2024年 7月 11日
此文件在_____收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 2024 -07- 11
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. S12A
表格第 S12A 號

APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)第12A條遞交的修訂圖則申請

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a「✔」at the appropriate box 請在適當的方格內上加上「✔」號

240 1540 24/6 By hand

Form No. S12A 表格第 S12A 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	Y/I-CC/7
	Date Received 收到日期	2024-07-11

1. 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。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.tpb.gov.hk/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：http://www.tpb.gov.hk/)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. 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。

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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)

Combine Hero Properties Limited 雙鷹置業有限公司

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)

Aikon Development Consultancy Limited 毅勤發展顧問有限公司

3. Application Site 申請地點

(a)	Whether the application directly relates to any specific site? 申請是否直接與某地點有關？	Yes 是 ☑ No 否 ☐ （Please proceed to Part 4 請跳到第 4 部分填寫）
(b)	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）	Cheung Chau Inland Lot No. 4 RP, Fa Peng Knoll, Cheung Chau, Island
(c)	Site Area 申請地點面積	743.102 sq.m 平方米 ☑ About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	.....sq.m 平方米 ☐ About 約
(e) Current use(s) 現時用途	House (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. Eligibility of Applicant 申請人資格

The applicant 申請人 –

☑ (a) is a person whose name is registered in the Land Registry as that of the sole owner or one of the owners of any non-Government land within the application site, when this application is made[&] (if the applicant is the sole owner, there is no need to fill in Part 5).
(a) 是一名人士，其姓名或名稱於提出申請時已在土地註冊處註冊，該註冊顯示申請人為申請地點內任何非政府土地的唯一或其中一名擁有人[&](如申請人為唯一擁有人，不用填寫第 5 部分)。

☐ (b) is a person who has obtained consent to this application from at least one owner as defined in (a) above[&].
(b) 是一名人士，已獲得最少一名上述 (a) 所界定的擁有人同意這宗申請[&]。

☐ (c) is a person who has obtained consent to this application from the Director of Lands in relation to any government land within the application site[&].
(c) 是一名人士，就這宗申請地點內的任何政府土地，已獲得地政總署署長同意這宗申請[&]。

☐ (d) is a public officer.
(d) 是公職人員。

☐ (e) is a public body as defined by section 2 of the Prevention of Bribery Ordinance (Cap. 201).
(e) 是《防止賄賂條例》(第 201 章)第 2 條所界定的公共機構。

5. Statement on Consent from/Notification to "Current Land Owner"[#] 就「現行土地擁有人」[#]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) "[#].
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

☐ has notified ..... "current land owner(s)"#
已通知 ..... 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)

(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 "current land owner(s):
已採取合理步驟以取得「現行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 "Current Land Owner(s)"# 取得「現行土地擁有人」# 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 "Current Land Owner(s)"# 向「現行土地擁有人」# 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. Plan Proposed to be Amended 擬議修訂的圖則

(a) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Residential (Group C) 6"

7. Proposed Amendments 擬議修訂

(a) Propose to rezone the application site to the following zone(s)/use(s)
(May insert more than one「✔」) (Please illustrate the details on plan)
建議將申請地點的用途地帶改劃作下列地帶 / 用途
(可在多於一個方格內加上「✔」號) (請在圖則顯示詳情)

☐ Comprehensive Development Area [ ]
綜合發展區 [ ]

☑ Residential (Group ☐A/☐B/☑C/☐D/☐E) [9]
住宅 (☐甲類 / ☐乙類 / ☐丙類 / ☐丁類 / ☐戊類) [ ]

☐ Agriculture [ ] 農業 [ ]

☐ Industrial (Group D) [ ] 工業（丁類）[ ]

☐ Government, Institution or Community [ ]
政府、機構或社區 [ ]

☐ Recreation [ ] 康樂 [ ]

☐ Country Park [ ] 郊野公園 [ ]

☐ Conservation Area [ ] 自然保育區 [ ]

☐ Commercial [ ] 商業 [ ]

☐ Village Type Development [ ]
鄉村式發展 [ ]

☐ Industrial [ ] 工業 [ ]

☐ Open Storage [ ] 露天貯物 [ ]

☐ Open Space [ ] 休憩用地 [ ]

☐ Green Belt [ ] 綠化地帶 [ ]

☐ Coastal Protection Area [ ]
海岸保護區 [ ]

☐ Site of Special Scientific Interest [ ]
具特殊科學價值地點 [ ]

☐ Other Specified Uses (☐Business/☐Industrial Estate/☐Mixed Use/☐Rural Use/☐Petrol Filling Station/☐Others (please specify_____)) [ ]
其他指定用途 (☐商貿 / ☐工業邨 / ☐混合用途 / ☐鄉郊用途 / ☐加油站 / ☐ 其他 (請註明：_____)) [ ]

☐ Road 道路

☐ Others (please specify_____)
其他 (請註明：_____)

Please insert subzone in [ ] as appropriate.
請於[ ]內註明支區，如適用。

(b) Propose to amend the Notes of the Plan(s) 建議修訂圖則的《註釋》

☐ Covering Notes 《註釋》說明頁

☑ Notes of the zone applicable to the Site 適用於申請地點土地用途地帶的《註釋》

Details of the proposed amendment(s) to the Notes of the Plan, where appropriate, are as follows:
(Please use separate sheets if the space below is insufficient)
建議修訂圖則的《註釋》的詳情，如適用：
(如下列空間不足，請另頁說明)

Please refer to the attached Planning Statement.

☑ Proposed Notes of Schedule of Uses of the zone attached
夾附對《 註釋 》的擬議修訂

8. Details of Proposed Amendment (if any) 擬議修訂詳情 (倘有)

☑ Particulars of development are included in the **Appendix**.
附錄包括一個擬議發展的細節。

☐ No specific development proposal is included in this application.
這宗申請並不包括任何指定的擬議發展計劃。

9. 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 Planning Statement.

Parts 7 (Cont'd), 8 and 9 第 7 (續)、第 8 及第 9 部分

Part 9 (Cont'd) 第 9 部分(續)

10. 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 ..... ☐ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人

Thomas LUK
Name in Block Letters 姓名（請以正楷填寫）

N.A.
Position (if applicable) 職位 （如適用）

Professional Qualification(s) 專業資格
☐ Member 會員 / ☐ Fellow of 資深會員
☐ 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 Aikon Development Consultancy Limited
☑ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期 20/06/2024 (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。

APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)
根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

Development Proposal (only for indicative purpose)
擬議發展的發展計劃（只作指示用途）

1. Development Proposal 擬議發展計劃

☑ Proposed Gross floor area (GFA) 擬議總樓面面積	1,168.881 sq.m. 平方米	☑ About 約
☑ Proposed plot ratio 擬議地積比率	1.573	☑ About 約
☑ Proposed site coverage 擬議上蓋面積	52.43 %	☑ About 約
☑ Proposed number of blocks 擬議座數	6	
☑ Proposed number of storeys of each block 每座建築物的擬議層數	3 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	8.23 m 米 63.92 mPD 米(主水平基準上)	☑ About 約 ☑ About 約
☑ Domestic part 住用部分		
GFA 總樓面面積	1,168.881 sq.m. 平方米	☑ About 約
number of units 單位數目	18	
average unit size 單位平均面積	65 sq.m. 平方米	☑ About 約
estimated number of residents 估計住客數目	54	
	GFA 總樓面面積	
☐ Non-domestic part 非住用部分	..... sq.m.平方米	☐ About 約
☐ hotel 酒店	..... sq.m.平方米 (please specify the number of rooms 請註明房間數目: .....)	☐ About 約
☐ office 辦公室	..... sq.m.平方米	☐ About 約
☐ shop and services/eating place 商店及服務行業/食肆	..... 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 公共休憩用地	..... sq.m.平方米	☐ Not less than 不少於

☐ Transport-related facilities 與運輸有關的設施

☐ parking spaces 停車位 (please specify type(s) and number(s)) (請註明種類及數目)

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) .....
.....

☐ loading/unloading spaces 上落客貨車位 (please specify type(s) and number(s)) (請註明種類及數目)

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) .....
.....

☐ other transport-related facilities 其他與運輸有關的設施 (please specify type(s) and number(s)) (請註明種類及數目)

.....
.....

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]
House A,	3	New Territories Exempted House
House B-1,	3	New Territories Exempted House
House B-2,	3	New Territories Exempted House
House C-1,	3	New Territories Exempted House
House C-2,	3	New Territories Exempted House
House D	3	New Territories Exempted House

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

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

Any vehicular access to the site? 是否有車路通往地盤?

Yes 是 ☐ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明道路名稱(如適用))

.....

☐ 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)

.....
.....

No 否 ☑

For Development involving columbarium use, please complete the table in the Annex to this Appendix.
如發展涉及靈灰安置所用途，請填妥於此附件後附錄的表格。

2. 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。

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?	Yes 是	☑ Please provide details 請提供詳情 Demolition of existing buildings for redevelopment
	No 否	☐
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
	No 否	☑

Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐	No 不會 ☑
	On traffic 對交通	Yes 會 ☐	No 不會 ☑
	On water supply 對供水	Yes 會 ☐	No 不會 ☑
	On drainage 對排水	Yes 會 ☐	No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☑
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐

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)

Please refer to the attached Planning Statement.

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	Cheung Chau Inland Lot No. 4 RP, Fa Peng Knoll, Cheung Chau, Island
Site area 地盤面積	743.102 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9
Zoning 地帶	"Residential (Group C) 6"
Proposed Amendment(s) 擬議修訂	☐ Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 ☑ Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 ☑ Rezone the application site from "R (C) 6" to "R (C) 9" 把申請地點由_____地帶改劃為_____

Development Parameters (for indicative purpose only) 發展參數(只作指示用途)

			sq.m 平方米	Plot Ratio 地積比率
(i)	Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	1168.881 ☑ About 約 ☐ Not more than 不多於	1.573 ☑About 約 ☐Not more than 不多於
		Non-domestic 非住用	☐ About 約 ☐ Not more than 不多於	☐About 約 ☐Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用	6	
		Non-domestic 非住用		
		Composite 綜合用途		

(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	8.23 m 米 ☑ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			3 Storeys(s) 層 ☑ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Non-domestic 非住用	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Composite 綜合用途	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
(iv)	Site coverage 上蓋面積	52.43 % ☐ About 約	
(v)	No. of units 單位數目	18	
(vi)	Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於
		Public 公眾	sq.m 平方米 ☐ 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) _____ _____	
		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) _____ _____	

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	☐	☑
Block plan(s) 樓宇位置圖	☐	☑
Floor plan(s) 樓宇平面圖	☐	☑
Sectional plan(s) 截視圖	☐	☑
Elevation(s) 立視圖	☐	☑
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☐
Location plan, Extract of Lot Index Plan, Extract of OZP, Extract of Aerial Photo, Drainage Plan, Conceptual Landscape Plan,		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☑
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐

_____

_____

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。

毅勤發展顧問有限公司
Tel 電話：(852) 3180 7811
Fax 傳真：(852) 3180 7611
Email 電郵：info@aikon.hk
Web 網址：www.aikon.hk

Date : 21st June, 2024
Our Ref. : ADCL/PLG-10288/L001

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

By Hand and Email

Dear Sir/Madam,

Section 12A Planning Application - Request for Amendment to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 from "Residential (Group C) 6" Zone to "Residential (Group C) 9" Zone at Cheung Chau Inland Lot No. 4 RP, Fa Peng Knoll, Cheung Chau, Island

Pursuant to section 12A of the Town Planning Ordinance (CAP. 131), we act on behalf of our Client, *Combine Hero Properties Limited* ("the Applicant") to submit herewith a planning application for amendment of plan to the Town Planning Board to rezone the subject Lot ("the application site") from "Residential (Group C) 6" Zone to "Residential (Group C) 9" Zone on Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 for Proposed House Redevelopment (New Territories Exempted Houses). In this connection, please find attached the following items for your onward processing:-

i. 1 signed original copies of the duly completed Application Form (No. S12A);
ii. 4 hard copies of the supporting Planning Statement with Appendices;
iii. Signed original Authorisation Letter from the Applicant.
iv. Documentary proof of Ownership Record from Land Registry dated 21.6.2022; and
v. Particulars of Applicant.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Isa YUEN or Mr. Thomas LUK at 3180 7811.

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited

Encl.
cc. Client

Address 地址：
香港德輔道中 267-275 號龍記大廈 17 樓 1702 室
Unit 1702, 17/F, Loon Kee Building,
Nos. 267-275 Des Voeux Road Central, Hong Kong

Ref.: ADCL/PLG-10288/R001

Section 12A Rezoning Application

Request for Amendment to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 from "Residential (Group C) 6" Zone to "Residential (Group C) 9" Zone

Cheung Chau Inland Lot No. 4 RP, Fa Peng Knoll, Cheung Chau, Island

Planning Statement

Address:
Unit 1702, 17/F, Loon Kee Building,
Nos. 267-275 Des Voeux Road Central,
Hong Kong

Tel : (852) 3180 7811
Fax : (852) 3180 7611
Email : info@aikon.hk

Prepared by
Aikon Development Consultancy Ltd.

June 2024

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This *Planning Statement* is submitted to the Town Planning Board ("the Board") under Section 12A of the Town Planning Ordinance to rezone the site at Cheung Chau Inland Lot No. 4 RP, Fa Peng Knoll, Cheung Chau, Island (hereinafter referred to as "the application site") from "Residential (Group C) 6" ("R(C)6") zone to "Residential (Group C) 9" ("R(C)9") zone (hereinafter referred to as "the proposed amendment") on the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 (hereinafter referred to as "the Current OZP"). The proposed amendment is to facilitate the **Proposed House Redevelopment (New Territories Exempted Houses)** (hereinafter referred to as "the proposed redevelopment") on the application site, which covers an area of approximately 743.102 m^2 and fully owned by the Applicant. This *Planning Statement* serves to provide background information and planning justifications in support of the proposed redevelopment in order to facilitate the consideration by the Board.

The Applicant seeks the proposed amendment to reflect the long-established building status and to align the established redevelopment rights and entitlements since 1993 with the zoning restrictions on the Current OZP. It intends to enable the implementation of the proposed redevelopment in accordance with the Approved Building Plans in 1993, maintaining precisely the same development parameters approved.

The Applicant has intended to redevelop the application site for the proposed redevelopment since 1991, predating the gazettal of the First Cheung Chau Outline Zoning Plan in 2004 (hereinafter referred to as "the First OZP"). In 1992, a set of site formation plans in connection with the Lot was approved by the Building Authority. Subsequently, a set of building plans dated 11.1992 was approved by District Lands Office/Islands ("the Approved Building Plans") and a Certificate of Exemption for Building Works ("CoE(BW)") was issued in 1993, permitting the construction of six nos. of 3-storey New Territories Exempted Houses (NTEHs) on the application site. The Approved Building Plans and CoE, which remain valid and subsisting, have ascertained development rights for the construction of the six NTEHs, and sets out the redevelopment parameters permitted. Considering building plan approval has been sought and issuance of CoE(BW), in view of this, LandsD has further issued the Certificates of Exemption for Drainage Works ("CoE(DW)") in 2023, contingent upon fulfilling a condition related to obtaining planning permission under the Town Planning Ordinance.

The redevelopment parameters permitted under the Approved Building Plans since 1993, however, were not truly reflected by the permissible intensities under the First OZP and Current OZP since 2004. The application site has been zoned "R(C)6" with a maximum plot ratio of 0.2, a maximum site coverage of 20% and a maximum building height of 2 storeys (7.62m), leading to a discrepancy between the established redevelopment entitlements and permissible development intensity on the Current OZP. Subject to stringent statutory planning restrictions, the implementation of the proposed redevelopment is hindered despite being regarded as of right.

In this connection, the Applicant submits the current application to reflect the long-established building status and the redevelopment rights and entitlements prior to the gazettal of the First OZP, and to enable the implementation of the proposed redevelopment as originally intended.

The proposed redevelopment in the current application that follows the Approved Building Plans in 1993, involves the demolition of existing houses and rebuilding of six nos. of 3-storey NTEHs, with a total Gross Floor Area of about 1,168.881m^2, a Plot Ratio of about 1.573, a Site Coverage of about 52.43% and a Building Height not exceeding 3 storeys or 8.23m (hereinafter referred collectively to "the proposed redevelopment parameters"). The configuration of the proposed redevelopment remains consistent with the Approved Building Plans since 1993 and the proposed redevelopment parameters do not exceed those approved by DLO/Is under CoE(BW).

The proposed amendment presents an opportunity to reconcile zoning restrictions under the Current OZP with the established redevelopment rights and entitlements under current planning regime. The proposed amendment is essential for the implementation of the proposed redevelopment by complying with relevant conditions imposed. In this connection, the Applicant submits the current application as a gesture of goodwill to facilitate timely implementation of the proposed redevelopment the soonest.

As detailed in this *Planning Statement*, the proposed amendment for proposed redevelopment is well justified on the grounds that: -

(a) *The proposed amendment aims to reflect the long-established building status and redevelopment rights and entitlements before the gazettal of the First OZP, and to reconcile zoning restrictions of the Current OZP with the permitted redevelopment entitlements;*

(b) *The proposed amendment ensures compliance with conditions imposed by LandsD under the existing planning mechanism and facilitate timely implementation of the proposed redevelopment;*

(c) *The nature and intensity of the proposed redevelopment fully aligns with the planning intention of "R(C)" for low-rise, low-density residential developments. The construction of six 3-storey NTEHs adheres to the principles of low-rise, low-density development, especially given that "House" use is always permitted under the Current OZP;*

(d) *The proposed redevelopment at the application site is fully compatible with the surrounding environment, which is characterized by low-rise and low-density residential developments. The proposed redevelopment is considered logical and suitable at this specific locality and would help upgrade the existing environment to a more pleasant residential neighbourhood;*

(e) *The proposed amendment would help unleash redevelopment potential of a long-abandoned site and increase housing supply by optimising the use of valuable developable land;*

(f) *The proposed amendment would facilitate the proposed redevelopment in timely addressing the building safety concerns at the application site;*

(g) *The proposed redevelopment at the application site would only be financially justifiable if it exceeds the current permissible intensity which mirrors the existing intensity on the site, due to its remote location as well as high construction and demolition costs;*

(h) *The proposed redevelopment already demonstrated its technical feasibility in terms of building works, drainage and sewerage treatment and site formation works. Detailed submissions for the proposed redevelopment had ever been reviewed by pertinent authorities leading to the issuances of relevant Approved Building Plans, Approved Site Formation Plans, and CoEs;*

(i) *The proposed redevelopment shall not pose any adverse impacts in terms of traffic, environmental, drainage, sewerage, landscape and visual aspects on the surrounding area, given the small scale of the proposed redevelopment and the thorough review processes conducted by relevant departments during the issuances of Approved Building Plans, Approved Site Formation Plans, and CoEs;*

(j) *The proposed development would not induce adverse impact during construction and operation phases by following best practices and there will no intrusion to the greenbelt setting; and,*

(k) *The approval of the current rezoning application will not set an undesirable precedent as the application should be assessed on its individual merits and specific considerations, which the proposed amendment initiates to implement a redevelopment with Approved Building Plans and already-issued CoEs under existing planning mechanism.*

In view of the above and the list of detailed planning justifications in this Planning Statement, the Board is respectfully requested to give favorable consideration to the proposed amendment.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

申請人根據《城市規劃條例》第 12A 條向城市規劃委員會（「城規會」）遞交是次修訂規劃地帶的規劃申請。是次規劃申請地點位於長洲花坪長洲內地段第 4 號餘段（以下簡稱「申請地點」），建議將申請地點由《長洲分區計劃大綱核准圖編號 S/I-CC/9》（以下簡稱「現行大綱圖」），已劃作「住宅（丙類）6」地帶修訂為「住宅（丙類）9」地帶（以下簡稱「擬議修訂」）。擬議修訂旨在促進申請地點上作**擬議屋宇重建**（新界豁免管制屋宇）（以下簡稱「擬議重建」）。申請地點佔地約 743.102 平方米，完全為申請人所有。此規劃報告書將提供是次申請的背景資料及規劃理據予城規會考慮。

申請人提出擬議修訂是為了反映自 1993 年以來長期確立的建築狀態及重建權益，讓已確立的重建權益與現行大綱圖的分區限制協調一致。同時以便在申請地點的擬議重建能夠按照 1993 年所核准建築圖則進行，並保持所批准的發展參數。

申請人自 1991 年，早於 2004 年公佈的首張長洲分區計劃大綱圖前（以下簡稱「首張大綱圖」），已有意在申請地點作擬議重建。1992 年，屋宇署批准了申請地點的地盤平整工程圖則。及後，建築圖則被地政署核准（以下簡稱「核准建築圖則」），而建築工程的豁免證明書（以下簡稱「建築工程豁免證明書」）亦於 1993 年發出，允許在申請地點上建造六棟三層高的新界豁免管制屋宇。其有效的核准建築圖則及豁免證明書，確立了有關六棟新界豁免管制屋宇的發展權益並列明重建參數上限。由於建築圖則已獲批准，而豁免證明書仍然有效，鑑於此，地政署在 2023 年進一步發出了渠務工程的豁免證明書，附帶要滿足規劃許可的條件。

然而，1993 年核准建築圖則所允許的重建參數並未真正反映在首張和現行大綱圖上所允許的發展密度上。申請地點被劃為「住宅（丙類）6」地帶，最大地積比率為 0.2 倍，最大上蓋面積為 20%，最大建築高度為 2 層（7.62 米），以致重建權益與現行大綱圖的分區限制中所允許的發展密度存在差異。儘管被視為合法，但申請地點受到嚴格的法定規劃限制，最終阻礙了擬議重建的實施。

就此，申請人提交當前申請，以反映在首張大綱圖公告前已確立的建築狀態和重建權益，並使擬議重建能夠按照最初的意圖實施。擬議重建涉及拆除現有的屋宇，並重建六棟三層高的新界豁免管制屋宇，總建築面積約為 1,168.881 平方米，地積比約為 1.573，佔地面積約為 52.43%，建築高度不超過三層或 8.23 米（以下簡稱「擬議重建參數」）。擬議重建的空間佈局與 1993 年的核准建築圖則完全一致，而擬議重建參數亦不多於當時屋宇及地政署和地政署所批准的發展參數上限。

擬議修訂提供了機會，以讓在當前規劃機制下，讓該大綱圖的分區限制與已確立的重建權益協調一致。擬議修訂亦有助申請人遵守相關條件，對實施擬議重建至關重要。因此作為善意表示，申請人提交當前申請以便盡早落實擬議重建。

此規劃報告書提供規劃理據，詳列如下：

(一) 擬議修訂旨在反映申請人在首張大綱圖刊憲前，早已確立的建築地位和所享有的重建權益，並將現行大綱圖的分區限制與現有的重建權益協調一致；

(二) 擬議修訂可確保在現行規劃機制下， 配合和滿足地政署所定的附帶條件，以有助及早落實擬議重建；

(三) 擬議重建在性質及密度上完全符合「住宅（丙類）」地帶發展低層、低密度住宅發展的規劃意向。擬議重建中所興建的六幢三層高的新界豁免管制屋宇，符合低層、低密度發展的原則，尤其是考慮到在現行大綱圖下，「屋宇」用途是經常准許的；

(四) 擬議重建能與周圍以低層和低密度發展為特徵的住宅環境完全兼容。擬議重建在該地點被認為是合理和適宜的。擬議重建也將有助於提升現有環境，作為舒適宜人的住宅社區；

(五) 擬議修訂將有助釋放廢棄已久的建築物和地塊的重建潛力，並可善用珍貴的可發展土地，增加房屋供應；

(六) 擬議修訂有助推動擬議重建以及時解決現時在申請地點的樓宇安全問題；

(七) 由於申請地點位置極為偏遠，擬議重建涉及龐大的建築成本，因此只有在超過現行大綱圖中允許的發展限制、容許擬議重建參數的情況下，才於財政上具合理理由進行重建；

(八) 擬議重建在建築工程、渠務和地盤平整方面已證明技術上可行，因有關當局和部門已詳細審閱擬議重建計劃的文件，並頒發了豁免證明書及批准建築圖則;

(九) 鑑於擬議重建規模細小，而有關部門在簽發豁免證明書及批准建築圖則時已進行詳細的審核程序，因此擬議重建不會對周邊地區的交通、環境、排水、排污、樹木及景觀造成不良影響；

(十) 擬議重建在施工和運營過程中將遵循最佳實踐，不會引起不利影響，並且不會入侵綠化地帶；及，

(十一) 批准目前的改劃用途地帶申請不會開立不良先例，因為有關申請應按其個別優點和具體考慮因素來評審，而擬議修訂是為了在現有規劃機制下落實已獲批准的建築圖則。

基於擬議發展附合所有的規劃考量因素，申請人懇請城規會委員給予考慮並批准是次規劃申請。

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1. INTRODUCTION

1.1 Purpose

1.1.1. This *Planning Statement* is submitted to the Town Planning Board ("the Board") under Section 12A of the Town Planning Ordinance (TPO) in support of an application (hereinafter referred to as "the current application")for rezoning the site at Cheung Chau Inland Lot No. 4 RP, Fa Peng Knoll, Cheung Chau, Island (hereinafter referred to as "the application site") from "Residential (Group C) 6" ("R(C)6") zone to "Residential (Group C) 9" ("R(C)9") zone (hereinafter referred to as "the proposed amendment") on the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 (hereinafter referred to as "the Current OZP") for **Proposed House Redevelopment (New Territories Exempted Houses)** (hereinafter referred to as "the proposed redevelopment").

1.1.2. The application site has a total area of approximately 743.102m^2. The location of the application site is shown on **Figure 1** whilst **Figure 2** indicates the private lot that the application site involves. The application site is currently zoned "R(C)6" on the Current OZP gazetted on 24.09.2021 (**Figure 3** refers). The proposed redevelopment involves the demolition of existing houses and rebuilding six nos. of 3-storey New Territories Exempted Houses ("NTEHs") with a plot ratio of about 1.573, a site coverage of about 52.43% and a maximum building height of 3 storeys (8.23m) (hereinafter collectively referred to as "the proposed redevelopment parameters").

1.1.3. Aikon Development Consultancy Limited has been commissioned by *Combine Hero Properties Limited,* also the registered landowner of CCIL No.4 RP (hereinafter referred to as "the Applicant") to prepare and submit the current application and his behalf.

1.2 Rationale Behind the Current Application

1.2.1 The Applicant has all along intended to redevelop the application site (formerly erected by residential dwellings) for the proposed redevelopment since 1991, predating to gazettal of the First Cheung Chau Outline Zoning Plan in 2004 (hereinafter referred to as "the First OZP").

1.2.2 In 1991, a set of site formation plans in relation to the redevelopment proposal of six NTEHs on the application site was submitted. The proposal was considered satisfactory and subsequently approved by Building Authority on 20.3.1992 (hereinafter referred to as the "Approved Site Formation Plans") (see **Appendix 1**).

1.2.3 Application for Certificate of Exemption ("CoE") for Building Works was made on to Buildings and Lands Department (BLD) pursuant to the Buildings Ordinance (Application to New Territories) Ordinance, Cap 121. A set of building plans dated 27.11.1992 in relation to the redevelopment proposal of six NTEHs on the application site was approved by the District Lands Office/Islands ("DLO/Is") on 7.1.1993 ("the Approved Building Plans") (see **Appendix 2**). The Approved Building Plans that are with **exactly the same parameters** as proposed in the current application, have been registered in Land Registry under memorial no. 18090700230022 and 23021700570012 dated 07.09.2018 and 17.02.2023

respectively.

1.2.4 With the Approved Building Plans, a Certificate of Exemption in respect of Buildiing Works ("CoE(BW)") was issued to the Applicant on 12.1.1993 (see **Appendix 3**) with no stipulation of validity period.

1.2.5 The CoE(BW) that was issued from the provisions of the Building Ordinance (Cap. 123) and the regulations made thereunder in relation to building works were subject to the following conditions:

- The six buildings when constructed, will each be a building of not more than 3 storeys and of a height of not more than 8.23m, and will each have a total roofed-over area not exceeding 65.03m; and

- The thickness of each load-bearing wall (a) shall, in the case of a load-bearing reinforce concrete wall be not less than 175mm; (b) or of the lowest storey shall, in the case of a load-bearing brick wall be not less than 340mm; and (c) of any high storey shall, in the case of a load-bearing brick wall to be not less than 225mm.

1.2.6 Due to financial constraints and a lack of compromise among shareholders, the proposed redevelopment was put on hold. The Applicant was awaiting a favourable economic environment to reactivate and commence the proposed redevelopment. The Approved Building Plans and CoE(BW), which does not specify a validity period, remain valid and in effect.

1.2.7 There have been **no planning restrictions for the application site until the gazettal of Outline Zoning Plan** in 2004. On 18.6.2004, the draft Cheung Chau OZP No. S/I-CC/1 (hereinafter refer to as "the First OZP") was gazetted and the application site was zoned "Residential (Group C)6". Under the First OZP, the application site is subject to a maximum plot ratio of 0.2, a maximum site coverage of 20% and a maximum building height of 2 storeys (7.62m). According to the Notes of the Current OZP, it is stipulated that no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio, site coverage and building height specified, or the plot ratio, site coverage and height of the existing building, whichever is the greater. The permissible redevelopment parameters of the application site are not reflected in the First OZP and the application site is subject to planning restrictions since.

1.2.8 In 2021, the Applicant approached the LandsD and expressed their intention to proceed with the redevelopment of CCIL No. 4 RP, apply for a CoE for Drainage Works ("CoE(DW)"). LandsD has subsequently issued the CoE(DW) on 18.1.2023 (see **Appendix 4**). The CoE(DW) is subject to three conditions, and "Condition (c)" in particular provides that "*no works of any kind should commence **until planning permission has been issued under the Town Planning Ordinance**, Chapter 131 for the proposed redevelopment of six New Territories Exemption House in accordance with the Certificate of Exemption in respect of the building works of the above lot issued on 12 January 1993*." Acknowledging the need to fulfil additional requirements, particularly with the re-introduction of conditions related to Building Works in the CoE(DW), the Applicant sought legal advice regarding the imposition

of Condition (c) by the LandsD.

1.2.9 In sum, it is evident that there are existing Approved Building Plans for the proposed redevelopment which were issued along with the CoE(BW) since 1993. The CoE(BW) has ascertained development rights for the construction of the six NTEHs and sets out the maximum development parameters, with a total Gross Floor Area of not more than 1,170.54m^2, total Built-over area not more than 390.19m^2 and Building Height not exceeding 3 storeys or 8.23m ("hereinafter refer to as" the permitted development parameters").The proposed development for rebuilding six 3-storey NTEHs, with Gross Floor Area of about 1,168.881m^2, Plot Ratio of about 1.573, Site Coverage of about 52.43%, and Building Height not exceeding 3 storeys or 8.23m, are in compliance with the entitlements established under the CoE(BW).

1.2.10 While LandsD has further issued the CoE(DW) in 2023, this is contingent upon fulfilling a condition related to obtaining planning permission under the Town Planning Ordinance. The application site is subject to stringent development restrictions due to the subsequently introduced planning control in 2004. The Applicant is deeply concerned that the established redevelopment rights and entitlements being deprived as the redevelopment parameters permitted under the CoE(BW) were not truly reflected by the permissible intensities under the First OZP and Current OZP, resulting in discrepancy between redevelopment rights/entitlements and permissible development intensity on the Current OZP. Subject to stringent statutory planning restrictions, the implementation of the proposed redevelopment is hindered despite being regarded as of right.

1.2.11 In this regard, the Applicant is submitting the current application to reflect the long-established building status and the redevelopment rights and entitlements predating the gazettal of the First OZP. The proposed amendment aims **to enable the implementation of the proposed redevelopment as originally intended**. The proposed redevelopment, in the current application that **entirely follows the Approved Building Plans**, involves demolishing existing houses and rebuilding six 3-storey NTEHs, with Gross Floor Area of about 1,168.881m^2, Plot Ratio of about 1.573, Site Coverage of about 52.43%, and Building Height not exceeding 3 storeys or 8.23m. The configuration of the proposed redevelopment remains consistent with the Approved Building Plans since 1993 and the proposed redevelopment parameters do not exceed the permissible development parameters approved.

