

Form No. S16-I
表格第 S16-I 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

2021年3月3日
此文件在 2021年3月3日 收到，城市規劃委員會
只會在收到此文件後才正式確認收到
申請的日期。
3 MAR 2021
This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House"
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / I-CC/25
	Date Received 收到日期	1-3 MAR 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>)。亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Chung Shak Hei (Cheung Chau) Home for The Aged Limited
鍾錫熙長洲安老院有限公司

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)

Chung Wah Nan Architects Ltd.
鍾華楠建築師有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Ping Chong Road, Cheung Chau 長洲冰廠路
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 760 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2180 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 760 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/I-CC/8
(e) Land use zone(s) involved 涉及的土地用途地帶	Government, Institution or Community ("G/IC") (4) 政府、機構或社區(4)
(f) Current use(s) 現時用途	Vacant 空置土地 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"¹ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹ (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"² (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」² (請夾附業權證明文件)。
- ☐ is not a "current land owner"³.
並不是「現行土地擁有人」³。

- ☒ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"⁴.
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」⁴。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"⁵.
已取得 名「現行土地擁有人」⁵的同意。

Details of consent of "current land owner(s)" ⁵ obtained 取得「現行土地擁有人」 ⁵ 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. 如上述任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on (DD/MM/YYYY)[&]
於 (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on (DD/MM/YYYY)[&]
於 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on (DD/MM/YYYY)[&]
於 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on (DD/MM/YYYY)[&]
於 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☒ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道	<input type="checkbox"/> Filling of pond 填塘
	Area of filling 填塘面積 sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度 m 米	<input type="checkbox"/> About 約
	<input type="checkbox"/> Filling of land 填土	<input type="checkbox"/> Filling of land 填土
Area of filling 填土面積 sq.m 平方米	<input type="checkbox"/> About 約	
Depth of filling 填土厚度 m 米	<input type="checkbox"/> About 約	
<input type="checkbox"/> Excavation of land 挖土	<input type="checkbox"/> Excavation of land 挖土	
Area of excavation 挖土面積 sq.m 平方米	<input type="checkbox"/> About 約	
Depth of excavation 挖土深度 m 米	<input type="checkbox"/> About 約	
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))		
(b) Intended use/development 有意進行的用途/發展		

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置		
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☒ Building height restriction From 由7.62.....m 米 to 至11.5..... m 米
建築物高度限制
Approximate 約
From 由12.220... mPD 米 (主水平基準上) to 至
Approximate 約16.100 mPD 米 (主水平基準上)
From 由2..... storeys 層 to 至3..... storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Minor Relaxation of Building Height Restriction for Social Welfare Facility (Residential Care Home for the Elderly)
擬議為社會福利設施 (安老院) 略為放寬高度限制

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	.....2180..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....2.9.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....98.4..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....1.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....3..... storeys 層	
	<input type="checkbox"/> include 包括..... storeys of basements 層地庫	
	<input type="checkbox"/> 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	.....16.100... mPD 米(主水平基準上)	<input checked="" type="checkbox"/> About 約
	.....11.5..... m 米	<input type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 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)

Proposed Use: Social Welfare Facility

(Residential Care Home for the Elderly)

GFA : about 2180 sq.m.

擬議用途：社會福利設施（安老院）

總樓面面積：約2180平方米

(please specify land area(s) 請註明地面面積)

☐ Open space 休憩用地

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	All floors 所有樓層	Social Welfare Facility (Residential Care Home for the Elderly) 社會福利設施（安老院）
.....
.....
.....
.....

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

Proposed uses of the Uncovered area at R/F: Flat roof (for leisure by the elderly) and VRV zone
 天台露天地方的擬議用途：平台（長者休憩用途）及空調系統分體機區

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal

擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

June 2025

2025年6月

8. Vehicular Access Arrangement of the Development Proposal

擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p><u>Ping Chong Road, Cheung Chau 長洲冰廠路</u></p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p>
<p>Any provision of parking space for the proposed use(s)?</p> <p>是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p><u>Golf Cart (Village Vehicle)</u> <u>1</u></p> <p><u>哥爾夫球車 (鄉村車輛)</u> _____</p>
<p>Any provision of loading/unloading space for the proposed use(s)?</p> <p>是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴士車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.
如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地、池塘界線，以及河道改道、填塘、填土及／或挖土的細圖及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the "Planning Statement and Supplementary Documents" attached.

