

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

2022年11月15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

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"
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

15 NOV 2022
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.

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

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

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/SLC/172
	Date Received 收到日期	15 NOV 2022

- 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)

CHAN Cecily Nga Li

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 222 (part) and Lot 223 (part) in Shui Hau Village in DD326, No. 49 Shui Hau Village, Shui Hau, Lantau

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 40.5 sq.m 平方米 ☒ About 約

☒ Gross floor area 總樓面面積 40.5 sq.m 平方米 ☒ 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 ☐ 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 South Lantau Coast Outline Zoning Plan No. S/SLC/21
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone
(f) Current use(s) 現時用途	Vacant (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 at 24/10/2022 (DD/MM/YYYY), this application involves a total of 3 "current land owner(s)"[#].
根據土地註冊處截至 24/10/2022 年 10 月 24 日的記錄，這宗申請共牽涉 3 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 notified3..... "current land owner(s)"[#]
已通知 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	To the Owner of Lot 223 in DD326: No. 54 Shui Hau Village, Lantau Island	sent on 10/11/2022; delivered on 11/11/2022
2	To the Owners of Lot 222 in DD326: No. 44, Shui Hau Village, Lantau Island, N.T.	sent on 10/11/2022; delivered on 11/11/2022

(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	About 40.5 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Shop and Services (Retail Shop and Tourist Information 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)		
(c) Number of storeys involved 涉及層數	1	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 40.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 40.5 sq.m 平方米 <input checked="" 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/F	Vacant	Shop and Services (Retail Shop and Tourist Information Office)

(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 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

(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
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]
.....
.....
.....
.....
.....

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

.....

.....

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.....

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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)

3rd Quarter of 2023

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>.....</p> <p><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)</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><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</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>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?</p>	<p>Yes 是</p> <p>No 否</p>	<p><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</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

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><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</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><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>No 否</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 checked="" type="checkbox"/></td> </tr> </table> <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 checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" 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


.....
CAMILLE LAM

Name in Block Letters
姓名（請以正楷填寫）

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

.....
SENIOR TOWN PLANNER

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 No. 372

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

11/11/2022

..... (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 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 222 (part) and Lot 223 (part) in Shui Hau Village in DD326, No. 49 Shui Hau Village, Shui Hau, Lantau		
Site area 地盤面積	40.5	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 South Lantau Coast Outline Zoning Plan No. S/SLC/21		
Zoning 地帶	"Village Type Development" Zone		
Applied use/ development 申請用途/發展	Shop and Services (Retail Shop and Tourist Information Office)		
(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	40.5 <input checked="" 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
(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	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)
	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)
		1 Storeys(s) 層 <input checked="" 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	% <input type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	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/>	
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	

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 type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input 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 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 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 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"/>
<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。

S. 16 PLANNING APPLICATION
APPROVED SOUTH LANTAU COAST OZP NO. S/SLC/21

Proposed Shop and Services Use
Lot 222 (part) and Lot 223 (part) in Shui Hau Village in DD326,
No. 49 Shui Hau Village,
Shui Hau, Lantau

SUPPORTING PLANNING STATEMENT

NOVEMBER 2022

Applicant:
CHAN CECILY NGA LI

Submitting Agent:
KTA Planning Limited

Project Initiator:
School of Architecture, The Chinese University of Hong Kong

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Public Vehicle Park (for cycles only) Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Market Petrol Filling Station Pier Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (not elsewhere specified, excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

Eating Place
 Library
 School
 Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by Town Planning Board on application under section 16 of the Town Planning Ordinance.

Executive Summary

The Applicant, CHAN CECILY NGA LI, seek approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for Proposed ‘Shop and Services (Retail Shop and Tourist Information Office)’ at Lot 222 (part) and Lot 223 (part) in Shui Hau Village in DD326 (No. 49 Shui Hau Village, Shui Hau, Lantau) (“Application Site”). The Application Site of site area about 40.5m² falls within an area zoned “Village Type Development” (“V”) on the Approved South Lantau Coast Outline Zoning Plan No. S/SLC/21 (“Approved OZP”). On the Application Site, there is an existing one-storey stone-brick building built around the 1920s, which is a Grade 3 Historic Building as confirmed in 2020.

The project titled *“Regenerating Shui Hau: Developing sustainable village revitalization in Lantau South through heritage restoration, cultural conservation and village co-operatives”*, as initiated by School of Architecture, The Chinese University of Hong Kong (CUHK), successfully obtained the funding approval from Lantau Conservation Fund (LCF), as one of the Conservation Management Agreement Projects (2020 – 2021) (the CMA Project). The project explores the integrated regeneration of Shui Hau village in South Lantau by conserving the 350 year-old coastal village’s valuable built and intangible heritages. With the renovated historic buildings and enhanced landscape works on the trail, guided tour and relevant cultural sharing activities will be conducted for the members of the public to participate.

The subject house at the Application Site is identified as one of the target houses to be renovated under this project, with the house owner’s commitment to participate in the CMA Project. The proposed renovation works would not affect the existing graded building. After renovation, the subject house will be converted for ‘Shop and Services (Retail Shop and Tourist Information Office)’ use as one of the check points along the guided tour route and providing visitors with information about the culture and history of Shui Hau Village. There will be selling of souvenirs at limited scale and activities such as cultural sharing and artwork workshops will be conducted inside the subject house. Due to the limited capacity of the house, there will be at maximum 15 people inside the house at any one time for different activities. It is anticipated that the proposed use would be in operation by the 4th quarter of 2023.

The S16 Planning Application is fully justified based on the followings:

- The proposed ‘Shop and Services (Retail Shop and Tourist Information Office)’ use at the Application Site is in support of the village regeneration project which is in line with Sustainable Lantau Blueprint promulgated in 2017 on revitalization of old village buildings, as well as promotion of sustainable ecological and cultural tourism compatible with the local context;
- The proposed use at the Application Site is in support of the village regeneration project funded by LCF;
- The proposed renovation works of the subject house will not affect the graded building;
- The proposed use will allow better utilization of the vacant house after renovation and provide opportunities for the local villagers and the public to do cultural sharing;

- The proposed use including selling of souvenirs and organizing the above-mentioned activities would be at limited scale without creating nuisance to the neighbourhood;
- It is not anticipated to generate negative traffic impact as most of the public participants are expected to travel by public transport services permitted under the Closed Road System, and there would be no adverse impact to the environmental, visual, landscape and infrastructural aspects.

In the view of the justifications above, we sincerely look forward to that members of the Board will approve this application.

行政摘要

(內文如有差異，應以英文版本為準)

申請人陳雅莉就城市規劃條例第 16 條向城市規劃委員會(城規會)提出規劃申請，擬議於大嶼山水口村丈量份約第 326 約地段第 222 號(部分)及 223 號(部分)(即大嶼山水口村 49 號)(「申請地點」)作「商店及服務行業(零售商店及遊客資訊中心)」用途。申請地點面積為大約 40.5 平方米，於大嶼山南岸分區計劃大綱核准圖編號 S/SLC/21(「大綱核准圖」)中被規劃為「鄉村式發展」。申請地點中有一幢一層高的石磚屋，該石磚屋大概於 1920 年代建成，並於 2020 年確認為三級歷史建築。

香港中文大學建築學院策劃的計劃名為「重塑水口：以建築修復、文化保育和村民合作社開拓大嶼南可持續鄉村活化」，獲得大嶼山保育基金批出資助，成為該基金 2020-21 年度其中一個保育管理協議項目。該計劃探索以整體式策略活化南大嶼水口村(一條具三百五十年歷史的沿海村落)，保育其珍貴歷史建築及非物質遺產。透過活化歷史建築及美化村中小路，計劃將策劃導賞團及相關的文化交流活動，讓公眾參與並認識水口村。

