

**APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. Y/I-PC/2

<u>Applicant</u>	: Victory Fortune Limited represented by Lanbase Surveyors Limited
<u>Site</u>	: Lots 194 RP and 197 RP in D.D. Peng Chau and adjoining Government Land (GL), Peng Chau, New Territories
<u>Site Area</u>	: About 2,860m ² (including about 310m ² (10.8%) of GL)
<u>Lease</u>	: Old Schedule Agricultural Lots held under Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Peng Chau Outline Zoning Plan (OZP) No. S/I-PC/12
<u>Zoning</u>	: “Village Type Development” (“V”) [Restricted to a maximum building height (BH) of 3 storeys (8.23m)]
<u>Proposed Amendment</u>	: To rezone the application site from “V” to “Residential (Group C) 1” (“R(C)1”) subject to a maximum plot ratio (PR) of 0.75, a maximum site coverage (SC) of 40%, and a maximum BH of 3 storeys (9m)

1. The Proposal

- 1.1 The applicant proposes to rezone the application site (the Site) (**Plan Z-1**) from “V”¹ to “R(C)1” to facilitate a proposed flat development (**Drawing Z-1**). The applicant proposes to adopt the Notes for the “R(C)1” zone under the prevailing OZP, among which ‘Flat’ is a Column 1 use which is always permitted and development is subject to a maximum PR of 0.75, a maximum SC of 40%, and a maximum BH of 3 storeys (9m).
- 1.2 The Site is the subject of a previous section 16 planning application No. A/I-PC/14 (**Plan Z-2**) submitted by the same applicant for a proposed house (other than New Territories Exempted House (NTEH)) development, which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 18.3.2022.

¹ According to the Notes of the OZP, ‘flat’ is neither a Column 1 nor Column 2 use of the “V” zone.

- 1.3 According to the applicant's Indicative Scheme (**Drawing Z-1**), the proposed residential development will provide nine 3-storey and one 2-storey residential blocks comprising 29 units. The master layout plan, landscape master plan, typical floor plans and section plan submitted by the applicant are at **Drawings Z-1 to Z-4** respectively. The major development parameters are similar to the approved section 16 application, except the housing type changing from house to flat and consequent increase in number of units, a slightly larger site area to include the piece of GL at the southern boundary of the Site and minor increase in GFA and maximum BH. A comparison of the key development parameters of the two schemes is given in the following table:

	Approved Scheme of Previous Application (A/I-PC/14) (a)	Indicative Scheme of Current Application (Y/I-PC/2) (b)	Difference (b)-(a) (%)
Site Area (about)	2,624m ² (including GL of about 74m ² (2.8%))	2,860m ² (including GL of about 310m ² (10.8%))	+236m ² (+8.99%) (GL +236m ²)
Total Gross Floor Area (GFA) (about)	1,968m ²	2,145m ²	+177m ² (+8.99%)
PR	Not more than 0.75	Not more than 0.75	No change
SC (about)	25%	25%	No change
BH	Not exceeding 8.23m	6 to 9m	+0.77m (+9.36%)
No. of Storeys	3	2 to 3	No change
No. of Blocks	10	10	No change
No. of Units	10	29	+19 (+190%)
Average Flat Size	196.8m ²	73.97m ²	-122.83m ² (-62.41%)
Planned Population	60	116	+56 (+93.33%)
Greenery Coverage	Not less than 20%	Not less than 20%	No change

- 1.4 To support the application, the applicant has submitted various technical assessments for the Indicative Scheme, which include Tree Survey and Preservation Report, Geotechnical Planning Review Report (GPRR), Level of Service (LOS) Assessment for pedestrian flow, Sewerage Impact Assessment (SIA), Water Supply Impact Assessment (WSIA) and Drainage Proposal.

Access and Transport Arrangement

- 1.5 While Peng Chau has no private car running, the Site is accessible via existing footpaths surrounding the Site which connect to Peng Chau Ferry Pier about 500m to the northwest (**Plans Z-1 and Z-2**). According to the LOS Assessment for pedestrian flow (**Appendix Ia**), all accessed footpaths will be operating satisfactorily during the peak hours with the proposed flat development. According to the Public Transport Analysis of the LOS, the existing ferry services between Central and Peng Chau can accommodate the increased population.

