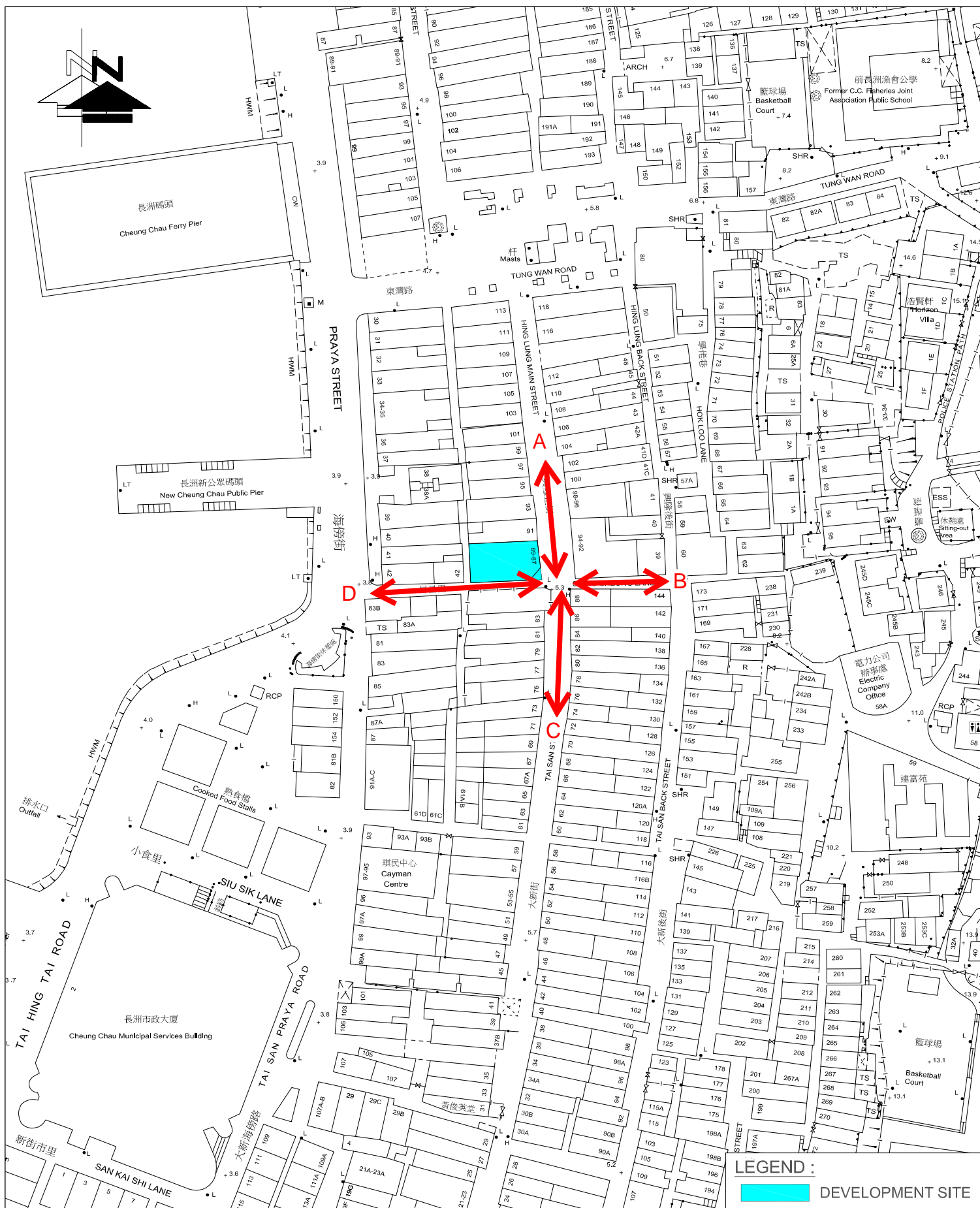


FIGURE NO.:

RC-1

PROJECT TITLE:

Proposed Shop & Services at 87-89 Hing Lung Main Street, Cheung Chau

PROJECT NO.:

21145HK

DRAWING TITLE:

CRITICAL SECTIONS OF ASSESSMENT

SCALE:

1 : 1200 @A4

DATE:

06 DEC 2021



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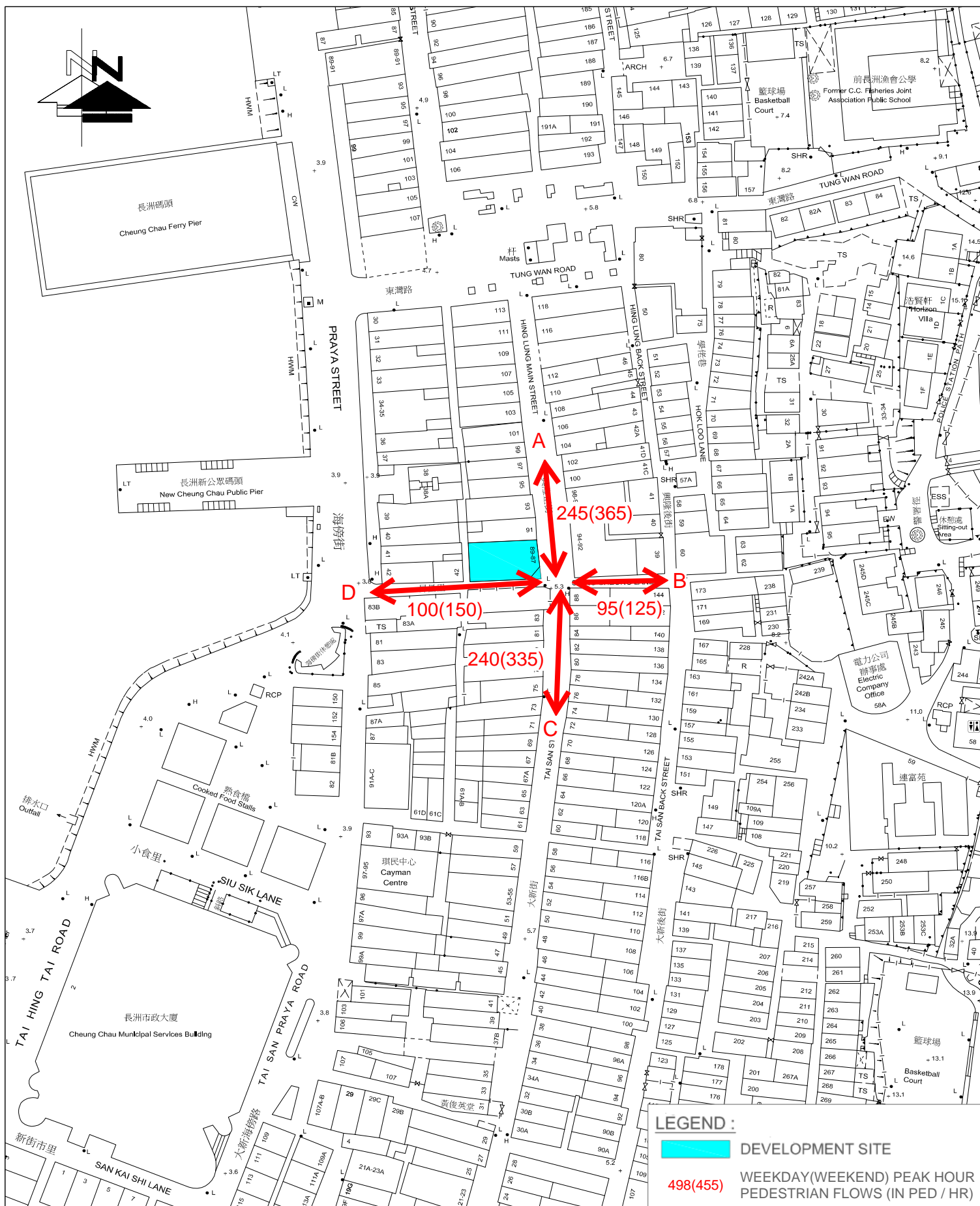