有幸得到業主樂於參與計劃，位處申請地點的石磚屋為計劃中其中一個目標修復的建築物，而修復工程並不會影響現有獲歷史評級的建築物。該石磚屋於修復後會改作「商店及服務行業(零售商店及遊客資訊中心)」用途，作為導賞團路線中其中一個參觀地址，向參觀者提供水口村文化及歷史的資訊。處所內亦提供有限度規模的紀念品零售服務，以及舉行文化交流、藝術工作坊等活動。因室內空間有限，預計每次最多只能同時容納 15 人於屋內。計劃預計擬議用途能於 2023 年第四季投入服務。

是次規劃申請的支持理據如下：

- 因應政府自 2017 年起推行的「可持續大嶼藍圖」，以推動大嶼山的舊鄉村建築活化、推廣合乎地區狀況的可持續生態及文化旅遊，於申請地點的擬議「商店及服務行業(零售商店及遊客資訊中心)」用途實屬與政策方向相符；
- 擬議用途乃配合獲得大嶼山保育基金批出資助的計劃；
- 擬議的修復工程不會對現有獲歷史評級的建築物帶來影響；
- 建築物活化後，擬議用途能善用現時空置的石磚屋，亦提供機會令當區村民及公眾進行文化交流；
- 擬議用途雖包括有限度的紀念品零售用途及舉行上述活動，但其規模較少，不會對周邊鄰居帶來滋擾；
- 因南大嶼正實施封閉道路措施，預計前來參加活動的公眾人士多數乘搭現時容許進入南大嶼的公共交通工具，因此預計擬議用途不會帶來負面交通影響。擬議用途亦不會為環境、視覺、景觀及基建帶來負面影響。

根據以上各點，申請人希望是次的規劃申請能獲得城規會支持。

Table of Contents

EXECUTIVE SUMMARY

行政摘要

- 1. INTRODUCTION**
 - 1.1 Purpose
 - 1.2 Report Structure
- 2. APPLICATION SITE AND PLANNING CONTEXT**
 - 2.1 Site Location and Existing Use
 - 2.2 The Historic Value of the House
 - 2.3 Shui Hau Village and Surrounding Context
 - 2.4 Statutory Planning Context
- 3. THE DEVELOPMENT PROPOSAL**
 - 3.1 Background of the Project
 - 3.2 Proposed Shop and Services Use
- 4. PLANNING JUSTIFICATIONS**
- 5. CONCLUSION AND SUMMARY**

List of Figures

- Figure 2.1 Location of the Application Site
- Figure 2.2 Photos of the Subject House at the Application Site
- Figure 2.3 The Current Condition of the Internal Part of the Roof (taken in 2021)
- Figure 2.4 The Old Photo provided by the Applicant (taken in 1920s)
- Figure 2.5 Lot Index Plan
- Figure 2.6 Approved South Lantau Coast OZP No. S/SLC/21
- Figure 3.1 Points of Attractions in Shui Hau Village
- Figure 3.2 Example Points of Attractions in Shui Hau Village
- Figure 3.3 Reference Images of Possible Activities / Use at the Application Site

List of Appendices

- Appendix A: Brief Introduction of the Project
- Appendix B: Indicative Floor Layout

**S.16 Planning Application
Approved South Lantau Coast OZP No. S/SLC/21**

**Proposed Shop and Services Use
at Lot 222 (part) and Lot 223 (part) in Shui Hau Village in DD326,
No. 49 Shui Hau Village, Shui Hau, Lantau**

Supporting Planning Statement

1. INTRODUCTION

1.1 Purpose

- 1.1.1 This application is prepared and submitted by **CHAN CECILY NGA LI** (“the Applicant”) to seek approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the Proposed “Shop and Service” use at Lot No. 222 (part) and Lot No. 223 (part) in Shui Hau Village in DD326 (No. 49 Shui Hau Village, Shui Hau, Lantau) (“Application Site”). The Application Site falls within an area zoned “Village Type Development” (“V”) under the Approved South Lantau Coast Outline Zoning Plan (“the Approved OZP”) No. S/SLC/21. This Supporting Planning Statement is to provide TPB with necessary information to facilitate consideration of this 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 proposal at the Site is described in Section 3 followed by planning justifications in Section 4. Section 5 concludes and summarizes this Supporting Planning Statement.

2. APPLICATION SITE AND PLANNING CONTEXT

2.1 Site Location and Existing Use

- 2.1.1 The Application Site (Lot 222 (part) and Lot 223 (part) in DD326) is in Shui Hau Village, in which there is a one-storey stone-brick building (also known as No. 49 Shui Hau Village) (the Subject House) (**Figures 2.1 – 2.3** refer).
- 2.1.2 The subject house is a Grade 3 Historic Building as confirmed on 11 Jun 2020, which was built around the 1920s according to the record of Commissioner for Heritage's Office (CHO)¹. The Application Site has a total site area of about 40.5m², among which the area on Lot 222 is about 38.3m² (94.6%) while the area on Lot 223 is about 2.2m² (5.4%). Historically, it was intended to build the house within Lot 222. However, there was a portion of the house wall occupying Lot 223 based on the latest available lot index plan.
- 2.1.3 Lot 222 in DD326 is owned by two owners, while Lot 223 in DD326 is solely owned by another owner. The Applicant, CHAN CECILY NGA LI, has notified all these owners in order to submit this Planning Application. All are members of the Chan's family, who are indigenous villagers of Shui Hau Village (Recognised Village). The house was originally for domestic use and once used for storage a few years ago, but now it is vacant (**Figure 2.5** refers).

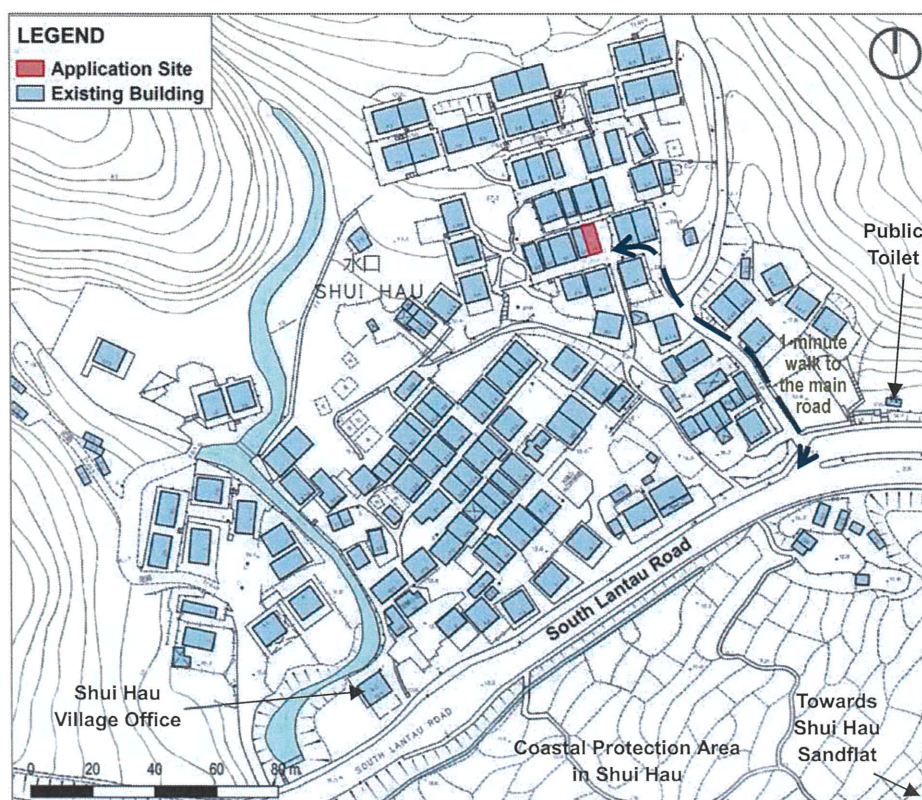
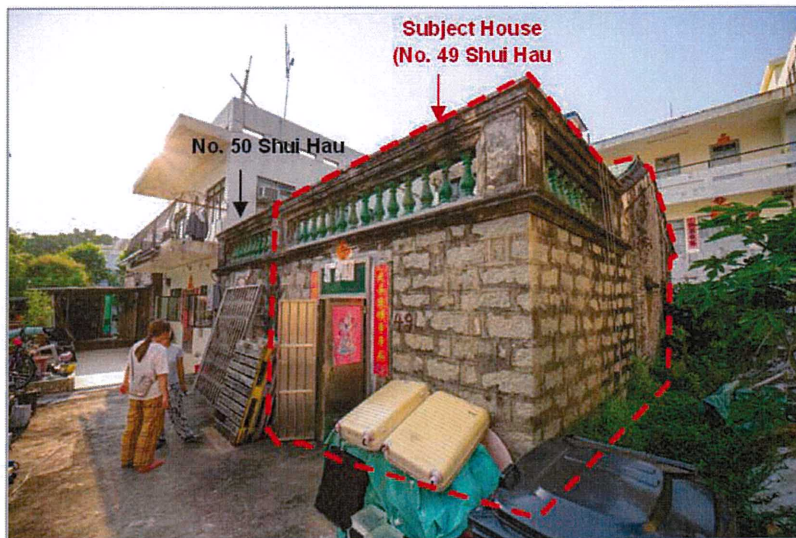