Landscape Proposal

- 1.6 According to the Indicative Scheme, the proposed flat development will provide a private open space of about 116.37m². Besides, the greenery coverage for the proposed development is not less than 20% in accordance with the Sustainable Building Design Guidelines. According to the landscape master plan (LMP) (**Drawing Z-2**) and the Tree Survey and Preservation Report (**Appendix 10 of Appendix Ia**), there are 18 trees within the Site where five trees will be retained in-situ while the remaining 13 trees will be transplanted to other locations within the Site.

Geotechnical, Water Supply, Sewerage and Drainage Aspects

- 1.7 A GPRR (**Appendix 7 of Appendix Ia**) has been conducted to assess the geotechnical feasibility of the proposed development. While it is identified that there is an existing slope feature (**Plan Z-2**) maintained by the Government to the east of the Site, the proposed development is geotechnically feasible with proposed slope improvement works, such as installation of soil nails.
- 1.8 Freshwater and flushing water for the proposed development will be both supplied by the freshwater supply mains. Hydraulic capacities of the existing sewers are also found to be adequate to handle the additional flow from the proposed development. According to the SIA and WSIA (**Appendices 9 and 12 of Appendix Ia**), the existing freshwater and sewerage systems have sufficient capacity to cater for the proposed development. Besides, according to the Drainage Proposal (**Appendix 11 of Appendix Ia**), a drainage system including a terminal manhole and a stormwater pipe will be provided to discharge the cumulative surface runoff generated from the proposed development and surrounding catchment to the existing stormwater pipes with consideration of the possible climate change.
- 1.9 In support of the application, the applicant has submitted the following documents:
- (a) Application form received on 26.6.2023 (**Appendix I**)
 - (b) Consolidated Supporting Planning Statement (SPS) (**Appendix Ia**) received on 31.7.2024²
- 1.10 On 22.9.2023, the Committee agreed to defer making a decision on the application for two months as requested by the applicant.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in Section 6 of the consolidated SPS (**Appendix Ia**), which are summarised as follows:

² A total of 6 previous further information (FI) submissions (received on 16.11.2023[#], 29.12.2023[#], 15.2.2024[#], 3.4.2024[#], 4.6.2024[#] and 19.6.2024^{*}) were received in response to departmental comments and public comments with relevant technical assessments, of which 5 FIs (marked with #) were accepted but not exempted from recounting and publication requirements and one FI (marked with *) were accepted and exempted from recounting and publication requirements. The consolidated SPS in Appendix Ia supersedes the original SPS and all FIs and hence not attached to this paper.

- (a) the proposed rezoning is in line with the government policy to increase housing supply. The proposed development scale is similar to the previously approved section 16 application No. A/I-PC/14 for proposed houses except a minor increase of maximum BH from 8.23m to 9m. The residential development would be increased from 10 houses of the approved scheme to 29 units under the current application;
- (b) the Site does not fall within any village ‘environs’, therefore land exchange can be conducted to facilitate the proposed flat development. The inclusion of the GL in the proposed development will make efficient use of the uncultivated land and upgrade the surrounding environment;
- (c) the Site is situated in a residential area and the proposed 3-storey residential development is considered compatible with the village houses in the nearby “V” zones and the surrounding land uses. No adverse visual impact to the area is anticipated; and
- (d) various technical assessments have been carried out which conclude that there would be no adverse impact from the proposed development on its surroundings.

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

The applicant is the sole ‘current land owner’ of private land portion. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the requirements as set out in the Town Planning Board Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) are not applicable.

4. Background

The Site together with the adjoining land has been zoned “V” on the first Peng Chau OZP No. S/I-PC/1 gazetted on 17.11.2000. The planning intention of the “V” zone is primarily for the provision of land for the retention of the existing village areas. As explained in the Explanatory Statement (ES) of the OZP, there are no recognised villages in Peng Chau and areas zoned “V” on the OZP include settlements developed mainly in the form of village houses. There has been no change to the “V” zone on the OZP since then.

5. Previous Applications

- 5.1 The Site is the subject of a previous section 16 application No. A/I-PC/14 submitted by the same applicant for proposed ten 3-storey houses (**Plans Z-1 and Z-2**). The application was approved with conditions by the Committee on 18.3.2022 mainly on the considerations that the proposed house development could make use of the available land resources within the village area to provide housing supply; the small scale of development; and the proposed low-rise and low-density development of houses were not incompatible with the existing residential neighbourhood with mainly 1-3 storeys village houses in the surroundings and the general rural character of the area.