請參照附件「Planning Statement and Supplementary Documents」。

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


TANG YUET CHING

Name in Block Letters
姓名（請以正楷填寫）

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

Director

Position (if applicable)
職位（如適用）

Professional Qualification(s)
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

Others 其他

on behalf of
代表

Chung Wah Nan Architects Ltd.

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

Date 日期

11/02/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人上披露，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 號北角政府台署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量^④

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

^④ Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要			
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Ping Chong Road, Cheung Chau 長洲冰廠路		
Site area 地盤面積	760 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 760 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	S/I-CC/8		
Zoning 地帶	Government, Institution or Community ("G/IC") (4) 政府、機構或社區(4)		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Building Height Restriction for Social Welfare Facility (Residential Care Home for the Elderly) 擬議為社會福利設施(安老院)略為放寬高度限制		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2180 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	2.9 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		11.5 m 米 <input type="checkbox"/> (Not more than 不多於)
			16.100 mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			3 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	98.4 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <u>Golf Cart (Village Vehicle)</u> <u>哥爾夫球車 (鄉村車輛)</u>	1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Chung Wah Nan Architects Ltd.



24th Floor, Beverly House, 93-107 Lockhart Road, Wanchai, Hong Kong
T/電話 (852) 2586 1234 F/傳真 (852) 2586 1116 E/電郵 cwnal@cwnal.com.hk

11 February 2021

Our Ref: CSHCC/014

BY HAND


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

Dear Sirs,

Re: Proposed Residential Care Home for the Elderly at Ping Chong Road, Cheung Chau
- Section 16 Planning Application

- 1.0 We have been appointed as the Architectural Consultant by Chung Shak Hei (Cheung Chau) Home for the Aged Ltd. for carrying out a Technical Feasibility Study for construction of a proposed Residential Care Home for the Elderly at Ping Chong Road in Cheung Chau.
- 2.0 On behalf of Chung Shak Hei (Cheung Chau) Home for the Aged Ltd., we submit herewith the following items as per the enclosed 'Checklist of Documents' for your consideration and approval of this Section 16 Planning Application:
 - 2.1 5 duly signed original copies of the application form together with the Particulars of applicant and authorized agent; and
 - 2.2 70 copies of each of supplementary documents including location plan, site plan and relevant drawings accompanying the application; and
 - 2.3 Original Copy of Authorization Letter duly signed and chopped by the applicant dated 3 February 2021.
- 3.0 Should you have any query or require further information, please contact the undersigned or our Ms. Patsy Wong at telephone no. 2586 1234 at your earliest convenience.
- 4.0 Thank you for your attention.

Yours faithfully,
Chung Wah Nan Architects Ltd.


TANG Yuet Ching, Doris
Director

2021年 3月 3 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。

1-3 MAR 2021

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

Encl.

c.c.	CSHCC	- Mr. Eric Ho / Ms. Tan To / Ms. Vinci Li	) - w/ encl. via e-mail only
	FUGRO	- Mr. Franky Lo)
	FE	- Mr. Thomas Lau / Mr. Jacky Wong)
	RLB	- Mr. K.C. Ko)
	Ramboll	- Ms. Zoe Chan / Ms. Laraine Chau)

CC/DT/PW/NN/cw

鍾華楠建築師有限公司

香港灣仔駱克道93-107號利臨大廈24樓

Chung Wah Nan Architects Ltd.



24th Floor, Beverly House, 93-107 Lockhart Road, Wanchai, Hong Kong
T/電話 (852) 2586 1234 F/傳真 (852) 2586 1116 E/電郵 cwnal@cwnal.com.hk

2 March 2021

Our Ref: CSHCC/015

BY HAND

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

Attn: Ms. Ngan

Dear Ms. Ngan,

Re: Proposed Residential Care Home for the Elderly at Ping Chong Road, Cheung Chau
- Supplementary Information for Section 16 Planning Application

- 1.0 We refer to our letter ref. CSHCC/014 to you dated 11 February 2021 regarding the captioned planning application.
- 2.0 As per our tele-conversation with your good self on 2 March 2021, we submit herewith 3 copies of the revised drawing no. P-03 (Revision A) with incorporation of the annotation of the parking space on G/F for your reference and replacement. This revised drawing will replace the same previously enclosed in the 'Planning Statement and Supplementary Documents' of our planning application dated 11 February 2021 under Appendix 2, Appendix 4 (under its Appendix 1.1) and Appendix 5 (under its Appendix A) for your consideration and approval of the Section 16 Planning Application.
- 3.0 Please be kindly clarified that the proposed parking space is placed on G/F adjacent to the main entrance. It is a parking space for golf cart (village vehicle).
- 4.0 Should you have any query or require further information, please contact the undersigned or our Ms. Patsy Wong at telephone no. 2586 1234 at your earliest convenience.
- 5.0 Thank you for your attention.