FIGURE NO.: <div style="text-align: center; font-size: 1.2em; font-weight: bold;">RC-2</div>	PROJECT TITLE: Proposed Shop & Services at 87-89 Hing Lung Main Street, Cheung Chau	
PROJECT NO.: 21145HK  SCALE: 1 : 1200 @A4	DRAWING TITLE: <div style="text-align: center; font-weight: bold;">TRIP GENERATION AND ATTRACTION OF THE PROPOSED DEVELOPMENT</div>	
DATE: 06 DEC 2021		<div style="text-align: right;"> <div style="display: inline-block; vertical-align: middle; margin-left: 10px;">             CTA Consultants Limited              志達顧問有限公司           </div> </div>

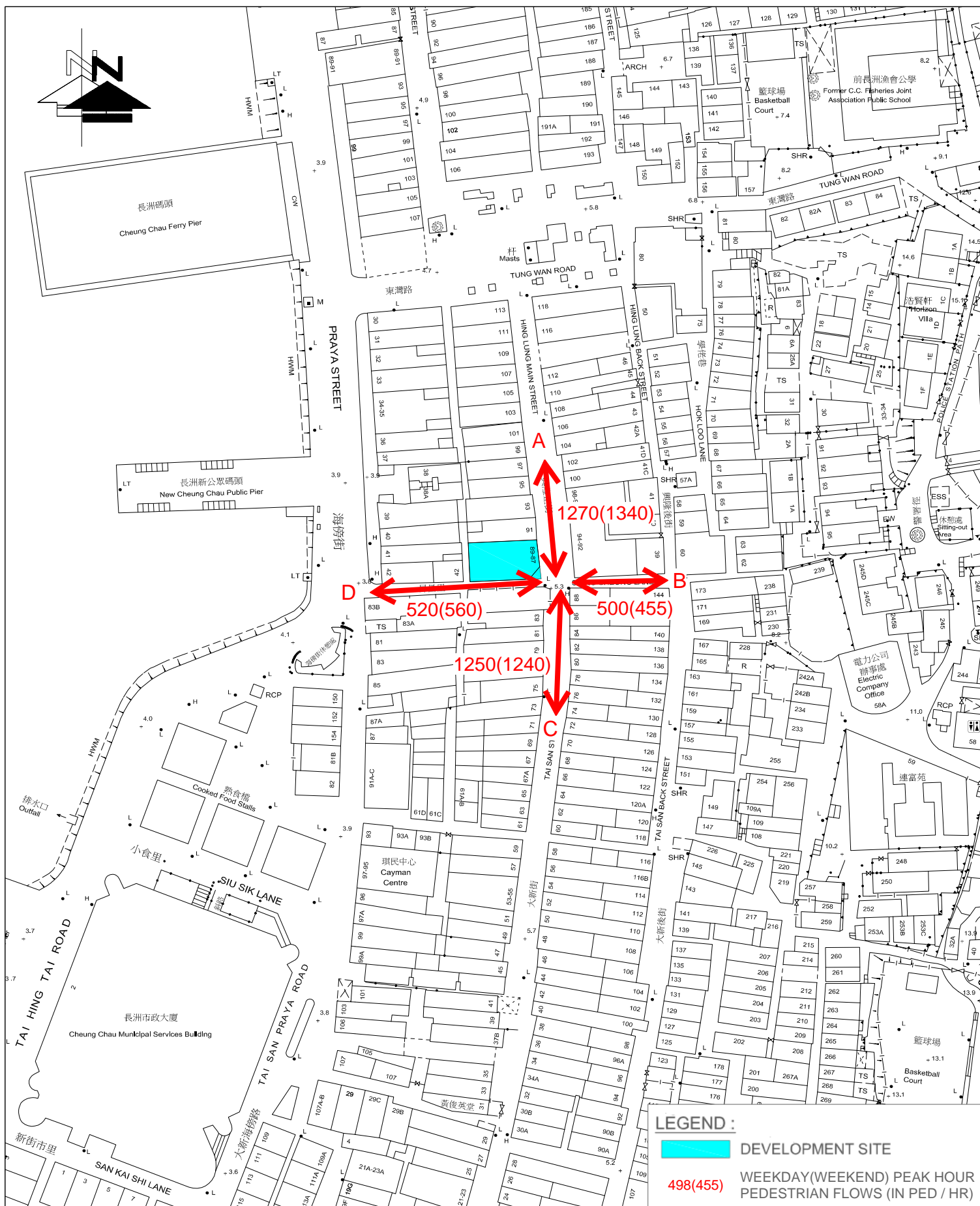


FIGURE NO.: <div style="font-size: 24px; font-weight: bold;">RC-3</div>	PROJECT TITLE: Proposed Shop & Services at 87-89 Hing Lung Main Street, Cheung Chau	
PROJECT NO.: 21145HK	DRAWING TITLE: <div style="font-size: 18px; font-weight: bold;">2021 OBSERVED FLOWS</div>	
SCALE: 1 : 1200 @A4	DATE: 06 DEC 2021	<div style="text-align: center;"> <div style="margin-top: 5px;">             CTA Consultants Limited              志達顧問有限公司           </div> </div>