5.2 The Site is the subject of a previous section 12A application No. Y/I-PC/1 submitted by the same applicant to rezone the Site from “V” to “R(C)1”. The application was withdrawn by the applicant on 9.2.2023.

5.3 Details of these previous applications are summarised at **Appendix IV**.

6. Similar Application

There is no similar application involving rezoning of a site from “V” to other residential zoning on the OZP.

7. The Site and Its Surrounding Areas

7.1 The Site, bisected into two portions (i.e. northern and southern portions) by an existing footpath, is situated on a relatively flat lower platform of a valley in the central part of Peng Chau. It is accessible via existing footpaths connecting to Peng Chau Wing On Street and the Peng Chau Ferry Pier which is 500m to the northwest (**Plans Z-1 and Z-2**). The Site is partly farmland or vegetated land covered with trees and shrubs, and partly covered by structures for a mix of temporary uses, including storage of construction materials and kayak equipments (**Plan Z-3 and Plans Z-5a to Z-5b**).

7.2 The surrounding areas are predominantly rural in character with natural vegetation as well as village houses or temporary structures erected on stepped platforms within “V” and “Residential (Group D)” (“R(D)”) zones. To the north across Wai Tsai Street Sitting-Out Area is Far East Consortium Peng Chau Building zoned “Residential (Group A) 2” (“R(A)2”) with 6 storeys of flats and the deserted Peng Chau Theatre. Peng Chau Clinic and Peng Chau Rural Committee are located to the further west across Shing Ka Road adjacent to vegetated hill slopes (**Plan Z-2**).

8. Planning Intention

The planning intention of the “V” zone is primarily for the provision of land for the retention of the existing village areas. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a NTEH. Other commercial, community and recreational uses may be permitted on application to the Board.

9. Comments from Relevant Government Departments

9.1 The following government departments have been consulted and their comments on the application are summarised as follows:

Land Administration

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

- (a) the Site comprises two Old Schedule Agricultural Lots, namely Lot 194 RP and Lot 197 RP in D.D. Peng Chau (the Lots), and unleased unallocated GL. The Lots are held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. According to the “A” Rent Rolls record, the respective site areas of Lot 194 RP and Lot 197 RP are about 1,007.5m² and 1,543m² respectively. The area of GL involved is about 310m² (subject to survey);
- (b) there is no recognised village in Peng Chau under the Small House Policy. Hence, the Site is not located within any recognised village;
- (c) the proposed development contravenes the existing lease conditions. Should the planning application be approved, the owner of the Lots will need to apply to LandsD for a land exchange to implement the development proposal. The land exchange application will be considered by LandsD acting in the capacity as the landlord as its sole discretion and there is no guarantee that the land exchange application will be approved by LandsD, which will be subject to such terms and conditions including among others the payment of premium, administrative fee and other fee, as may be imposed by LandsD;
- (d) the proposed slope mitigation works involve the Slope Feature No. 10SW-B/CR335 (**Plan Z-2**) which is adjacent to the Site. She has no comment on the applicant’s proposal that all the slope mitigation works would be confined within the boundary of the site and to discuss the details with the relevant government departments during the land exchange application process;
- (e) regarding the public comment on the possible interface of the proposed development with the existing four houses at the northwestern fringe, there is no guarantee that a right-of-way would be provided to any lot, and the lot owner(s) should secure their own right of way; and
- (f) the applicant has proposed that the SIA and detailed drainage proposal would be submitted under the land exchange application. As the sewage and drainage matters are technical in nature, she has no comment subject to:
 - (i) no adverse comment from Drainage Services Department (DSD) and Environmental Protection Department (EPD); and
 - (ii) DSD and EPD to confirm there would not be insurmountable problem in achieving the development potential permitted under the proposed “R(C)1” zone.

Traffic

9.1.2 Comments of the Commissioner for Transport (C for T):

it is understood that the proposed development is estimated to be completed in 2028, and the design year of the traffic forecast is set at 2033, which is five years after the planned completion of the development. This conservative approach has taken future changes into account. Therefore, she has no further comments from a traffic engineering perspective.