Yours faithfully,
Chung Wah Nan Architects Ltd.

TANG Yuet Ching, Doris
Director

Encl.

c.c.	CSHCC	- Mr. Eric Ho / Ms. Tan To / Ms. Vinci Li	) - w/ encl. via e-mail only
	FUGRO	- Mr. Franky Lo)
	FE	- Mr. Thomas Lau / Mr. Jacky Wong)
	RLB	- Mr. K.C. Ko)
	Ramboll	- Ms. Zoe Chan / Ms. Laraine Chau)

2021年 3月 3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。

- 3 MAR 2021

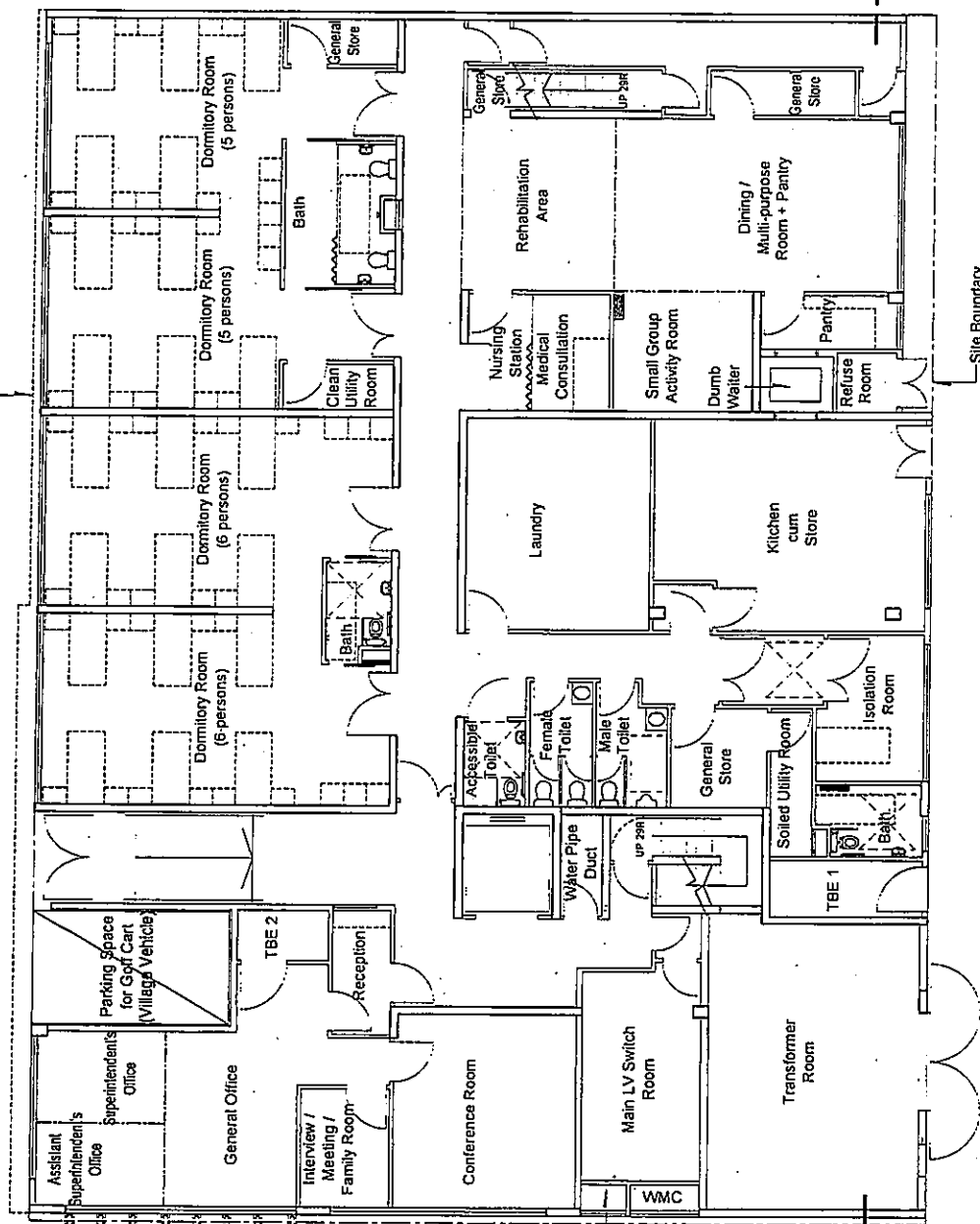
This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