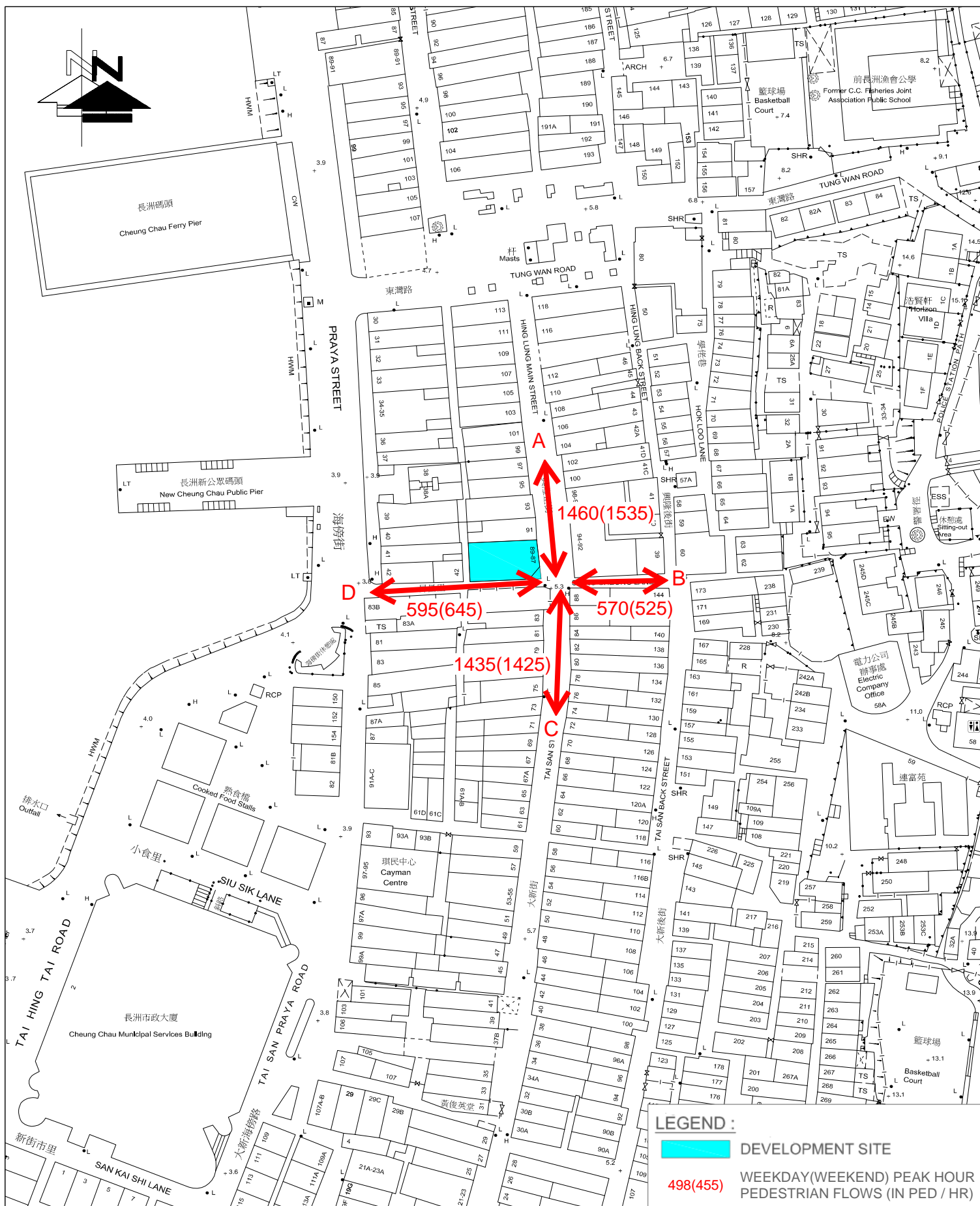


FIGURE NO.: <div style="font-size: 24px; font-weight: bold;">RC-4</div>	PROJECT TITLE: Proposed Shop & Services at 87-89 Hing Lung Main Street, Cheung Chau	
PROJECT NO.: 21145HK	DRAWING TITLE: <div style="font-size: 18px; font-weight: bold;">2025 REFERENCE FLOWS</div>	
SCALE: 1 : 1200 @A4	DATE: 06 DEC 2021	<div style="text-align: center;"> <div style="margin-top: 5px;">             CTA Consultants Limited              志達顧問有限公司           </div> </div>