1.2.12 The proposed amendment presents an opportunity to reconcile zoning restrictions under the Current OZP with the established redevelopment rights under the current planning regime. The proposed amendment is essential for the implementation of the proposed redevelopment by complying with relevant conditions imposed. In this connection, the Applicant submits the current application as a gesture of goodwill to facilitate the timely implementation of the proposed redevelopment the soonest.

1.3 Objective

1.3.1 The current application strives to achieve the following objectives: -

(a) To reflect the long-established building status of the application site and respect the

development rights and entitlements bestowed upon the Applicant prior to the gazettal of the First OZP and to reconcile zoning restrictions of the Current OZP with the redevelopment rights and entitlements;

(b) To ensures compliance with condition imposed by LandsD under the existing planning mechanism and facilitate timely implementation of the proposed redevelopment;

(c) To redevelop the long-abandoned application site which has long been paved for residential development, into a more pleasant residential use aligning with the planning intention;

(d) *To optimize the utilization of developable land in Cheung Chau and increase housing supply, while ensuring no adverse impact on the surrounding environment.*

1.4 Structure of the Planning Statement

1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the site in terms of the current land use characteristics, neighboring developments. **Chapter 3** offers the planning context of the proposed redevelopment. **Chapter 4** presents the details of the proposed amendment and **Chapter 5** introduces the development proposal of the proposed redevelopment. A full list of planning justifications is given in **Chapter 6** whilst **Chapter 7** provides a concluding remark for the proposed redevelopment under the proposed amendment.

2. SITE PROFILE

2.1 Location and Current Condition of the Application Site

2.1.1 The application site is located at the south-eastern part of Cheung Chau, near Fa Peng Knoll at the upland area of the island. As shown on **Figures 1** and **2**, access to the site is available via local tracks branching off from Don Bosco Road to the west and Ming Fai Road to the north.

2.1.2 The application site has a total area of approximately 743.102m^2. As shown on **Figure 2** and **Illustration 1**, the application site is currently partly occupied by two existing buildings (i.e. two dilapidated houses with building heights of about 3m to 7m), which are in existence long before the gazettal of the First OZP on 18.6.2004 (**Figure 3** and **4** refers). Part of the application site is covered by vegetation in poor health, with no mature trees present. The application site's configuration remains unchanged, and the site characteristic has continued since it came into existence.

2.2 Surrounding Land Uses in the Vicinity

2.2.1 The application site is predominately surrounded by low-rise, low density residential developments typically ranging from 2-3 storeys high and is nestled within a greenery setting. The subject locality of the application site is considered as rural landscape character (refer to **Illustration 2-I** to **Illustration 2-IV**). To the north and northwest of the application site are some low-rise and low-density residential developments and government, institution, and community (GIC) uses, i.e. Fa Peng Knoll, Bethany Lodge and Seaview Garden of 1-3 storeys high. Further west of the application site are some residential developments and Work in Progress (WIP) site also for low-rise residential development.

2.2.2 To the immediate south of the application site is a private lot (i.e. CCIL No. 52) also owned by the Applicant. The eastern and further southern side of the application site is a continuous coastline facing Sham Shui Pai. In general, the application site that is located at the eastern coastal fringe of Cheung Chau is surrounded by low-density developments and rural landscape.

2.3 Land Status

2.3.1 The subject lot involves an area of about 743.102m^2, which shares the same boundary as the concerned "R(C)6" zone on the Current OZP. The subject lot is formerly part of Cheung Chau Inland Lot No. 4, which is a New Grant lot held under Government Lease. As shown in the Land Registry record, the subject lot has been held by the Applicant since 1990.

2.3.2 In 1993, the Applicant obtained CoE(BW) from LandsD, which permits the construction of six nos. of NTEHs of not more than 3 storeys of a height of not more than 8.23m and will each have a total roofed-over area not exceeding 65.03m. The issuance of CoE(DW) Works by LandsD also implies a general approval from LandsD, and the proposed redevelopment should comply with the Lease.

3. PLANNING CONTEXT

3.1 The Current OZP

3.1.1 The application site is zoned as "R(C)6" on the Current OZP gazetted on 14.9.2021. The Notes of the Current OZP stipulates that "Residential (Group C)" zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board. According to the Notes of the "R(C)" zone of the OZP, 'House' use is a Column 1 use which is always permitted.

3.1.2 According to the Notes for R(C), "*No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio, site coverage and building height specified below, or the plot ratio, site coverage and height of the existing building, whichever is the greater",* and according to the remarks for R(C)6, the maximum plot ratio is 0.2, maximum site coverage is 20% and the maximum building height is 2 storeys (7.62m).

3.1.3 While minor relaxation may be considered by the Board, considering the proposed redevelopment parameters exceed about 20% of the stipulated restrictions, in this connection, the Applicant seeks amendment of plan to implement the proposed redevelopment.

3.2 Similar Planning Application

3.2.1 There are similar applications for plan amendments on the Current OZP.

Case No.	Proposed Amendment	Decision
Y/I-CC/2	Rezoning from "Government, Institution or Community(4)" to "Residential(Group C) 7"	Approved/Agreed by Rural & NT Planning Committee on 21.06.2013
Y/I-CC/6	To rezone the application site from "Residential (Group C) 5" to "Residential (Group C) 8"	Approved/Agreed by Rural & NT Planning Committee on 28.10.2016

3.2.2 In 2016, a proposed amendment (No. Y/I-CC/6) aimed to rezone a site at Cheung Chau Inland Lot No. 21 & Ext. and 47 and Adjoining Government Land, from "Residential (Group C) 5" to "Residential (Group C) 8 for private residential development. During the 555th meeting of the Rural and New Town Planning Committee (RNTPC), the termed District Planner Officer elaborated on the background of the subzones of R(C), it was explained that "*…Given the long history of Cheung Chau, the designation of different "R(C)" sub-zones, i.e. from "R(C)1" to "R(C)8" with a PR ranging from 0.2 to 1 and a BH of about 2 to 3 storeys high, was to reflect the development intensity of the existing residential developments and to* ***respect the permissible development parameters under the land***

***leases**."* The amendment was subsequently approved on 28.10.2016 and the development commences with site formation works underway.

3.2.3 It is worth noting that the application site was discussed during the 555th meeting of the RNTPC, in relation to the rezoning application No. Y/I-CC/6 and its potential implication on the nearby "R(C)" sub-zones if the application was approved. According to the meeting minutes, it is noted that " *...a number of "R(C)6" sub-zones with a PR of 0.2 were located to the west of the site, and most of the buildings within those sub-zones were dilapidated and abandoned. It was **possible that the landowners of those sub-zones would apply for rezoning to increase the development intensity upon redevelopment**." and **"...since their site areas were small, it was foreseeable that the increase in development intensity of those sites would not have a significant impact**..."*. In this regard, approval of the proposed amendment should not create significant impact to the surrounding development or overstrain overall infrastructural capacity of Cheung Chau.

4. PROPOSED AMENDMENT TO THE CURRENT OZP

4.1 Proposed Amendment to the Current OZP

4.1.1 This application proposes to rezone the application site from "R(C)6" zone to "R(C)9" zone on the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 for Proposed House Redevelopment (New Territories Exempted Houses).

4.1.2 The proposed amendment involves the following items to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9:-

- To rezone Cheung Chau Inland Lot No. 4 RP, Fa Peng Knoll, Cheung Chau, Island from "R(C)6" zone to "R(C)9" zone.

- To impose the development restrictions of a maximum plot ratio of 1.58, a maximum site coverage of 52.43% and a maximum building height of 3 storeys (8.23m or +64mPD).

4.1.3 The proposed Schedule of Uses and development restrictions for the "R(C)9" zone have been enclosed in **Appendix 5**. The proposed amendment will allow the relevant Government departments to properly control the land use, development intensity and layout of the proposed redevelopment by imposing developments restrictions.

5. THE DEVELOPMENT PROPOSAL

5.1 Proposed Site Layout, Major Development Parameters and Operation

5.1.1 The proposed redevelopment involves the demolition of existing houses and rebuilding **six nos. of 3-storey NTEHs** with a **Plot Ratio of about 1.573**, a **Site Coverage of about 52.43%**, and **Building Height not exceeding 8.23m** at the application site.

5.1.2 The Applicant who obtained Approved Building Plans along with CoE(BW), intends to redevelop the application site in accordance with the Approved Building Plans in 1993 (**Appendix 2** refers). The configuration and parameters of the proposed redevelopment would be **the same as that of the Approved Building Plans**. The Master Layout Plan and perspective drawings illustrating the development scheme, floor plans and section drawings of the proposed redevelopment are shown in **Appendix 6**.

5.1.3 The six 3-storey NTEHs will be arranged in a configuration around a central courtyard, with the main entrance located at the north of the application site. The entrance will seamlessly connect to the local pathway to the north and link to Don Bosco Road.

5.1.4 The total gross floor area (GFA) of the proposed redevelopment is about 1,168.881 m^2, which corresponds to a plot ratio of about 1.573. The proposed 3-storey NTEHs will be about 8.23m tall and the building height is about +63.916mPD. The floor-to-floor height for each NTEH is about 2.7m. Each house will feature an independent staircase and access.

5.1.5 The proposed redevelopment will accommodate about 18 households, totaling approximately 54 persons. To harmonize with the surrounding landscape, the architectural design will utilize a light-tone color scheme, aiming to avoid visual intrusion. The proposed redevelopment would incorporate sufficient landscaping, with a view to enhancing screening and integrating with the natural surroundings. Following the issuance of CoE(DW), there will be six septic tanks and soakage pits within the application site to effectively manage sewage treatment.

5.1.6 The proposed development parameters are summarized in **Tables 1** and **Table 2** and **3** encapsulates the covered area and GFA breakdown of the proposed redevelopment.

Table 1: Major Development Parameters of the Proposed Redevelopment

	Accountable Development Parameters*
Site Area	About 743.102 m^2
Site Coverage	About 52.43% (Covered Area of about 389.627m^2)
Plot Ratio	About 1.573
GFA	About 1,168.881m^2
Number of House	Total 6
Number of Storeys	Not more than 3 Storeys
Building Height	Not more than 8.23m About +63.916mPD

** balcony of House A, House B-1, House B-2, House C-1, House C-1, House D are exempted*

Table 2: Covered Area Breakdown of the Proposed Redevelopment

	Covered Area (About) *
House A	65.028 m^2
House B - 1	65.018 m^2
House B - 2	65.018 m^2
House C - 1	65.016 m^2
House C - 2	65.016 m^2
House D	64.531 m^2
Total	389.627 m^2

** balcony of House A, House B-1, House B-2, House C-1, House C-1, House D are exempted*

Table 3: GFA Breakdown of the Proposed Redevelopment

	GFA (About) *
House A	195.084 m^2
House B - 1	195.054 m^2
House B - 2	195.054 m^2
House C - 1	195.048 m^2
House C - 2	195.048 m^2
House D	193.593 m^2
Total	1,168.881 m^2

** balcony of House A, House B-1, House B-2, House C-1, House C-1, House D are exempted*

5.2 Access to the Application Site

5.2.1 There is no vehicular access in Cheung Chau and the application site is subject to topographic constraint, as such, provision of an Emergency Vehicular Access (EVA) with a minimum width of 4.5m render impracticable.

5.2.2 The application site is accessible via an existing path with an average width of 2m. The

existing path has been in place and has served the existing houses at the application site and connected to a local track and surrounding residential developments, including Fa Peng Knoll and Bethany Lodge (see **Illustration 2-II**). The proposed redevelopment would continue to make use of existing path and local track as major access.

5.3 Demolition of the Existing Buildings and Construction Works

5.3.1 To facilitate the proposed redevelopment, the existing houses at the application site will need to be demolished. The demolition process will adhere to best practices on-site to prevent any adverse impacts on the environment. All demolition activities, including debris storage and the handling of construction equipment and materials, will be confined within the application site, ensuring **no disturbance to the surrounding greenbelt setting**. The applicant is fully committed to safeguarding the integrity of the existing green belt.

5.3.2 During both the demolition and subsequent construction phases, existing local track and path will be utilized for the transportation of materials and equipment. Following the usual construction practice in Cheung Chau, the construction materials would be transported from the existing pier at the western coast of the island and transported to the application site with village vehicle. With a view to minimizing disruption to local infrastructure while optimizing resource usage, transportation trip rates will be closely monitored to minimize impacts on surrounding developments. As per Cheung Chau's customary practices, construction debris and waste will be transported by village vehicles to Cheung Chau Transfer Facility located at the north-western part of the island (see **Illustration 3**).

5.4 Environmental Considerations

Air Quality

5.4.1 Given the limited site area and the small scale of the proposed development, and the construction materials would be handled by village vehicles, it is estimated that the maximum number of construction/dump trucks on-site at a time is about 3 to 4. No excavation of land is anticipated for the proposed redevelopment. There is a minimum 20m distance between construction works area and the nearest ASRs (i.e. Fa Peng Knoll). Enveloped by dense vegetation that shield the proposed redevelopment from the surroundings, significant air quality impact is not anticipated.

5.4.2 While foundation and building works during the construction period would be anticipated, dust emission associated with these construction works will be limited to localised at-grade construction works. By complying with the Air Pollution Control (Construction Dust) Regulation with the implementation of sufficient dust suppression measures and good site practices, adverse air quality impact generated from the construction of the proposed redevelopment is not anticipated. The future construction of the proposed development will adopt the precast & prefabricated elements as far as applicable to minimise any unfavourable environmental impacts. Relevant government departments will be consulted upon the commencement of the proposed development. To further control dust and gaseous emissions during construction, it is recommended that specific mitigation measures be included in the contractor specifications for

implementation by the contractors involved in the project:

- Wetting by water spraying or dust suppression chemical on dusty material before loading and unloading, stockpile of dusty materials, area where breaking, excavation or earth moving activities works is carried out, and unpaved main haul road;
- Providing effective dust screens, sheeting or netting to enclose any scaffolding built around the perimeter of a building;
- Covering or sheltering any stockpile of dusty materials;
- Disposing of any dusty materials collected by fabric filters or other pollution control system in totally enclosed containers.
- Covering of dust load on vehicles before they leave the site;
- Providing water spraying system where available and applicable;
- Vehicle engines are turned off when they are not in use.

5.4.3 The requirements stipulated in the Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation and Air Pollution Control (Fuel Restriction) Regulations (i.e. use of ultra-low sulphur diesel) would be fulfilled to minimize the exhaust emissions from construction plants and machineries, as far as applicable. As a result, the gaseous emissions from construction plant and equipment will be minor and are not expected to cause any significant adverse air quality impacts.

5.4.4 No adverse odour impact is envisaged during operation phase, the septic tanks and soakage pits have been designed and sized appropriately based on the anticipated wastewater flow and loading to ensure efficient treatment and minimise the potential for odour generation. A regular maintenance and desludging program will be implemented to ensure the septic tanks are functioning properly and the accumulated sludge is removed at appropriate intervals, so as to prevent the buildup of organic matter and the subsequent generation of odorous compounds. In addition, the proposed redevelopment will include suitable landscaping and planting at the periphery to mitigate any residual odour impacts.

5.4.5 It is worth noting that the application site is currently zoned as "Residential (Group C) 6", and the redevelopment or construction of residential dwellings is permitted without the requirement of undertaking an environmental assessment. The proposed redevelopment is intended for the residential use, with a similar profile to the existing buildings on-site and surrounding residential developments. Therefore, it should align with the planning intention and shall not create any adverse environmental impacts during construction and operation phase, considering its nature and scale. Nonetheless, the applicant will ensure good site practices and implement suitable mitigation measures with a view to minimising any potential air quality impact.

<u>Water Quality</u>

5.4.6 Adequate consideration is given to any potential impacts on water quality that may arise from the proposed development.

5.4.7 The regulation of water quality in Hong Kong is governed by the Water Pollution Control Ordinance (Cap 358), 1980 ("WCPO"). The territorial waters of Hong Kong have been divided into ten Water Control Zones (WCZ) and four supplementary water control zones.

The application site lies within the Southern WCZ. The discharge of effluents is subject to regulation under the WPCO. The Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters (TM-DSS) gives guidance on the permissible effluent discharges based on the type of receiving waters (foul sewers, stormwater drains, inland and coastal waters). These limits ensure that the physical, chemical, and microbial quality of the effluents is controlled. Any sewage generated from the proposed construction and operational activities must meet the standards for effluent discharges into the foul sewers, inland waters, and coastal waters of the Southern WCZ, as specified in the TM-DSS.

5.4.8 Water sensitive receivers ("WSRs") are defined as those users/occupants of the aquatic/marine environment whose use of the environment could be impaired as a result of the proposed development. The proposed development in located in a rural area of Cheung Chau and does not fall within water gathering grounds. No WSRs including water intakes, ecological valuable locations, country parks, water gathering grounds, beaches or water uses for agriculture within 300m radius of the proposed redevelopment.

5.4.9 During the construction phase, surface runoff and drainage shall be avoided or minimised with the implementation of mitigation measures and good site practices outlined in ProPECC PN 2/23 which shall include but not limited to the following:

- Protecting exposed soil surface by paving as practical to reduce the potential of soil erosion;
- Covering the open stockpiles of construction materials on site with tarpaulin or similar fabric during rainstorms. Measures should be taken to prevent the washing away of construction materials, soil, silt or debris into any drainage system;
- Planning ahead the temporary site drainage management and wastewater treatment system for collection, treatment, reuse and discharge of surface runoff and wastewater before the construction works start as far as practicable;
- Debris and rubbish generated on site shall be collected, handled, and disposed of properly.

5.4.10 In addition, regarding sewage, portable toilets for construction workers on-site and good site practice would be adopted to avoid any adverse environmental impacts.

5.4.11 In conclusion, for construction phase, since there is no WSRs identified and does not involve any marine works, it is unlikely that the proposed development will have adverse water quality impact, given good site practices properly implemented on site by Contractor. For operation phase, with implementation of proper pre-treatment facilities as presented in **section 5.4.9** and good management measures, the potential water quality impact is anticipated to be insignificant.

5.5 Provision of Drainage Facilities

5.5.1 Positioned on the hillside of southeast Cheung Chau, the application site naturally facilitates the flow of rainwater downhill to the sea. The application site has been paved and remains flat, with no history of flooding issues. Considering the small scale of the proposed redevelopment, no adverse drainage impact is anticipated by the proposed

redevelopment. Nonetheless, the proposed redevelopment will incorporate sufficient drainage facilities on-site (**Appendix 7** refers) and the detailed design of drainage would be submitted with building plans in later stage.

5.6 Provision of Sewerage Facilities

5.6.1 As there is no public drains and sewers in the vicinity, the proposed redevelopment includes the construction of six septic tanks and soakage pits (hereinafter referred to as "STS system") on the application site to manage sewage effectively. With a CoE(DW) issued in 2023, the proposed STS system have been reviewed by relevant government departments, ensuring adequacy for sewage treatment.

5.6.2 The proposed STS system has a about 80m clearance distance from the waterbodies to the east and south of the Application Site, clearance distance as stated in ProPECC PN 1/23. The STS system would be checked, maintained and sufficient distance is maintained to ensure compliance to the repaired, if necessary, before and during the operation of the proposed redevelopment. No adverse sewage impact arising from the proposed redevelopment is anticipated on the surroundings.

5.6.3 Upon completion of construction work of the STS systems, the Authorised Person/Registered Structural Engineer/Registered Professional Engineer will certify and submit a completion report according to the requirement stipulated under CoE(DW).

5.7 Landscape Treatment

5.7.1 A tree survey has been carried in June 2022 and a total of 5 nos. of trees were identified within the application site (see **Appendix 8**).

5.7.2 As refer to **Appendix 8**, the existing trees within application site are common tree species in Hong Kong and there are no mature trees identified (i.e. DBH more than 800mm) within the application site. The existing trees on the application site are generally in fair and poor health condition with low amenity value. As some area within the application site will be occupied by the proposed development and site formation works should be carried out, the 5 nos. of trees will be affected by the site formation works and building works inevitably. Considering trees in conflict with the proposed development are not with high amenity value and are in poor form and health, they proposed to be felled.

5.7.3 Nevertheless, in order to improve the landscape quality of the area, proper landscaping would be carried out and a conceptual landscape plan is presented in **Appendix 9**. It is proposed that species suitable for the location would be planted and selection of plant combination will be added providing visual gradation of the proposed development. The proposed planting will help to promote a tranquil and harmonious environment for users and provide visual amenity to the surrounding environment.

5.7.4 Upon approval of the proposed amendment, a full tree felling application in accordance with LAO Practice Note No. 2/2020 "Tree Preservation and Tree Removal Application for Building Development in Private Projects Compliance of Tree Preservation Clause under Lease" shall be undertaken and submitted to the relevant Government departments for approval, if deemed necessary.

5.8 Visual Context and Visual Impacts

5.8.1 The proposed redevelopment consists of six NTEHs with building height at about +63.916mPD, will share a similar height profile with the existing buildings (about +62.13 mPD). The proposed redevelopment with a building height of about 8.23m, which are in form of standard NTEH, are considered small scale and minimal when compared to nearby residential developments. Therefore, adverse visual impact is not anticipated.

5.8.2 Located at the knoll of southwest Cheung Chau, the application site is enveloped by vast dense vegetation and trees, shielding it from public view. (see **Illustration 4**). Compared to the nearby GIC facilities, namely Caritas Chan Chun Ha Field Studies Centre, Caritas Jockey Club Ming Fai Camp and Oi Fai Camp, the scale of the proposed redevelopment is minimal, hence no visual obstruction is created (**Illustration 2-I** refers).

5.8.3 The current locality of the application site constitutes a rural landscape character, with key visual elements comprising low-rise and low-density building blocks (low-rise residential development and GIC facilities). Within the application site, there are two dilapidated houses and majority of the area is covered by vegetation without mature trees presented. The existing visual quality of the application site could be regarded as low on average. Upon redevelopment, the application site could be **restored to a pleasant low-rise residential development, which is more welcoming and aligns with the planning intention.**

5.8.4 Additionally, sensitive design measures would be incorporated, primarily involving the use of light colour tones for the building façade to better integrate with the existing landscape. Vegetation within the application site will be provided to the extent possible to provide adequate screening effects.

5.9 Fire Safety Considerations

5.9.1 With site and topographic constraints, the provision of an EVA with a minimum width of 4.5m renders it impracticable. To ensure fire safety, the proposed development will opt for fire safety alternatives whenever necessary.

5.10 Implementation of the Proposed Development

5.10.1 Upon the approval of this s.12A rezoning application under the Town Planning Ordinance, the Applicant will be able to comply condition (c) under the CoE(DW) as required by Lands Department.

5.10.2 Considering the site formation for the proposed development does not meet the exemption criteria or the associated conditions set out in PNAP APP-56, the Applicant will submit the proposed works to Building Department for approval in the standard manner prior to commencement of site formation works. The proposed works submission should include ground investigation, retaining wall design, drainage plan (stormwater). The proposed works submission will comply with relevant requirements and to be circulated to the relevant department for review. The applicant has appointed

a registered structural engineer (RSE) to prepare relevant submissions and manage the project.

5.10.3 The Applicant will implement the proposed redevelopment strictly according to the Approved Building Plans.

6. PLANNING JUSTIFICATIONS

6.1 Reflecting the Long-Established Building Status and Respecting Redevelopment Rights and Entitlements

6.1.1 As outlined in the background, there is existing Approved Building Plans for the proposed redevelopment with the proposed redevelopment parameters, which were issued along with the CoE(BW) in 1993 pursuant to the Buildings Ordinance (Application to New Territories) Ordinance, Cap 121. The CoE(BW) has ascertained development rights for the construction of the six NTEHs and set out the entitlements. However, the long-established building status and the redevelopment rights and entitlements were not taken into account in the formulation of the First OZP, leading to a discrepancy between redevelopment rights/entitlements and zoning restrictions of the Current OZP. The application site, which is constrained by OZP zoning restrictions, cannot meet the permissible development intensity agreed upon by the Building and Lands Authority. This ultimately hinder the implementation of the proposed redevelopment.

6.1.2 The proposed amendment aims to accurately reflect the long-established building grounds and redevelopment rights/entitlements bestowed upon the Applicant prior to the gazettal of the First OZP. The proposed amendment seeks to emend zoning restrictions under the current planning regime and **enable the alignment between permissible intensity under the Current OZP and the said redevelopment rights/entitlements**.

6.2 Ensuring Compliance with the Condition Imposed and to Timely Effect the Approved Redevelopment

6.2.1 The proposed amendment is essential to ensures compliance with the condition stipulated by LandsD and facilitate the realization of the proposed redevelopment within existing planning mechanism. The agreement of the proposed amendment would allow implementation of the proposed development without further delay.

6.2.2 The proposed amendment under R(C)9 is ***specifically tailored to accommodate the redevelopment rights/entitlements*** of the proposed redevelopment, which the proposed redevelopment parameters and configuration are exactly the same as that in the Approved Building Plans since 199. This tailored approach ensures that the regulatory framework appropriately supports and enables the lawful realization of the project.

6.3 In Line with Planning Intention of R(C) Zone in Developing Low-Rise, Low Density Residential Developments

6.3.1 As presented in the general planning intention of the explanatory statement of the Current OZP, it is elaborated that "*…future growth, primarily in the form of infill developments/**redevelopments**, is mainly confined to the existing village and other residential clusters*…". While there are two existing houses on-site await redevelopment opportunity, the proposed amendment allows the application site to continue its residential purpose with new development form as NTEHs, aligning with the general planning intention of the Current OZP.

6.3.2 The subject "R(C)" zone is intended primarily for low-rise, low-density residential developments. According to the Notes for the "R(C)" zone of the Current OZP, 'House' is a Column 1 use which is always permitted. **The proposed development for rebuilding six 3-storey NTEHs is in line with the "House" use**. The proposed redevelopment that are in form of standard NTEH, which are low-rise and low density, are considered appropriate.

6.3.3 According to the 555th meeting minutes of the RNTPC for a proposed amendment (No. Y/I-CC/6) in 2014 to the west of the application site, the termed DPO has gave a brief introduction of the planning considerations in designating the "R(C)" sub-zones. It is expounded that "*Given the long history of Cheung Chau, the designation of different "R(C)" sub-zones, i.e. from "R(C)1" to "R(C)8" with a PR ranging from 0.2 to 1 and a BH of about 2 to 3 storeys high, was to* ***reflect the development intensity of the existing residential developments and to respect the permissible development parameters under the land lease***". Considering the proposed amendment is to reflect the actual status of the site and respect the permissible development parameters and entitlements, the proposed amendment is considered in line with the planning intention of "R(C)" zone.

6.4 Compatible with the Surrounding Land Use Characteristics and Upgrading the Existing Environment

6.4.1 The application site is currently occupied by two dilapidated houses and surrounded by low-rise and low-density development in the vicinity. The proposed redevelopment for six 3-storey NTEHs with a plot ratio of about 1.573 would not result in bulky residential structures and is **entirely compatible to the scale of the adjoining low-rise residential developments to its north and west.** Compared to the surrounding residential environment, the Fa Ping Knoll and Seaview Garden involves a larger footprint than the proposed redevelopment. There is also working-in progress residential development to the south of the application site.

6.4.2 Located at Fa Peng Knoll where there is abundance of greenery, the proposed redevelopment fit in well with the surrounding natural environment without an overbearing development intensity. In general, the proposed redevelopment is considered not incompatible with the surroundings.

6.4.3 Furthermore, the proposed redevelopment that **replaces the existing ruined structures, would transform the application site to a more pleasant residential use** aligning with the planning intention and compatible with surrounding residential neighbourhood.

6.5 Unleash Development Opportunities and Optimize the Use of the Application Site

6.5.1 The existing dilapidated houses on-site have long been abandoned and awaiting opportunities for redevelopment as low-rise and low-density residential development, as stipulated in the current OZP. Being the sole registered owner of the application site, the Applicant is willing to invest in better utilising the land for redevelopment instead of being neglected and left vacant. The proposed redevelopment as low-rise and low-density NTEHs is considered the best option in capitalising development potential and allow efficient use

of scarce land resources. The proposed amendment with the proposed redevelopment parameters would **provide additional housing supply and make efficient use of developable land in Cheung Chau**, which is in line with government policy and hence has planning merits.

6.6 Ensuring Building Safety

6.6.1 The existing houses have long been abandoned for an extended period, with severe dilapidation evident (see **Illustration 1-I**). As shown in illustration, these structures have deteriorated significantly, posing a risk to building safety. It is imperative to initiate timely redevelopment efforts, partially before the onset of rainy and monsoon reasons, to mitigate potential hazards. The proposed amendment provides a good opportunity to incentivise redevelopment to safeguard building safety.

6.7 Ensuring Financial Viability of the Proposed Development

6.7.1 The proposed redevelopment located at the knoll of Cheung Chau, demands substantial financial resources for site formation, demolition, and construction, coupled with significant time and human resources investments. However, **the current plot ratio, which mirrors that of the existing houses, proves insufficient to fund the redevelopment project, resulting in the application site being abandoned for decades**. Given the granted development rights and entitlements, the applicant is seeking a plan amendment to allow an increase in development intensity, thus **enabling the financing of the proposed redevelopment.**

6.8 Feasible Redevelopment with Approval Building Plans and CoEs

6.8.1 Apart from the fact the application site has been formed and paved for similar residential use, the proposed redevelopment exhibits technical feasibility in terms of building works, sewerage, drainage, and site formation works. Detailed submissions have been meticulously reviewed by pertinent authorities, leading to the granting of CoEs. The applicant will **strictly follow the Approved Building Plans for implementation**. To carry out site formation works, the Applicant will submit the proposed works to Building Department for approval in the standard manner prior to commencement of site formation works. The applicant has appointed a registered structural engineer (RSE) to prepare relevant submissions and manage the project. Considering site formation plans was previously approved, there is no insurmountable issue for the concerned site formation works.

6.9 No Intrusion to Greenbelt Setting and No Adverse Environmental Impact

6.9.1 As presented in section 5.3, the proposed redevelopment would adopt best on-site practice during demolition and construction phases. All construction works will be confined within the application site and there would be no disturbance to the surrounding greenbelt setting.

6.9.2 Good site practices and relevant guidelines, where applicable, would be strictly followed during construction phase and the Applicant is well prepared to implement mitigation measures to alleviate air quality impact during construction and operation phase where

applicable. The future construction of the proposed redevelopment will seek to adopt the precast and prefabricated elements for the new buildings to minimise any unfavourable environmental impacts. Relevant government departments will be consulted upon the commencement of the proposed development. As the proposed redevelopment is non-polluting in nature, it shall not in any sense pose adverse noise or odour impact. Furthermore, the proposed redevelopment serving 18 additional household would not induce other significant adverse environmental impact.

6.9.3 Since there is no WSRs identified and does not involve any marine works, it is unlikely that the proposed development will have adverse water quality impact, given good site practices properly implemented on site by Contractor. For operation phase, with implementation of proper pre-treatment facilities as presented in section 5.4 and good management measures, the potential water quality impact is anticipated to be insignificant.

6.10 No Adverse Traffic, Visual, Landscape, Sewerage, Drainage and Infrastructure Impacts

6.10.1 From traffic point of view, as public vehicles were prohibited in Cheung Chau, future access of the residents will primarily be on foot. The residents will share the existing local roads (Don Bosco Road and Fa Ping Road) with nearby residential developments. Due to the small scale of the proposed redevelopment and about 18 more additional households, no adverse impacts in terms of traffic are anticipated.

6.10.2 From visual point of view, as illustrated in **Illustration 2-II** and **2-III**, the application site is surrounded by dense vegetation, rendering it **almost invisible from surrounding residential developments and public view**. The surrounding residential development, namely, Fa Ping knoll, with their windows facing another side to the sea, should not be obstructed by the proposed redevelopment. Considered small scale of the proposed development, no visual intrusion is anticipated.