Figure 2.1: Location of the Application Site

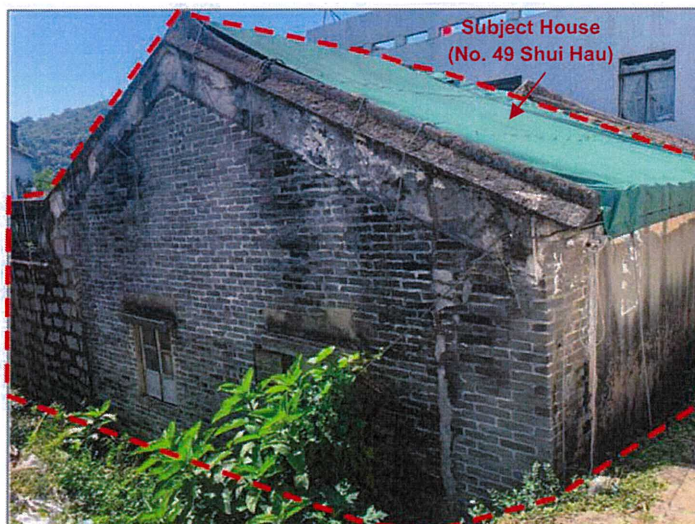
¹ "List of the 1,444 Historic Buildings with Assessment Results (as at Oct 2021)" published on the website of CHO: <https://www.aab.gov.hk/form/AAB-SM-chi.pdf>. The adjoining house at No. 50 Shui Hau Village is also a Graded 3 Historic Building.



VP1: the frontage



VP2: the Eastern Side



VP3: the Roof (Cover for protection of the tiles)

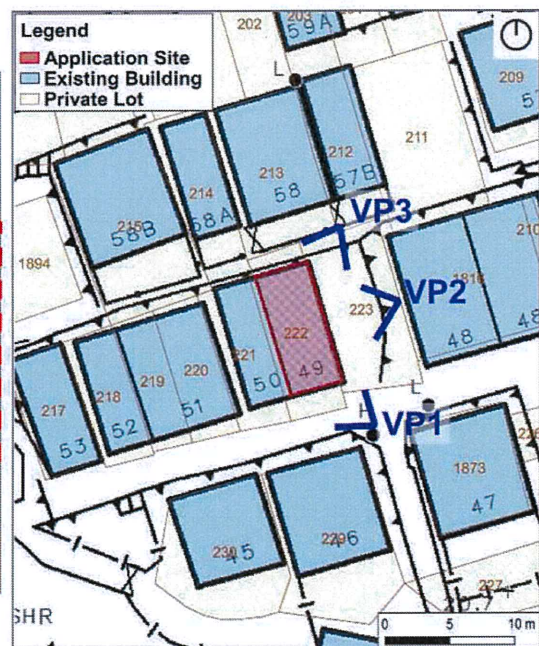


Figure 2.2: Photos of the Subject House at the Application Site



Figure 2.3 (Left): The Current Condition of the Internal Part of the Roof (taken in 2021)

Figure 2.4 (Right): The Old Photo provided by the Applicant (taken in 1920s)

2.2 The Historic Value of the House

2.2.1 The house at No. 49 Shui Hau Village was constructed in around 1920s by the Chans (陳氏) who had resided in Shui Hau for nine generations by the time around 1920s. Similar to other families residing in Shui Hau, the Chans were farmers engaged in rice and vegetable growing and fishing.

2.2.2 With reference to the Historic Building Appraisal prepared by AMO², the house is a Qing vernacular design building with a flat-roof front portion and a pitched-roof rear portion. The walls of the front portion were constructed of granite blocks while the walls of rear portion were constructed of grey brickwork. The pitched roof was made of timber rafters, purlins and clay tiles. There has never been significant alteration to the exterior. **Figure 2.3** presented the current condition of the roof inside the house, which remains largely the same with that in the old days. **Figure 2.4** presented part of the granite blocks of the front portion, which have remained intact today.

2.3 Shui Hau Village and Surrounding Context

2.3.1 Shui Hau Village is known to have 350-year-old history and now is a predominately residential neighbourhood with over 100 more houses. The village is located at the southwestern portion of Lantau Island. The main vehicular access is South Lantau Road for connecting to other parts of Lantau. Since there is Closed Road System for South Lantau area, visitors to and from Shui Hau Village mainly rely on

² AMO (2020), "Historic Building Appraisal – Nos. 49 and 50 Shui Hau, Lantau Island". Retrieved from: https://www.aab.gov.hk/filemanager/aab/common/historicbuilding/en/1057_Appraisal_En.pdf

the franchised bus services travelling to and from South Lantau along South Lantau Road.

2.3.2 Within the village, it is mainly accessible by local tracks and footpaths. The subject house is located in the central portion of the village, which is surrounded by other village houses. It is accessible through a local track connected to South Lantau Road. The subject house is just a 1-minute walk from South Lantau Road (**Figure 2.1** referred).

2.3.3 The Village Office is located at the southwest of the village, facing South Lantau Road. To the south of the village across South Lantau Road, there is an area zoned "Coastal Protection Area" ("CPA") where farmland, marsh and other transitional habitats are found. Shui Hau Sandflat is found at the seaside, which is popular with clam digging and wildlife watching. The seawater area is also popular for water sports.

2.4 Statutory Planning Context

2.4.1 The Subject House falls within the area zoned "Village Type Development" ("V") under the Approved South Lantau Coast Outline Zoning Plan ("Approved OZP") No. S/SLC/21 (**Figure 2.6** refers). Under the prevailing Approved OZP, the planning intention of "V" Zone is as follows.

"The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board."

2.4.2 According to the Statutory Notes for the prevailing "V" zone on the Approved OZP, 'Shop and Services (Retail Shop and Tourist Information Office)' Use is a Column 2 use which requires planning permission by the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance ³.

³ Although in the prevailing "V" zone 'Shop and Services' use is always permitted on the ground floor of a New Territories Exempted House ("NTEH"), the Subject House was built around the 1920s and thus not regarded as NTEH.