CC/DT/PW/NN/mc

鍾華楠建築師有限公司

香港灣仔駱克道93-107號利臨大廈24樓

Ping Chong Road



Pak She Praya Road

F.S. & Sprinkler Inlet & Sprinkler
Control Valve Cabinet

Architectural Feature
Above

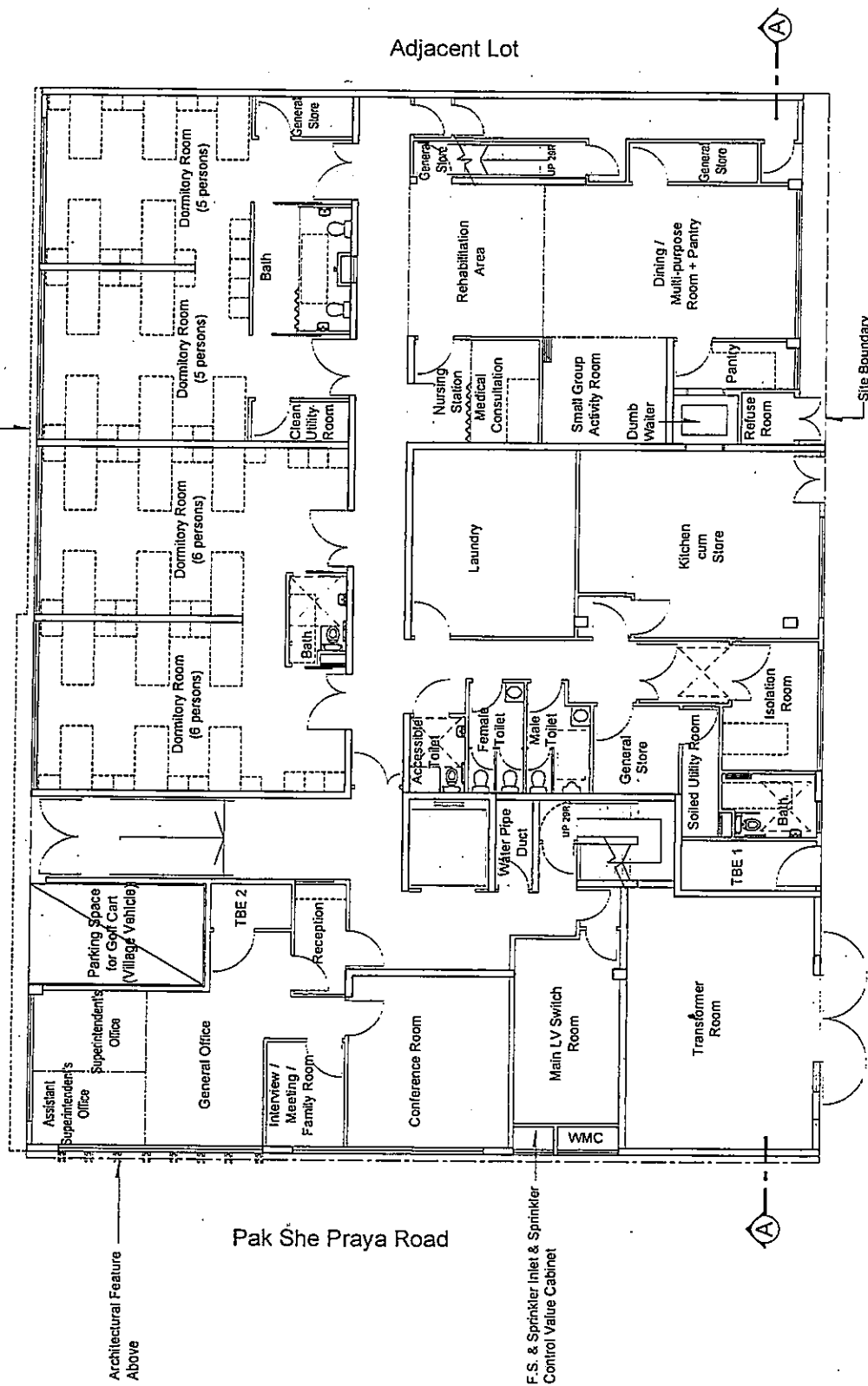
Architectural Feature
Above

Proposed Residential Care Home for the Elderly at Ping Chong Road, Cheung Chau

G/F Layout Plan

SCALE	1:200	DATE	02 MAR 2021
CHECKED		DRAWN	
DRAWING NO.	P-03	REV	A

Ping Chong Road



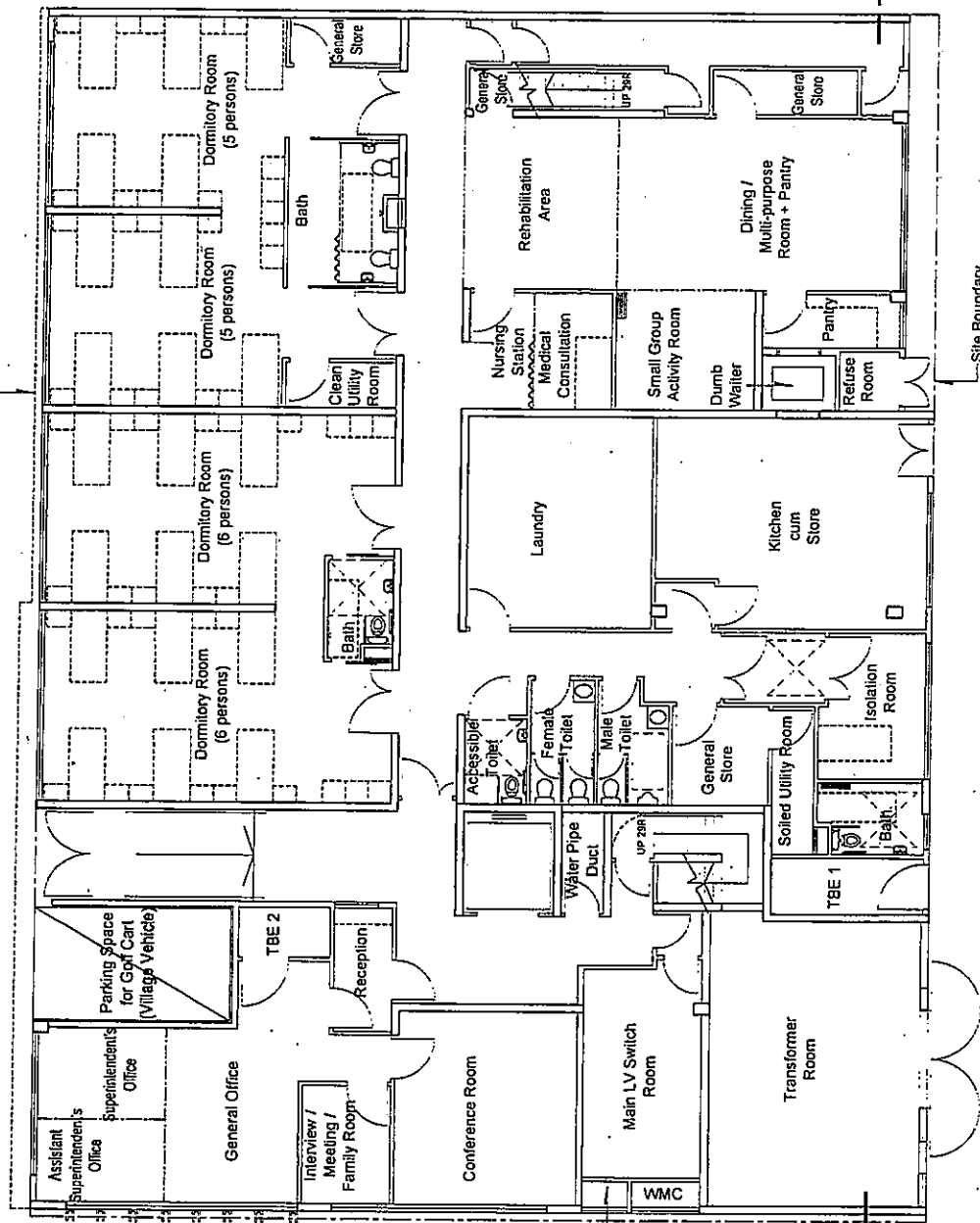
Pak She Praya Road

Proposed Residential Care Home for the Elderly at Ping Chong Road, Cheung Chau

G/F Layout Plan

SCALE	1:200	DATE	02 MAR 2021
CHECKED		DRAWN	
DRAWING NO.	P-03	REV	A

Ping Chong Road



Pak She Praya Road

F.S. & Sprinkler Inlet & Sprinkler Control Valve Cabinet

Proposed Residential Care Home for the Elderly at Ping Chong Road, Cheung Chau

G/F Layout Plan

SCALE	1:200	DATE	02 MAR 2021
CHECKED		DRAWN	
DRAWING NO.	P-03	REV	A

**SECTION 16 PLANNING APPLICATION
TOWN PLANNING ORDINANCE (CAP 131)**

**FOR
PROPOSED RESIDENTIAL CARE HOME FOR
THE ELDERLY AT PING CHONG ROAD,
CHEUNG CHAU**

**Planning Statement
and