9.1.3 Comments of the Chief Engineer/New Territories East, Highways Department (CHE/NT East, HyD):

- (a) the adjacent roads of the Site are not maintained by his department; and
- (b) he has no comment on the application from highways maintenance point of view.

Drainage and Sewerage

9.1.4 Comments of the Director of Environmental Protection (DEP):

he has no comment on the application from the sewage perspective.

9.1.5 Comments of the Chief Engineer/Hong Kong and Islands, Drainage Services Department (CE/HK&I, DSD):

- (a) he has no comment on the SIA;
- (b) he has no adverse comment on initial findings regarding drainage impact and indicative drainage layout; and
- (c) other detailed comments are at **Appendix V**.

Urban Design and Landscape

9.1.6 Comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD):

Urban Design

- (a) the Site is located to the south of Wai Tsai Street Sitting-out Area, the deserted Peng Chau Theatre and the 6-storey Far East Consortium Peng Chau Building. Low-rise residential development of 1-3 storeys is found to the northeast, east, south and west of the Site. Given the minor increase in development scale, height and intensity, the proposed development is considered compatible with the surrounding context and significant adverse visual impact is not anticipated.

Landscape

- (b) she has no comment from landscape planning perspective;
- (c) according to aerial photo of 2022, the Site is located in an area of village and coastal uplands landscape character predominated by Small Houses and tree groups. According to the Tree Survey and Preservation Report, 18 existing trees are found within the Site, of which five are proposed to be retained in-situ and 13 are proposed to be transplanted within the Site. According to the LMP (**Drawing Z-2**), planters are proposed along the paving path and lawn areas are proposed within the development. Significant adverse impact on existing landscape resources arising from the proposed development is not anticipated; and
- (d) other detailed comments are at **Appendix V**.

Nature Conservation

- 9.1.7 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

the Site is largely used as open farmland and is surrounded by residential developments, therefore it is not an important habitat for wildlife.

Water Supply

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

the applicant has prepared a WSIA to assess the water demand requirement for the proposed development. It is concluded that the existing freshwater mains for the Site could provide sufficient supply of freshwater to cater the water demand from the proposed development at the Site. As such, he has no comment on the WSIA.

Building Matters

- 9.1.9 Comments of the Chief Building Surveyor/New Territories East 1 & Licensing, Buildings Department (CBS/NTE1, BD):

- (a) no in-principle objection to the proposed use on the Site under the Buildings Ordinance; and
- (b) other detailed comments are at **Appendix V**.

Fire Safety

- 9.1.10 Comments of the Director of Fire Services (D of FS):

- (a) no in-principle objection to the application subject to water supplies

for firefighting and fire service installations being provided to the satisfaction of D of FS; and

- (b) other detailed comments are at **Appendix V**.

Geotechnical

9.1.11 Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);

- (a) he has no comment on the applicant's proposal providing that all the slope mitigation works would be confined within the boundary of the Site and to discuss the details with the relevant government departments during the land exchange application process; and
- (b) other detailed comments are at **Appendix V**.

Environmental Hygiene

9.1.12 Comments of the Director of Food and Environmental Hygiene:

- (a) she has no major comments on the application;
- (b) with regard to public comments, no complaint concerning refuse collection points and refuse collection services near the Site was received in the last 12 months since April 2023 according to her record; and
- (c) other detailed comments are at **Appendix V**.

9.2 The following government departments have no comment on the application:

- (a) Commissioner of Police; and
- (b) District Officer (Islands), Home Affairs Department.

10. Public Comments Received During Statutory Publication Periods

The application and the relevant FIs were published for public inspection. During the public inspection periods, a total of 20 public comments were received from Peng Chau Reclamation Concern Group and individuals all raising objection to the application (**Appendix VI**). The major objecting grounds are summarised as follows:

- (a) the "V" zone should be preserved and the proposed flats would induce negative social impacts, loss of local rural character and incompatible with the rural setting of the surrounding areas. Flat developments are mainly located in Peng Chau North and the rezoning proposal is not in line with the planning intention and the urban design concept as stated in the ES of the OZP. Moreover, there are vacant houses and flats nearby which indicates that there is limited demand for more flats in Peng Chau;