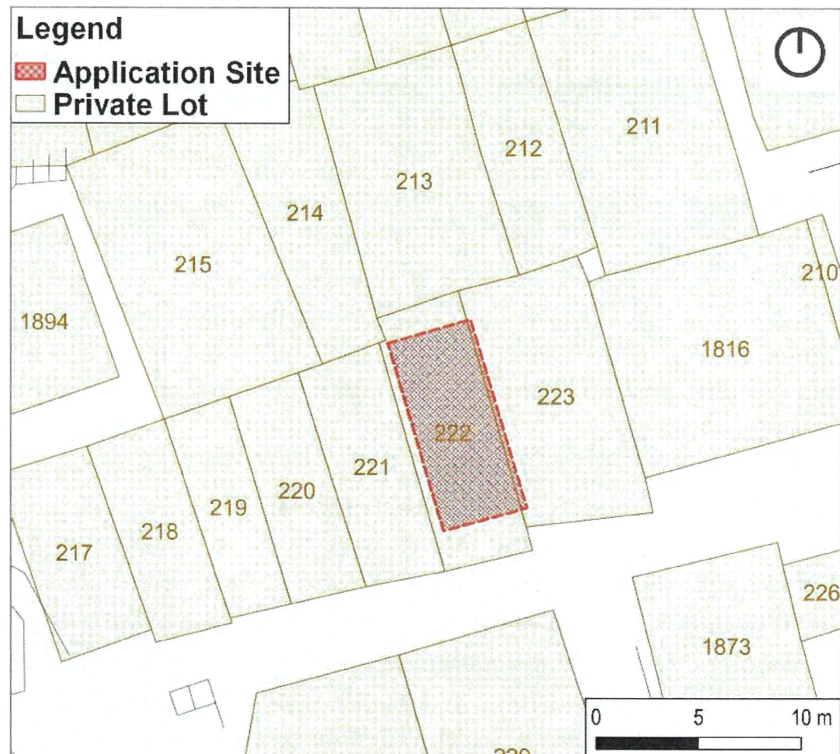


Figure 2.5: Lot Index Plan (Based on GIS)

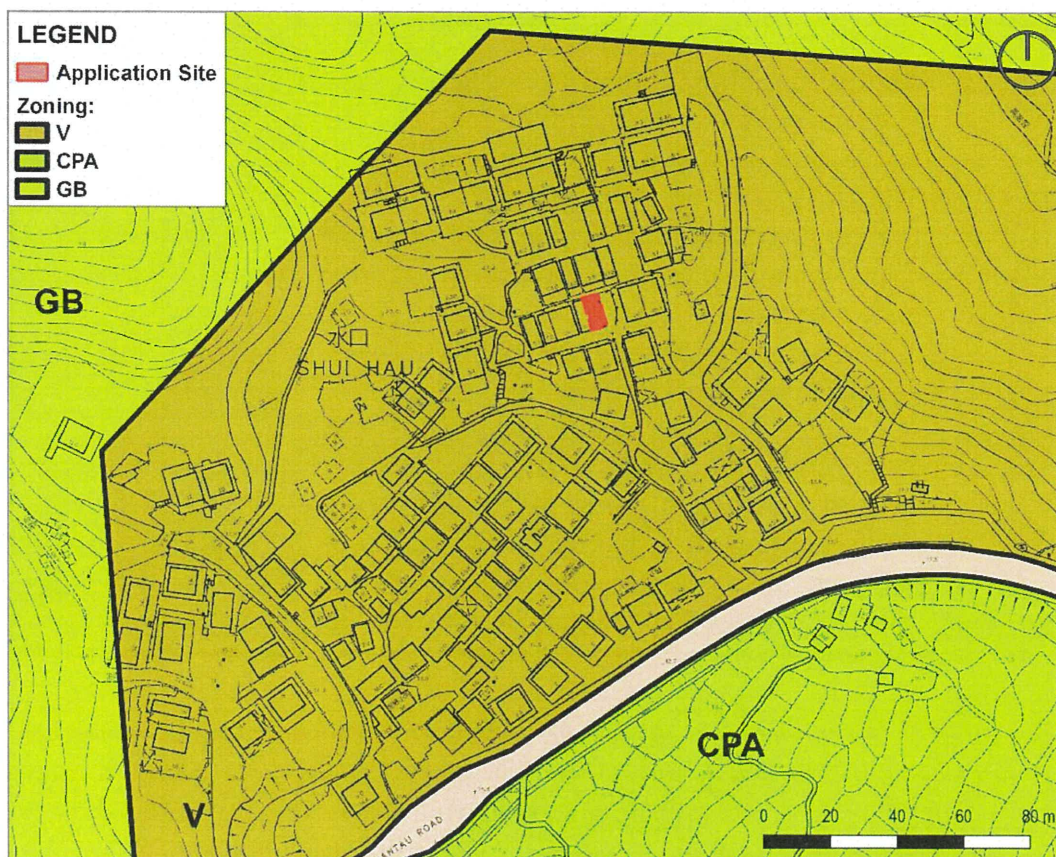


Figure 2.6: Approved South Lantau Coast OZP No. S/SLC/21
(Based on spatial data downloaded from Spatial Planning Portal)

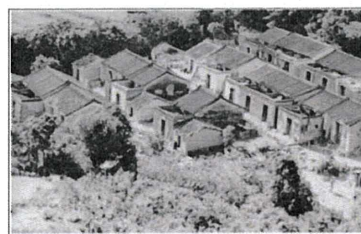
3. THE DEVELOPMENT PROPOSAL

3.1 Background of the Project

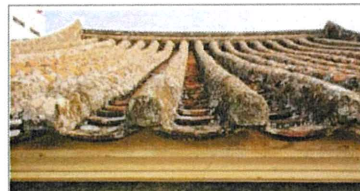
3.1.1 The project titled “*Regenerating Shui Hau: Developing sustainable village revitalization in Lantau South through heritage restoration, cultural conservation and village co-operatives*”, as initiated by School of Architecture, The Chinese University of Hong Kong (CUHK), successfully obtained the funding approval from Lantau Conservation Fund (LCF), as one of the Conservation Management Agreement Projects (2020 – 2021) (the CMA Project) (**Appendix A – Brief Introduction of the Project referred**). The project explores the integrated regeneration of Shui Hau village in South Lantau by conserving the 350 year-old coastal village’s valuable built and intangible heritages.

3.1.2 The four major components of the project include:

1. **Mapping Eco-cultural Landscape** - by reinforcing identity and branding of Shui Hau Village, through landscaping the local trail, architectural renovation of some houses/ premises and collecting and recording the village’s historical and heritage stories and culture;



2. **Architectural Restoration** - to revitalize village fabric, renovate and repair historic building dilapidation;



3. **Conserving Cultural Heritage** - by recording disappearing traditions, songs and stories from the villagers and relevant stakeholders, promoting the information through a website, social media and publications; and



4. **Community Connection** - for connecting different generations of the community as well as the public visitors, through the collection of traditions and stories of the village, and information sharing and cultural exchange at the activity venues.



3.1.3 Strategic architectural renovation will provide key venues for villager-driven initiatives to kick-start sustainable conservation of Shui Hau’s unique eco-cultural landscape. There will be events and tours at the renovated house on the history and culture of the village and to reinterpret Shui Hau’s vernacular living and agricultural culture as well as related crafts. Using a “point-line-plane-place” approach, the project aims to regenerate the Place by restoring architecture and reconnect People via a collaborative process. With the renovated historic buildings and enhanced

landscape works on the trail, guided tour and relevant cultural sharing activities will be conducted for the members of the public and villagers to participate and learn more about the cultural history of the village. Please find **Figures 3.1 and 3.2** below showing points of attractions in Shui Hau Village along the route of the guided tour.

- 3.1.4 One of the components under this project is to restore and renovate the historic buildings in the village, with the owners' agreement, together with landscaping works to significant spots on the local trail to enhance the village fabric. The Subject House is identified as one of the target houses / premises to be renovated under this project, with the house owner's commitment to participate, as a place of gathering point to share the village's culture, history and traditions, to hold workshops of village handcrafts and sell souvenirs.