6.10.3 From landscape point of view, there are **no mature trees** within application site and the **existing vegetation is in poor form and poor health**. In this connection, there is no adverse impact from tree preservation point of view. Nevertheless, the applicant intends to plant species suitable for the location within the application site as far as applicable, aiming to achieve a better screening effect and harmonizing with the surrounding greenbelt setting.

6.10.4 The development of NTEHs is subject to the scrutiny by the LandsD. The prior issuance of CoEs, particularly regarding drainage, sewerage and site formation underscores the **meticulous consideration given to drainage, sewerage and geotechnical factors**.

6.10.5 From infrastructural capacity point of view, as presented in para. 3.2.3, the termed DPO mentioned that "*...since their site areas were small, it was **foreseeable that the increase in development intensity of those sites would not have a significant impact**...*". In this regard, approval of the proposed amendment **should not create significant impact and overstrain overall infrastructural capacity.** With insignificant increase in population, the proposed redevelopment is unlikely to overstrain the overall provision of open space and government, institution, and community facilities in Cheung Chau.

6.10.6 Given the small scale of the proposed redevelopment, and Approval Building Plan with CoE(BW), CoE(DW) have been obtained in prior, coupled with the thorough review and approval processes conducted by relevant departments, the proposed redevelopment is not anticipated to pose any adverse impacts on traffic, environmental, sewerage, drainage, visual or infrastructure aspects within the surrounding areas.

6.11 Not Setting an Undesirable Precedent considering individual merits and other specific considerations

6.11.1 Considering individual merits of the proposed amendment, it is considered as an exception to reflect the permissible development rights and respect existing entitlements under statutory planning framework. In addition, the proposed amendment is tailored made to the valid entitlement of the proposed redevelopment, hence approval of the current rezoning application would not set an undesirable precedent for other similar rezoning applications in the current OZP as the current application to the Board should be assessed on its individual merits and other specific considerations.

7 CONCLUSION

7.1.1 This Planning Statement is submitted to the Board under Section 12A of the Town Planning Ordinance to rezone the site at the application site from "R(C)6" zone to "R(C)9" zone on the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9. The proposed amendment is to facilitate the **Proposed House Redevelopment (New Territories Exempted Houses)** on the application site, which covers an area of approximately 743.102 m^2 and fully owned by the Applicant. The Planning Statement serves to provide background information and planning justifications in support of the proposed redevelopment in order to facilitate the consideration by the Board.

7.1.2 The Applicant seeks the proposed amendment to reflect the long-established building status and to align the established redevelopment rights and entitlements since 1993 with the zoning restrictions on the Current OZP. It intends to enable the implementation of the proposed redevelopment in accordance with the Approved Building Plans in 1993, maintaining precisely the same development parameters approved.

7.1.3 The Applicant has intended to redevelop the application site for the proposed redevelopment since 1991, predating the gazettal of the First OZP. In 1992, a set of site formation plans in connection with the Lot was approved by the Building Authority. Subsequently, the Approved Building Plans and a CoE(BW) was issued in 1993, permitting the construction of six nos. of 3-storey NTEHs on the application site. The Approved Building Plans and CoE, which remain valid and subsisting, have ascertained development rights for the construction of the six NTEHs, and sets out the redevelopment parameters permitted. Considering building plan approval has been sought and issuance of CoE(BW), in view of this, LandsD has further issued the CoE(DW) in 2023, contingent upon fulfilling a condition related to obtaining planning permission under the Town Planning Ordinance.

7.1.4 The redevelopment parameters permitted under the Approved Building Plans since 1993, however, were not truly reflected by the permissible intensities under the First OZP and Current OZP since 2004. The application site has been zoned "R(C)6" with a maximum plot ratio of 0.2, a maximum site coverage of 20% and a maximum building height of 2 storeys (7.62m), leading to a discrepancy between the established redevelopment entitlements and permissible development intensity on the Current OZP. Subject to stringent statutory planning restrictions, the implementation of the proposed redevelopment is hindered despite being regarded as of right.

7.1.5 In this connection, the Applicant submits the current application to reflect the long-established building status and the redevelopment rights and entitlements prior to the gazattal of the First OZP, and to enable the implementation of the proposed redevelopment as originally intended. The proposed redevelopment in the current application that follows the Approved Building Plans in 1993, involves the demolition of existing houses and rebuilding of six nos. of 3-storey NTEHs, with a total Gross Floor Area of about 1,168.881m2, a Plot Ratio of about 1.573, a Site Coverage of about 52.43% and a Building Height not exceeding 3 storeys or 8.23m. The configuration of the proposed redevelopment remains consistent with the Approved Building Plans since 1993 and the proposed redevelopment parameters do not exceed those approved by DLO/Is under CoE(BW).

7.1.6 The proposed amendment presents an opportunity to reconcile zoning restrictions under the Current OZP with the established redevelopment rights and entitlements under current planning regime. The proposed amendment is essential for the implementation of the proposed redevelopment by complying with relevant conditions imposed. In this connection, the Applicant submits the current application as a gesture of goodwill to facilitate timely implementation of the proposed redevelopment the soonest.

7.1.7 As detailed in this *Planning Statement*, the proposed amendment for proposed redevelopment is well justified on the grounds that: -

a) The proposed amendment aims to reflect the long-established building status and redevelopment rights and entitlements before the gazettal of the First OZP, and to reconcile zoning restrictions of the Current OZP with the permitted redevelopment entitlements;

b) The proposed amendment ensures compliance with conditions imposed by LandsD under the existing planning mechanism and facilitate timely implementation of the proposed redevelopment;

c) The nature and intensity of the proposed redevelopment fully aligns with the planning intention of "R(C)" for low-rise, low-density residential developments. The construction of six 3-storey NTEHs adheres to the principles of low-rise, low-density development, especially given that "House" use is always permitted under the Current OZP;

d) The proposed redevelopment at the application site is fully compatible with the surrounding environment, which is characterized by low-rise and low-density residential developments. The proposed redevelopment is considered logical and suitable at this specific locality and would help upgrade the existing environment to a more pleasant residential neighbourhood;

e) The proposed amendment would help unleash redevelopment potential of a long-abandoned site and increase housing supply by optimising the use of valuable developable land;

f) The proposed amendment would facilitate the proposed redevelopment in timely addressing the building safety concerns at the application site;

g) The proposed redevelopment at the application site would only be financially justifiable if it exceeds the current permissible intensity which mirrors the existing intensity on the site, due to its remote location as well as high construction and demolition costs;

h) The proposed redevelopment already demonstrated its technical feasibility in terms of building works, drainage and sewerage treatment and site formation works. Detailed submissions for the proposed redevelopment had ever been reviewed by pertinent authorities leading to the issuances of relevant Approved Building Plans, Approved Site Formation Plans, and CoEs;

i) The proposed redevelopment shall not pose any adverse impacts in terms of traffic, environmental, drainage, sewerage, landscape and visual aspects on the surrounding area, given the small scale of the proposed redevelopment and the thorough review processes conducted by relevant departments during the issuances of Approved Building Plans, Approved Site Formation Plans, and CoEs;

j) The proposed development would not induce adverse impact during construction and operation phases by following best practices and there will no intrusion to the greenbelt setting; and,

k) The approval of the current rezoning application will not set an undesirable precedent as the application should be assessed on its individual merits and specific considerations, which the proposed amendment initiates to implement a redevelopment with Approved Building Plans and already-issued CoEs under existing planning mechanism.

7.1.8 In view of the above and the list of detailed planning justifications in this Planning Statement, the Board is respectfully requested to give favorable consideration to the proposed amendment.

List of Figures

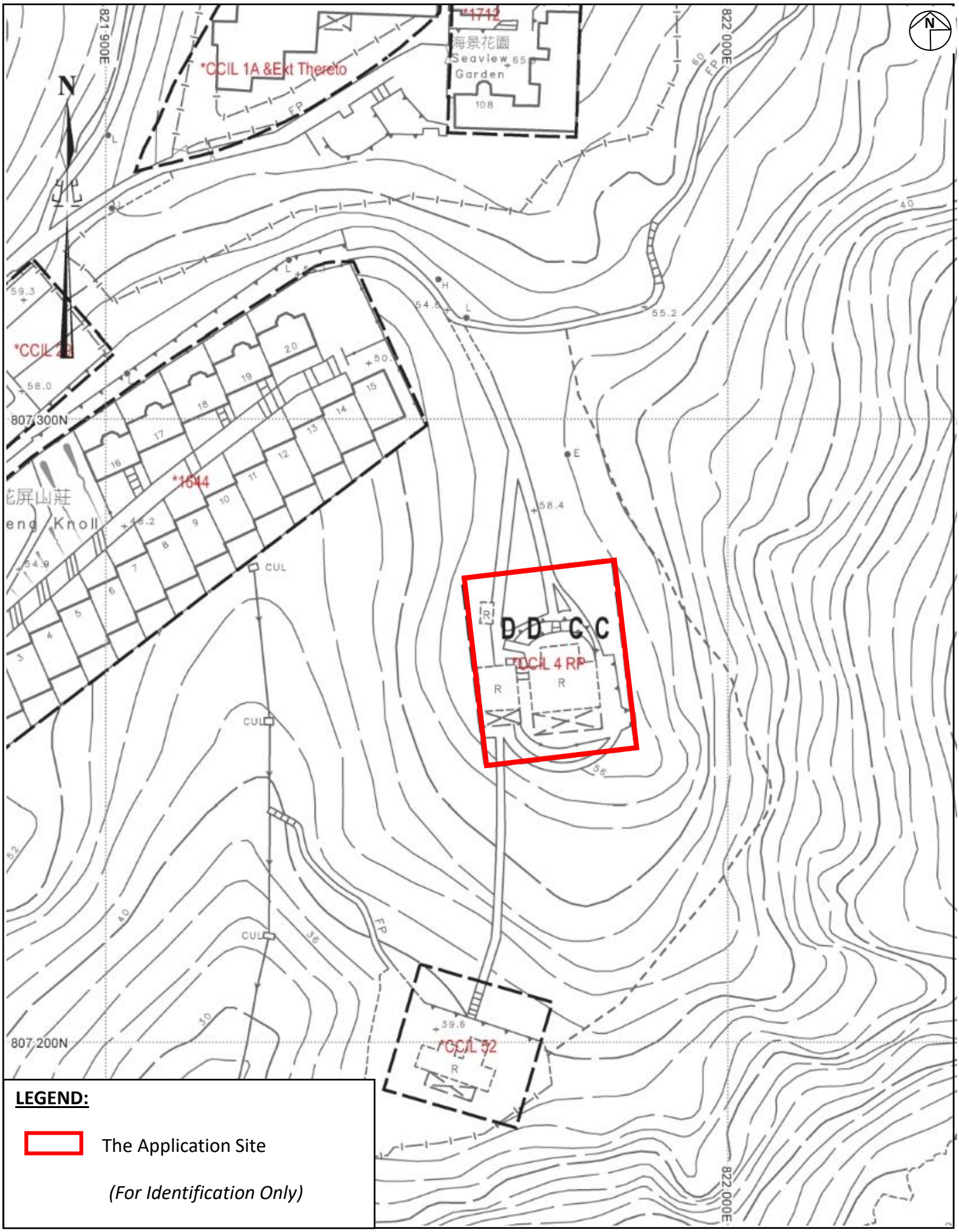
Figure 1 The Location Plan
Figure 2 Extract of Lot Index Plan (No. ags_S00000125229_0001)
Figure 3 Extract of Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9
Figure 4 Extract of Aerial Photo No. A11447, dated 17.12.1987

LEGEND:

The Application Site

(For Identification Only)

Project: Section 12A Request for Amendment to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 from "Residential (Group C) 6" Zone to "Residential (Group C) 9" Zone at Cheung Chau Inland Lot No. 4RP, Fa Peng Knoll, Cheung Chau, Island	**Title:** The Location Plan *Ref.: ADCL/PLG-10288-R001/F001*	**Figure:** 1 **Scale:** Not to Scale **Date:** Jun 2024	AIKON DEVELOPMENT CONSULTANCY LTD.

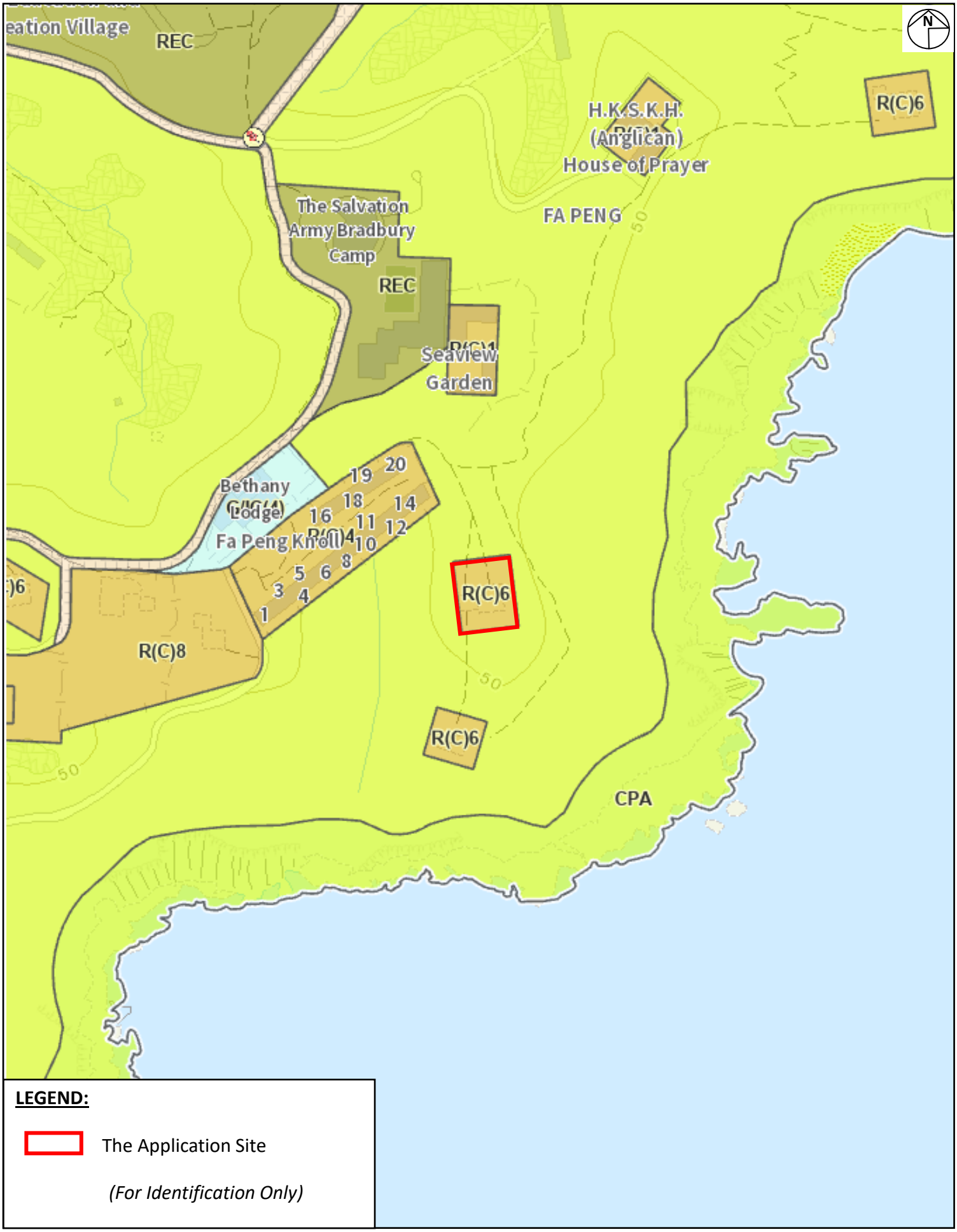


LEGEND:

The Application Site

(For Identification Only)

Project: Section 12A Request for Amendment to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 from "Residential (Group C) 6" Zone to "Residential (Group C) 9" Zone at Cheung Chau Inland Lot No. 4RP, Fa Peng Knoll, Cheung Chau, Island	**Title:** Extract of Lot Index Plan (No.ags_S00000125229_0001) *Ref.: ADCL/PLG-10288-R001/F002*	**Figure:** 2 **Scale:** Not to Scale **Date:** Jun 2024	AIKON DEVELOPMENT CONSULTANCY LTD.



LEGEND:

The Application Site

(For Identification Only)

Project: Section 12A Request for Amendment to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 from "Residential (Group C) 6" Zone to "Residential (Group C) 9" Zone at Cheung Chau Inland Lot No. 4RP, Fa Peng Knoll, Cheung Chau, Island	**Title:** Extract of approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 *Ref.: ADCL/PLG-10288-R001/F003*	**Figure:** 3 **Scale:** Not to Scale **Date:** Jun 2024	AiKoN AIKON DEVELOPMENT CONSULTANCY LTD.

LEGEND:

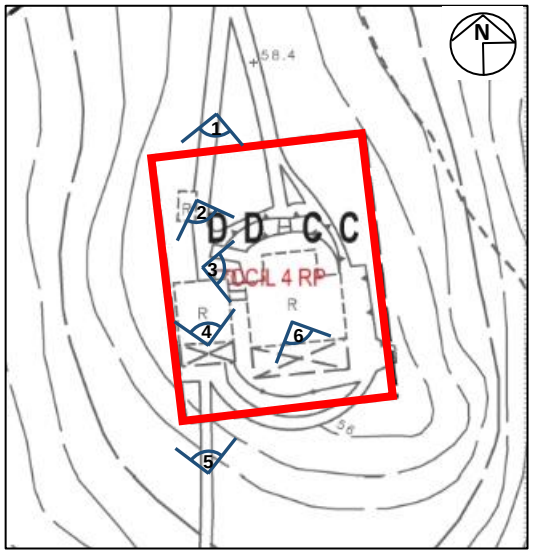
The Application Site

(For Identification Only)

Project: Section 12A Request for Amendment to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 from "Residential (Group C) 6" Zone to "Residential (Group C) 9" Zone at Cheung Chau Inland Lot No. 4RP, Fa Peng Knoll, Cheung Chau, Island	**Title:** Extract of Aerial Photo No. A11447, dated 17.12.1987 *Ref.: ADCL/PLG-10288-R001/F004*	**Figure:** 4 **Scale:** Not to Scale **Date:** Jun 2024	AiKoN AIKON DEVELOPMENT CONSULTANCY LTD.

List of Illustrations

Illustration 1-I	Current Condition of the Application Site (I)
Illustration 2-I	Surrounding Land Use Characteristics (I)
Illustration 2-II	Surrounding Land Use Characteristics (II)
Illustration 2-III	Surrounding Land Use Characteristics (III)
Illustration 3	Access to the Application Site and and Transportation Arrangement
Illustration 4	Public View to Application Site



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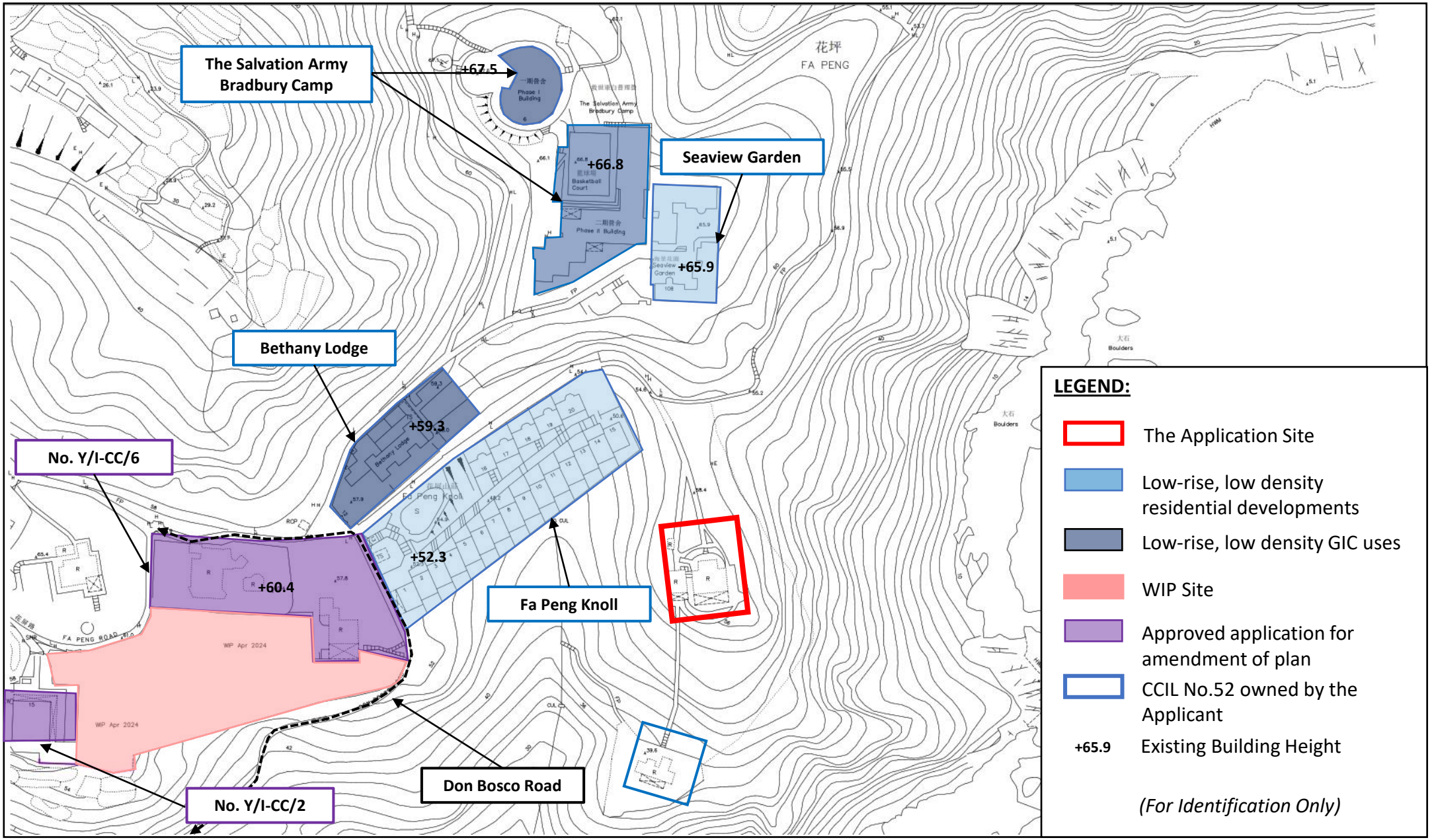
Project: Section 12A Request for Amendment to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 from "Residential (Group C) 6" Zone to "Residential (Group C) 9" Zone at Cheung Chau Inland Lot No. 4RP, Fa Peng Knoll, Cheung Chau, Island	**Title:** Current Condition of the Application Site *Ref.: ADCL/PLG-10288-R001/I001*	**Illustration:** 1 **Scale:** Not to Scale **Date:** Jun 2024	AiKoN AIKON DEVELOPMENT CONSULTANCY LTD.



Project:
Section 12A Request for Amendment to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 from "Residential (Group C) 6" Zone to "Residential (Group C) 9" Zone at Cheung Chau Inland Lot No. 4RP, Fa Peng Knoll, Cheung Chau, Island

Title:
Surrounding Land Use Characteristics (I)

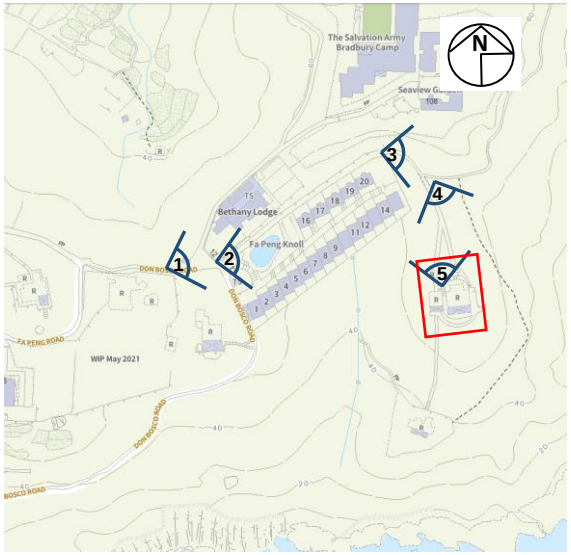
Ref.: ADCL/PLG-10288-R001/I002-I

Illustration:
2-I

Scale:
Not to Scale

Date:
Jun 2024

AIKON DEVELOPMENT CONSULTANCY LTD.



1 View from Don Bosco Road

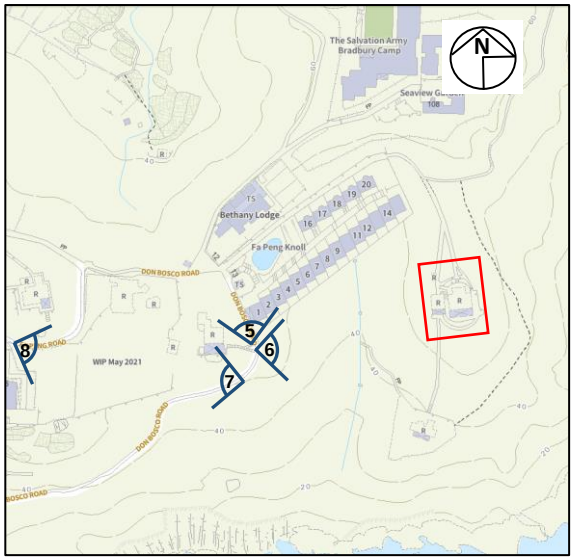
2 Fa Peng Knoll and Access to Application Site

3 Access to Application Site

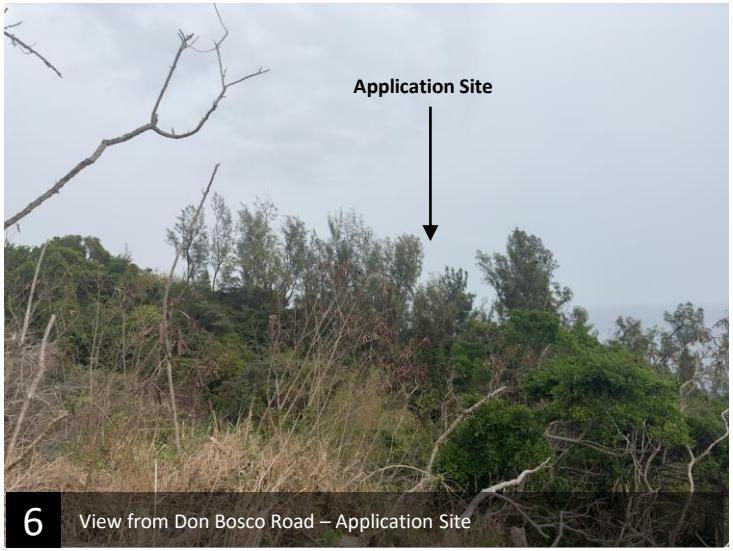
4 Access to Application Site

5 Access to Application Site

Project: Section 12A Request for Amendment to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 from "Residential (Group C) 6" Zone to "Residential (Group C) 9" Zone at Cheung Chau Inland Lot No. 4RP, Fa Peng Knoll, Cheung Chau, Island	**Title:** Surrounding Land Use Characteristics (II) *Ref.: ADCL/PLG-10288-R001/I002-I*	**Illustration:** 2-II **Scale:** Not to Scale **Date:** Jun 2024	AIKON DEVELOPMENT CONSULTANCY LTD.



5 View from Don Bosco Road - Fa Peng Knoll

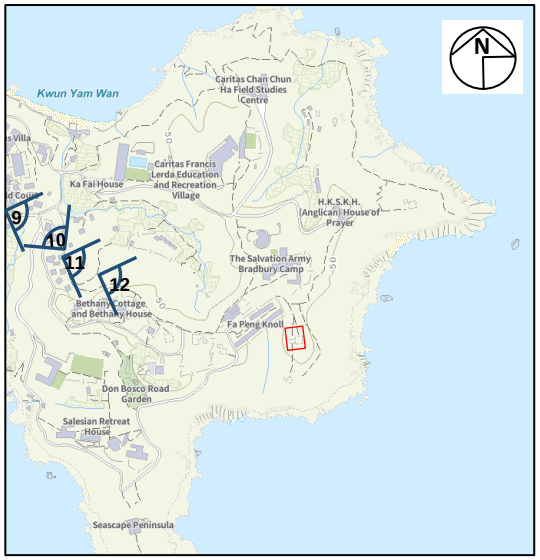


6 View from Don Bosco Road – Application Site

7 Working in Progress Site

8 View from Fa Peng Road – Low Rise Development

Project: Section 12A Request for Amendment to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 from "Residential (Group C) 6" Zone to "Residential (Group C) 9" Zone at Cheung Chau Inland Lot No. 4RP, Fa Peng Knoll, Cheung Chau, Island	**Title:** Surrounding Land Use Characteristics (III) *Ref.: ADCL/PLG-10288-R001/I002-II*	**Illustration:** 2-III **Scale:** Not to Scale **Date:** Jun 2024	AIKON DEVELOPMENT CONSULTANCY LTD.



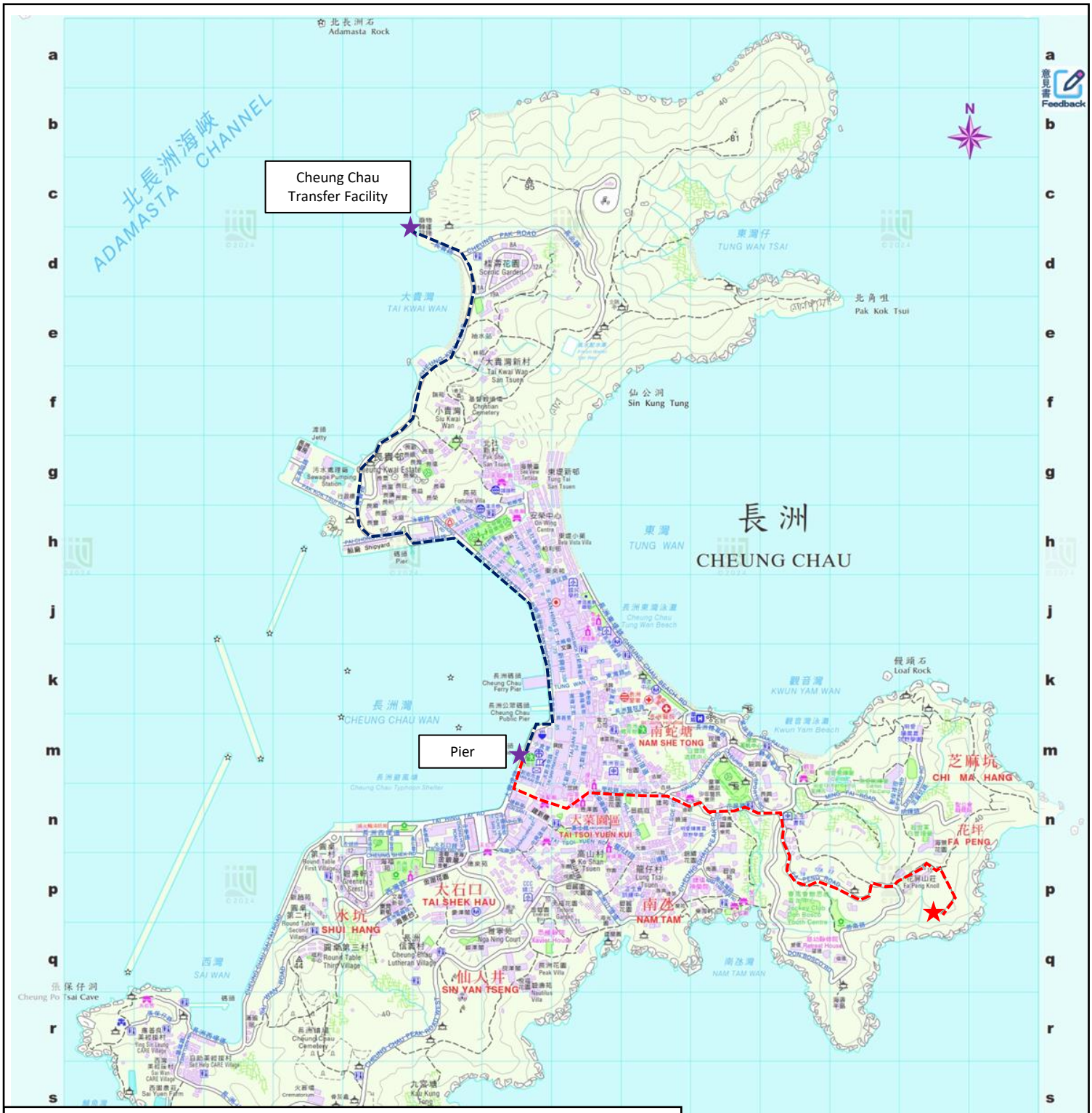
9 View from Cheung Chau Peak Road

10 Residential Development along Fa Peng Road

11 Residential Development along Fa Peng Road

12 Government, Institutional and Community Use along Fa Peng Road

Project: Section 12A Request for Amendment to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 from "Residential (Group C) 6" Zone to "Residential (Group C) 9" Zone at Cheung Chau Inland Lot No. 4RP, Fa Peng Knoll, Cheung Chau, Island	**Title:** Surrounding Land Use Characteristics (IV) *Ref.: ADCL/PLG-10288-R001/I002-III*	**Illustration:** 2-IV **Scale:** Not to Scale **Date:** Jun 2024	AiKoN AIKON DEVELOPMENT CONSULTANCY LTD.