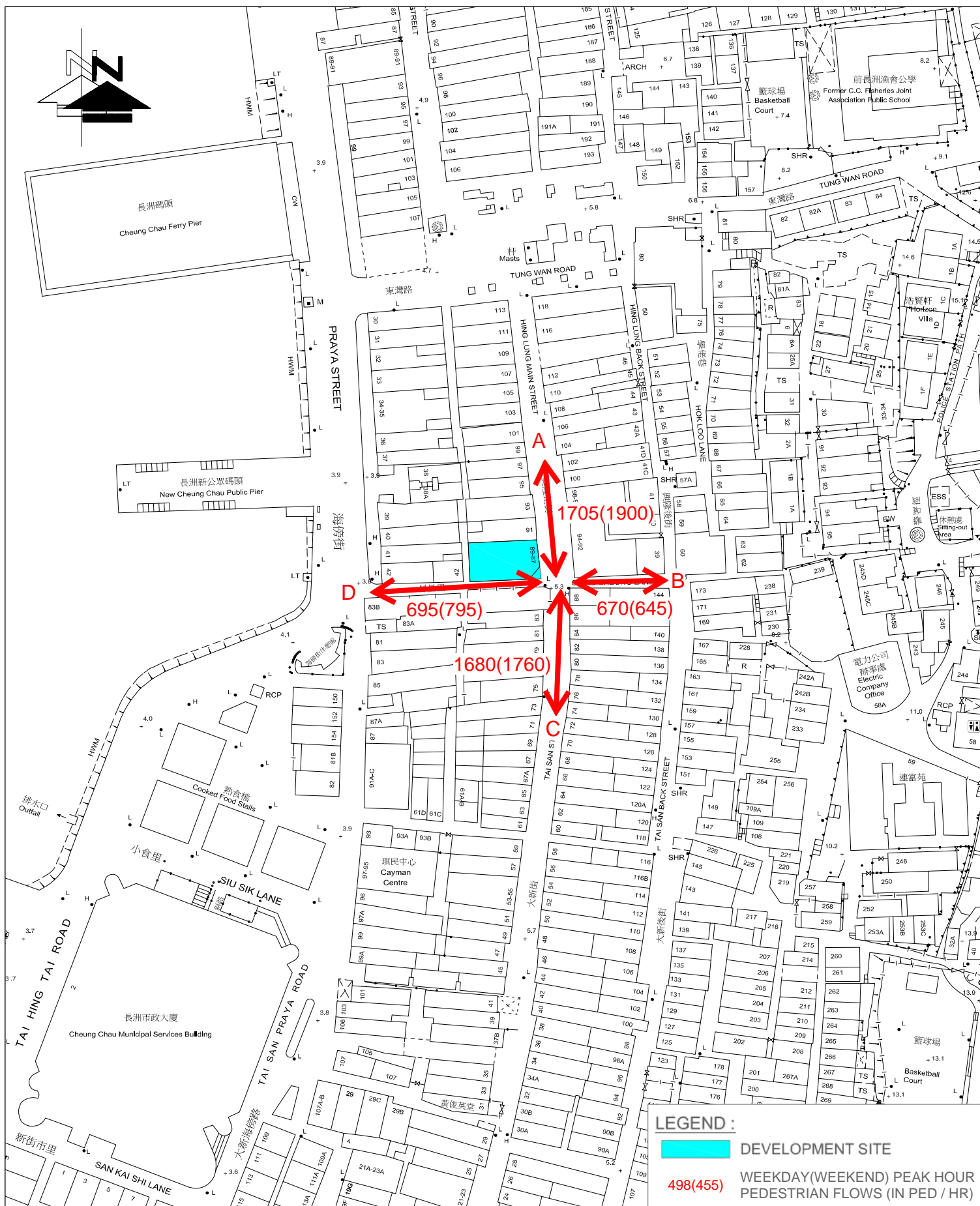


FIGURE NO.: <b>RC-5</b>	PROJECT TITLE: Proposed Shop & Services at 87-89 Hing Lung Main Street, Cheung Chau	
PROJECT NO.: 21145HK	DRAWING TITLE: <b>2025 DESIGN FLOWS</b>	
SCALE: 1 : 1200 @A4	DATE: 06 DEC 2021	 <b>CTA Consultants Limited</b> 志達顧問有限公司





# **Appendix B**

政府總部  
運輸及房屋局

運輸科  
香港添馬添美道 2 號  
政府總部東翼



Transport and  
Housing Bureau  
Government Secretariat

Transport Branch  
East Wing, Central Government Offices,  
2 Tim Mei Avenue,  
Tamar, Hong Kong

本局檔號 : THB(T)CR 2/5482/00  
來函檔號 :

電話號碼 : 3509 8159  
傳真號碼 : 2537 5246

Secretary General  
Legislative Council Secretariat  
Legislative Council Complex  
1 Legislative Council Road  
Central, Hong Kong  
(Attn: Ms Sophie LAU)

[Fax no: 2978 7569]

9 January 2017

Dear Ms LAU,

**Legislative Council Panel on Transport**  
**Special Helping Measures for six major outlying island ferry routes**  
**for the next three-year licence period 2017-20**

The Government consulted the Legislative Council Panel on Transport on the arrangements of Special Helping Measures ("SHM") for the six major outlying island ferry routes<sup>1</sup> in the next three-year licence period (2017-20) on 18 November and 2 December 2016. We now provide a reply to Members' enquiries raised at the meetings, concerning the average daily patronage of the "Central – Cheung Chau" ferry route operated by the New World First Ferry Services Limited, as well as the

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<sup>1</sup> Routes operated by the New World First Ferry Services Limited :

- (1) "Central – Cheung Chau";
- (2) "Inter-islands" between Peng Chau, Mui Wo, Chi Ma Wan and Cheung Chau ; and