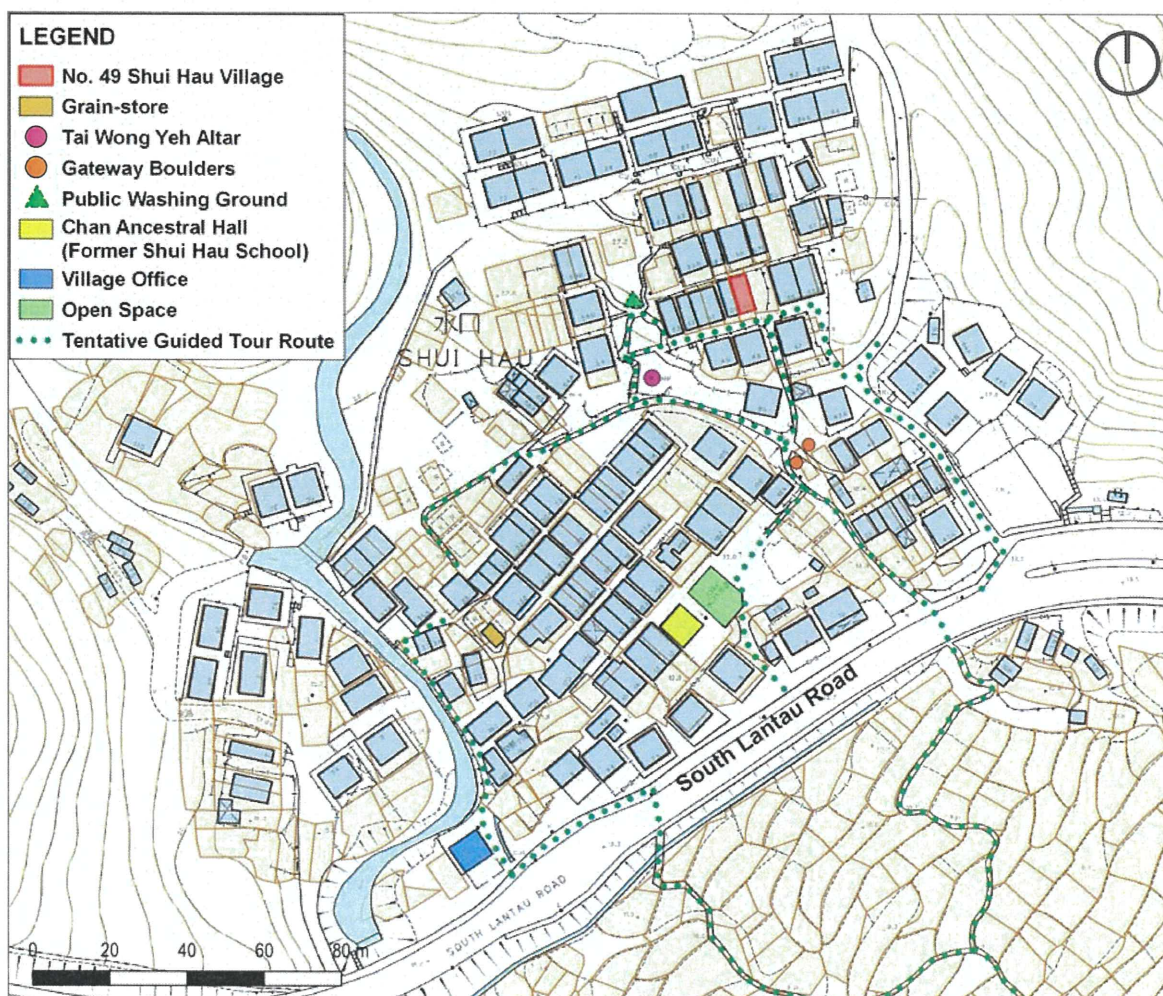
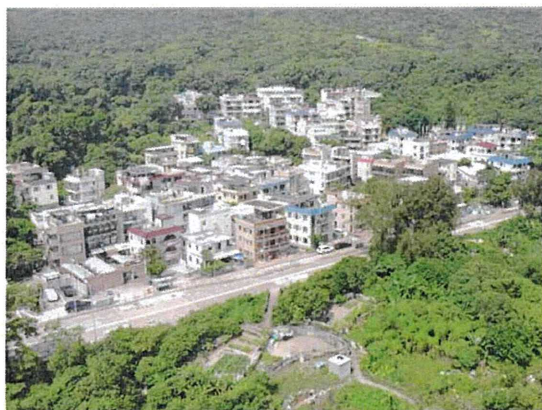


Figure 3.1: Points of Attractions in Shui Hau Village



Shui Hau Village



Grain-store



Tai Wong Yeh Altar



Gateway Boulders

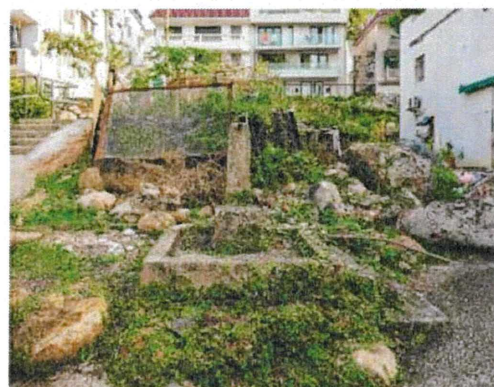


Village Office



Chan's ancestral hall 陳氏宗祠

Chan's Ancestral Hall



Public Washing Ground

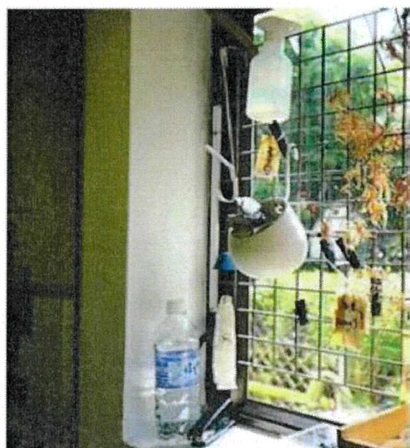


Shui Hau School (1954 – 1990)

Figures 3.2: Example Points of Attractions in Shui Hau Village

3.2 Proposed Shop and Services Use

- 3.2.1 The subject house will be one of the “check points” along the guided tour route and will provide visitors with information about the culture and history of Shui Hau Village. Tour guides, with some villagers residing in the village engaged, will introduce the historical significance of the house as well as its relationship with Shui Hau Village. Under the definition of terms of Town Planning Board, the proposed use at the Subject House is classified as ‘Shop and Services Use (Retail Shop and Tourist Information Office)’.
- 3.2.2 For the purpose of preservation and revitalization, it is planned to renovate the house with minimum intervention without the need to do alteration work. The renovation works would include: reroofing the existing structure with the same type of clay tiles, applying waterproofing treatment to the existing concrete flat roof of the front portion, paint works at the external wall by decoration specialist for heritage buildings, supplying and installing new metal windows, electrical sockets and emulsion paint for the interior.
- 3.2.3 The key function of the revitalized house is to support the guided tour service, with selling of souvenirs at limited scale, carrying out of activities / workshops (**Figure 3.3** referred) which are ancillary to the guided tour service. The products for selling would mainly include the artwork and the farming produce of the local villagers. The indicative floor layout showing the proposed internal uses is presented in **Appendix B**.
- 3.2.4 Besides, there will be activities conducted inside the Subject Premises, such as cultural sharing, artwork making, soap making, local craft workshop, etc., (**Figure 3.3** referred) for the public participants to join and learn from the villagers. Due to the limited capacity of the Subject House, there will be at maximum 15 people any one time for different activities. There will be about 4 trips every week, on reservation basis. No walk-in service is allowed.
- 3.2.5 The roof floor of the house can be accessible by the owners through a ladder, but it will not be open to public due to safety concern.
- 3.2.6 It is anticipated to obtain TPB approval in the 4th Quarter of 2022. After that, the Team will start the renovation works and aim to complete by the 3rd Quarter of 2023. It is hoped that the proposed use will be in operation in the 4th Quarter of 2023.