LEGEND:

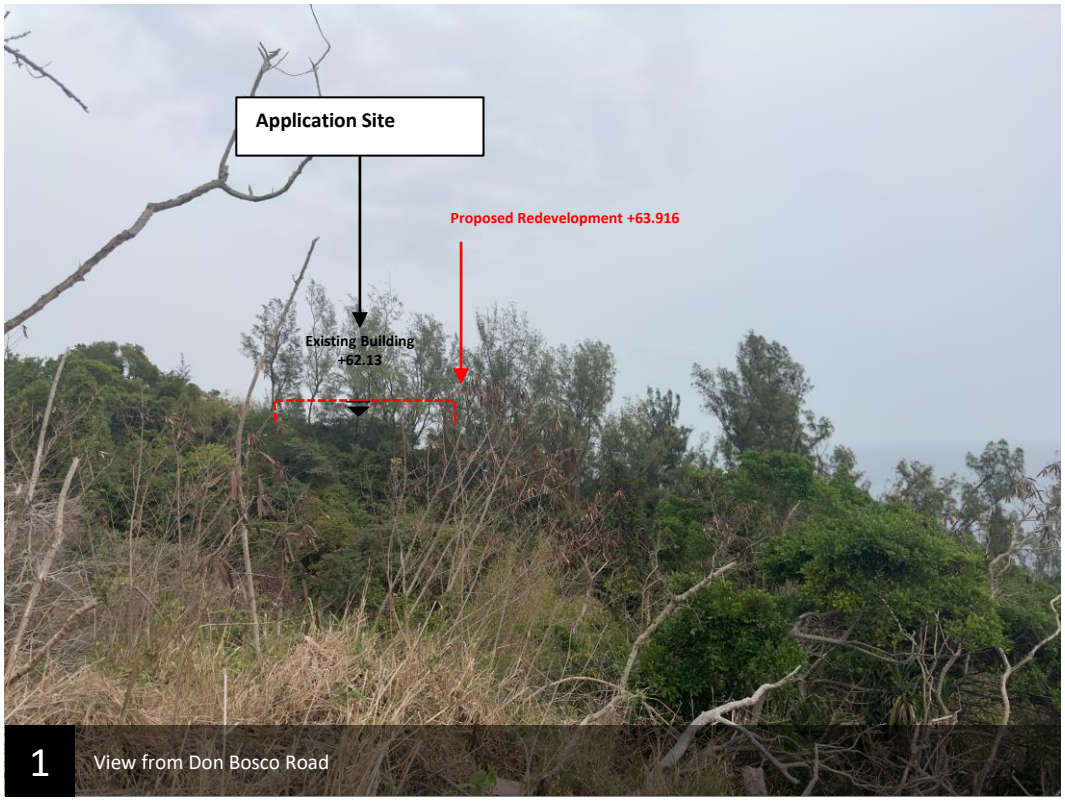
★ The Application Site

------ Major Route for Transportation of Equipment and Materials for Construction

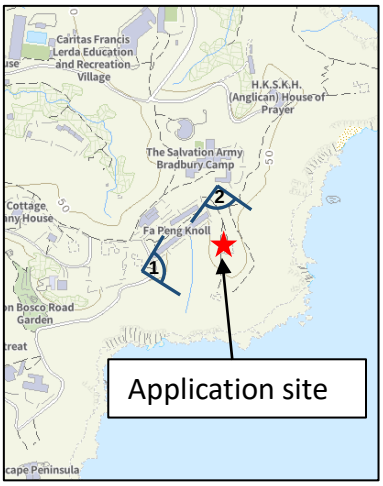
------ Major Route for Transportation of Construction Waste

(For Identification Only)

Project: Section 12A Request for Amendment to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 from "Residential (Group C) 6" Zone to "Residential (Group C) 9" Zone at Cheung Chau Inland Lot No. 4RP, Fa Peng Knoll, Cheung Chau, Island	**Title:** Access to the Application Site and Transportation Arrangement *Ref.: ADCL/PLG-10288-R001/I003*	**Illustration:** 3 **Scale:** Not to Scale **Date:** Jun 2024	AikoN AIKON DEVELOPMENT CONSULTANCY LTD.



1 View from Don Bosco Road



Key Plan

2 View from Local Track

Project: Section 12A Request for Amendment to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 from "Residential (Group C) 6" Zone to "Residential (Group C) 9" Zone at Cheung Chau Inland Lot No. 4 RP, Fa Peng Knoll, Cheung Chau, Island	**Title:** Public View to Application Site *Ref.: ADCL/PLG-10288-R001/I004*	**Illustration:** 4 **Scale:** Not to Scale **Date:** Jun 2024	AiKoN AIKON DEVELOPMENT CONSULTANCY LTD.

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Appendix 1	Approval Letter for Site Formation dated 20.03.1992
Appendix 2	Approved Building Plans dated 27.11.1992
Appendix 3	Certificate of Exemption in respect of Building Works dated 12.01.1993
Appendix 4	Certificate of Exemption in respect of Drainage Works dated 18.01.2023
Appendix 5	Proposed Amendments to the Notes of the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9
Appendix 6	Master Layout Plan and Architectural Drawings
Appendix 7	Drainage Plan
Appendix 8	Tree Survey Plan, Tree Assessment Schedule and Photographic Record of Existing Trees
Appendix 9	Conceptual Landscape Plan

Appendix 1

Approval Letter for Site Formation dated 20.03.1992

屋宇地政署
建築物條例執行處
香港花園道美利大廈

BUILDINGS ORDINANCE
BUILDINGS AND LANDS DEPARTMENT
Murray Building, Garden Road,
Hong Kong.

#3

電　話 Tel: 848 2386

本處檔案 Our Ref: BLD(B) 6/9012/92

來函檔號 Your Ref:

20th March, 1992

Mr. Thomas K.S. Ng,
31/F., 108 Gloucester Road,
Hong Kong

Dear Sir,

Cheung Chau - C.C.I.L. 4 R.P. & 52

I refer to your application dated 10th January, 1992 (received on 13.1.92) for approval of proposals in respect of site formation

2. Your submission has been checked in accordance with the contents of Practice Note for Authorised Persons and Registered Structural Engineers 99 and on this basis I am satisfied that your proposals may be approved.

3. However, you are advised that such limited checking emphasises your duties and responsibilities to ensure full compliance with the Buildings Ordinance and I must stress the importance the Building Authority attaches to the proper assumption of this responsibility by Authorised Persons and Registered Structural Engineers. It is self-evident that any alteration to a building during erection or on completion in order to correct contravening building works costs money and causes delays. Where the Building Authority is of the opinion that there has been a failure in a statutory responsibility appropriate action may be taken.

4. Form 12 indicating approval to your proposals together with one set of plans is enclosed. Your client has been sent a copy of this letter but I would request that you ensure that the contents are understood by him.

5. This approval should not be deemed to confer any title to land or to act as a waiver of any term in any lease or licence. Section 14(2) of the Buildings Ordinance refers.

6. All surplus copies of your building plans are returned herewith.

- Pl. see attached sheet -

c.c. Combine Hero Properties Ltd.,
22/F., South China Bldg.,
1-3 Wyndham Street, C.,
Hong Kong
DIO/Islands

Yours faithfully,

Buildings & Lands Dept.
D.L.O. Islands

(Kenneth K.W. Iai)
for Building Authority
~~for Director of Buildings and Lands~~

HNY/rl

7. It is noted that you have amended the plans on 10th March, 1992.

8. This approval is subject to the following conditions imposed under the Buildings Ordinance :

A) Section 17(1)(ge), qualified supervision, provided by Class (iii). Under the provisions of Buildings Ordinance Section 17(1) the Authorised Person shall employ a suitably experienced person independent from the Contractor. He shall be resident full time on site (i.e. during the site working hours) during the carrying out of the site formation or any specified works. He should submit regular reports to the Authorised Person. Prior to seeking consent, the name and professional details of the person proposed shall be submitted to the Building Authority.

B) Section 17(1)7, prior to consent, stability analysis of the natural slopes affecting or affected by the building works should be submitted. Consent will not be given until the stability analyses show demonstration of compliance with Building (Construction) Regulation 20.

9. You are required to seek permission from the appropriate authority(ies) prior to commencement of works outside the lot boundaries.

10. The Chief Engineer/HK & Islands, DSD (Mr. W.L. Chan, tel. 805 6321) has commented that :

a) The proposed storm-water drains can only be connected to existing stream-course(s). The Authorised Person is required to identify those existing stream-course to which connection are proposed.

b) The proposed storm-water drains outside the lot boundary have to be constructed by the developer to current Government Standards and to the satisfaction of this Division.

11. The District Lands Officer/Islands (Mr. A.K.L. Lo, tel. 852 4284 has commented that :

a) The U-channel and footpath to be erected will affect the area held under a Government Land Licence No. C13244 for the purpose of cultivation only. An Application from the licensee is required before the proposed work can be considered further.

b) Part of the proposed works are carried on Government land. A special licence issued by this office is necessary.

/12. The Project ....

12. The Project Manager (Mr. C. Kwok, Tel. No. 882 7237) has commented that :

a) A 225 U-channel at the south-western corner cutting across the slope near cut line V-V and U-U is undesirable.

b) Details of the discharges should be provided and the capacity of the stream course or valley at the north-eastern corner should be checked before connecting the outfall to it.

13. You are also advised to contact the Director of Agriculture & Fishing Department for the removal or cutting of the mature trees.

ILND

Appendix 2

Approved Building Plan dated 27.11.1992

REMARKS ON SEPARATE SUBMISSIONS

1. SITE FORMATION PLAN TO BE SUBMITTED SEPARATELY TO THE BUILDING AUTHORITY.
2. DRAINAGE PLANS TO BE SUBMITTED SEPARATELY WITH APPLICATION FOR CERTIFICATION OF EXEMPTION IN RESPECT OF DRAINAGE WORKS UNDER THE PROVISIONS OF B.O.(APPLICATION TO N.T.).
3. APPLICATION FOR SHORT TERM TENANCY IN RESPECT OF THE TWO PARCELS OF LAND FOR GARDEN AND AMENITY USE AS INDICATED ON THE BLOCK PLAN WILL BE SUBMITTED SEPARATELY IN DUE COURSE.

GENERAL NOTES

1. ALL BRICKWORK AND MASONRY TO BE BUILT IN 1 : 3 CEMENT MORTAR.
2. ALL FOUNDATIONS TO BE REST ON SOLID GROUND (ON PILES IF NECESSARY)
3. ALL PARAPETS TO BE MIN. 1100H ABOVE FINISHED FLOOR LEVEL.
4. CLEAR DISTANCE BETWEEN FINISHED FLOOR TO UNDERSIDE OF BEAM TO BE 2300mm MIN. AND THAT TO UNDERSIDE OF STAIRCASE TO BE 2000mm MIN.
5. ALL BATH ROOM TO HAVE CEMENT OR GLAZED TILE DADO OF NOT LESS THAN 1200mm HIGH AND CEMENT PAVED OR MOSAIC TILE FLOORING.
6. STAIRCASES TO BE PROVIDED WITH HANDRAILS 850mm HIGH ON BOTH SIDES.
7. ALL RISERS OF STAIRCASES TO BE NOT MORE THAN 175mm AND TREADS NOT LESS THAN 225mm.
8. ALL LEVELS SHOWN ARE IN METER ABOVE P.D.
9. ALL DIMENSIONS SHOWN IN DRAWINGS ARE STRUCTURAL AND IN "mm".
10. THE WATER TANKS ON THE MAIN ROOF SHOULD NOT EXCEED 2.0m² IN AREA AND 1.22m IN HEIGHT.
11. THE BUILDINGS ARE INDEPENDENT FROM ONE AND OTHER AND ARE NOT STRUCTURALLY CONNECTED.
12. NO EAVES TO BE PROVIDED AT ALL BUILDING.
13. ALL A/C HOOD SHOULD NOT EXCEED 0.61m IN DEPTH.
14. ALL LOAD BEARING WALL SHOULD NOT LESS THAN 175mm THK. AND NON LOAD BEARING WALL SHOULD 100mm THK.

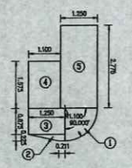
FIRE SERVICES REQUIREMENTS

1. PORTABLE FIRE EXTINGUISHERS SHALL BE OF THE TYPE AND CAPACITY AND BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
2. NO STORAGE OF DANGEROUS GOODS WITHOUT TO AUTHORITY OF THE DIRECTOR OF FIRE SERVICES.
3. ELECTRICAL CIRCUITS TO BE PROTECTED BY MINIATURE CIRCUIT BREAKERS IN LIEU OF CONVENTIONAL RE-WIREABLE FUSES.
4. ALL LININGS FOR ACOUSTIC AND THERMAL INSULATION PURPOSES IN DUCTINGS AND CONCEALED LOCATIONS SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476 : PART 7 : 1971 (REVISED 1987) OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
5. ALL LININGS FOR ACOUSTIC, THERMAL INSULATION AND DECORATIVE PURPOSES WITHIN PROTECTED MEANS OF ESCAPE SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476 : PART 7 : 1971 (REVISED 1987) OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.

INDICATIONS

- BRICK WORK
- REINFORCED CONCRETE WORK
- SOLID CONCRETE BLOCK
- HOLLOW CONCRETE BLOCK
- SANITARY FITTINGS
- GLASS WORK
- TIMBER WORK
- STEEL WORK
- MOSAIC OR OTHER NON-ABSORBENT FLOOR TILES
- MOSAIC OR OTHER NON-ABSORBENT WALL TILES

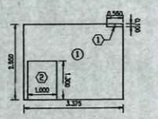
CALCULATION OF STAIRHOOD AREA :



HOUSE A , B-1 & B-2 :

1 x ①	1.100² x 3.1416 x 90.000 / 360	= 0.950
1 x ②	(0.211 + 1.250) x 0.225 / 2	= 0.164
1 x ③	1.250 x 0.875	= 1.094
1 x ④	1.575 x 1.100	= 1.733
1 x ⑤	2.775 x 1.250	= 3.469
	Total	= 7.410

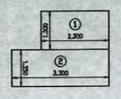
Total Area = 7.410 m²



HOUSE C-1, & C-2 :

1 x ①	2.550 x 3.375	= 8.606
	Total	= 8.606
1 x ①	0.100 x 0.550	= 0.055
1 x ②	1.300 x 1.000	= 1.300
	Total	= 1.355

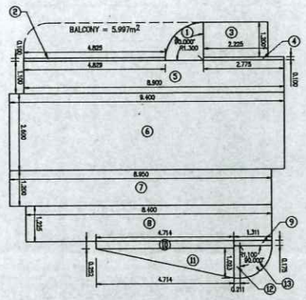
Total Area = 8.606 − 1.355 = 7.251 m²



HOUSE D :

1 x ①	1.300 x 2.200	= 2.990
1 x ②	1.250 x 3.300	= 4.125
	Total	= 7.115

Total Area = 7.115 m²



CERTIFIED TRUE COPY

For and on behalf of
PRUDENTIAL SURVEYORS INT'L LTD

G.F.A. CALCULATION FOR HOUSE A

G.F.A. PER FLOOR FOR HOUSE A-1 =

1 x ①	1.300² x 3.1416 x 90.000 / 360	= 1.327
1 x ②	(4.829 + 4.825) x 0.100 / 2	= 0.483
1 x ③	2.225 x 1.200	= 2.670
1 x ④	2.775 x 0.100	= 0.278
1 x ⑤	8.900 x 1.100	= 9.790
1 x ⑥	9.400 x 2.640	= 24.440
1 x ⑦	8.950 x 1.200	= 10.740
1 x ⑧	8.400 x 1.225	= 10.290
1 x ⑨	1.311 x 0.175	= 0.229
1 x ⑩	0.252 x 4.714	= 1.188
1 x ⑪	4.714 x 1.023 / 2	= 2.411
1 x ⑫	0.211 x 1.100	= 0.232
1 x ⑬	1.100² x 3.1416 x 90.000 / 360	= 0.950
	Total	= 65.028

Total Area = 65.028 m² (< 65.03 S.M. PERMITTED)

THEREFORE, G.F.A. OF HOUSE A = 3 x 65.028 = 195.084m²

COVERED AREA = 65.028 m²

G.F.A. CALCULATION FOR HOUSE B-1 & B-2

G.F.A. PER FLOOR FOR HOUSE B-1 =

1 x ①	1.300² x 3.1416 x 90.000 / 360	= 1.327
1 x ②	2.290 x 1.300	= 2.977
1 x ③	0.550 x 0.100	= 0.055
1 x ④	(5.264 + 5.260) x 0.100 / 2	= 0.526
1 x ⑤	9.400 x 3.650	= 34.310
1 x ⑥	8.850 x 0.050	= 0.443
1 x ⑦	8.400 x 2.425	= 20.370
1 x ⑧	1.311 x 0.175	= 0.229
1 x ⑨	0.252 x 4.714	= 1.188
1 x ⑩	4.714 x 1.023 / 2	= 2.411
1 x ⑪	0.211 x 1.100	= 0.232
1 x ⑫	1.100² x 3.1416 x 90.000 / 360	= 0.950
	Total	= 65.018

Total Area = 65.018 m² (< 65.03 S.M. PERMITTED)

THEREFORE, G.F.A. OF HOUSE B-1 = 3 X 65.018 = 195.054m²

G.F.A. OF HOUSE B-2 = B-1 = 195.054m²

COVERED AREA = 65.018 m²

G.F.A. CALCULATION FOR HOUSE C-1 & C-2

G.F.A. PER FLOOR FOR HOUSE C-1 =

1 x ①	1.200 x 7.400	= 8.880
1 x ②	1.400 x 8.925	= 12.495
1 x ③	0.850 x 9.980	= 8.483
1 x ④	10.830 x 1.525	= 16.516
1 x ⑤	1.225 x 11.390	= 13.951
1 x ⑥	3.375 x 1.225	= 4.134
1 x ⑦	0.850² x 3.1416 x 90.000 / 360	= 0.567
	Total	= 65.016

Total Area = 65.016 m² (< 65.03 S.M. PERMITTED)

THEREFORE, G.F.A. OF HOUSE C-1 = 3 x 65.016 = 195.048m²

G.F.A. OF HOUSE C-2 = C-1 = 195.048S.M.

COVERED AREA = 65.016 m²

G.F.A. CALCULATION FOR HOUSE D

G.F.A. PER FLOOR FOR HOUSE D =

2 x ①	2.548 x 7.075	= 36.054
2 x ②	(7.075 + 6.044) x 0.460 / 2	= 6.034
1 x ③	3.300² x 3.1416 x 64.323 / 360	= 6.113
2 x ④	(3.250 + 6.044) x 1.757 / 2	= 16.330
	Total	= 64.531

Total Area = 64.531 m² (< 65.03 S.M. PERMITTED)

THEREFORE, G.F.A. OF HOUSE D = 3 x 64.531 = 193.593m²

COVERED AREA = 64.531 m²

TOTAL G.F.A. OF PROPOSED DEVELOPMENT :

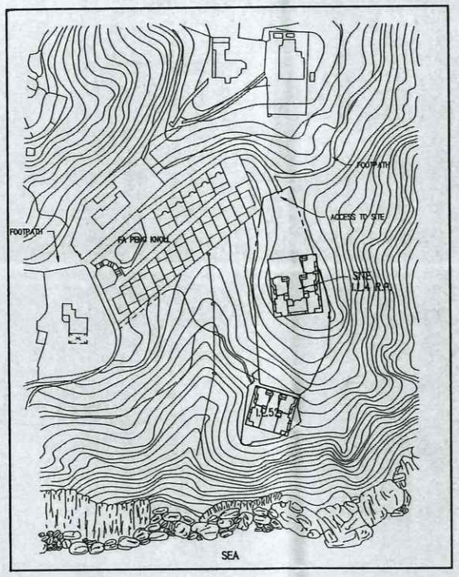
= 195.084 + (2 x 195.054) + (2 x 195.048) + 193.593
= 1168.851 m²

COVERAGE OF SITE AREA :

[(65.018 + 65.016) x 2 + 65.028 + 64.532] / 743.102 x 100%
= 52.43%

CERTIFIED TRUE COPY

BRIAN K. P. LAW
BSc, ARICS, AHKIS, RPS
Executive Director

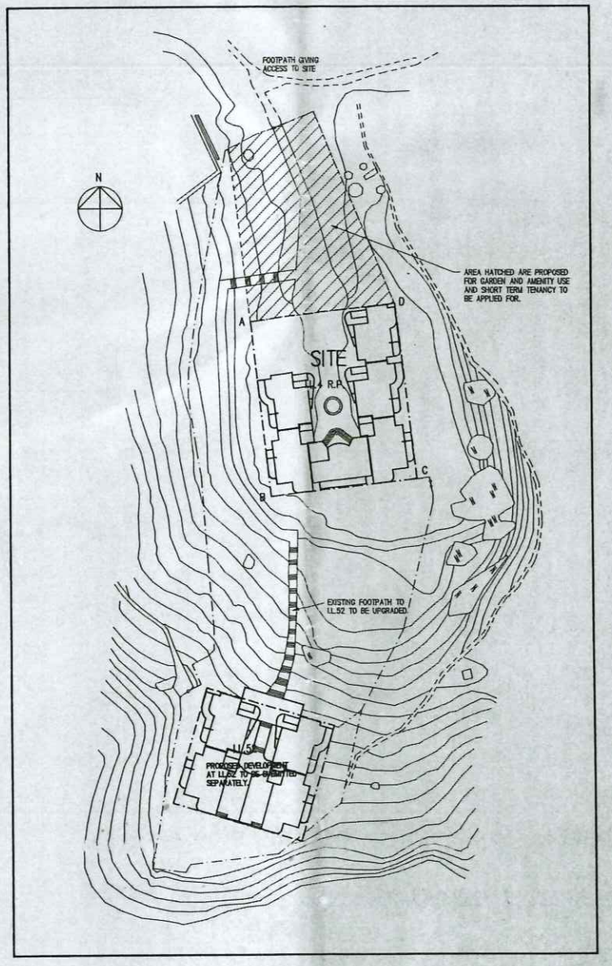


SITE LOCATION PLAN
1 : 1500

SITE DIMENSIONS

AB	30.480 m (100.000ft)
BC	24.380 m (79.987ft)
CD	30.480 m (100.000ft)
DA	24.380 m (79.987ft)

SITE AREA
= 30.480 x 24.380
= 743.102m²
(i.e. 7998.949ft²)



BLOCK PLAN
1 : 500

B.O.Q. REF.	A.S.D. REF.
F.S.D. REF.	W.W.O. REF.

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REVISION	DATE
A). DELETE HOUSE A-1 FOR D.L.O. SUBMISSION	25-11-92

PRUDENTIAL SURVEYORS INTERNATIONAL LTD

PROJECT TITLE:
PROPOSE RESIDENTIAL DEVELOPMENT AT CHEUNG CHAU I.L.4 R.P.

DRAWING TITLE:
NOTES, SCHEDULES, CALCULATIONS SITE LOCATION PLAN & BLOCK PLAN

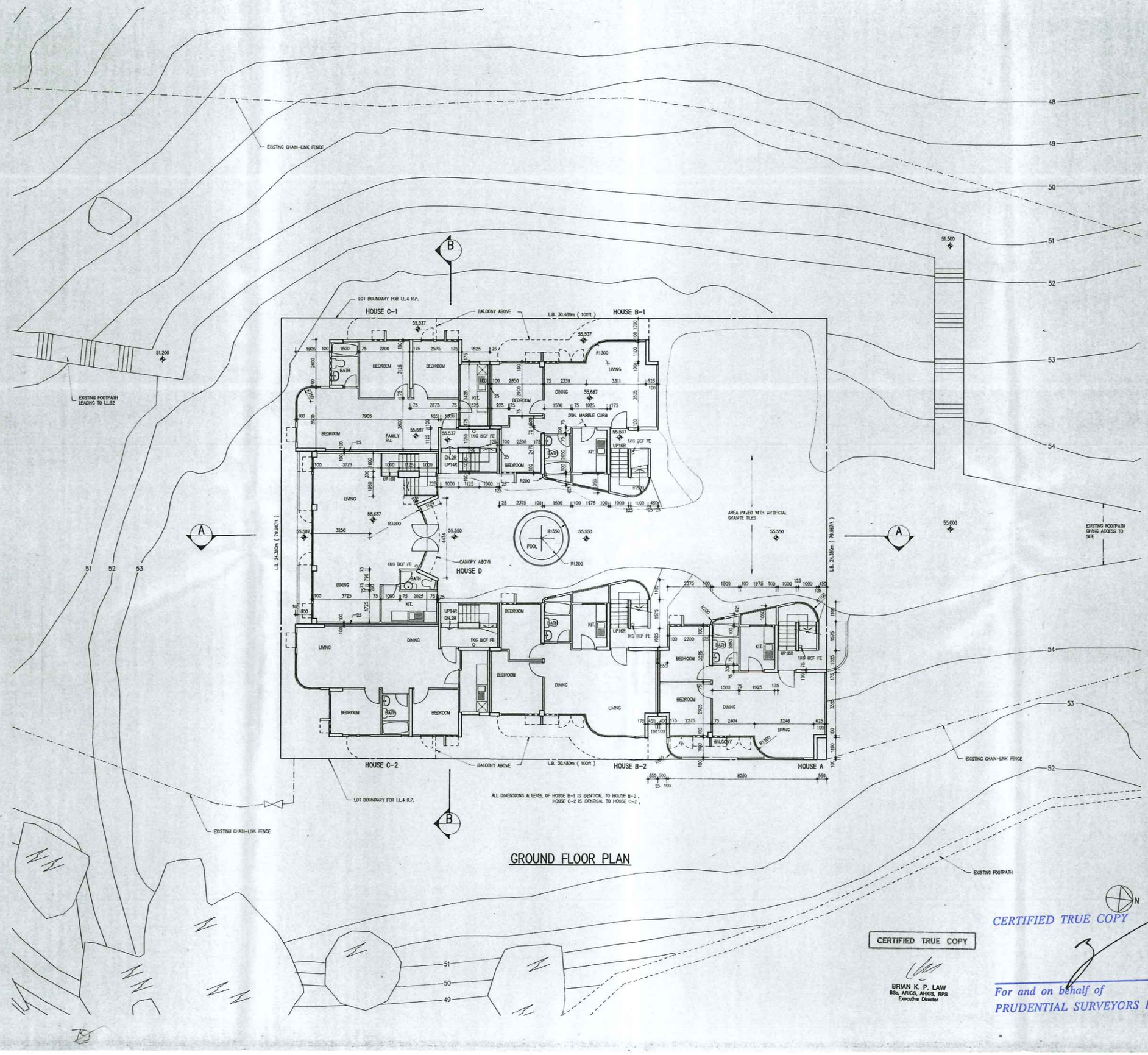
AUTHORIZED PERSON:

DRAWN	DATE	CHECKED	SCALE
			1:100

JOB NO.

DRAWING NO. B1

FILING CODE



GROUND FLOOR PLAN

CERTIFIED TRUE COPY

BRIAN K. P. LAW
BSc, ARICS, AHKIS, RPS
Executive Director

CERTIFIED TRUE COPY

For and on behalf of
PRUDENTIAL SURVEYORS INT'L LTD

B.O.O. REF:	A.S.D. REF:
F.S.D. REF:	W.W.O. REF:

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	AMENDMENT	DATE
A	HOUSE A-1 DELETED FOR D.L.O. SUBMISSION	23-11-92
B	MINOR REVISION	24-3-93

PRUDENTIAL SURVEYORS INTERNATIONAL LTD
Authorized Persons · Valuers · Development Consultants · Engineers

PROJECT TITLE:

PROPOSE RESIDENTIAL DEVELOPMENT AT CHEUNG CHAU I.L.4 R.P.