- (b) according to the Indicative Scheme, there will have 10 houses in the development. However, the proposed “R(C)1” zone allows a larger scale of development and exempts some type of facilities, such as plant rooms, club houses and other ancillary facilities from gross floor area calculation;
- (c) the Site involves a significant amount of GL. Moreover, the proposed development might affect some existing trees within the GL which has not been identified in the Tree Survey and Preservation Report clearly. The Tree Survey and Preservation Report is not easy to read. The removal of green areas would disturb the natural environment and local ecology, leading to a loss of habitat for wildlife;
- (d) the Site is located in a gully surrounded by hills susceptible to flooding risk;
- (e) the nearby footpaths are very narrow and may not be able to accommodate the pedestrian flow generated by the proposed development. The proposed development encroaches onto the main entrance of the existing dwellings at the northwestern fringe;
- (f) the LOS Assessment is incomplete, which failed to take into account survey figures of the morning peak hour concerning the ferry service between Peng Chau and Central;
- (g) the proposed flat development would drive population growth and impose pressure on local community facilities, such as sewerage system, water quality, refuse collection services/facilities, crime problem, pressure on medical services, education, etc. Potential adverse environmental impacts (such as air, noise and water quality), fire risk, flooding, pedestrian flow, road blocking, visual impact, poor airflow and ventilation, etc. are also anticipated;
- (h) the existing infrastructure and government, institution or community (GIC) facilities in Peng Chau cannot cope with the increased population arising from the proposed house development; and
- (i) the cultural heritage of Peng Chau as well as the current uses at the Site, such as farms and the area for canoes storage, should be preserved. The irreversible loss of rural character and ecological importance would hamper local rural tourism opportunities.

11. Planning Considerations and Assessments

- 11.1 The applicant proposes to rezone the Site from “V” to “R(C)1” subject to a maximum PR of 0.75, a maximum SC of 40% and a maximum BH of 3 storeys (9m) to facilitate a flat development. According to the applicant’s Indicative Scheme (**Drawings Z-1 to Z-4**), the proposed flat development has nine 3-storey and one 2-storey residential blocks providing 29 units which has a PR of 0.75, a SC of 20%, and BH of two and three storeys ranging from 6m to 9m, with private open space of about 116.37m².

Planning Intention

- 11.2 According to the ES of the OZP, there are no recognised villages in Peng Chau, and areas zoned “V” on the OZP include settlements developed mainly in the form of village houses. In order to retain the village character, the development or redevelopment in the “V” zone is subject to a maximum BH of 3 storeys not exceeding 8.23m. The proposed “R(C)1” zone under the current application which is to facilitate the low-rise and low-density flat development has a similar maximum BH of 3 storeys (9m) compared with those of the current “V” zone (i.e. 8.23m).

Land Use Compatibility, Urban Design and Landscape Aspects

- 11.3 The Site is situated in the central part of Peng Chau and accessible via existing footpaths connecting to Peng Chau Ferry Pier about 500m to the northwest. The surrounding area is predominantly rural in character with low-rise residential buildings zoned “R(A)2” with up to 6 storeys, and village type development *and* temporary structures of 1-3 storeys zoned “V” and “R(D)”. Given the small scale of development which has a PR of 0.75 and a maximum BH of 3 storeys (9m) similar to the surrounding development, the proposed flat development with 29 units is considered not incompatible with the existing neighbourhood and general rural character of the area. The proposed flat development could make better use of the available land resources to provide more units to meet the housing needs.
- 11.4 From landscape planning perspective, the Site is located in an area of village and coastal uplands landscape character predominated by village houses and tree groups. The applicant’s Tree Survey and Preservation Report indicates that 18 existing trees are found within the Site, of which five trees are proposed will be retained in-situ and 13 trees will be transplanted within the Site. Greenery coverage to be provided will be not less than 20% with lawn areas, planters and private park (**Drawing Z-2**). CTP/UD&L, PlanD advises that significant adverse impact on the existing landscape resources arising from the proposed development is not anticipated.