Indigo Dyeing Workshop



**Indigo Dyeing Workshop and
Selling of Souvenirs**



**Carpentry Workshop and
Selling of Souvenirs**



**Soap Making Workshop and
Selling of Souvenirs**



Selling of Farming Produce



Historic Building Appreciation

**Figure 3.3: Reference Images of Possible Activities / Use
at the Application Site**

4. PLANNING JUSTIFICATIONS

4.1 As elaborated in the above sections, the planning justifications of the proposed use include:

- The proposed 'Shop and Services (Retail Shop and Tourist Information Office)' use at the Application Site is in support of the village regeneration project which is in line with the Sustainable Lantau Blueprint promulgated in 2017 on revitalization of old village buildings, as well as promotion of sustainable ecological and cultural tourism compatible with the local context.
- The proposed use is supporting the CMA village regeneration project funded by LCF.
- The proposed renovation works of the subject house will not involve modification to the graded building. The works involved would be at limited scale, mainly providing electricity supply and refurbishment without changing the exterior appearance. Thus, there would not be any adverse visual and landscape impact induced.
- The proposed use allows better utilization of the vacant house. Once it is renovated, it would allow the public participants joining the guided tour or relevant activities to get inside and learn the architectural, cultural and historical features of the house as well as Shui Hau Village.
- The scale of the proposed use is limited without creating nuisance to the neighbourhood. The Application Site covering the house footprint only is about 40.5m², which can allow at maximum 15 persons inside the house at any time. The guided tour will allow about 20 persons one time, which means the participants of each guided tour could get inside the house in smaller groups only. There will be about 4 trips every week, on reservation basis. No walk-in service is allowed.
- The products or souvenirs to be sold in the Subject House are limited, and the house is also for providing ancillary support to the guided tour service. The products for selling would mainly include the artwork and the farming produce of the local villagers.
- It is expected that most of the participants will arrive at Shui Hau Village via franchised public transportation services running along South Lantau Road which is under the Closed Road System, and therefore, it is not anticipated to generate negative traffic impact.
- The proposal is at limited scale and thus would not have adverse impact on visual and landscape aspect, environment and infrastructure including sewage and drainage.

5. CONCLUSION

5.1 In light of all the above, Planning Department and members of the TPB are respectfully requested to give favourable consideration this planning application based on the followings:

- The proposed 'Shop and Services (Retail Shop and Tourist Information Office)' use at the Application Site is in support of the CMA village regeneration project which is in line with Sustainable Lantau Blueprint promulgated in 2017 on revitalization of old village buildings, as well as promotion of sustainable ecological and cultural tourism compatible with the local context.
- The proposed use at the Application Site is in support of the CMA village regeneration project funded by LCF.
- The proposed renovation works of the subject house will not affect the graded building.
- The proposed use will allow better utilization of the vacant house after renovation and provide opportunities for the local villagers and the public to do cultural sharing.
- The proposed use including selling of souvenirs and organizing activities would be at limited scale without creating nuisance to the neighbourhood.
- It is not anticipated to generate negative traffic impact as most of the public participants are expected to travel by public transport services permitted under the Closed Road System, and the proposed use will not bring any adverse impact to the environmental, visual, landscape and infrastructural aspects.

Appendix A

Brief Introduction of the Project

The Chinese University of Hong Kong 香港中文大學

Regenerating Shui Hau: Developing sustainable village revitalization in Lantau South through heritage restoration, cultural conservation and village co-operatives

重塑水口：以建築修復，文化保育和 村民合作社開拓大嶼南可持續鄉村活化

This project explores the integrated regeneration of Shui Hau village in South Lantau by conserving the 350 year-old coastal village's valuable built and intangible heritages. Strategic architectural restorations will provide key venues for villager-driven initiatives to kick-start sustainable conservation of Shui Hau's unique eco-cultural landscape.

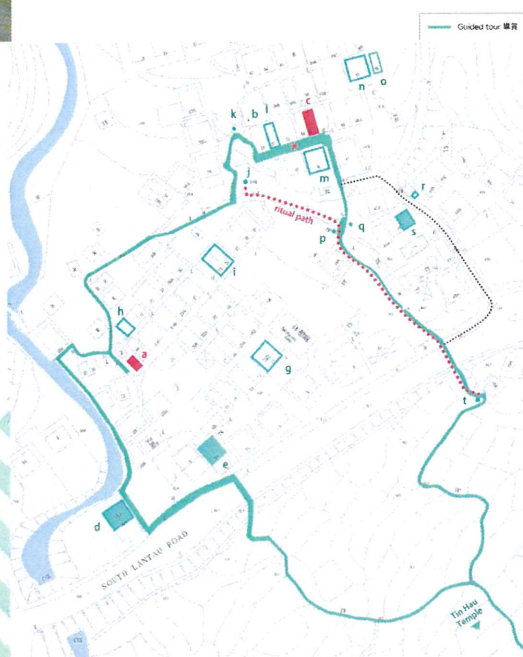
Aligning with aspirations of indigenous owners of different generations, the project aims to revitalize the village through local engagement and capacity-building. We will research and record Shui Hau's disappearing traditions and stories to gather the local community while enhancing public outreach.

The restored venues will hold events and tours to remember and reinterpret Shui Hau's vernacular living and agricultural culture as well as related crafts. Using a "point-line-plane-place" approach, the project aims to regenerate Place by restoring architecture and reconnect People via a collaborative Process.

本計劃探索以整體式策略活化南大嶼水口村，一條具350年歷史的沿海村落。透過保育珍貴歷史建築及非物質遺產，計劃將利用策略性建築修復讓村民可自發性開展活化項目經營，重塑水口村獨有的自然生態文化景觀，達至以村民為本的可持續活化。

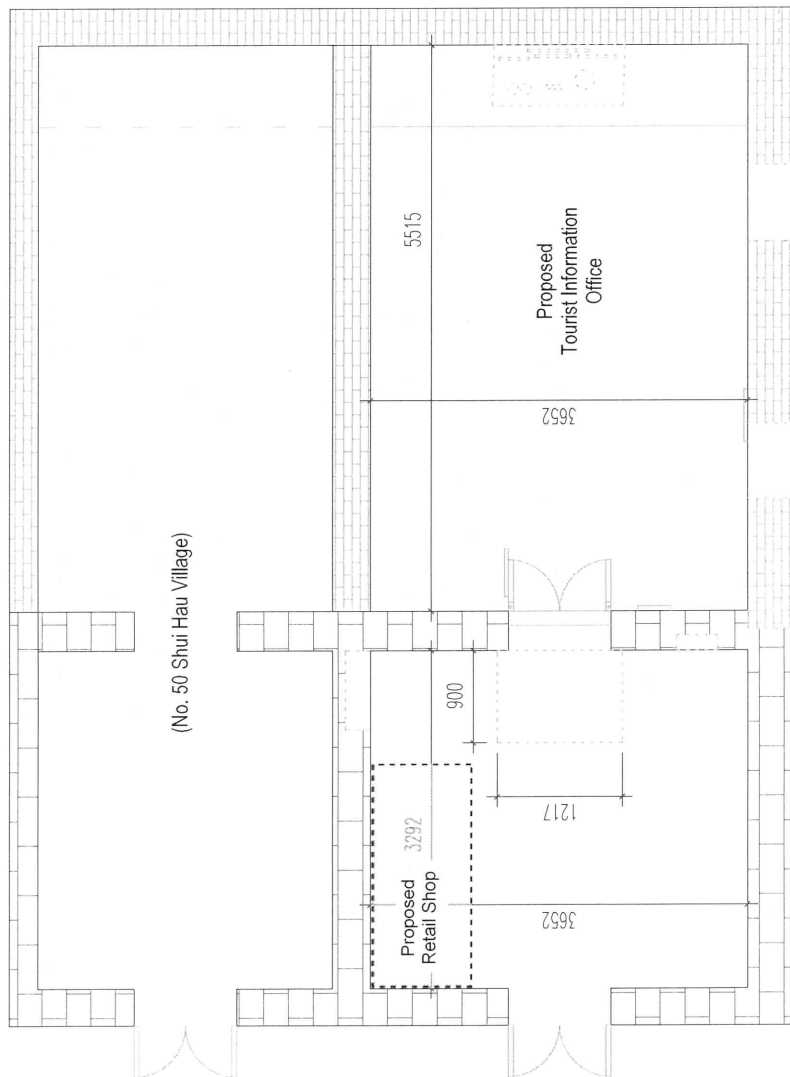
由跨年代的水口村原居民共同構想，計劃鼓勵村民參與及建立當地營運能力。團隊將研究及紀錄正在消失的水口傳統及故事，以集體回憶鞏固村落社區，提高村民及公眾的文化保育意識。