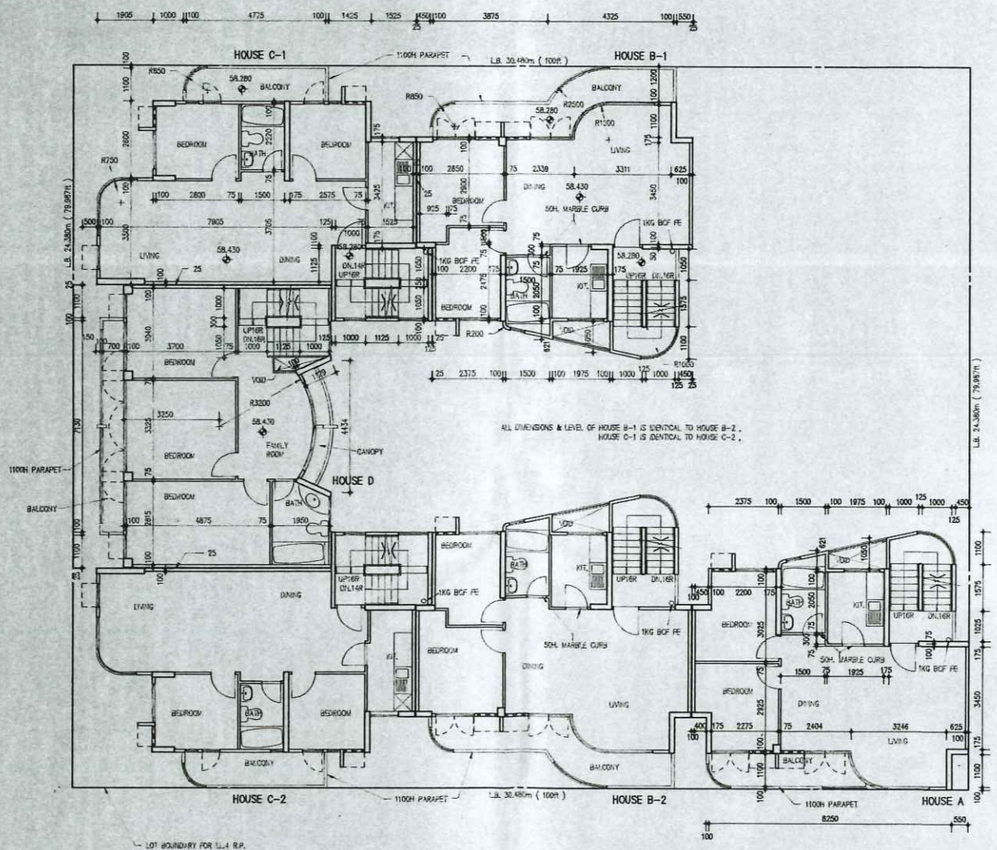
DRAWING TITLE:

GROUND FLOOR PLAN

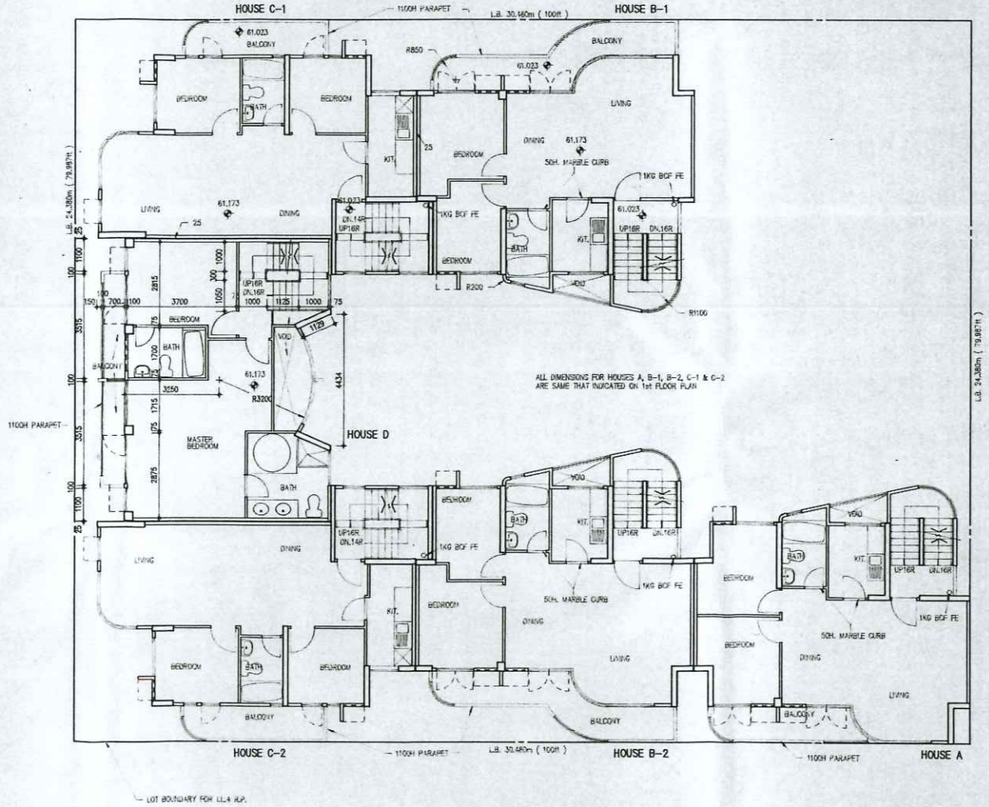
AUTHORIZED PERSON:

DRAWN	DATE	CHECKED	SCALE
			1:100

JOB NO.	DRAWING NO.
FILING CODE	B2



1st FLOOR PLAN



2nd FLOOR PLAN

CERTIFIED TRUE COPY

For and on behalf of
PRUDENTIAL SURVEYORS INT'L LTD

CERTIFIED TRUE COPY

BRIAN K. P. LAW
BSc, ARICS, AHKIS, RPS
Executive Director

B.O.O. REF:	A.S.D. REF:
F.S.D. REF:	W.W.O. REF:

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	AMENDMENT	DATE
A	HOUSE A-1 DELETED FOR D.L.O. SUBMISSION	23-11-92
B	MINOR REVISION	24-3-93

PRUDENTIAL SURVEYORS INTERNATIONAL LTD
Authorized Persons Valuers Development Consultants Engineers

PROJECT TITLE:

PROPOSE RESIDENTIAL DEVELOPMENT
AT CHEUNG CHAU
L.L.4 R.P.

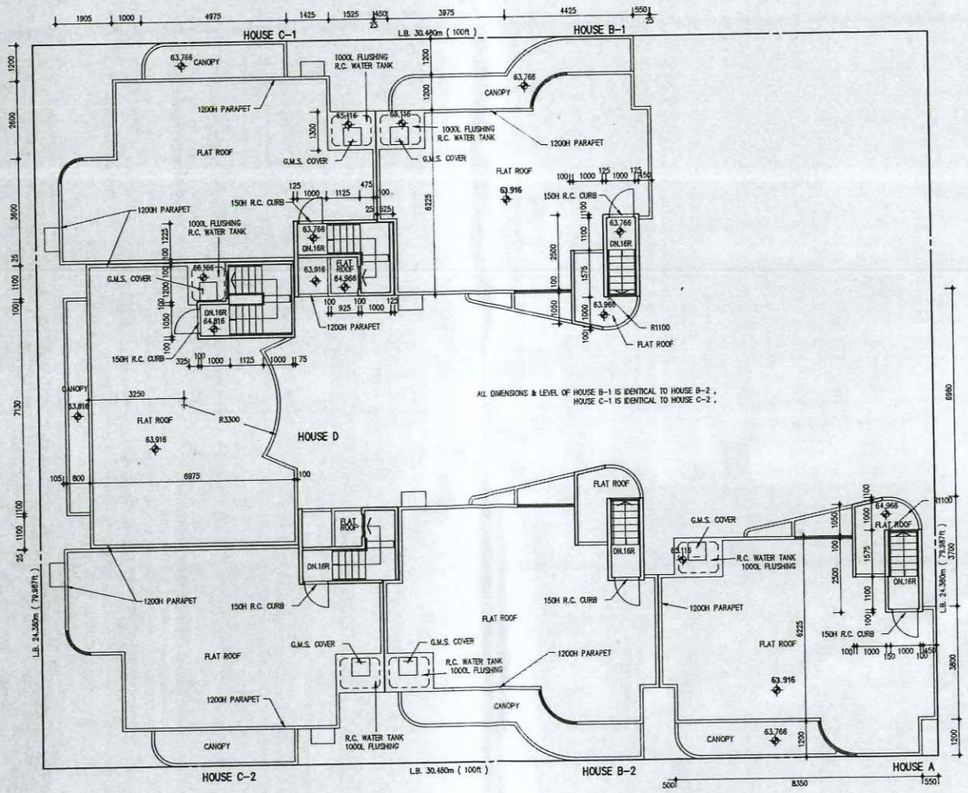
DRAWING TITLE:

1st & 2nd FLOOR PLAN

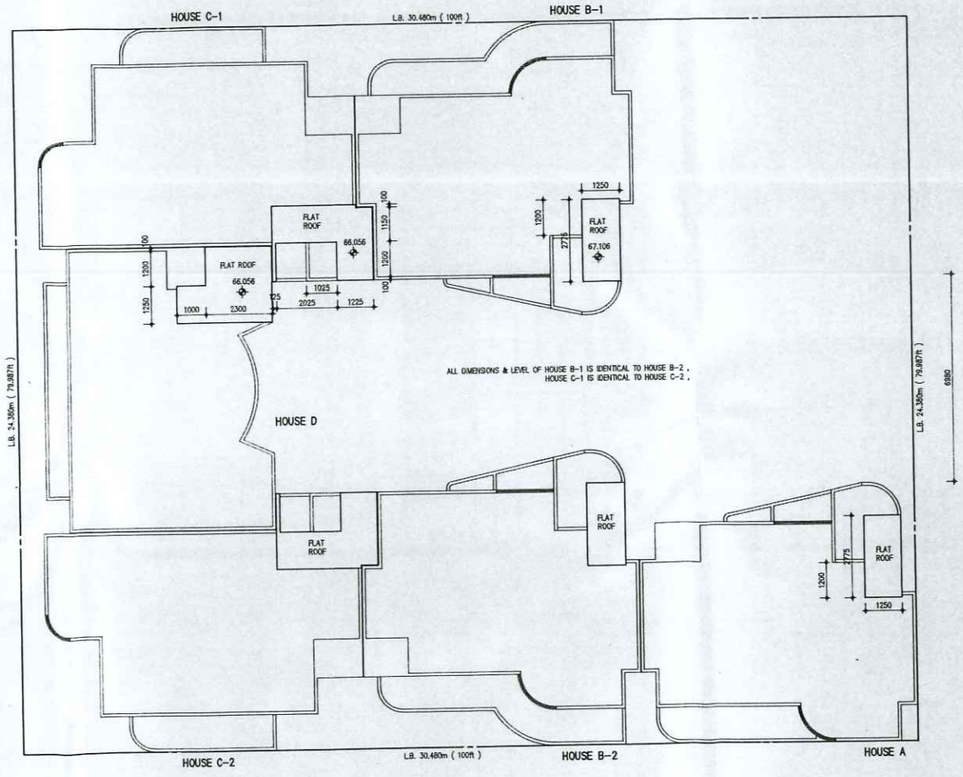
AUTHORIZED PERSON:

DRAWN	DATE	CHECKED	SCALE
			1:100

JOB NO.	DRAWING NO.
FILING CODE	B3



ROOF PLAN



UPPER ROOF PLAN

CERTIFIED TRUE COPY

For and on behalf of
PRUDENTIAL SURVEYORS INT'L LTD

CERTIFIED TRUE COPY

BRIAN K. P. LAW
BSc, ARICS, AHKIS, RPS
Executive Director

B.O.O. REF:	A.S.D. REF:
F.S.D. REF:	W.W.O. REF:

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REVISION	DATE
A) DELETED HOUSE A-1 FOR D.L.O. SUBMISSION	23-11-92
B) MINOR REVISION	24-3-93

PRUDENTIAL SURVEYORS INTERNATIONAL LTD

PROJECT TITLE:
PROPOSE RESIDENTIAL DEVELOPMENT AT CHEUNG CHAU I.L.4 R.P.

DRAWING TITLE:
ROOF & UPPER ROOF PLANS

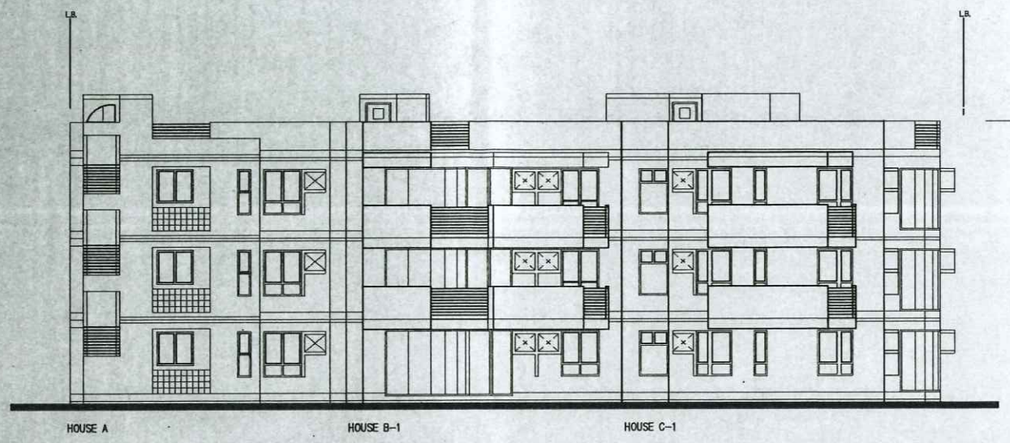
AUTHORIZED PERSON:

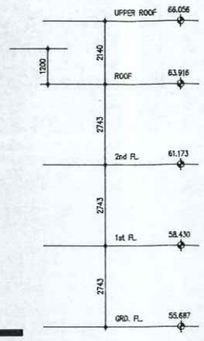
DRAWN	DATE	CHECKED	SCALE
			1:100

JOB NO.

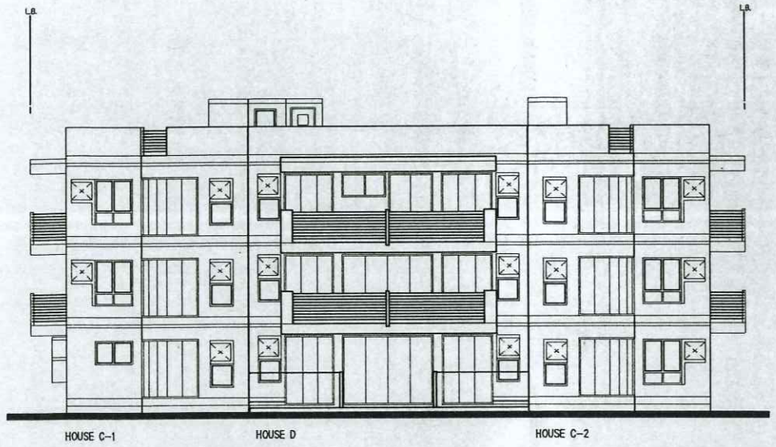
DRAWING NO.
B4

FILING CODE

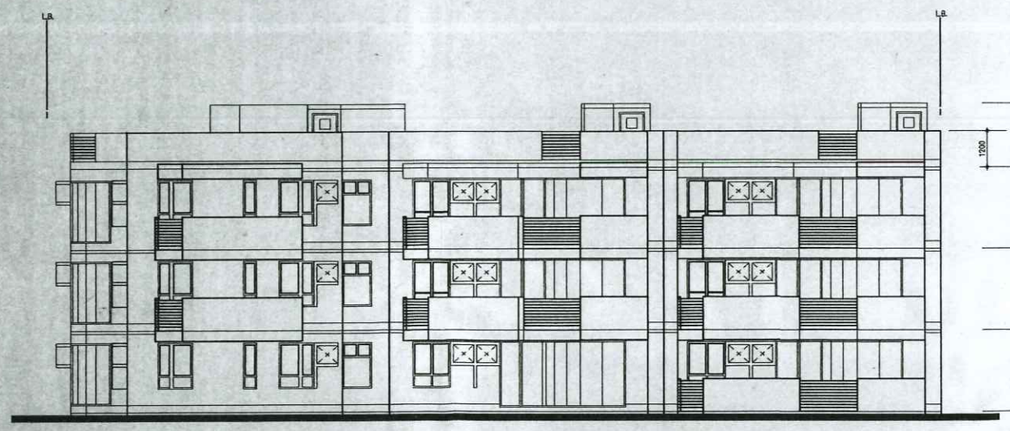


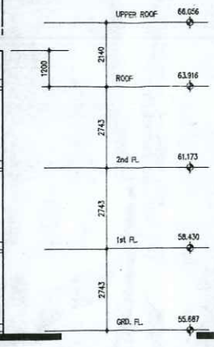


WEST ELEVATION

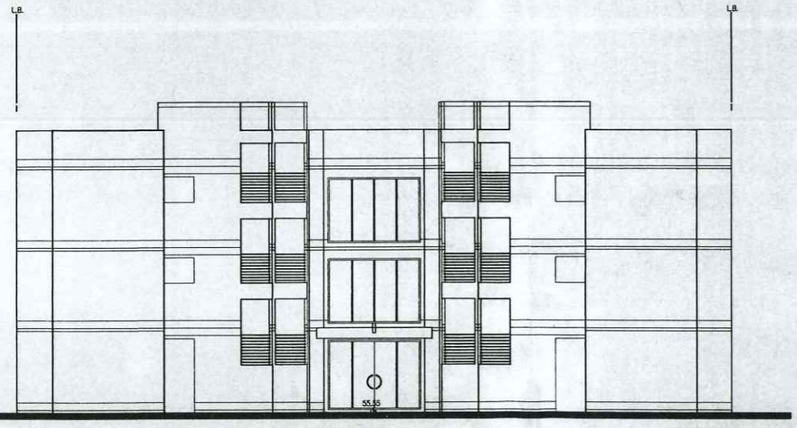


SOUTH ELEVATION

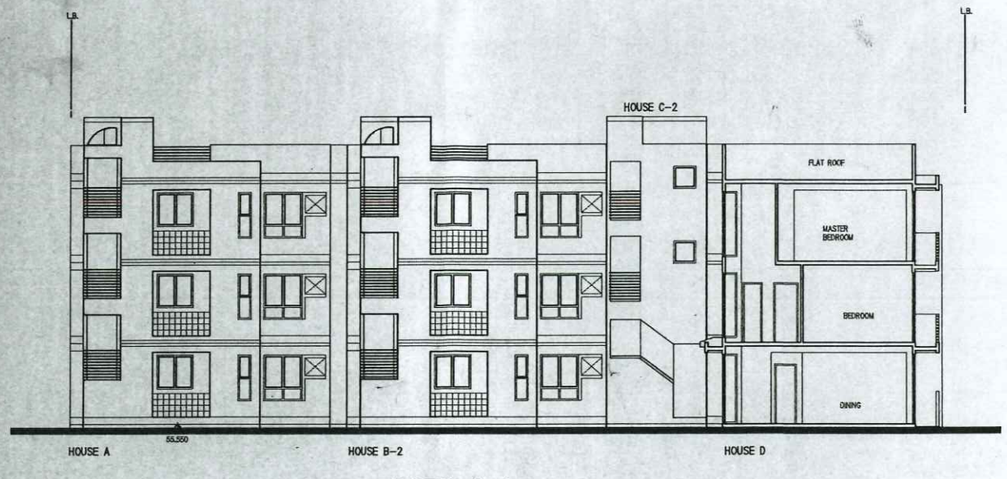




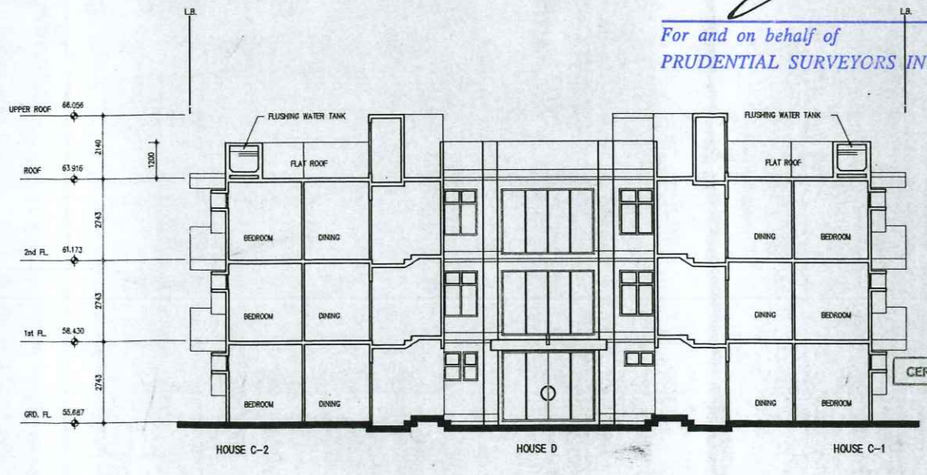
EAST ELEVATION



NORTH ELEVATION



SECTION A-A



SECTION B-B

CERTIFIED TRUE COPY

For and on behalf of
PRUDENTIAL SURVEYORS INT'L LTD

CERTIFIED TRUE COPY

BRIAN K. P. LAW
BSc, ARICS, AHKIS, RPS
Executive Director

B.O.O. REF.	A.S.D. REF.
F.S.D. REF.	W.W.O. REF.

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REVISION	DATE
A.) DELETED HOUSE A-1 FOR D.O. SUBMISSION.	23-11-92

PRUDENTIAL SURVEYORS INTERNATIONAL LTD 謝建行

PROJECT TITLE:
PROPOSE RESIDENTIAL DEVELOPMENT AT CHEUNG CHAU I.L.4 R.P.

DRAWING TITLE:
ELEVATIONS & SECTIONS

AUTHORIZED PERSON:

DRAWN	DATE	CHECKED	SCALE
			1:100

JOB NO.

FILING CODE

DRAWING NO.
B5

Appendix 3

Certificate of Exemption in respect of Building Works dated 12.01.1993

#2

COPY

離島地政處
香港統一碼頭道38號
海港政府大樓十九樓

DISTRICT LANDS OFFICE, ISLANDS
19th Floor,
Harbour Building,
38 Pier Road,
Hong Kong.

Tel: 852 4284

Our Ref: (55) in DLO/IS 212/LMLC/91

Your Ref: JOB/141

12 JAN 1993

Combine Hero Properties Ltd.,
c/o Prudential Surveyors International Ltd.,
3101-3105 Dah Sing Financial Centre,
108, Gloucester Road,
Hong Kong.

Dear Sirs,

Proposed Development
Cheung Chau Inland Lot No. 4 R.P.

I refer to your application for development of the above lot.

I am pleased to advise that your development proposals in Drawing Nos. B1-B5 dated 27 November 1992 have been examined and are found acceptable. The Certificate of Exemption for building works is issued to you. One set of the submitted plan approved by District Lands Officer/Islands is returned herewith.

Regarding drainage work, you should contact the Drainage Services Department for connection to the public sewer in the usual manner. On completion of the new development, you should appoint a Chartered Surveyor to certify that the development is erected within the boundaries of the lot.

I must emphasize that unless the works complied with the lease condition, a Certificate of Compliance cannot be issued.

Yours faithfully,

(A.K.L. LO)
for District Lands Officer, Islands

Encl.

AKLL/cw

(23)

BY RECORDED DELIVERY

Certificate No. IS/535/CC/IV/92(BW)

離 島 地 政 處
香港統一碼頭道38號
海港政府大樓十九樓

DISTRICT LANDS OFFICE, ISLANDS
19th Floor,
Harbour Building,
38 Pier Road,
Hong Kong.

電話 *Tel:* 852 4279

本處檔號 *Our Ref:* (54) in DLO/IS 212/LMLC/91

12 JAN 1993

來函檔號 *Your Ref:*

Combine Hero Properties Limited,
c/o Prudential Surveyors International Limited,
3101-3105 Dah Sing Financial Centre,
108 Gloucester Road,
Hong Kong.

Dear Sirs,

Certificate of Exemption
in respect of Building Works
Cheung Chau Inland Lot No. 4 R.P.

This Certificate of Exemption is given pursuant to Section 5 of the Buildings Ordinance (Application to the New Territories) Ordinance (Chapter 121) to exempt the buildings to be erected on the above lot from the provisions of the Buildings Ordinance (Cap. 123) and the regulations made thereunder in relation to building works, subject to the conditions contained or referred to in the attached schedule and the terms and conditions governing the lot.

The Government reserves the right to revoke and cancel this Certificate in the event of any breach of any of the aforementioned conditions in which case you would be required to apply formally to the Building Authority for approval of plans. The Government may also be entitled to take enforcement action under the lease.

Yours faithfully,

(I. J. MacNaughton)
District Lands Officer, Islands

c.c. C. of R. & V.

DOC
註冊摘要編號 Memorial No.:
18090700230022

Schedule of Conditions
Attached to Certificate of Exemption
in respect of Building Works
Cheung Chau Inland Lot No. 4 R.P.

The six buildings when constructed, will each be a building of not more than 3 storeys and of a height of not more than 8.23m, and will each have a total roofed-over area not exceeding 65.03m^2. The thickness of each load-bearing wall -

(i) shall, in the case of a load-bearing reinforced concrete wall be not less than 175mm; or

(ii) of the lowest storey shall, in the case of a load-bearing brick wall be not less than 340mm; and

(iii) of any higher storey shall, in the case of a load-bearing brick wall be not less than 225mm.

Annex to Cert. No. IS/535/CC/IV/92 (BW)

Appendix 4

Certificate of Exemption in respect of Drainage Works dated 18.01.2023

電　話 Tel: 2852 4241
圖文傳真 Fax: 2850 5104
電郵地址 Email: gendlois@landsd.gov.hk
本署檔號 Our Ref.: (1) in LD DLO/IS 212/LMLC/91 Pt.3
來函檔號 Your Ref.:
來函請註明本署檔號
Please quote our reference in your reply

地政總署
離島地政處
DISTRICT LANDS OFFICE/ ISLANDS
LANDS DEPARTMENT

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

香港統一碼頭道38號海港政府大樓十九樓
19/F, HARBOUR BUILDING, 38 PIER ROAD, HONG KONG

網址 Website: www.landsd.gov.hk

By Registered Service

18 JAN 2023

Combine Hero Properties Limited
c/o Prudential Surveyors (Hong Kong) Limited
3/F, Tung Hip Commercial Building,
244 Des Voeux Road Central,
Hong Kong

Dear Sirs,

Certificate of Exemption
in respect of Drainage Works
The Remaining Portion of Cheung Chau Inland Lot No. 4

This Certificate of Exemption is given pursuant to Section 6(b) of the Buildings Ordinance (Application to the New Territories) Ordinance, Chapter 121 to exempt the buildings to be erected on the above lot from the provisions of the Buildings Ordinance, Chapter 123 and the regulations made thereunder in relation to drainage works, subject to:

(a) compliance with the Drainage and Health Requirements for Village Type Houses at Annex I and the technical requirements as contained in the drawings EP 50/D1/5/01 and EP 50/D1/5/02 of ProPECC PN 5/93 of Environmental Protection Department at Annex II, and that the septic tanks and soakage pit systems shall be constructed in the locations as indicated on the plan at Annex III;

(b) no works should commence until you have completed satisfactorily the site formation works in pursuance of the Buildings Ordinance, Chapter 123. Upon completion of the site formation works, you should notify the Building Authority and apply for his acceptance of your completion of the site formation works. Prior to your commencement of drainage works, you should submit to this office the document showing the Building Authority's acceptance of your completion of site formation works; and

(c) no works of any kind should commence until planning permission has been issued under the Town Planning Ordinance, Chapter 131 for the proposed redevelopment of six New Territories Exempted Houses in accordance with the Certificate of Exemption in respect of the building works of the above lot issued on 12 January 1993.

You are required to appoint an Authorized Person / Registered Structural Engineer / Registered Professional Engineer to monitor the construction of the septic tanks and soakage pit systems.

Upon completion of construction work of the septic tanks and soakage pit systems, the Authorized Person / Registered Structural Engineer / Registered Professional Engineer shall certify and submit to me a construction completion report as per the form at Annex IV.

The Government of the Hong Kong Special Administrative Region reserves the right to revoke and cancel this Certificate of Exemption should there be any breach of these requirements and in that event you would be required formally to submit plans to the Building Authority under the terms of the Buildings Ordinance, Chapter 123 in respect of the drainage works.

Yours faithfully,

(K F LING)
District Lands Officer, Islands

Encls.

Certificate No. IS/535/CC/IV/92(DW)

Annex I

Drainage and Health Requirements for
Village Type Houses
(for cases where EPD's ProPECC PN 5/93 for the construction of septic tank and soakage pit system is adopted)

Under the N.T. Small House Policy every village type house shall be provided with soil fitment (i.e. water-closet fitment, trough water closet, urinal, slop sink, bidet or any similar fitment). There shall also be facilities for the proper disposal of soil (i.e. discharge from soil fitment) and waste (i.e. discharge from bath, lavatory basin, kitchen basin). In areas where there is public sewer provided for the carriage of foul water, soil and waste should be conducted to such public sewer (after being approved by the Building Authority). In areas where there is no such public sewer, private sewage disposal system should be constructed to dispose off soil and waste.

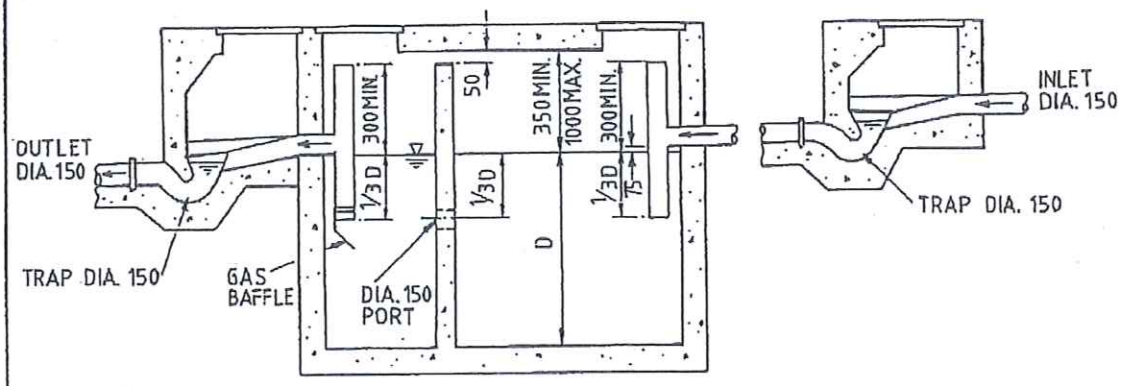
The septic tank shall be maintained in proper working order at all times by the house owner / occupier and periodic desludging should be carried out when required. If any septic tank is found to have discharged wastewater to the communal surface water drainage system or streams etc., enforcement action will be taken by Environmental Protection Department under the Water Pollution Control Ordinance, Cap. 358.

In addition to the above requirements it is recommended that :-

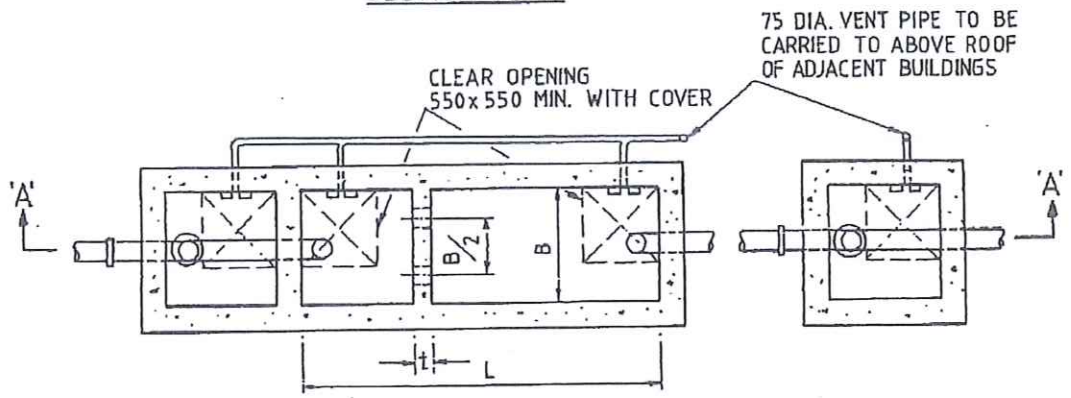
(1) Kitchen accommodation shall be provided in the premises.

(2) All internal wall surfaces of kitchen, bathroom and latrine accommodation should be imperviously tiled or surfaced with smooth impervious material to a height of not less than 1.22 metres.

(3) Openings or windows which can be opened to the open air shall not be less than 1/10th of the floor area.