- (3) "Central – Mui Wo" routes.

Routes operated by the Hong Kong & Kowloon Ferry Holdings Limited's three subsidiaries :

- (4) "Central – Peng Chau";
- (5) "Central – Yung Shue Wan"; and
- (6) "Central – Sok Kwu Wan" routes.

projected amount of SHM to be provided by the Government to the Hong Kong & Kowloon Ferry Holdings Limited (“HKK”) for operating the three outlying island ferry routes in the next three-year licence period.

**Patronage of the “Central – Cheung Chau” ferry route**

The average daily patronage of the “Central – Cheung Chau” ferry route in the past five years are detailed as follows –

<b>Year</b>	<b>Average daily patronage (passenger trips)</b>
2011	22 943
2012	23 610
2013	25 244
2014	25 767
2015	26 315

**Projected amount of SHM to be provided by the Government to HKK in 2017-20**

Having regard to the financial projections of the three outlying island ferry routes operated by HKK (i.e. “Central – Peng Chau”, “Central – Yung Shue Wan” and “Central – Sok Kwu Wan” routes) in the next three-year licence period, the Government projects that there is a need to provide SHM of around \$122 million (without accounting for any contingency provision) for those three routes. It should be noted that SHM reimbursement on specified costs is subject to actual usage. Invoices would be carefully verified by the Transport Department to ensure there would not be any abuse. Operators are required to submit audited financial statements to the Transport Department at the end of each financial year to prove the actual paid expenses. Besides, operators are also required to submit quarterly management accounts, to enable the Transport Department to monitor their financial situations.