Supplementary Documents**

**Prepared By
Chung Wah Nan Architects Ltd.**

February 2021

Appendix Ia of RNTPC
Paper No. A/I-CC/25

Chung Wah Nan Architects Ltd.

24th Floor, Beverly House, 93-107 Lockhart Road, Wanchai, Hong Kong
T/電話 (852) 2586 1234 F/傳真 (852) 2586 1116 E/電郵 cwnal@cwnal.com.hk

8 March 2021

Our Ref: CSHCC/016

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong2021 MAR -9 P 12:10
TOWN PLANNING BOARD

BY HAND

Dear Sir / Madam,

Re: Proposed Residential Care Home for the Elderly at Ping Chong Road, Cheung Chau
- Supplementary Information for Section 16 Planning Application No. A/I-CC/25

- 1.0 We refer to our letter ref. CSHCC/014 and CSHCC/015 to your department dated 11 February 2021 and 2 March 2021 respectively regarding the captioned planning application.
- 2.0 Further to the tele-conversation between Ms. Sabrina Law of Planning Department and our Ms. Patsy Wong on 8 March 2021, we submit herewith 3 copies of the revised drawings no. P-03 to P-08 (all Revision A) incorporated the printing errors for your replacement of the same as per the submission illustrated below:

Drawing No. (Revision No.)	Revision Date	To replace the corresponding drawings under the following appendices enclosed in the 'Planning Statement and Supplementary Documents' of Section 16 Planning Application No. A/I-CC/25
P-03 (Revision A)	2 March 2021	Appendix 2; Appendix 4 (under its Appendix 1.1); and Appendix 5 (under its Appendix A)
P-04 (Revision A)	8 March 2021	
P-05 (Revision A)	8 March 2021	
P-06 (Revision A)	8 March 2021	
P-07 (Revision A)	8 March 2021	
P-08 (Revision A)	8 March 2021	

- 3.0 Please be kindly noted that the drawing no. P-03 (Revision A) dated 2 March 2021 is the same as enclosed in our letter ref. CHSCC/015 dated 2 March 2021, which is enclosed again for your easy reference only.

鍾華楠建築師有限公司

香港軒仔路克道93-107號利盛大廈24樓

112

Chung Wah Nan Architects Ltd.



8 March 2021

Our Ref: CSHCC/016

4.0 Should you have any query or require further information, please contact the undersigned or our Ms. Patsy Wong at telephone no. 2586 1234 at your earliest convenience.

5.0 Thank you for your attention.

Yours faithfully,
Chung Wah Nan Architects Ltd.