SECTION A–A

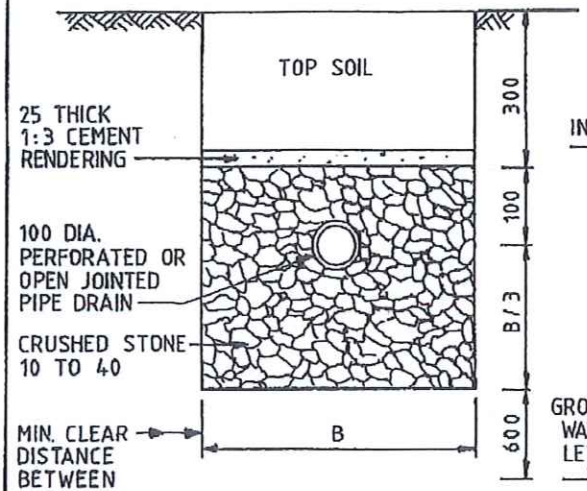


PLAN

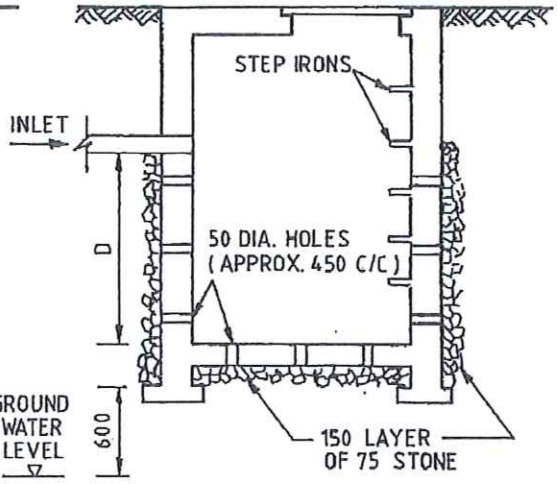
NOTES:-

1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED.
2. SIZE
   a. 4B ≥ L > 3B
   b. 1800 mm ≥ D > 1200 mm
   c. RATIO OF VOLUMES OF FIRST AND SECOND CHAMBERS = 2 : 1
3. CAPACITY (SUBJECT TO NOTE 2)
   a. CAPACITY C = (L−t) x B x D
   b. NOT LESS THAN 2.3 m^3 BUT NOT MORE THAN 41 m^3
   c. NOT LESS THAN QN WHERE N IS THE NUMBER OF PERSONS SERVED AND Q IS THE ESTIMATED ULTIMATE PER CAPITA DAILY WATER CONSUMPTION
   d. SURFACE WATER MUST NOT BE CONNECTED TO THE TANK
   e. TANK TO BE DESLUDGED EVERY 6 MONTHS
4. NO OVERFLOW OR BYPASS PIPE IS ALLOWED.
5. PLEASE REFER TO THE BOOKLET "GUIDANCE NOTES ON DISCHARGES FROM VILLAGE HOUSES" PUBLISHED BY EPD FOR FURTHER GUIDELINES ON OPERATION AND MAINTENANCE OF SEPTIC TANK SYSTEM.

SEPTIC TANK (FOR INTERIM REFERENCE ONLY)	drawing no. EP 50/D1/5/01		group Liquid Waste Projects
	date 5/93	scale NTS	ENVIRONMENTAL PROTECTION DEPARTMENT HONG KONG



SUBSURFACE DRAIN



PIT

NOTES:-

1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED
2. PERCOLATION TEST FOR DETERMINING ABSORPTION CAPACITY OF SOIL
   a. EXCAVATE A HOLE 300 mm SQUARE TO THE SAME DEPTH OF THE PIT OR TRENCH.
   b. FILL THE HOLE WITH APPROXIMATELY 150 mm OF WATER AND ALLOW TO SEEP AWAY COMPLETELY.
   c. REFILL THE HOLE WITH WATER TO A DEPTH OF 150 mm AND OBSERVE THE TIME, IN MINUTES, FOR WATER TO SEEP COMPLETELY AWAY.
   d. DIVIDE THE TIME BY 6 TO GIVE TIME TAKEN TO FALL 25 mm FOR USE IN TABLE BELOW.
3. ALLOWABLE LOADING OF SOAKAWAY SYSTEMS

TIME IN MINUTES FOR WATER TO FALL 25 mm IN TEST PIT	ALLOWABLE LOADING IN LITRES PER m² PER DAY	
	DRAIN TRENCH BOTTOM AREA	PIT PERCOLATION AREA
1 OR LESS	163	216
2	130	175
5	98	130
10	69	94
30	33	45

THE TOTAL ALLOWABLE LOADING PER DAY SHOULD EQUATE WITH THE DAILY INCOMING FLOW

4. MINIMUM CLEARANCE REQUIREMENTS FOR SOAKAWAY SYSTEMS

	DISTANCE FROM SOAKAWAY SYSTEMS (m)	
BUILDING	3	
RETAINING WALLS	6	
WELLS	50	
STREAM WHERE THE BED IS LOWER THAN INVERT OF SOAKAWAY SYSTEM	15 (30)*	* THESE DISTANCES SHOULD BE INCREASED TO DISTANCES SHOWN IN BRACKETS IF THE WATER FROM THE STREAM OR POOL IS USED OR LIKELY TO BE USED FOR DRINKING OR DOMESTIC PURPOSES.
POOLS	7.5 (30)*	
CUTS OR EMBANKMENTS	30	
PATHS	1.5	
BEACHES	100	(FROM BOUNDARIES OF GAZETTED BEACHES OR BATHING BEACH SUBZONES OF WATER CONTROL ZONES)
	30	(FROM H.W.M. AND FROM NEAREST WATERCOURSES FOR OTHER CASES)
GROUND WATER TABLE	0.6	(BELOW INVERT)

SOIL SOAKAWAY SYSTEM
(FOR INTERIM REFERENCE ONLY)

drawing no. EP 50/D1/5/02

group Liquid Waste Projects

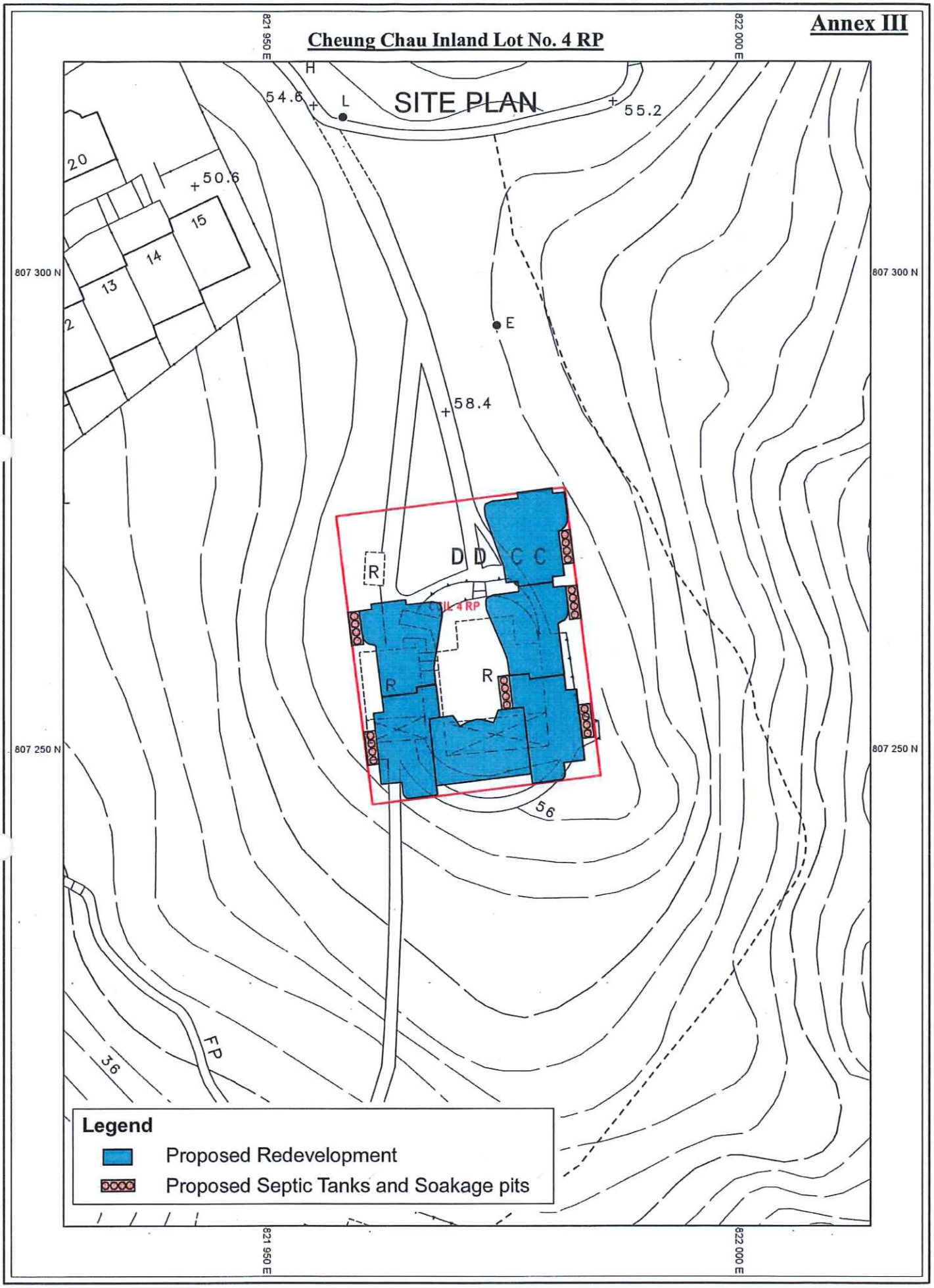
date 5/93

scale NTS

ENVIRONMENTAL PROTECTION DEPARTMENT HONG KONG

Annex III

Cheung Chau Inland Lot No. 4 RP



For identification purposes only

Annex IV

To : District Lands Officer / _____

Ref : LD DLO/IS

The Sewage Disposal System Completion Report

The Remaining Portion of Cheung Chau Inland Lot No. 4

I, _____ *Authorized Person / Registered Structural Engineer / Registered Professional Engineer declare that the construction of the septic tanks and soakaway systems on The Remaining Portion of Cheung Chau Inland Lot No. 4 is completed under my supervision. I hereby certify that the septic tanks and soakage pit systems are designed and constructed in full compliance with the technical requirements as contained in the Drawings EP 50/D1/5/01 and EP 50/D1/5/02 of the "*Practice Note for Professional Persons - Drainage Plans subject to Comment by the Environmental Protection Department* (ProPECC PN 5/93)" attached to the Certificate of Exemption in respect of Drainage Works issued by you on _____. These technical requirements include, but not limited to:

- minimum clearance requirements for soakaway systems from water bodies and structures;
- percolation test for determining the absorption capacity of soil;
- design calculations and allowable loading of septic tanks and soakaway systems; and
- sizes and dimensions of septic tanks and soakaway systems.

Signature : _____

*(*Authorized Person / Registered Structural Engineer / Registered Professional Engineer)*

Name : _____

HKIC No. : _____

Registration No.: _____

Registration Expiry Date : _____

Tel. No. : _____

Date : _____

* delete as appropriate

Appendix 5

Proposed Amendments to the Notes of the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Educational Institution
House	Government Refuse Collection Point
Utility Installation for Private Project	Government Use (not elsewhere specified)
	Institutional Use (not elsewhere specified)
	Place of Recreation, Sports or Culture
	Private Club
	Public Convenience
	Public Utility Installation
	Public Vehicle Park (for cycles only)
	Recyclable Collection Centre
	Religious Institution
	Residential Institution
	Rural Committee/Village Office
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio, site coverage and building height specified below, or the plot ratio, site coverage and height of the existing building, whichever is the greater:

Sub-area	Maximum Plot Ratio	Maximum Site Coverage	Maximum Building Height
R(C)1	1	40%	3 storeys (8.23m)
R(C)2	0.7	40%	3 storeys (9m)
R(C)3	0.6	30%	3 storeys (9m)
R(C)4	0.6	30%	2 storeys (7.62m)
R(C)5	0.4	20%	2 storeys (7.62m)
R(C)6	0.2	20%	2 storeys (7.62m)
R(C)7	0.9	45%	2 storeys (7.62m)
R(C)8	0.8	40%	3 storeys
R(C)9	**1.58**	**52.43%**	**3 storeys (8.23m or +64mPD)**

(b) In determining the relevant maximum plot ratio and site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Appendix 6

Master Layout Plan and Architectural Drawings

CCIL 4 RP

SITE AREA : 743.102 s.m.

GFA FOR HOUSE A : 65.028x3-STOREYS = 195.084 s.m.
COVERED AREA OF HOUSE A : 65.028 s.m.

GFA FOR HOUSE B-1 : 65.018x3-STOREYS = 195.054 s.m.
COVERED AREA OF HOUSE B-1 : 65.018 s.m.

GFA FOR HOUSE B-2 : 65.018x3-STOREYS = 195.054 s.m.
COVERED AREA OF HOUSE B-2 : 65.018 s.m.

GFA FOR HOUSE C-1 : 65.016x3-STOREYS = 195.048 s.m.
COVERED AREA OF HOUSE C-1 : 65.016 s.m.

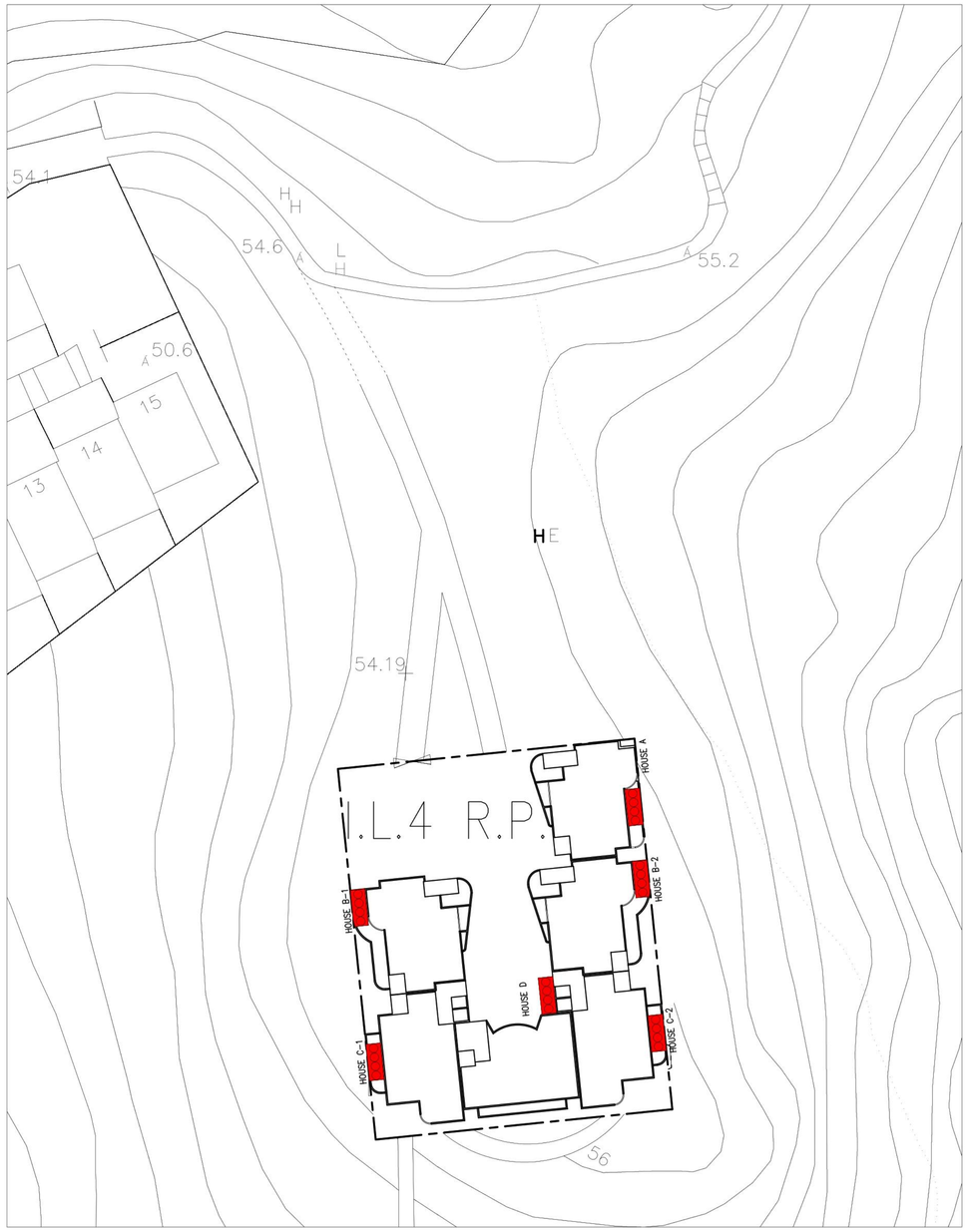
GFA FOR HOUSE C-2 : 65.016x3-STOREYS = 195.048 s.m.
COVERED AREA OF HOUSE C-2 : 65.016 s.m.

GFA FOR HOUSE D : 64.531x3-STOREYS = 193.593 s.m.
COVERED AREA OF HOUSE D : 64.531 s.m.

TOTAL GFA OF PROPOSED DEVELOPMENT :
=195.084+(2x195.054)+(2x195.048)+193.593
=1168.881 s.m.

COVERAGE OF SITE AREA :
=[(65.018+650.16)X2+65.028+64.532]/743.102X100%
=52.43%

MAXIMUM BUILDING HEIGHT : 8.229m



BLOCK PLAN
1:250

LEGEND:

SEPTIC TANKS

SITE LOCATION PLAN
1:1500

B.D. REF :

F.S.D. REF :

REV.	DESCRIPTION	DATE

CONSULTANT :

測建行
PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

PROPOSED HOUSE REDEVELOPMENT (NEW TERRITORIES EXEMPTED HOUSES) AT CHEUNG CHAU CCIL 4 RP

DRAWING TITLE :

NOTES, SCHEDULES, CALCULATIONS SITE LOCATION PLAN & BLOCK PLAN

REVISION	DRAWN	DESIGNED	CHECKED	SCALE
-	-	-	-	AS SHOWN

JOB NO. : -

DRAWING NO. : A01

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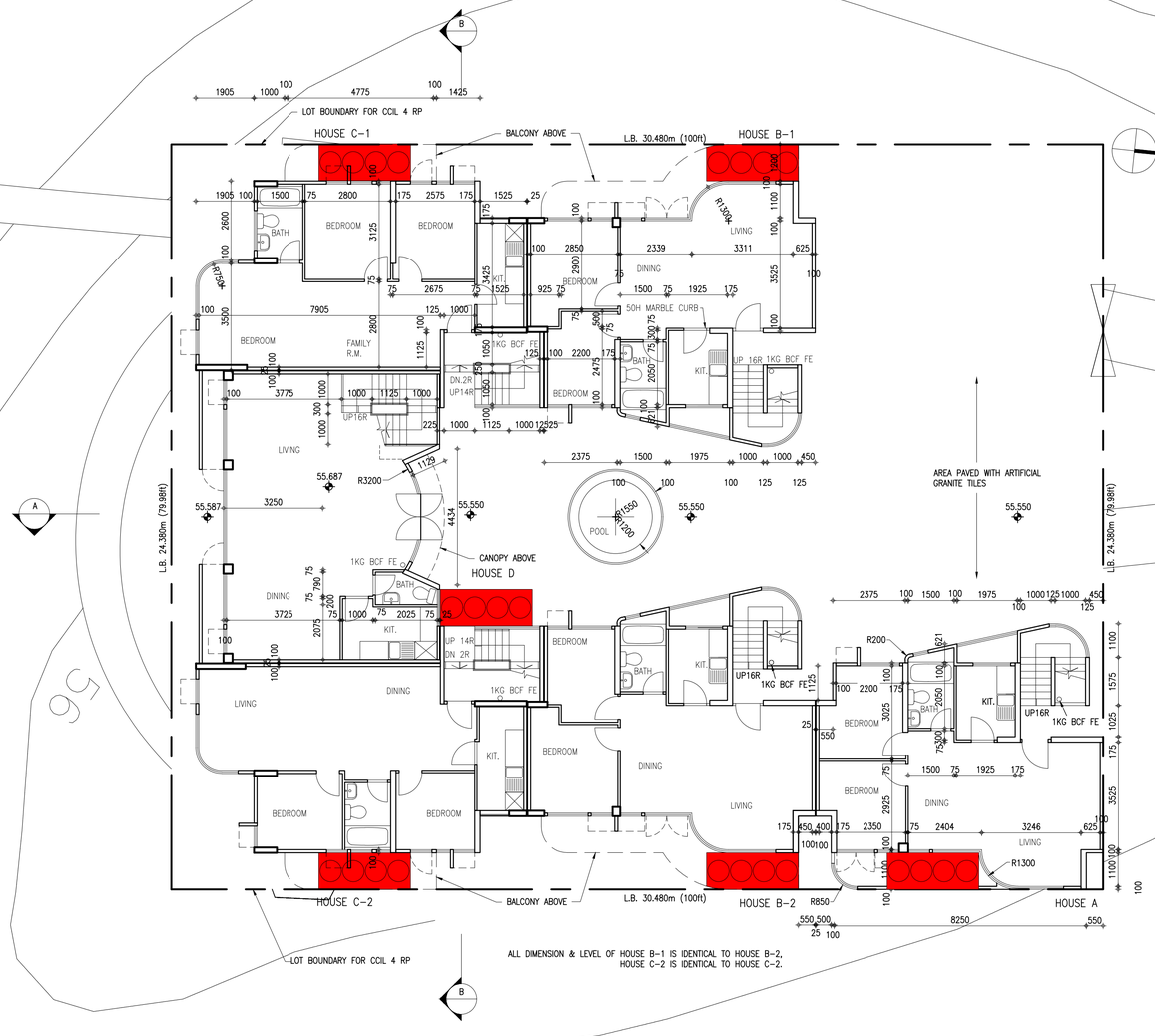

GROUND FLOOR PLAN

LEGEND:

SEPTIC TANKS

B.D. REF :

F.S.D. REF :

REV.	DESCRIPTION	DATE

CONSULTANT :

測建行

PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

PROPOSED HOUSE REDEVELOPMENT (NEW TERRITORIES EXEMPTED HOUSES) AT CHEUNG CHAU CCIL 4 RP

DRAWING TITLE :

GROUND FLOOR PLAN

REVISION	DRAWN	DESIGNED	CHECKED	SCALE
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DRAWING NO. : A02

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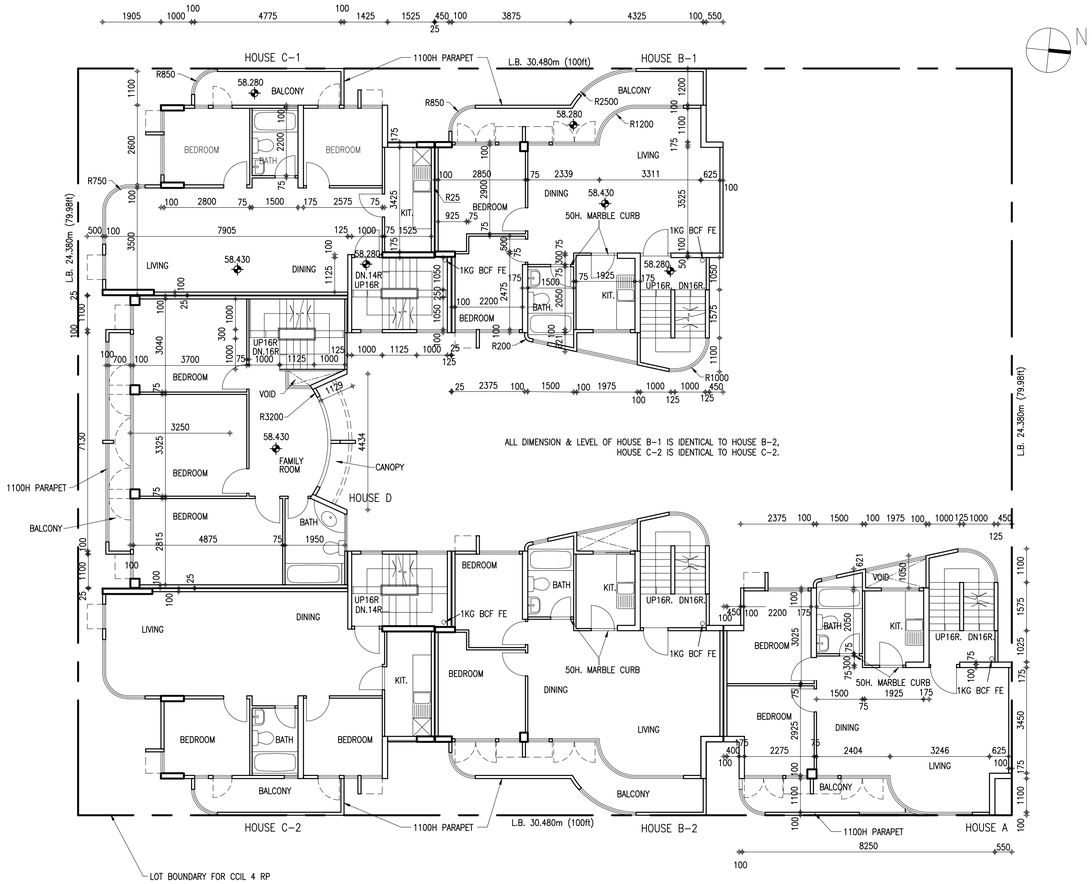
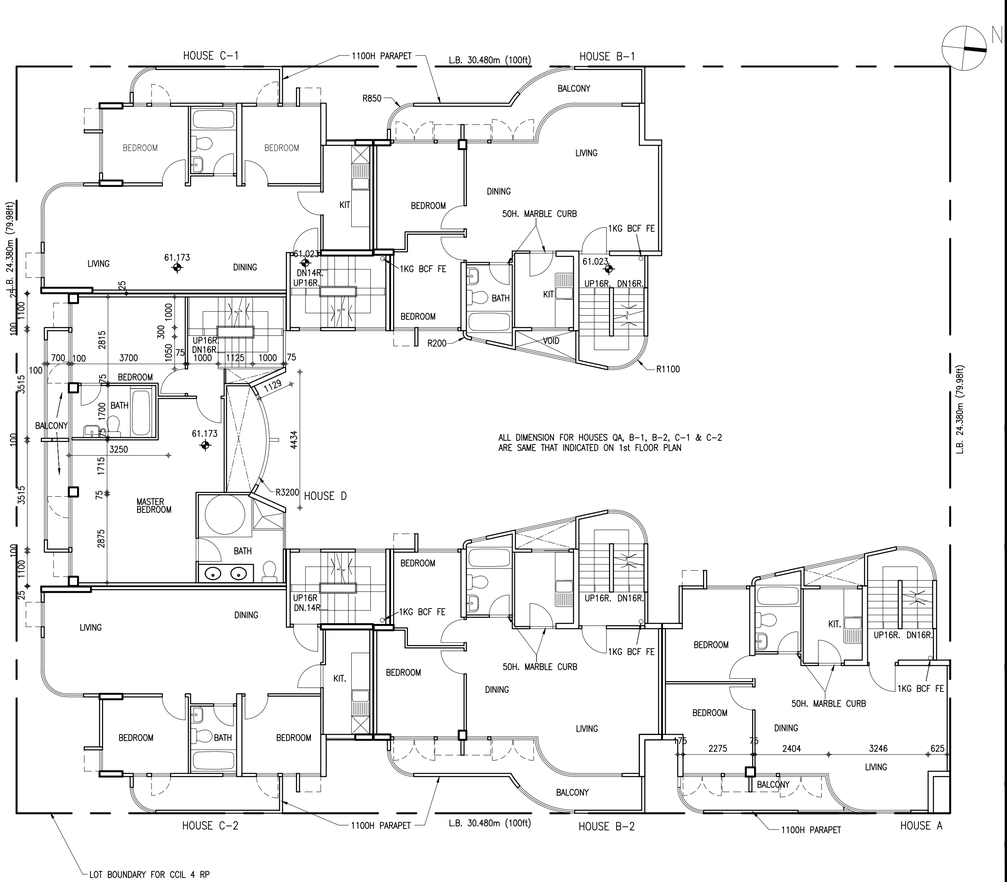


1st FLOOR PLAN



2nd FLOOR PLAN

B.D. REF :

F.S.D. REF :

REV.	DESCRIPTION	DATE

CONSULTANT :

測建行

PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

PROPOSED HOUSE REDEVELOPMENT (NEW TERRITORIES EXEMPTED HOUSES) AT CHEUNG CHAU CCIL 4 RP

DRAWING TITLE :

1st FLOOR PLAN
2nd FLOOR PLAN

REVISION	DRAWN	DESIGNED	CHECKED	SCALE
-	-	-	DW	1:100

JOB NO. :
-

DRAWING NO. :
A03

FILING CODE:
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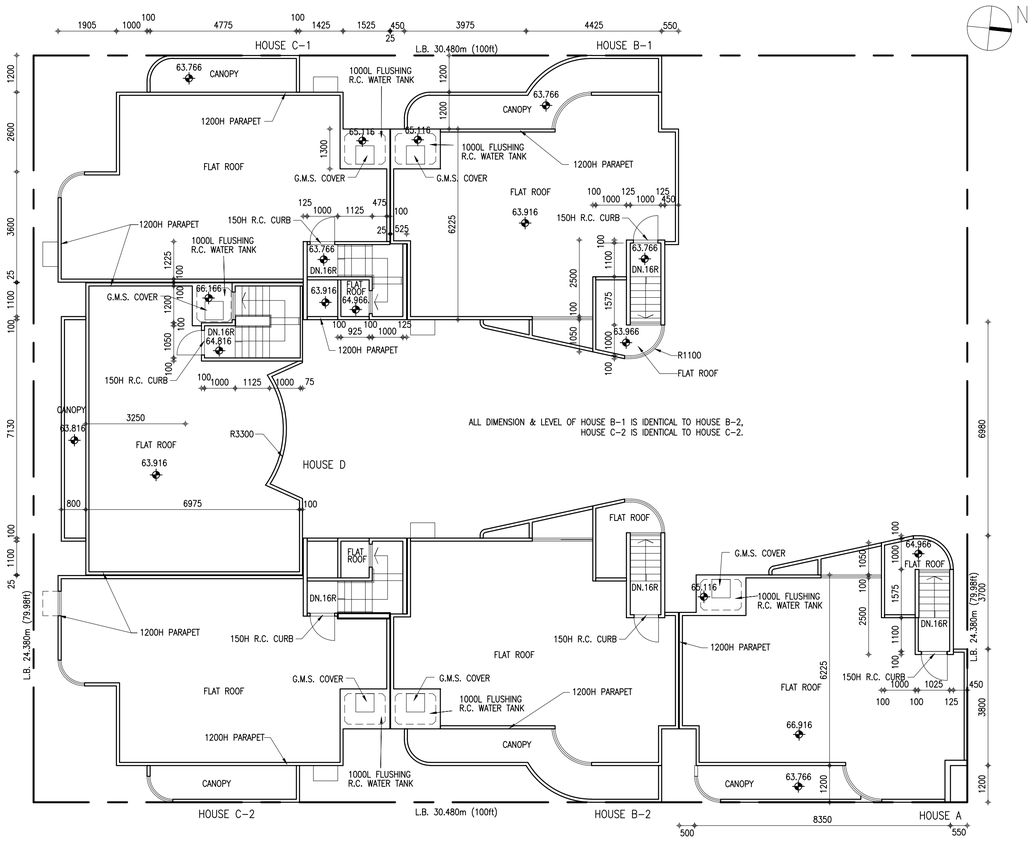
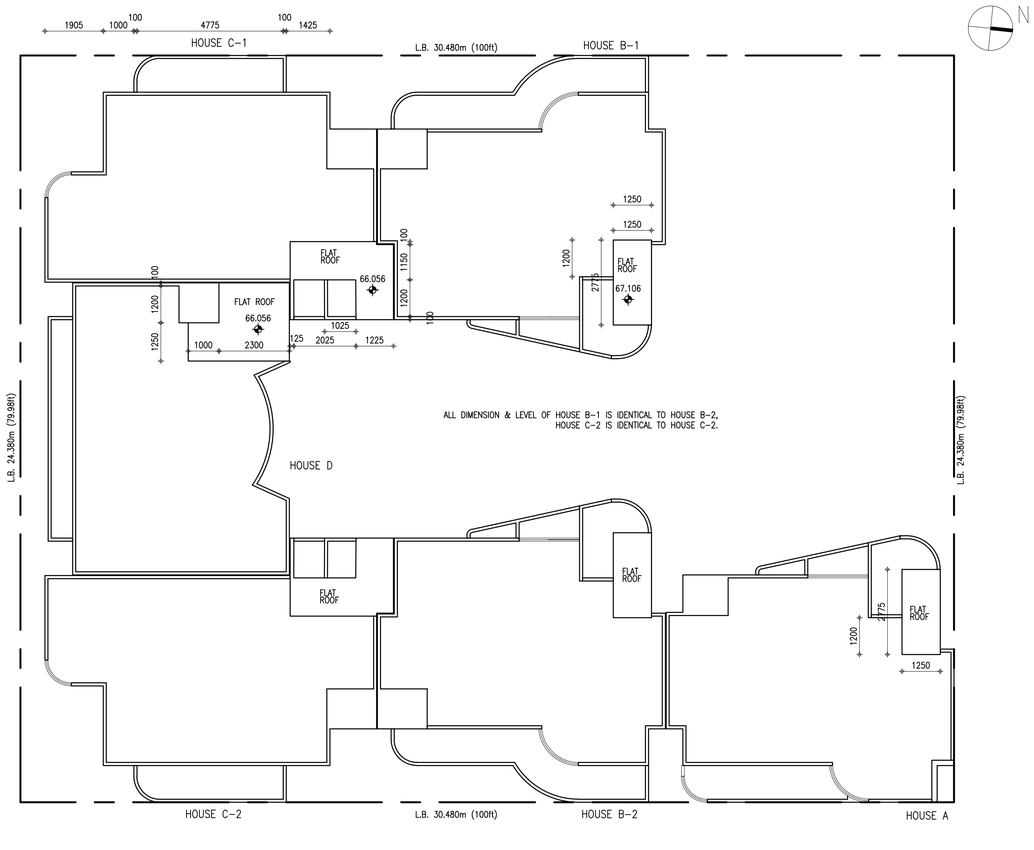