復修後的建築將成為活動及導賞場所，以傳承水口的鄉土生活、農耕文化及有關技藝的再演繹。透過【點、線、面、地】為本的活化策略，計劃以建築修復及文化保育連結村民關係，讓共創營運激活村落社區營造。

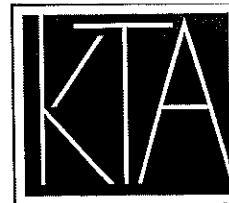


Appendix B

Indicative Floor Layout



INDICATIVE FLOOR LAYOUT



PLANNING LIMITED
規劃顧問有限公司

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

By Fax (2877 0245) and By Email

Our Ref: S3077/49SHV/22/004Lg

23 December 2022

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

Dear Sir/ Madam,

**Proposed Shop and Services Use
Lot 222 (part) and Lot 223 (part) in Shui Hau Village in DD326,
No. 49 Shui Hau Village, Shui Hau, Lantau
- Section 16 Planning Application No. A/SLC/172 -**

We refer to the captioned S16 Planning Application received by the Town Planning Board on 15 November 2022. We are writing to make clarification in response to the comment from Environmental Protection Department as well as the public comments received.

Attached please find the response-to-comment table and the letter in response to the owner of Lot 223 in DD326, who submitted public comments on the captioned Application.

Should there be queries related to the attached, please do not hesitate to contact the undersigned at [REDACTED], or Mr Kenneth To at [REDACTED].

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Camille Lam

Encl.

cc. the Project Initiator
SK&Is DPO – Mr Keith WU (by fax 2367 2976 and by email)

KT/CL/vy



Proposed Shop and Services Use
Lot 222 (part) and Lot 223 (part) in Shui Hau Village in DD326,
No. 49 Shui Hau Village, Shui Hau, Lantau
S.16 Planning Application No. A/SLC/172

Response to Departmental Comments

Departmental Comments	Response
Environmental Protection Department (received on 19 Dec 2022) (Contact Person: Miss CHEUNG Wai-yan, Louisa, Tel.: [REDACTED])	
According to the Drainage Services Department's comment, there is no public sewerage system in the vicinity of the concerned site. Please be advised that septic tank and soakaway system is an acceptable alternative means for collection, treatment and disposal of the sewage generated on site provided that its design and construction follow the requirements of ProPECC PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person.	Noted. To clarify, no toilet was provided in the original house. There is an existing public toilet nearby (around 150m from the site) and it is not intended to provide toilet for the proposed use.

By Post

23 December 2022

Mr CHAN KAI LING



Dear CHAN KAI LING (陳啟齡先生),

Proposed Shop and Services (Retail Shop and Tourist Information Centre)
at Lots 222 (Part) and 223 (Part) in DD326, No. 49 Shui Hau Village,
Shui Hau, Lantau
S.16 Planning Application No. A/SLC/172

於大嶼山水口村49號
大嶼山丈量約份第326約地段第222號(部分)及第223號(部分)
擬議商店及服務行業（零售商店及旅客資訊中心）
規劃許可申請編號A/SLC/172

On behalf of the Applicant, Ms. CHAN Cecily Nga Li, we are writing to respond to your submitted public comments on the captioned application. We understand you have concern and raise objection to the captioned application.

We would like to clarify that this application only refers to the proposed shop and services use within the existing house at No. 49 Shui Hau without alteration to the external structure. This house was built about 100 years ago and was registered on Lot 222 in DD326, Shui Hau. Only as shown on the latest lot index plan prepared by Lands Department, it appears that the external wall of the house partially overlaps the boundary of Lot 223. However, the setting out on Lot Index Plan is yet to be verified with Lands Department.

Notwithstanding, the development right and interest of the landowner of Lot 223 in DD326 shall not be affected due to the proposed use at the subject house.

We hope this would ease the concern of you and your family.

本信件僅代表上述規劃許可申請的申請人陳雅莉女士，就 閣下對於上述申請所提交的意見作出回應。我們明白 閣下對上述申請存有疑慮及作出反對。

我們需要澄清，上述申請只牽涉於水口村 49 號的現有屋宇內作擬議商店及服務行業，並不牽涉對外牆改動。上述屋宇於大約 100 年前已建成，登記於大嶼山丈量約份第 326 約地段第 222 號之上。只是在地政總署擬備的地段索引圖上顯示到屋宇的外牆輕微與地段第 223 號邊界重疊，而地政總署的地段索引圖的地段界線仍有待核實。

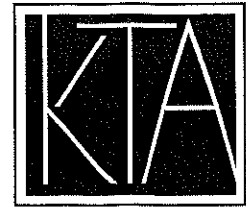
但無論如何，擬議用途絕不會影響大嶼山丈量約份第 326 約地段第 223 號業主的利益及對其土地的發展權。

我們希望上述澄清能釋除 閣下及其家人的疑慮。

Yours sincerely,
For and on behalf of
KTA PLANNING LIMITED



Camille Lam



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
133 HOI BUN ROAD, KWUN TONG
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By Fax (2877 0245) and By Email

Our Ref: S3077/49SHV/22/005Lg

4 January 2023

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

Dear Sir/ Madam,

Proposed Shop and Services Use
Lot 222 (part) and Lot 223 (part) in Shui Hau Village in DD326,
No. 49 Shui Hau Village, Shui Hau, Lantau
- Section 16 Planning Application No. A/SLC/172 –
(Further Information No. 2)

We refer to the captioned S16 Planning Application received by the Town Planning Board on 15 November 2022.

To clarify, activities such as artwork making, soap making, local craft or indigo dyeing workshop, etc. will be conducted around once per two weeks, up to 16 times in 2 years. The scale is small as there will be at maximum 15 people any one time for different activities. Any waste water produced will be collected and treated off-site to make sure no adverse impact to the sewerage system (i.e. the local septic tank and soakaway system).

Should there be queries related to the above, please do not hesitate to contact the undersigned at [REDACTED], or Mr Kenneth To at [REDACTED].

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Camille Lam

cc. the Project Initiator
SK&Is DPO – Mr Keith WU (by fax 2367 2978 and by email)

KT/CL/vy



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

221124-180134-31584

Reference Number:

提交限期

13/12/2022

Deadline for submission:

提交日期及時間

24/11/2022 18:01:34

Date and time of submission:

有關的規劃申請編號

A/SLC/172

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Chan Wing Lun

Name of person making this comment:

意見詳情

Details of the Comment :

本人早已在2022年1月26日，已通知陳雅莉小姐不同意將本人父親所持的土地轉換土地用途。

另外在10月25日 以書面形式 再向陳雅莉小姐作出反對。

再次在11月18日再以掛號信形式再次向陳雅莉小姐提出不同意意向

請與本人聯絡

2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

221130-103524-32433

提交限期

Deadline for submission:

13/12/2022

提交日期及時間

Date and time of submission:

30/11/2022 10:35:24

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/172

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 陳詠麟

意見詳情

Details of the Comment :

本人是陳啟齡先生兒子，陳啟齡先生也是 [REDACTED] 地主

現反對該土地轉換用途

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/SLC/172 不同意規劃申請
30/11/2022 10:42

From: [REDACTED]
To: tpbpd@pland.gov.hk
File Ref:

2 attachments



Letter to Ms. Chan Cecily Nga Li.pdf Letter 2 to Chan Nga Li .pdf

Dear Sir,

With reference to your post ref.: A/SLC172, we do not agree the A/SLC/172 application.