Technical Aspects

- 11.5 The applicant has submitted relevant technical assessments including LOS Assessment for pedestrian flow, GPRR, WSIA, SIA and Drainage Proposal in support of the application. According to the LOS Assessment, all accessed footpaths will be operating satisfactorily while the existing ferry services between Central and Peng Chau can accommodate the increased population. Also, water supply, sewerage and drainage systems are adequate to handle the additional water supply and sewerage demands and surface runoff arising from the proposed development. Relevant departments, including C for T, H(GEO), CEDD, CE/C, WSD, DEP and CE/HK&I, DSD have no adverse comments on the application. The concerns regarding improvement and maintenance of the adjacent slope, and implementation of sewerage and drainage proposals could be dealt with in the land exchange stage.

Previous Application

- 11.6 The Committee previously approved a section 16 application involving a proposed house development at the Site on 18.3.2022 which has same PR and similar major development parameters compared with the current application except change in housing type, a slightly larger site area from 2,624m² to 2,860m², minor increase in GFA from 1,968m² to 2,145m², maximum BH from 8.23m to 9m and number of units from 10 to 29. Approval of the current application is in line with the previous decision of the Committee.

Development Restrictions to be stipulated on the OZP

- 11.7 According to the streamlined measures under Joint Practice Note (JPN) No. 7 issued in August 2021, since the maximum SC permissible has been stipulated under the Building (Planning) Regulations (B(P)R), only a more stringent SC restriction than that stipulated in the B(P)R for specific planning purposes³ in selected sites will be imposed in the OZP. CTP/UD&L, PlanD has no comment on not imposing SC restriction in the OZP as according to the streamlined arrangement. As such, a maximum PR of 0.75 and a maximum BH of 3 storeys (9m) are recommended for statutory planning control purpose. Should the application be agreed by the Committee, PlanD will work out the details of the appropriate zoning with development restrictions to be set out in the Notes for the Committee's consideration prior to gazetting of the proposed amendments to the OZP under Section 5 of the Town Planning Ordinance.

Public Comments

- 11.8 There are 20 objecting public comments submitted by a local concern group and individuals during the statutory publication periods as summarised in paragraph 10 above. The departmental comments in paragraph 9 above and planning assessments in paragraphs 11.1 to 11.7 above are relevant. Regarding the public comments on insufficient GIC facilities in Peng Chau to serve the increased population, taken into account the planned population of 116 arising from the proposed flat development, the existing and planned provision of GIC facilities in Peng Chau are generally adequate to meet the demand of the overall population in accordance with the requirements of the Hong Kong Planning Standards and Guidelines and relevant government departments. Regarding the public comment concerning the existing trees within GL, the Tree Survey and Preservation Report has covered the trees within GL.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10, PlanD has no in-principle objection to the application.
- 12.2 Should the Committee decide to agree/partially agree to the application, PlanD would work out the appropriate amendments to the OZP, including zoning

³ Examples include preserving local character, enhancing air ventilation, visual quality as well as permeability.

boundaries and development restrictions to be set out in the Notes and ES, for the consideration of the Committee prior to gazetting under section 5 of the Ordinance upon reference back of the OZP.

- 12.3 Alternatively, should the Committee decide not to agree to the application, the following reason is suggested for Members' reference:

the application site falls within an area zoned "Village Type Development" ("V") primarily for the provision of land for the retention of the existing village areas. The current "V" zone for the application site is considered appropriate and should be retained. There is no strong justification in the submission for rezoning the application site from "V" to "Residential (Group C)1".

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to agree, partially agree, or not to agree to the application.
- 13.2 Should the Committee decide not to agree to the application, Members are invited to advise what reason(s) for the decision should be given to the applicant.

14. Attachments

Appendix I	Application form received on 26.6.2023
Appendix Ia	Consolidated SPS received on 31.7.2024
Appendix II	Notes for the "V" zone under the Approved Peng Chau OZP No. S/I-PC/12
Appendix III	Notes for the "R(C)" zone under the Approved Peng Chau OZP No. S/I-PC/12
Appendix IV	Previous applications
Appendix V	Detailed departmental comments
Appendix VI	Public comments
Drawing Z-1	Master Layout Plan
Drawing Z-2	LMP
Drawings Z-3a and Z-3b	Typical Floor Plan
Drawing Z-4	Section Plan
Plan Z-1	Location Plan
Plan Z-2	Site Plan
Plan Z-3	Aerial Photo
Plans Z-4a and Z-4b	Unmanned Aerial Vehicle Photos
Plans Z-5a and Z-5b	Site Photos