ROOF PLAN



UPPER ROOF PLAN

B.D. REF :

F.S.D. REF :

REV.	DESCRIPTION	DATE

CONSULTANT :

測建行
PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

PROPOSED HOUSE REDEVELOPMENT (NEW TERRITORIES EXEMPTED HOUSES) AT CHEUNG CHAU CCIL 4 RP

DRAWING TITLE :

ROOF PLAN
UPPER ROOF PLAN

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–	–	–	DW	1:100

JOB NO. :
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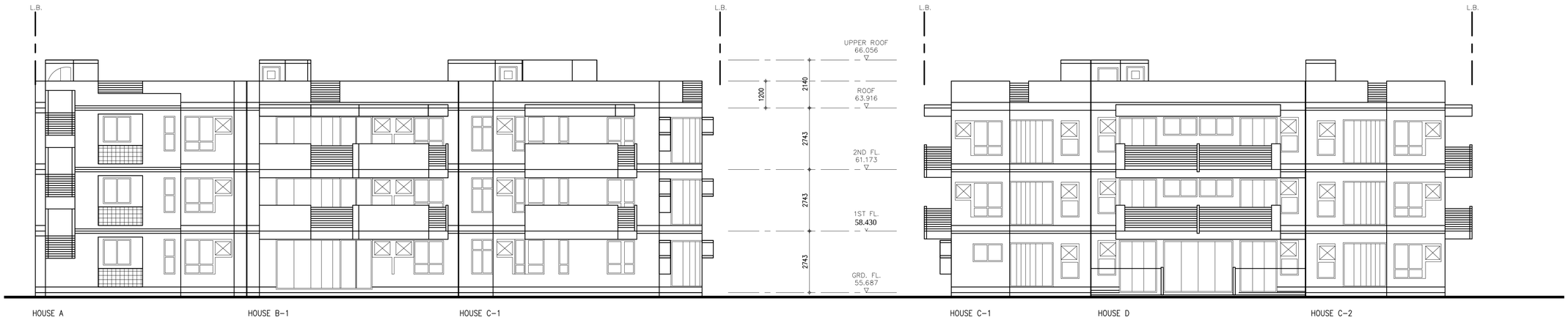
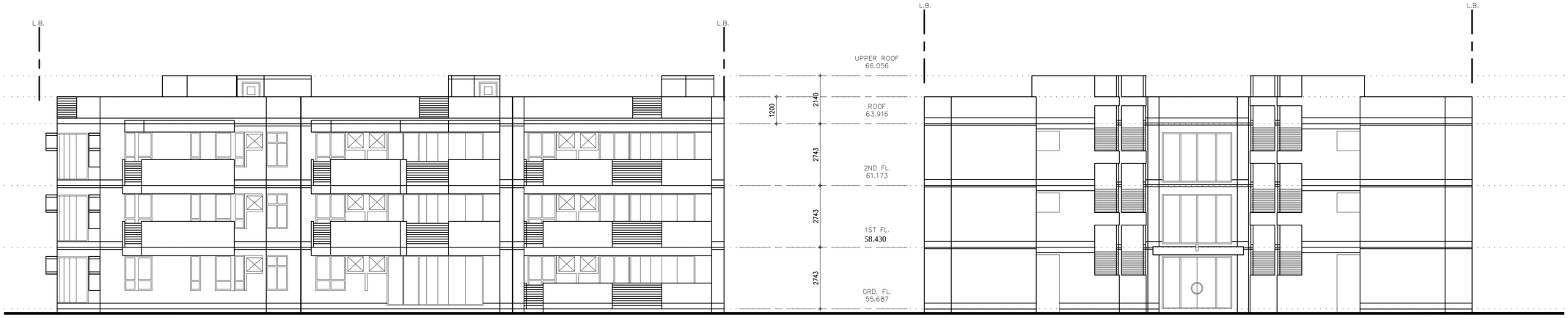


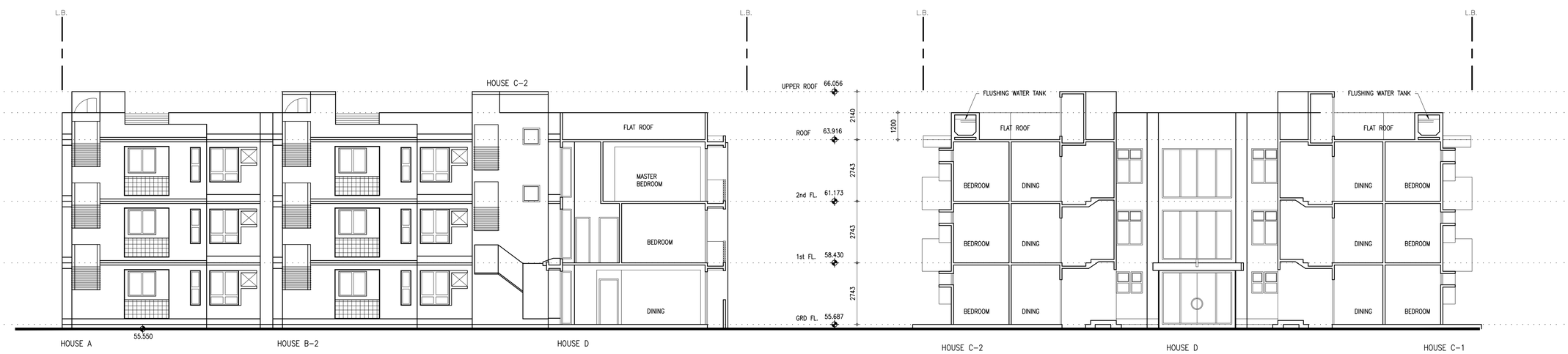
WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

NORTH ELEVATION



SECTION A-A

SECTION B-B

B.D. REF :

F.S.D. REF :

REV.	DESCRIPTION	DATE

CONSULTANT :

測建行
PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

PROPOSED HOUSE REDEVELOPMENT (NEW TERRITORIES EXEMPTED HOUSES) AT CHEUNG CHAU CCIL 4 RP

DRAWING TITLE :

ELEVATIONS AND SECTIONS

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JOB NO. : -

DRAWING NO. : A05

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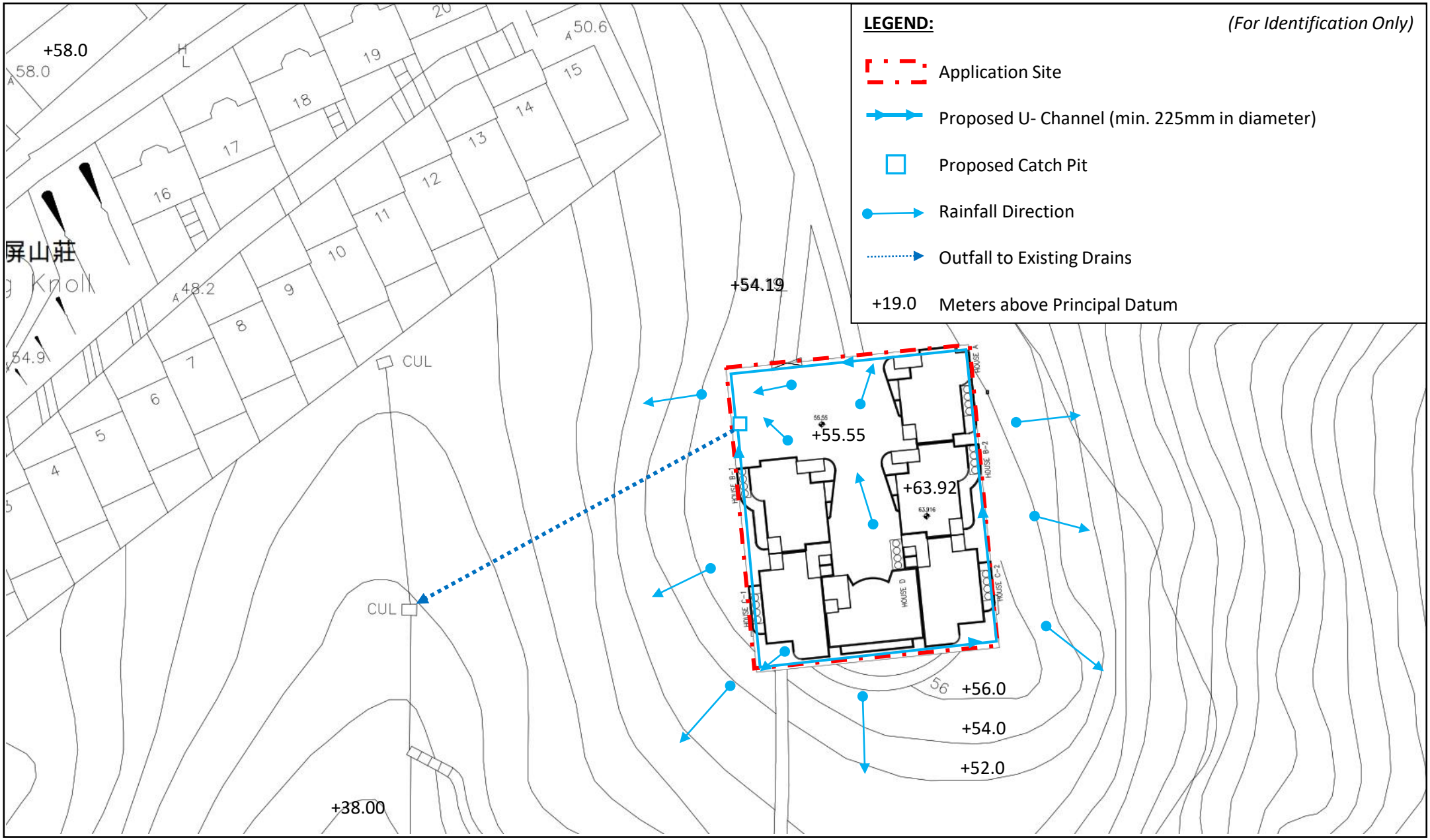
BD / FSD OFFICAL USE:

Appendix 7

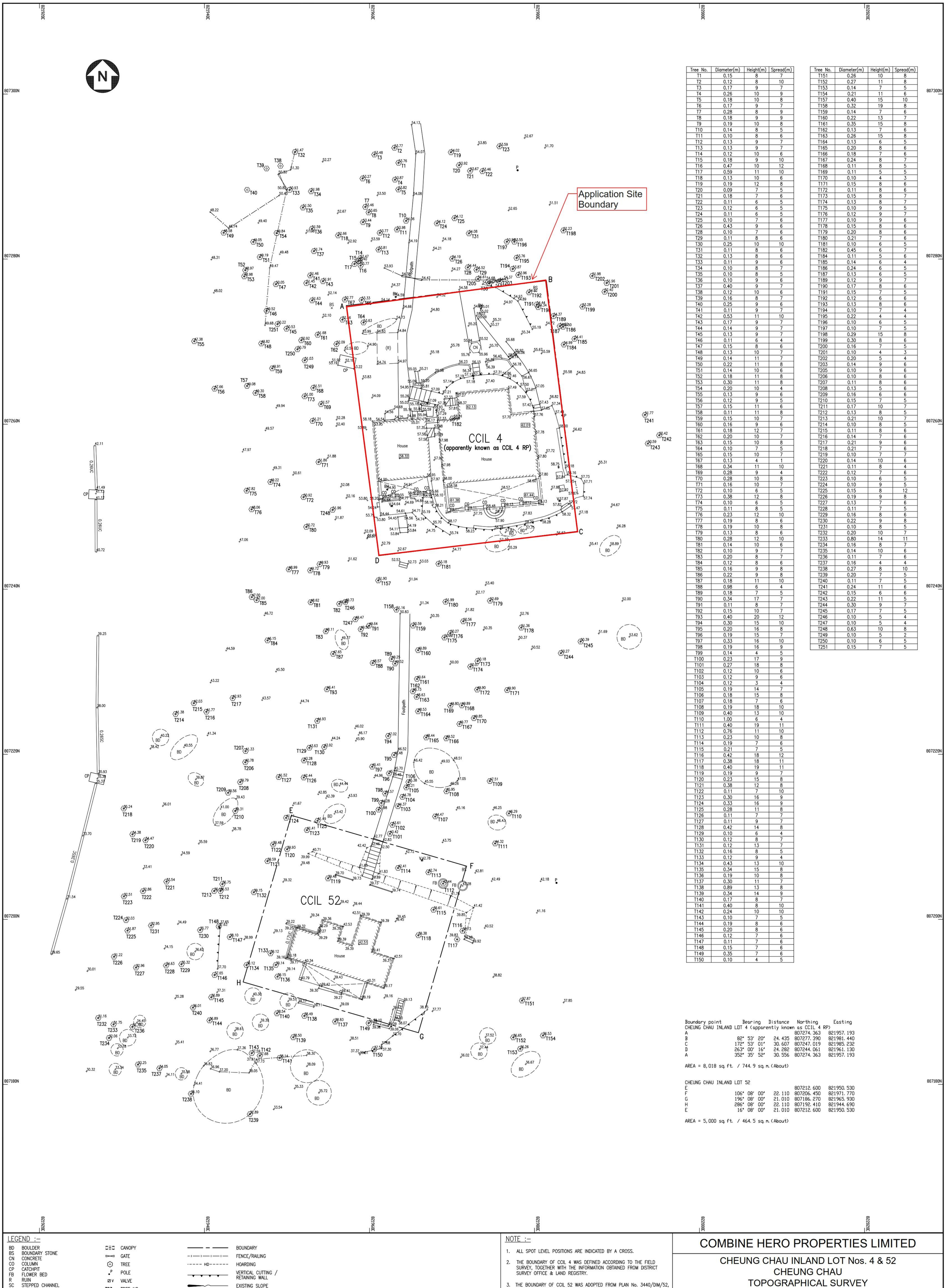
Drainage Plan



Project: Section 12A Request for Amendment to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 from "Residential (Group C) 6" Zone to "Residential (Group C) 9" Zone at Cheung Chau Inland Lot No. 4RP, Fa Peng Knoll, Cheung Chau, Island	**Title:** Drainage Plan *Ref.: ADCL/PLG-10288-R001/A7-I*	**Figure:** A7-I **Scale:** Not to Scale **Date:** Jun 2024	AIKON DEVELOPMENT CONSULTANCY LTD.

Appendix 8

Tree Survey Plan, Tree Assessment Schedule and Photographic Record of Existing Trees



Tree No.	Diameter(m)	Height(m)	Spread(m)
T1	0.15	8	7
T2	0.12	8	10
T3	0.17	9	7
T4	0.26	10	9
T5	0.18	10	8
T6	0.17	9	7
T7	0.28	8	9
T8	0.18	9	9
T9	0.19	10	8
T10	0.14	8	5
T11	0.10	8	6
T12	0.13	9	7
T13	0.13	9	7
T14	0.12	10	6
T15	0.18	9	10
T16	0.47	10	12
T17	0.59	11	10
T18	0.13	10	6
T19	0.19	12	8
T20	0.09	7	5
T21	0.18	7	6
T22	0.11	6	5
T23	0.12	6	5
T24	0.11	6	5
T25	0.10	7	6
T26	0.43	9	6
T28	0.10	7	6
T29	0.11	8	6
T30	0.25	10	10
T31	0.11	8	6
T32	0.13	8	6
T33	0.11	9	6
T34	0.10	8	7
T35	0.10	8	5
T36	0.10	9	6
T37	0.40	9	7
T38	0.12	10	6
T39	0.16	8	7
T40	0.25	9	6
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T45	0.13	9	7
T46	0.11	6	4
T47	0.15	8	6
T48	0.13	10	7
T49	0.14	11	7
T50	0.22	11	8
T51	0.14	10	6
T52	0.18	11	8
T53	0.30	11	8
T54	0.20	10	4
T55	0.13	9	6
T56	0.12	9	5
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T70	0.28	10	8
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T77	0.19	8	6
T78	0.19	10	8
T79	0.13	8	6
T80	0.28	12	10
T81	0.14	10	6
T82	0.10	9	7
T83	0.20	8	7
T84	0.12	8	6
T85	0.16	9	8
T86	0.22	9	8
T87	0.18	11	10
T88	0.98	6	4
T89	0.18	7	5
T90	0.34	17	7
T91	0.11	8	7
T92	0.15	10	7
T93	0.40	20	12
T94	0.30	15	10
T95	0.20	16	8
T96	0.19	15	7
T97	0.33	16	10
T98	0.19	16	9
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T103	0.12	9	6
T104	0.12	3	4
T105	0.19	14	7
T106	0.18	15	8
T107	0.18	7	6
T108	0.19	18	10
T109	0.40	13	10
T110	1.00	6	4
T111	0.40	19	11
T112	0.76	11	10
T113	0.23	10	8
T114	0.19	7	6
T115	0.21	7	5
T116	0.42	18	12
T117	0.38	18	11
T118	0.40	19	11
T119	0.19	9	7
T120	0.23	15	8
T121	0.38	12	8
T122	0.11	7	10
T123	0.30	16	9
T124	0.33	16	9
T125	0.28	11	8
T126	0.11	7	7
T127	0.11	9	7
T128	0.42	14	8
T129	0.10	6	4
T130	0.12	8	7
T131	0.12	13	7
T132	0.16	8	5
T133	0.12	9	4
T134	0.43	13	10
T135	0.34	15	8
T136	0.19	10	8
T137	0.30	11	7
T138	0.89	13	8
T139	0.34	14	9
T140	0.17	8	7
T141	0.40	8	10
T142	0.24	10	10
T143	0.10	7	5
T144	0.19	8	6
T145	0.20	8	6
T146	0.12	7	6
T147	0.11	7	6
T148	0.15	7	6
T149	0.35	7	6
T150	0.10	4	5

Tree No.	Diameter(m)	Height(m)	Spread(m)
T151	0.26	10	8
T152	0.27	11	8
T153	0.14	7	5
T154	0.21	11	6
T157	0.40	15	10
T158	0.32	19	8
T159	0.14	7	6
T160	0.22	13	7
T161	0.35	15	8
T162	0.13	7	6
T163	0.26	15	8
T164	0.13	6	5
T165	0.20	8	6
T166	0.18	7	6
T167	0.24	8	7
T168	0.11	8	5
T169	0.11	5	5
T170	0.10	4	3
T171	0.15	8	6
T172	0.11	8	6
T173	0.15	8	7
T174	0.13	8	7
T175	0.10	9	5
T176	0.12	9	7
T177	0.10	9	6
T178	0.15	8	6
T179	0.20	8	6
T180	0.21	7	6
T181	0.10	6	5
T182	0.45	6	7
T184	0.11	5	6
T185	0.14	6	4
T186	0.24	6	5
T187	0.13	6	5
T189	0.12	9	7
T190	0.17	8	6
T191	0.15	7	5
T192	0.12	6	6
T193	0.13	8	6
T194	0.10	7	4
T195	0.22	4	4
T196	0.10	6	5
T197	0.10	7	5
T198	0.29	15	8
T199	0.30	8	6
T200	0.16	7	5
T201	0.10	4	3
T202	0.20	5	4
T203	0.14	9	6
T205	0.10	9	6
T206	0.10	8	6
T207	0.11	8	6
T208	0.13	5	6
T209	0.16	6	6
T210	0.15	7	5
T211	0.17	10	7
T212	0.13	8	5
T213	0.21	10	7
T214	0.10	8	5
T215	0.11	8	6
T216	0.14	7	6
T217	0.21	9	6
T218	0.21	7	6
T219	0.10	7	7
T220	0.14	10	6
T221	0.11	8	4
T222	0.12	7	6
T223	0.10	6	5
T224	0.10	9	5
T225	0.15	8	12
T226	0.19	9	8
T227	0.13	7	6
T228	0.11	7	5
T229	0.16	8	6
T230	0.22	9	8
T231	0.10	8	5
T232	0.20	10	7
T233	0.80	14	11
T234	0.16	8	7
T235	0.14	10	6
T236	0.11	7	6
T237	0.16	4	4
T238	0.27	8	10
T239	0.20	7	5
T240	0.11	7	5
T241	0.24	11	6
T242	0.15	6	6
T243	0.22	11	5
T244	0.30	9	7
T245	0.17	7	5
T246	0.10	5	4
T247	0.10	5	4
T248	0.63	10	8
T249	0.10	5	2
T250	0.10	6	5
T251	0.15	7	5

Boundary point	Bearing	Distance	Northing	Easting
CHEUNG CHAU INLAND LOT 4 (apparently known as CCIL 4 RP)				
A			807274.363	821957.193
B	82° 53′ 20″	24.435	807277.390	821981.440
C	172° 53′ 01″	30.607	807247.019	821985.232
D	263° 00′ 16″	24.282	807244.061	821961.130
A	352° 35′ 52″	30.556	807274.363	821957.193

AREA = 8,018 sq.ft. / 744.9 sq.m.(About)

	Bearing	Distance	Northing	Easting
CHEUNG CHAU INLAND LOT 52				
E			807212.600	821950.530
F	106° 08′ 00″	22.110	807206.450	821971.770
G	196° 08′ 00″	21.010	807186.270	821965.930
H	286° 08′ 00″	22.110	807192.410	821944.690
E	16° 08′ 00″	21.010	807212.600	821950.530

AREA = 5,000 sq.ft. / 464.5 sq.m.(About)

LEGEND :–

BD	BOULDER		CANOPY
BS	BOUNDARY STONE		GATE
CN	CONCRETE		TREE
CO	COLUMN	P	POLE
CP	CATCHPIT	V	VALVE
FB	FLOWER BED	T23	TREE NO.
R	RUIN	62.13	ROOF TOP LEVEL
SC	STEPPED CHANNEL		BOUNDARY
UC	U CHANNEL	HD	FENCE/RAILING
			HOARDING
			VERTICAL CUTTING / RETAINING WALL
			EXISTING SLOPE

NOTE :–

1. ALL SPOT LEVEL POSITIONS ARE INDICATED BY A CROSS.
2. THE BOUNDARY OF CCIL 4 WAS DEFINED ACCORDING TO THE FIELD SURVEY, TOGETHER WITH THE INFORMATION OBTAINED FROM DISTRICT SURVEY OFFICE & LAND REGISTRY.
3. THE BOUNDARY OF CCIL 52 WAS ADOPTED FROM PLAN No. 3440/DIM/52, PREPARED BY SAM MAK & ASSOCIATES SURVEYOR LTD.

SCALE 1 : 200

HONG KONG 1980 GRID
PRINCIPAL DATUM HONG KONG
ALL UNITS ARE IN METRES

DATE OF SURVEY : JUNE 2022

COMBINE HERO PROPERTIES LIMITED

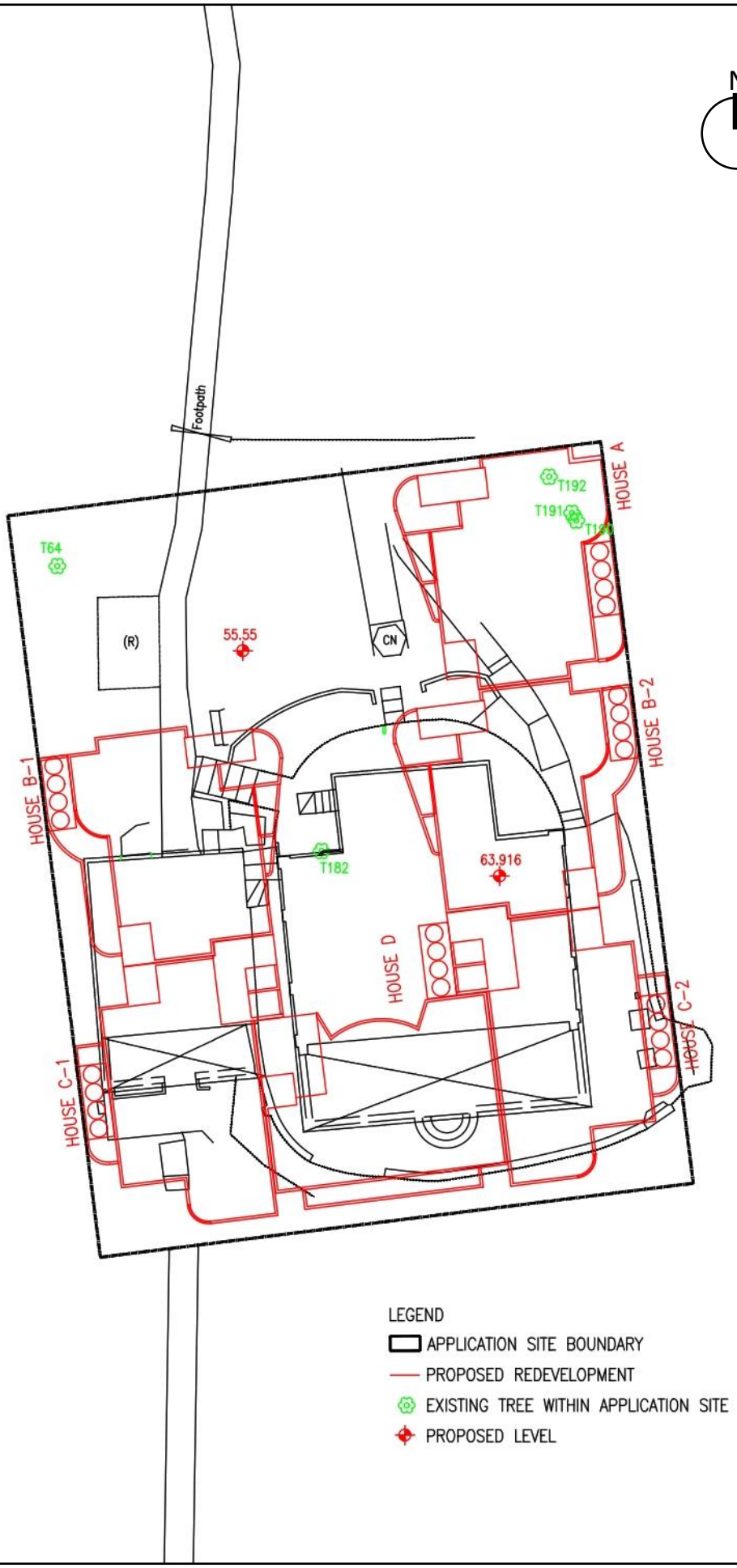
CHEUNG CHAU INLAND LOT Nos. 4 & 52
CHEUNG CHAU
TOPOGRAPHICAL SURVEY

陳達榮測量師行有限公司
TED CHAN & ASSOCIATES LIMITED
Authorized Land Surveyors
香港西灣河興民街68號海天廣場1007室 1007 Marina House, 68 Hing Man Street, Sai Wan Ho, Hong Kong. Tel:2967 8862 Fax:2967 1812
香港新界元朗青山道60號新基大廈一樓A室 1A Sun Ga Building, 60 Castle Peak Road, Yuen Long, N.T., Hong Kong. Tel:2478 6308 Fax:2478 6428

PLAN No.
TCHK5457/01_C

APPROVED BY
CHAN TAT WING
AUTHORIZED LAND SURVEYOR

80240604



Project: Section 12A Request for Amendment to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 from "Residential (Group C) 6" Zone to "Residential (Group C) 9" Zone at Cheung Chau Inland Lot No. 4RP, Fa Peng Knoll, Cheung Chau, Island	**Title:** Existing Trees and Proposed Redevelopment *Ref.: ADCL/PLG-10288-R001/A8-I*	**Appendix:** 8-I **Scale:** Not to Scale **Date:** Jun 2024	AiKoN AIKON DEVELOPMENT CONSULTANCY LTD.