We had already to contact Ms. Chan Nga Li to show our objection in the application.

We enclose herewith the previous letter for your reference.

Please contact us for further clarification.

Regards.

Alan Chan
[REDACTED]

Our Ref.: L-20221025
Date: 25 October 2022

☐ By Fax:
☒ By Email
☐ By Mail

Attn: Ms. CHAN Cecily Nga Li

Dear Madam,

Re: NOTICE OF APPLICATION FOR S.16 PLANNING APPLICATION

With reference to your letter dated 21-October-2022, I am sorry to inform you that I am not agree the application for the S.16 planning application.

Should you require any further inquiry, please do not feel free to contact Mr. Alan Chan for further discussion.



Mr. Chan Kai Ling

Our Ref: L-20021025



November 18, 2022

Dear Ms. CHAN Cecily Nga Li,

Re: Notice of Application for S16 Planning Application

With reference to your notice dated on October 21, 2022, saying that you intend to apply for planning permission under section 16 of Town Planning Ordinance for proposed 'Shop and Services' use. You said the application might take part of the lot area (), approximately 40.5 square meter, owned by Mr. CHAN Kai Ling.

We would refer to our reply letter dated on October 25, 2022. We raised objection to your application. The letter has clearly informed you that we do not agree with your application of the above premise (). We would again respectfully and officially inform you that your request is declined. Please kindly note that this letter is well recorded and will be submitted to Town Planning Board for reference in the future.

Yours sincerely,

CHAN Kai Ling

4

Application no: A/SLC/172

Location: Lots 222 (Part) and 223 (Part) in D.D. 326L

No.49 Shui Hau Village, Lantau Island

Date: 1 December, 2022

To whom it may concern,

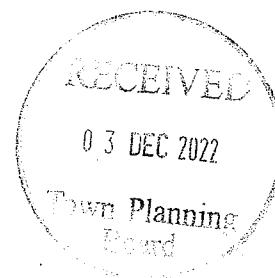
I am CHAN Kai Ling, the owner of [REDACTED]. I am writing to express my concern on the application regarding amendment to permission in respect of plans (under Section 16A) raised by Ms. CHAN Cecily Nga Li. Since 26 December 2021, Ms. Chan has expressed her thought on changing the purpose of use of the land in the letter. Not knowing the details of the application, my son CHAN Wing Lun has discussed the issue with Ms. Chan and immediately expressed his objection towards the application.

Unfortunately, Ms. Chan kept sending letters dated on 21 October, 2022 and 10 November to me with the same content of the letter regarding the application. Therefore, we decided to write two letters of disagreement dated on 25 October, 2022 and 18 November, 2022. Both letters clearly stated that we do not agree with the application and reject her request. I have attached both letters for your reference and kind consideration. (Appendix 1 and 2)

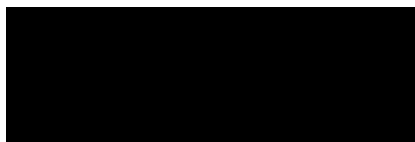
According to the Application for Permission under Section 16 of the Town Planning Ordinance (CAP 131), *'The Secretariat of the Board will check the submission and the Board may require the applicant to verify any matters or particulars set out or included in the application by statutory declaration or otherwise. In accordance with section 40(2)(c) of the Interpretation and General Clauses Ordinance (Cap. 1), the Board may withdraw its decision on an application if the applicant is found to have made any false declaration or statement on the application. Any person who knowingly or wilfully makes a false declaration or statement would be liable to prosecution under the Crimes Ordinance (Cap. 200), the Oaths and Declarations Ordinance (Cap. 11) and/or other relevant Ordinances.'* Undoubtedly and obviously that Ms. Chan's application did not obtain my consent and agreement, and she has declared unfaithfully and dishonestly in the application. I sincerely hope that the Board will look into the case and disapprove or decline Ms. Chan's application for fairness and justice. I am looking forward to hearing from you. Please don't hesitate to contact me at [REDACTED] or my son at [REDACTED] if any further information or document needed. Thank you.

Yours faithfully,

CHAN Kai Ling



Our Ref: L-20021025



November 18, 2022

Dear Ms. CHAN Cecily Nga Li,

Re: Notice of Application for S16 Planning Application

With reference to your notice dated on October 21, 2022, saying that you intend to apply for planning permission under section 16 of Town Planning Ordinance for proposed 'Shop and Services' use. You said the application might take part of the lot area [REDACTED], approximately 40.5 square meter, owned by Mr. CHAN Kai Ling.

We would refer to our reply letter dated on October 25, 2022. We raised objection to your application. The letter has clearly informed you that we do not agree with your application of the above premise ([REDACTED]). We would again respectfully and officially inform you that your request is declined. Please kindly note that this letter is well recorded and will be submitted to Town Planning Board for reference in the future.

Sincerely,

ing

Our Ref.: L-20221025
Date: 25 October 2022

☐ By Fax:
☒ By Email
☐ By Mail

Attn: Ms. CHAN Cecily Nga Li

Dear Madam,

Re: NOICE OF APPLICATION FOR S.16 PLANNING APPLICATION

With reference to your letter dated 21-October-2022, I am sorry to inform you that I am not agree the application for the S.16 planning application.

Should you require any further inquiry, please do not feel free to contact Mr. Alan Chan for further discussion.



Mr. Chan Kai Ling

Recommended Advisory Clauses

1. to resolve any land issue relating to the proposed use at the application premises with the concerned land owner(s);
2. to note the comments of the District Lands Officer/Islands, Lands Department (LandsD) that if the proposed renovation works involves any building works as defined in section 2 of the Buildings Ordinance (Cap. 123), the applicant has to apply for the Building Authority's and his office's approval prior to commencement of works. Application to the LandsD will be considered by the LandsD acting in the capacity of the landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others things, the payment of fee, as may be imposed by the LandsD;
3. to note the comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (AMO) that:
 - i. AMO stands ready to provide comment on the works for the graded building once the detailed work proposal is ready;
 - ii. the building at No. 49 Shui Hau together with the adjoining building at No. 50 Shui Hau were collectively accorded a Grade 3 status by the Antiquities Advisory Board in June 2020. The works arising from the subject planning application should not cause any disturbance to No. 50 Shui Hau. Appropriate protective/mitigation measures for No. 50 Shui Hau should also be provided in the Conservation Management Plan for AMO's comment; and
 - iii. as a precautionary measure, please inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works;

4. to note the comments of the Director of Food and Environmental Hygiene that:

Licensing

the following comment applies if the applicant wishes to operate public entertainment activities or food business at the place under application for the proposed use:

- i. if the applicant / management / owner of the premises wishes to organise entertainment activities to the public, application for a Place of Public Entertainment Licence (PPEL) from Food and Environmental Hygiene Department (FEHD) in accordance with the Place of Public Entertainment Ordinance (Cap. 172) is required;
- ii. if the applicant intends to operate a food business, e.g.
 - restaurant;
 - food factory which involves preparation of food for sale for human consumption off the premises;
 - sell of restricted foods including but not limited to milk, ice-cream, non-bottled drinks, cut fruit, etc.; and
 - relevant licence / permit should be obtained from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132).

the application for a PPEL or food business licences under Cap. 172 and Cap. 132 respectively from the FEHD, if acceptable, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;

Environmental Hygiene

- iii. any waste generated from the proposed temporary shop and services is regarded as trade waste. The applicant/management/owner of the premises should be responsible for its removal and disposal on his / her own and at his / her expenses; and

- iv. the applicant is reminded that the operation of the proposed use must not cause any obstruction or environmental nuisance to the surroundings;
- 5. to note the comment of the Director of Environmental Protection that septic tank and soakaway system is an acceptable alternative means for collection, treatment and disposal of the sewage generated on site provided that its design and construction follow the requirements of ProPECC PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorized Person; and
- 6. to note the comment of the Director of Fire Services that the emergency vehicular access provision in the Premises 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.