TANG Yuet Ching, Doris
Director

Encl.

c.c.	CSHCC	- Mr. Eric Ho / Ms. Tan To / Ms. Vinci Li	) - w/ encl. via e-mail only
	FUGRO	- Mr. Franky Lo)
	FE	- Mr. Thomas Lau / Mr. Jacky Wong)
	RLB	- Mr. K.C. Ko)
	Ramboll	- Ms. Zoe Chan / Ms. Laraine Chau)

hwy NN
CC/DT/PW/NN/mc

鍾華楠建築師有限公司

2 | 2

Ping Chong Road

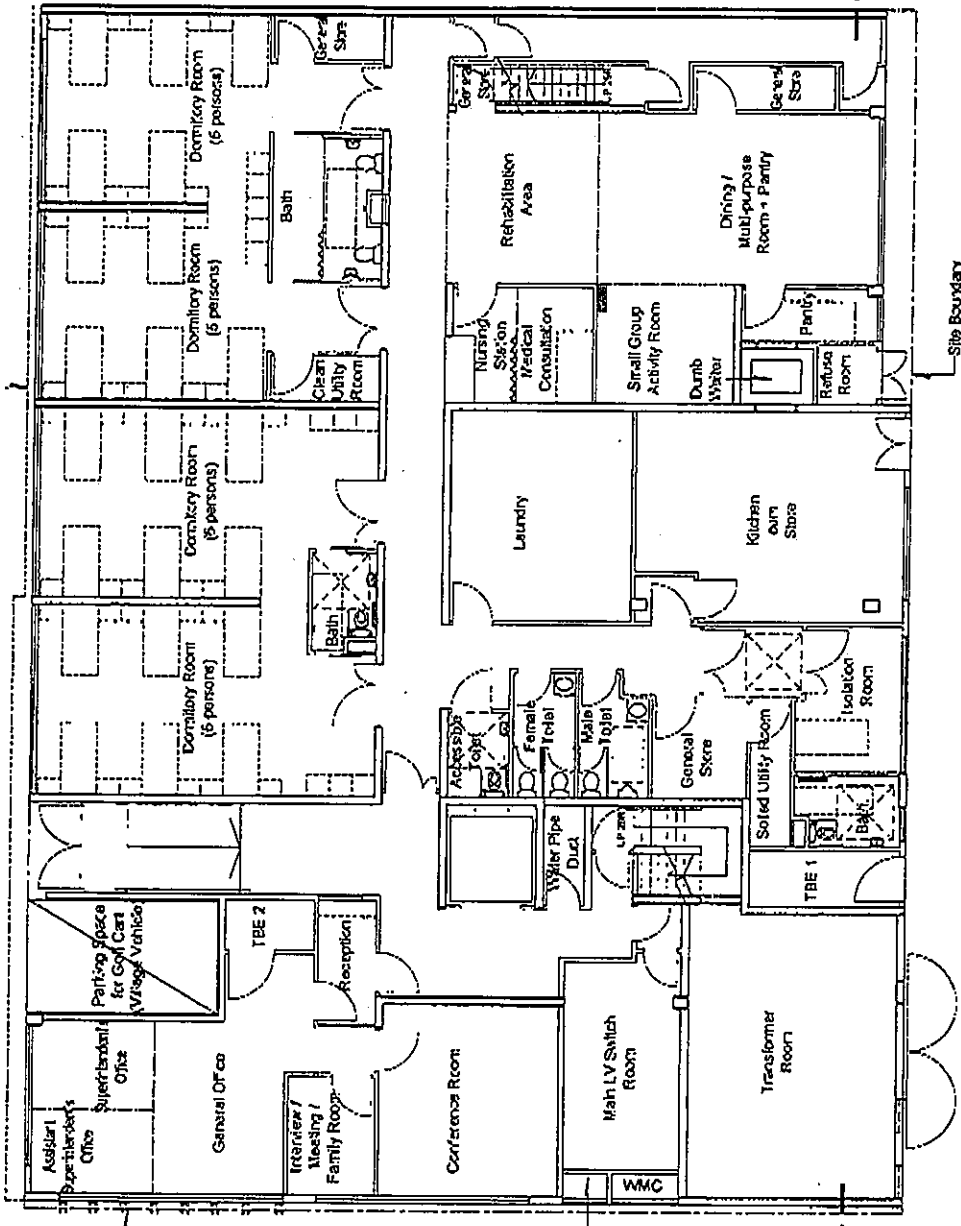