Yours sincerely,

(Vivian HO)  
for Secretary for Transport and Housing

**Similar s.16 Application within the Same “V” Zone  
on the Cheung Chau OZP**

<b>Application No. and Proposed Use(s)</b>	<b>Location</b>	<b>Date of Consideration</b>	<b>Decision of the RNTPC</b>
A/I-CC/23 Proposed Eating Place, Shop and Services	83 San Hing Street and Adjoining Government Land, Cheung Chau	1.6.2018	Approved with condition

**Approval Condition:**

- (a) The provision of fire services installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB.

Detailed Comments of Government Departments

1. Other comments of Director of Electrical & Mechanical Services (DEMS):

in the interest of public safety and ensuring the continuity of electricity supply, the parties concerned with the planning, designing, organizing and supervising any activity near the underground cable or overhead line under the subject application should approach the electricity supplier (i.e. CLP Power) 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 and/or in the vicinity of the 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.

2. Other comments of Chief Building Surveyor/New Territories East 1 & Licensing, Buildings Department (CBS/NTE1&L, BD):

- (a) if there are existing structures which had been erected on leased land without approval of the Buildings Department (BD) (not being a NTEH), they are unauthorized under the BO (Building Ordinance) and should not be designated for any approved use under the captioned application;
- (b) before any new building works (including site formation works, drainage works) are to be carried out on the application sites, prior approval and consent from the Building Authority should be obtained, otherwise they are unauthorised building works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with BO;
- (c) for UBW erected on leased land, enforcement action may be taken by the 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 constructed as an acceptance of any existing building works or UBW on the application site under the BO;
- (d) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- (e) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Building (Planning) Regulations (B(P)R) 5 and 41D respectively;
- (f) 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, etc. will be formulated at the formal building plan submission stage

- (g) for the construction of an accessible lift, B(P)R 72 and Design manual – Barrier Free Access 2008 should be complied with. The comment in paragraph (f) is relevant; and
- (h) the applicant is advised to engage an AP to coordinate the building works and corresponding statutory submission.

3. Comments of the Director of Fire Services (D of FS):

- (a) detailed fire safety requirement will be formulated upon receipt of formal submission of general building plans; and
- (b) the provision of emergency vehicular access provision at the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administrated by BD.

4. Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

existing waterworks may be affected. The applicant should comply with the ‘Conditions of Working in the Vicinity of Waterworks Installations’

5. Comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB):

in view of the Site is closed to the Tung Wan Site of Archaeological Interest on Cheung Chau and minor excavation is involved in the development proposal. The applicant is required to inform Antiquities and monuments Office immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of the works.

Advisory Clauses

- (a) to note the comments of District Lands Officer/Islands, Lands Department (DLO/Is, LandsD) that as the subject lots are held under Block Government Lease, the lessees are required to seek LandsD's prior approval before commencement of building works on the lots;
- (b) to note the comments of Commission of Police that the applicant has the responsibility to ensure the flow of pedestrians near the Site is safe and smooth at all time, especially during long weekend and festival days, e.g. Cheung Chau Bun Festival;
- (c) to note the comments of Chief Building Surveyor/New Territories East 1 & Licensing, Buildings Department (CBS/NTE1&L, BD) at **Appendix III** of the RNTPC Paper No. A/I-CC/26A;
- (d) to note the comments of Director of Fire Services that Emergency Vehicular Access provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the 'Code of Practice for Fire Safety in Buildings 2011' under the Building (Planning) Regulation 41D which is administered by the Buildings Department. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department that existing waterworks may be affected. The applicant should comply with the 'Conditions of Working in the Vicinity of Waterworks Installations';
- (f) to note the comments of Executive Secretary (Antiquities & Monuments), Antiquities & Monuments Office (AMO) that the Site is closed to the Tung Wan Site of Archaeological Interest on Cheung Chau and minor excavation is involved in the project. As such, the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of the works; and
- (g) to note the comments of Director of Electrical & Mechanical Services that in the interest of public safety and ensuring the continuity of electricity supply, the parties concerned with the planning, designing, organizing and supervising any activity near the underground cable or overhead line under the subject application should approach the electricity supplier (i.e. CLP Power) 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 and/or in the vicinity of the 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.