Tree Assessment Schedule for Trees Within Application Site Boundary

Tree	Name		Size			Form	Amenity Value	Proposed Treatment	Justification For Felling
No.	Botanical Name	Chinese Name	DBH (mm)	Height (m)	Spread (m)	(Good/Fair/ Poor)	(High/Med/Low)	(Retain/Fell/Transplant)	
T64	*Celtis sinensis*	朴樹	100	7	5	Fair	Low	Fell	2,3
T182	*Ficus microcarpa*	細葉榕	200	5	4	Fair	Low	Fell	1,3
T190	*Celtis sinensis*	朴樹	170	8	6	Poor	Low	Fell	1,2,3
T191	*Celtis sinensis*	朴樹	150	7	6	Poor	Low	Fell	1,2,3
T192	*Ficus microcarpa*	細葉榕	120	7	6	Fair	Low	Fell	1,3

Justification for Tree Felling

1. Trees are in conflict with the proposed development
2. Tree with poor health and/ or form for transplantation
3. Lack of access for transplantation machinery and vehicle

Summary of Treatment of Existing Trees

Total Nos. of Trees within the Application Site	5
Total Nos. of Trees to be fell	5
Aggregate Loss of DBH	0.74m
Nos. of Compensatory Trees	15

PHOTO RECORD OF CHEUNG CHAU INLAND LOT No. 4
TREE No. T64

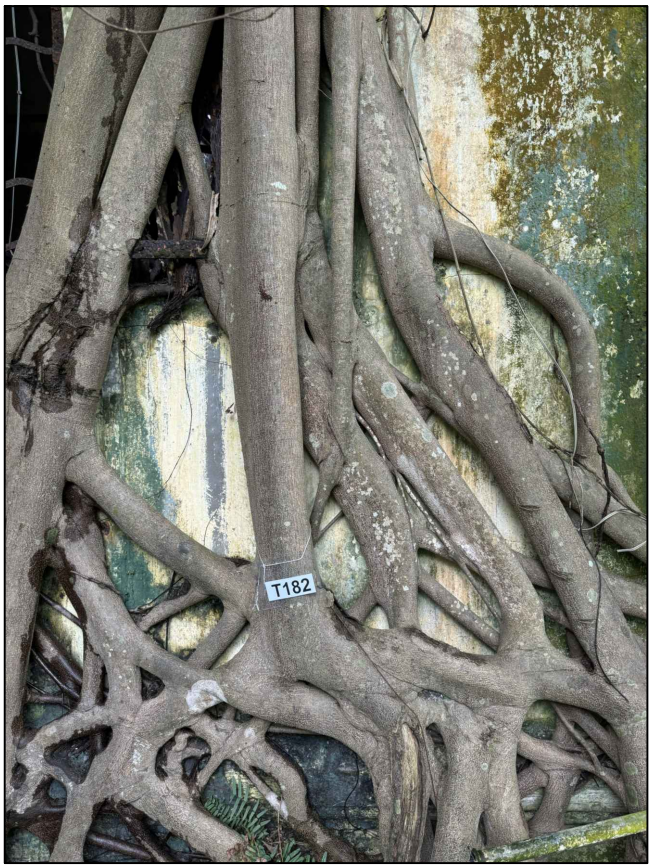
陳達榮測量師行有限公司
TED CHAN & ASSOCIATES LIMITED
Authorized Land Surveyors

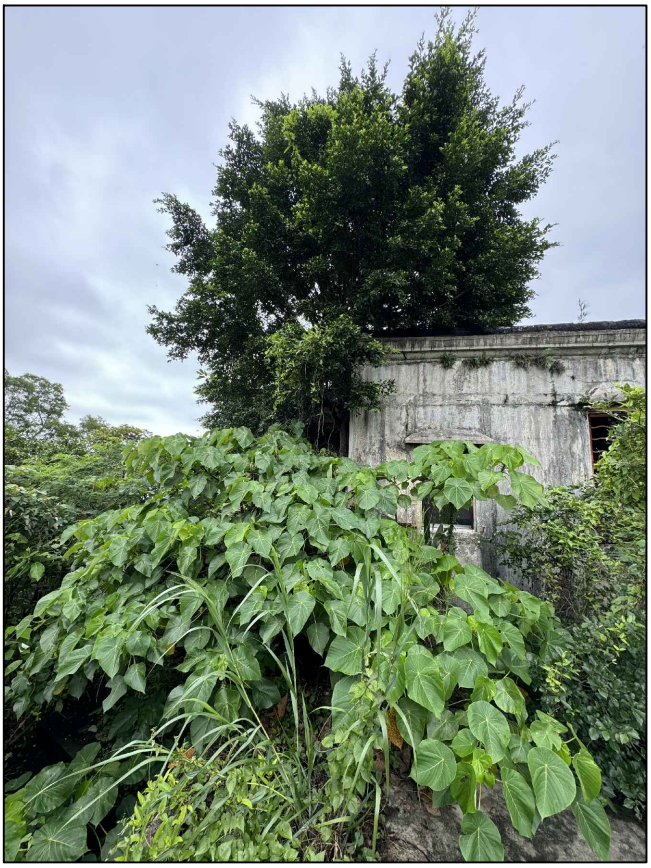
JOB No. : TCHK5457

DATE : 04 JUNE 2024

80240604

PHOTO RECORD OF CHEUNG CHAU INLAND LOT No. 4
TREE No. T182





陳達榮測量師行有限公司
TED CHAN & ASSOCIATES LIMITED
Authorized Land Surveyors

JOB No. : TCHK5457

DATE : 04 JUNE 2024

80240604

PHOTO RECORD OF CHEUNG CHAU INLAND LOT No. 4
TREE No. T190

陳達榮測量師行有限公司
TED CHAN & ASSOCIATES LIMITED
Authorized Land Surveyors

JOB No. : TCHK5457

DATE : 04 JUNE 2024

80240604

PHOTO RECORD OF CHEUNG CHAU INLAND LOT No. 4
TREE No. T191

陳達榮測量師行有限公司
TED CHAN & ASSOCIATES LIMITED
Authorized Land Surveyors

JOB No. : TCHK5457

DATE : 04 JUNE 2024

80240604

PHOTO RECORD OF CHEUNG CHAU INLAND LOT No. 4
TREE No. T192

陳達榮測量師行有限公司
TED CHAN & ASSOCIATES LIMITED
Authorized Land Surveyors

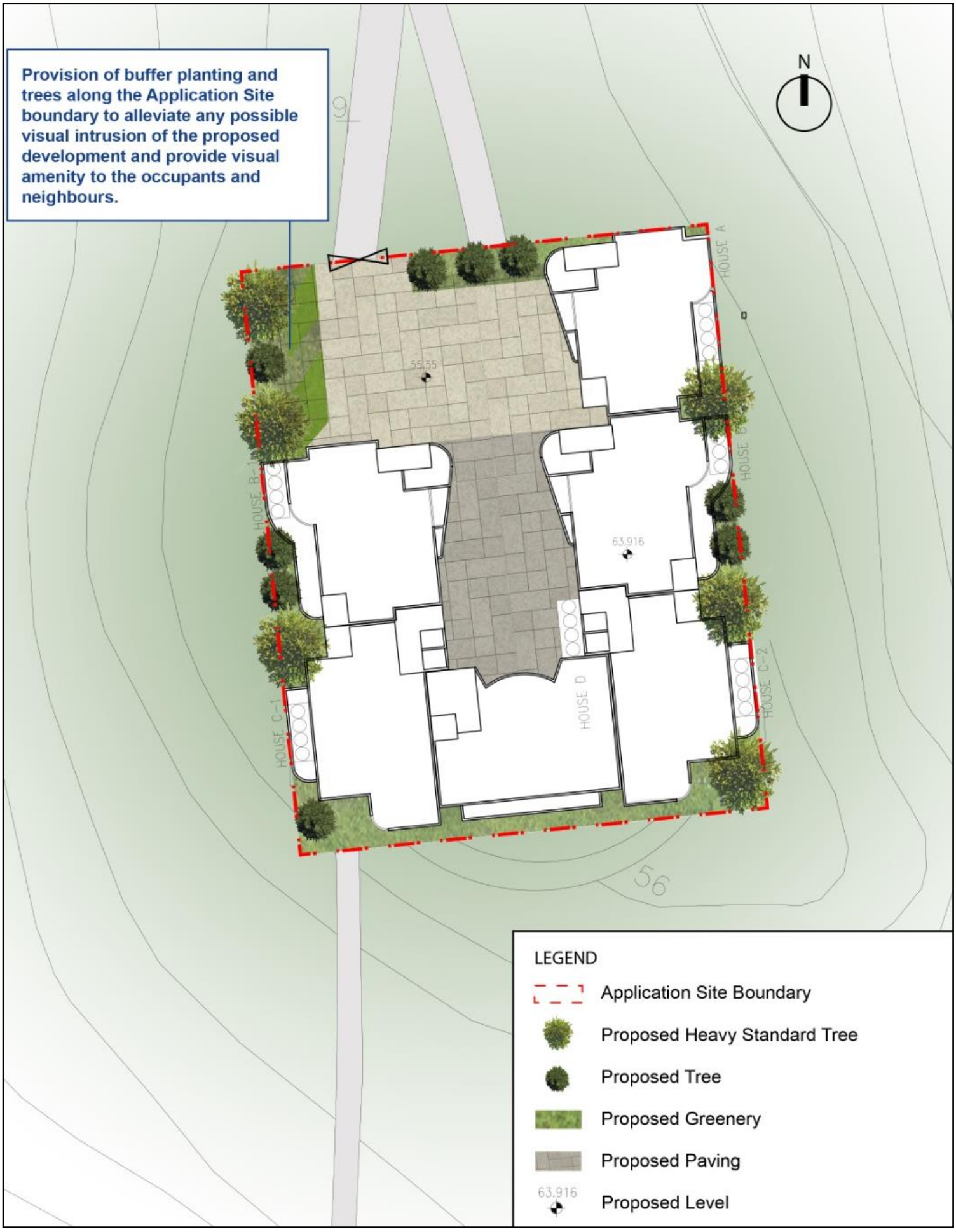
JOB No. : TCHK5457

DATE : 04 JUNE 2024

80240604

Appendix 9

Conceptual Landscape Plan



Project: Section 12A Request for Amendment to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 from "Residential (Group C) 6" Zone to "Residential (Group C) 9" Zone at Cheung Chau Inland Lot No. 4RP, Fa Peng Knoll, Cheung Chau, Island	**Title:** Conceptual Landscape Plan *Ref.: ADCL/PLG-10288-R001/A9-I*	**Figure:** A9-I **Scale:** Not to Scale **Date:** Jun 2024	AiKoN AIKON DEVELOPMENT CONSULTANCY LTD.

毅勤發展顧問有限公司
Tel 電話：(852) 3180 7811
Fax 傳真：(852) 3180 7611
Email 電郵：info@aikon.hk
Web 網址：www.aikon.hk

Date : 17th July, 2024
Our Ref. : ADCL/PLG-10288/L003

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

By Email

Dear Sir/Madam,

Section 12A Planning Application - Request for Amendment to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 from "Residential (Group C) 6" Zone to "Residential (Group C) 9" Zone at Cheung Chau Inland Lot No. 4 RP, Fa Peng, Cheung Chau, Island

We refer to our submission dated 21.6.2024 (Ref.: ADCL/PLG-10288/L001), we would like provide the following item for your onward processing:-

i. Replacement pages of the Application Form (No. S12A); and
ii. Replacement pages of the Planning Statement.

It is clarified that the address for the proposed amendment is *Cheung Chau Inland Lot No. 4 RP, Fa Peng, Cheung Chau, Island.*

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Isa YUEN or Mr. Thomas LUK at 3180 7811.

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited

Aikon Development Consultancy Limited 毅勤發展顧問有限公司

Encl.
c.c. DPO/ Sai Kung & Islands (Attn.: Mr. Derek TAM) – By Email
Client

Address 地址：
香港德輔道中 267-275 號龍記大廈 17 樓 1702 室
Unit 1702, 17/F, Loon Kee Building,
Nos. 267-275 Des Voeux Road Central, Hong Kong

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

1. 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。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.tpb.gov.hk/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址： http://www.tpb.gov.hk/)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. 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)

Combine Hero Properties Limited 雙鷹置業有限公司

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)

Aikon Development Consultancy Limited 毅勤發展顧問有限公司

3. Application Site 申請地點

(a) Whether the application directly relates to any specific site? 申請是否直接與某地點有關？	Yes 是 ☑ No 否 ☐ （Please proceed to Part 4 請跳到第 4 部分填寫）
(b) 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）	Cheung Chau Inland Lot No. 4 RP, Fa Peng, Cheung Chau, Island
(c) Site Area 申請地點面積	743.102 sq.m 平方米 ☑ About 約

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	Cheung Chau Inland Lot No. 4 RP, Fa Peng, Cheung Chau, Island
Site area 地盤面積	743.102 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9
Zoning 地帶	"Residential (Group C) 6"
Proposed Amendment(s) 擬議修訂	☐ Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 ☑ Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 ☑ Rezone the application site from "R (C) 6" to "R (C) 9" 把申請地點由_____地帶改劃為_____

Development Parameters (for indicative purpose only) 發展參數(只作指示用途)

			sq.m 平方米	Plot Ratio 地積比率
(i)	Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	1168.881 ☑ About 約 ☐ Not more than 不多於	1.573 ☑About 約 ☐Not more than 不多於
		Non-domestic 非住用	☐ About 約 ☐ Not more than 不多於	☐About 約 ☐Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用	6	
		Non-domestic 非住用		
		Composite 綜合用途		

(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	8.23 m 米 ☑ (Not more than 不多於)
			63.92 mPD 米(主水平基準上) ☐ (Not more than 不多於)
			3 Storeys(s) 層 ☑ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Non-domestic 非住用	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Composite 綜合用途	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
(iv)	Site coverage 上蓋面積	52.43 % ☐ About 約	
(v)	No. of units 單位數目	18 Flats	
(vi)	Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於
		Public 公眾	sq.m 平方米 ☐ Not less than 不少於

Ref.: ADCL/PLG-10288/R001

Section 12A Rezoning Application

Request for Amendment to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 from "Residential (Group C) 6" Zone to "Residential (Group C) 9" Zone

Cheung Chau Inland Lot No. 4 RP, Fa Peng, Cheung Chau, Island

Planning Statement

Address:
Unit 1702, 17/F, Loon Kee Building,
Nos. 267-275 Des Voeux Road Central,
Hong Kong

Tel : (852) 3180 7811
Fax : (852) 3180 7611
Email : info@aikon.hk

Prepared by
Aikon Development Consultancy Ltd.

June 2024

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This *Planning Statement* is submitted to the Town Planning Board ("the Board") under Section 12A of the Town Planning Ordinance to rezone the site at Cheung Chau Inland Lot No. 4 RP, Fa Peng, Cheung Chau, Island (hereinafter referred to as "the application site") from "Residential (Group C) 6" ("R(C)6") zone to "Residential (Group C) 9" ("R(C)9") zone (hereinafter referred to as "the proposed amendment") on the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 (hereinafter referred to as "the Current OZP"). The proposed amendment is to facilitate the **Proposed House Redevelopment (New Territories Exempted Houses)** (hereinafter referred to as "the proposed redevelopment") on the application site, which covers an area of approximately 743.102 m^2 and fully owned by the Applicant. This *Planning Statement* serves to provide background information and planning justifications in support of the proposed redevelopment in order to facilitate the consideration by the Board.

The Applicant seeks the proposed amendment to reflect the long-established building status and to align the established redevelopment rights and entitlements since 1993 with the zoning restrictions on the Current OZP. It intends to enable the implementation of the proposed redevelopment in accordance with the Approved Building Plans in 1993, maintaining precisely the same development parameters approved.

The Applicant has intended to redevelop the application site for the proposed redevelopment since 1991, predating the gazettal of the First Cheung Chau Outline Zoning Plan in 2004 (hereinafter referred to as "the First OZP"). In 1992, a set of site formation plans in connection with the Lot was approved by the Building Authority. Subsequently, a set of building plans dated 11.1992 was approved by District Lands Office/Islands ("the Approved Building Plans") and a Certificate of Exemption for Building Works ("CoE(BW)") was issued in 1993, permitting the construction of six nos. of 3-storey New Territories Exempted Houses (NTEHs) on the application site. The Approved Building Plans and CoE, which remain valid and subsisting, have ascertained development rights for the construction of the six NTEHs, and sets out the redevelopment parameters permitted. Considering building plan approval has been sought and issuance of CoE(BW), in view of this, LandsD has further issued the Certificates of Exemption for Drainage Works ("CoE(DW)") in 2023, contingent upon fulfilling a condition related to obtaining planning permission under the Town Planning Ordinance.

The redevelopment parameters permitted under the Approved Building Plans since 1993, however, were not truly reflected by the permissible intensities under the First OZP and Current OZP since 2004. The application site has been zoned "R(C)6" with a maximum plot ratio of 0.2, a maximum site coverage of 20% and a maximum building height of 2 storeys (7.62m), leading to a discrepancy between the established redevelopment entitlements and permissible development intensity on the Current OZP. Subject to stringent statutory planning restrictions, the implementation of the proposed redevelopment is hindered despite being regarded as of right.

In this connection, the Applicant submits the current application to reflect the long-established building status and the redevelopment rights and entitlements prior to the gazettal of the First OZP, and to enable the implementation of the proposed redevelopment as originally intended.

1. INTRODUCTION

1.1 Purpose

1.1.1. This *Planning Statement* is submitted to the Town Planning Board ("the Board") under Section 12A of the Town Planning Ordinance (TPO) in support of an application (hereinafter referred to as "the current application")for rezoning the site at Cheung Chau Inland Lot No. 4 RP, Fa Peng, Cheung Chau, Island (hereinafter referred to as "the application site") from "Residential (Group C) 6" ("R(C)6") zone to "Residential (Group C) 9" ("R(C)9") zone (hereinafter referred to as "the proposed amendment") on the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 (hereinafter referred to as "the Current OZP") for **Proposed House Redevelopment (New Territories Exempted Houses)** (hereinafter referred to as "the proposed redevelopment").

1.1.2. The application site has a total area of approximately 743.102m^2. The location of the application site is shown on **Figure 1** whilst **Figure 2** indicates the private lot that the application site involves. The application site is currently zoned "R(C)6" on the Current OZP gazetted on 24.09.2021 (**Figure 3** refers). The proposed redevelopment involves the demolition of existing houses and rebuilding six nos. of 3-storey New Territories Exempted Houses ("NTEHs") with a plot ratio of about 1.573, a site coverage of about 52.43% and a maximum building height of 3 storeys (8.23m) (hereinafter collectively referred to as "the proposed redevelopment parameters").

1.1.3. Aikon Development Consultancy Limited has been commissioned by *Combine Hero Properties Limited,* also the registered landowner of CCIL No.4 RP (hereinafter referred to as "the Applicant") to prepare and submit the current application and his behalf.

1.2 Rationale Behind the Current Application

1.2.1 The Applicant has all along intended to redevelop the application site (formerly erected by residential dwellings) for the proposed redevelopment since 1991, predating to gazettal of the First Cheung Chau Outline Zoning Plan in 2004 (hereinafter referred to as "the First OZP").

1.2.2 In 1991, a set of site formation plans in relation to the redevelopment proposal of six NTEHs on the application site was submitted. The proposal was considered satisfactory and subsequently approved by Building Authority on 20.3.1992 (hereinafter referred to as the "Approved Site Formation Plans") (see **Appendix 1**).

1.2.3 Application for Certificate of Exemption ("CoE") for Building Works was made on to Buildings and Lands Department (BLD) pursuant to the Buildings Ordinance (Application to New Territories) Ordinance, Cap 121. A set of building plans dated 27.11.1992 in relation to the redevelopment proposal of six NTEHs on the application site was approved by the District Lands Office/Islands ("DLO/Is") on 7.1.1993 ("the Approved Building Plans") (see **Appendix 2**). The Approved Building Plans that are with **exactly the same parameters** as proposed in the current application, have been registered in Land Registry under memorial no. 18090700230022 and 23021700570012 dated 07.09.2018 and 17.02.2023

4. PROPOSED AMENDMENT TO THE CURRENT OZP

4.1 Proposed Amendment to the Current OZP

4.1.1 This application proposes to rezone the application site from "R(C)6" zone to "R(C)9" zone on the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 for Proposed House Redevelopment (New Territories Exempted Houses).

4.1.2 The proposed amendment involves the following items to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9:-

- To rezone Cheung Chau Inland Lot No. 4 RP, Fa Peng, Cheung Chau, Island from "R(C)6" zone to "R(C)9" zone.

- To impose the development restrictions of a maximum plot ratio of 1.58, a maximum site coverage of 52.43% and a maximum building height of 3 storeys (8.23m or +64mPD).

4.1.3 The proposed Schedule of Uses and development restrictions for the "R(C)9" zone have been enclosed in **Appendix 5**. The proposed amendment will allow the relevant Government departments to properly control the land use, development intensity and layout of the proposed redevelopment by imposing developments restrictions.

6. PLANNING JUSTIFICATIONS

6.1 Reflecting the Long-Established Building Status and Respecting Redevelopment Rights and Entitlements

6.1.1 As outlined in the background, there is existing Approved Building Plans for the proposed redevelopment with the proposed redevelopment parameters, which were issued along with the CoE(BW) in 1993 pursuant to the Buildings Ordinance (Application to New Territories) Ordinance, Cap 121. The CoE(BW) has ascertained development rights for the construction of the six NTEHs and set out the entitlements. However, the long-established building status and the redevelopment rights and entitlements were not taken into account in the formulation of the First OZP, leading to a discrepancy between redevelopment rights/entitlements and zoning restrictions of the Current OZP. The application site, which is constrained by OZP zoning restrictions, cannot meet the permissible development intensity agreed upon by the Building and Lands Authority. This ultimately hinder the implementation of the proposed redevelopment.

6.1.2 The proposed amendment aims to accurately reflect the long-established building grounds and redevelopment rights/entitlements bestowed upon the Applicant prior to the gazettal of the First OZP. The proposed amendment seeks to emend zoning restrictions under the current planning regime and **enable the alignment between permissible intensity under the Current OZP and the said redevelopment rights/entitlements**.

6.2 Ensuring Compliance with the Condition Imposed and to Timely Effect the Approved Redevelopment

6.2.1 The proposed amendment is essential to ensures compliance with the condition stipulated by LandsD and facilitate the realization of the proposed redevelopment within existing planning mechanism. The agreement of the proposed amendment would allow implementation of the proposed development without further delay.

6.2.2 The proposed amendment under R(C)9 is ***specifically tailored to accommodate the redevelopment rights/entitlements*** of the proposed redevelopment, which the proposed redevelopment parameters and configuration are exactly the same as that in the Approved Building Plans since 1993. This tailored approach ensures that the regulatory framework appropriately supports and enables the lawful realization of the project.

6.3 In Line with Planning Intention of R(C) Zone in Developing Low-Rise, Low Density Residential Developments

6.3.1 As presented in the general planning intention of the explanatory statement of the Current OZP, it is elaborated that "*…future growth, primarily in the form of infill developments/**redevelopments**, is mainly confined to the existing village and other residential clusters*…". While there are two existing houses on-site await redevelopment opportunity, the proposed amendment allows the application site to continue its residential purpose with new development form as NTEHs, aligning with the general planning intention of the Current OZP.

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Date : 15th August, 2024
Your Ref : TPB/Y/I-CC/7
Our Ref. : ADCL/PLG-10288/L005

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

By Email

Dear Sir/Madam,

Section 12A Planning Application - Request for Amendment to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 from "Residential (Group C) 6" Zone to "Residential (Group C) 9" Zone at Cheung Chau Inland Lot No. 4 RP, Fa Peng, Cheung Chau, Island

We refer to the comments from the Planning Department, Environmental Protection Department and Urban Design and Landscape Section, Planning Department on 7.8.2024.

We would like to supersede our previous submission dated 13.8.2024 (Ref.: ADCL/PLG-10288/L004) and hereby enclose our Responses-to-Comments Table to address the abovementioned departmental comments for your consideration.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at 3180 7811.

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited

Aikon Development Consultancy Limited 毅勤發展顧問有限公司

Encl.
c.c. DPO/ Sai Kung & Islands (Attn.: Mr. Derek TAM) – By Email
Client

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Further Information

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Table 1 Response-to-Comments table
Appendix 1 Planting Proposal

Table | 1

Response-to-Comments table

Responses-to-Comments Table

Date	Department	Comments	Responses
2.8.2024	Environmental Protection Department	Since the public sewerage in the vicinity of the proposed development is not available at the moment, discharge of wastewater into septic tank and soakaway pit system is acceptable by this Department.	Noted.
		The design and construction of the septic tank and soakaway pit system of this house shall comply with EPD's ProPECC PN 5/93. Overall, we have no adverse comment on your design where soakaway pit will not affect the foundation of adjacent building. DSD's technical advice is to be considered for future connection to the public sewer. Besides, should the public sewer become available for this premises' connection in future, the premises owner shall divert their sewage from the septic tank and soakaway pit system to the public sewer accordingly.	Noted. The design and construction of the septic tank and soakaway pit system of the proposed development will strictly comply with EPD's ProPECC PN 5/93.
		The owner of the premises and septic tank and soakaway systems should be reminded not to discharge any sewage to existing storm drain/system from the proposed development. It is their duty and responsibility to provide proper facilities to treat all effluents and wastes generated as necessary and dispose of them in full compliance with the relevant legislative requirements.	Noted. No sewage would be discharged to existing storm drain/system from the proposed redevelopment and the applicant would provide and maintain proper facilities to fully treat all effluents and wastes generated on the proposed redevelopment and dispose in full compliance with the relevant legislative requirements.
		During the construction phase of the proposed redevelopment, the contractor shall be reminded to observe the relevant environmental	Noted. Preventive measures would be provided during the construction phase of the proposed redevelopment to avoid

Date	Department	Comments	Responses
		legislation and take necessary preventive measures to avoid polluting the surrounding environment. The construction waste (typically comprises rock, rubble, sand, concrete, asphalt, brick, tile, etc.) generated from the construction works should be properly disposed of at disposal facilities such as refuse transfer station in Cheung Chau. If the deposition of the construction waste at a private land lot is being considered, please be reminded that the Waste Disposal Ordinance (Cap. 354) requires a person to obtain the written permission of the owners and submit the proof using the specified form to the EPD for acknowledgement before the deposition. Details of the statutory requirements and the procedure can be found at the EPD's website. https://www.epd.gov.hk/epd/english/environmentinhk/waste/prob_solutions/wdao.html	polluting the surrounding environment. The construction waste would be properly disposed of at disposal facilities.

Date	Department	Comments	Responses
2.8.2024	Urban Design and Landscape Section, Planning Department	<u>Urban Design and Visual Perspectives</u> The increase in maximum PR from 0.2 to 1.58 and SC from 20% to 52.43% as proposed in the application is substantial and relatively high compared with the residential developments nearby. However, the proposed development is proposed to be 3 storeys high and the site area is small, it could probably be shielded by surrounding dense vegetation and not be visible to the nearby viewers. As such, significant adverse visual impact is not anticipated.	Noted.
		<u>Landscape Planning Perspectives</u> Noting that 5 nos. of trees are proposed to be felled, however in the Application Form S12A Appendix Part 2 (Impacts of Development Proposal), the box of "Tree Felling" is checked "No". For the proposed 15 nos. of new trees, please provide the proposed tree planting species for information. Please be reminded that optimization of native species to enhance biodiversity should be considered for the proposed development. Advisory Remarks to Applicant The applicant should note that approval of the rezoning application by the TBP does not imply approval of the trees works such as pruning, transplanting and/or felling under lease and/or DEVB TC(W) No. 4/2020. Applicant is reminded to approach relevant authority/ government department(s) direct to obtain necessary approval on tree works.	Noted. Please refer to **Appendix 1** for the proposed tree planting species. Noted.

Date	Department	Comments	Responses
2.8.2024	Planning Department	With reference to Section 5.9 of the Planning Statement, which pertains to our further clarification with the Fire Services Department (FSD), please elaborate on what are the fire safety alternations to be adopted to ensure fire safety. Additionally, advise on how to ensure these installations are being provided to the satisfaction of the Director of Fire Services. Please also provide the number of trees that would be planted to compensate for the five trees to be felled, as mentioned in the proposal.	As vehicles are prohibited in Cheung Chau, the provision of Emergency Vehicle Access (EVA) is generally impracticable. Additionally, according to the "New Territories Exempted Houses – A Guide to Fire Safety Requirements" administered by the Lands Department, since the proposed development (6 nos. of NTEH) is situated within a cluster (a radius of 30metres measured from the center of the proposed house site) of less than 9 houses, the provision of an EVA is not required. Nevertheless, to ensure fire safety, fire safety alternatives, such as fire detection systems and fire extinguishers on each floor, may be implemented when deemed necessary. Upon agreement on the proposed OZP amendment, the applicant is required to implement the proposed development in accordance with the Approved Building Plan, which has been thoroughly reviewed by the relevant authorities, to ensure compliance with building and fire safety regulations. Furthermore, the applicant is required to apply for a Certificate of Compliance from the Lands Department before occupation of the proposed houses. The Lands Department will further consult the Fire Services Department and

Date	Department	Comments	Responses
			stipulate any relevant fire safety requirements if deemed necessary. To compensate the loss of the 5 existing trees, 15 nos. of trees are proposed to be planted.

Appendix | 1

Planting Proposal

APPENDIX 1

PLANTING PROPOSALS

To compensate the loss of the **5** existing trees, **6** heavy standard trees with average DBH approx. 80mm, and **9** ornamental trees with average DBH approx. 75 mm are proposed to be planted. They will be planted at the peripheral common landscape areas within the site boundary. All these new trees within the application site will be maintained by the Applicant. The proposed planting species list is shown as follows.

Chinese Name	Botanic Name	Height x Spread x DBH (mm)	Spacing (mm)	Nos.
Heavy Standard Trees				
紫薇	*Lagerstroemia indica*	3000x1500x80	4000	3
細葉欖仁	*Terminalia mantaly*	4500x1500x80	4000	3
Ornamental Trees				
桂花	*Osmanthus fragrans*	2750x1500x75	4000	9
Total				**15**

Upon the above, the compensation ratio in terms of quantity and quality is shown as follows:

Quantity of loss of trees:	5 nos.
Aggregate Loss of DBH:	0.74 m
Quantity of compensatory trees:	15 nos.
Quantity compensation ratio:	About 1:3
DBH compensation:	About 0.415
DBH compensation ratio	About 1:0.56

Appendix II of RNTPC
Paper No. Y/I-CC/7

Similar Application for Amendment of Plan in the Vicinity of the Application Site on the same Outline Zoning Plan

Section 12A Application

Application No.	Proposed rezoning	Decision Date	Decision
Y/I-CC/6	To rezone the application site from "Residential (Group C) 5" ("R(C)5") to "R(C)8"	28.10.2016	Agreed

Detailed Departmental Comments

1. Land Administration

Comments of the District Lands Officer/Islands, Lands Department:

(a) there are some ruined structures on the application site that are included in the Squatter Control Survey Records. These records will be deleted if the structures are demolished for the proposed development;

(b) there are no conditions under the lease or imposed in the Certificate of Exemption (CoE) for building works and the CoE for drainage works specifying the balconies to be excluded from the gross floor area (GFA) and site coverage (SC) calculations. Yet, it is noted on the approved building plans that the balconies were excluded from the GFA and SC calculations; and

(c) the Land Administrative Office (LAO) Practice Note No. 2/2020 as quoted in paragraph 5.7.4 of the Supplementary Planning Statement has been superseded by LAO Practice Note No. 6/2023.

2. Building Matters

Comments of the Chief Building Surveyor/New Territories East 1 and Licensing, Buildings Department:

in case the site formation proposal that is required to submit to Buildings Department for approval, detailed comment under Buildings Ordinance on such submission will be formulated at the formal submission stage. Your attention is also drawn to Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-141 for the division of responsibility between Authorised Person, Registered Structural Engineer and Registered Geotechnical Engineer for the submission.

3. Drainage and Sewerage

Comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department:

the applicant is reminded to provide sand trap for the last catchpit to prevent sand, silt, cementitious materials or other objects from being washed down into the existing stormwater drainage system.

Comments of the Director of Environmental Protection:

(a) the owner of the premises and septic tank and soakaway systems should be reminded not to discharge any sewage to existing storm drain/system from the proposed development. It is their duty and responsibility to provide proper facilities to treat all effluents and wastes generated as necessary and dispose of them in full compliance with the relevant legislative requirements; and

(b) during the construction phase of the proposed development, the contractor shall be

reminded to observe the relevant environmental legislation and take necessary preventive measures to avoid polluting the surrounding environment. The construction waste (typically comprises rock, rubble, sand, concrete, asphalt, brick, tile, etc.) generated from the construction works should be properly disposed of at disposal facilities such as refuse transfer station in Cheung Chau. If the deposition of the construction waste at a private land lot is being considered, please be reminded that the Waste Disposal Ordinance (Cap. 354) requires a person to obtain the written permission of the owners and submit the proof using the specified form to the Environmental Protection Department (EPD) for acknowledgement before the deposition. Details of the statutory requirements and the procedure can be found at the EPD's website. https://www.epd.gov.hk/epd/english/environmentinhk/waste/prob_solutions/wdao.html

4. <u>Urban Design and Landscape</u>

Comments of the Chief Town Planner/Urban Design & Landscape, Planning Department:

(a) optimization of native species to enhance biodiversity should be considered for the proposed development; and

(b) the applicant should note that approval of the rezoning application by the Board does not imply approval of the trees works such as pruning, transplanting and/or felling under lease and/or Development Bureau Technical Circular (Works) No. 4/2020. The applicant is reminded to approach relevant authority/ government department(s) direct to obtain necessary approval on tree works.

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Educational Institution
House	Government Refuse Collection Point
Utility Installation for Private Project	Government Use (not elsewhere specified)
	Institutional Use (not elsewhere specified)
	Place of Recreation, Sports or Culture
	Private Club
	Public Convenience
	Public Utility Installation
	Public Vehicle Park (for cycles only)
	Recyclable Collection Centre
	Religious Institution
	Residential Institution
	Rural Committee/Village Office
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio, site coverage and building height specified below, or the plot ratio, site coverage and height of the existing building, whichever is the greater:

Sub-area	Maximum Plot Ratio	Maximum Site Coverage	Maximum Building Height
R(C)1	1	40%	3 storeys (8.23m)
R(C)2	0.7	40%	3 storeys (9m)
R(C)3	0.6	30%	3 storeys (9m)
R(C)4	0.6	30%	2 storeys (7.62m)
R(C)5	0.4	20%	2 storeys (7.62m)
R(C)6	0.2	20%	2 storeys (7.62m)
R(C)7	0.9	45%	2 storeys (7.62m)
R(C)8	0.8	40%	3 storeys
R(C)9	**1.58**	**52.43%**	**3 storeys (8.23m or +64mPD)**

(b) In determining the relevant maximum plot ratio and site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.