Adjacent Lot

Pak She Praya Road

Architectural Feature Above

Architectural Feature Above

F.S. & Sprinkler Inlet & Sprinkler Control Valve Cabinet



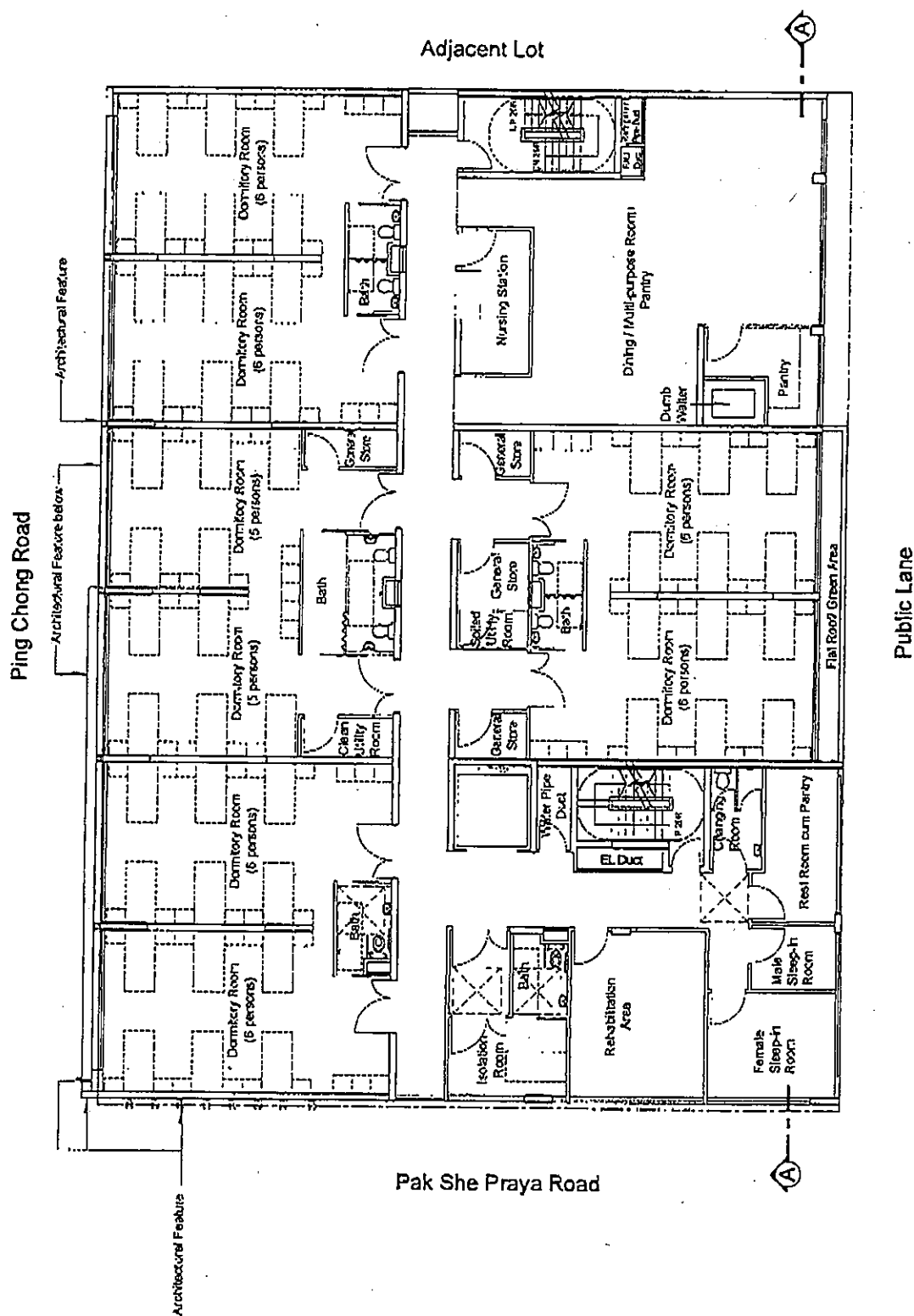
Proposed Residential Care Home for the Elderly at Ping Chong Road, Cheung Chau

G/F Layout Plan



Chung Wah Nan Architects Ltd.

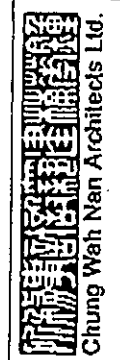
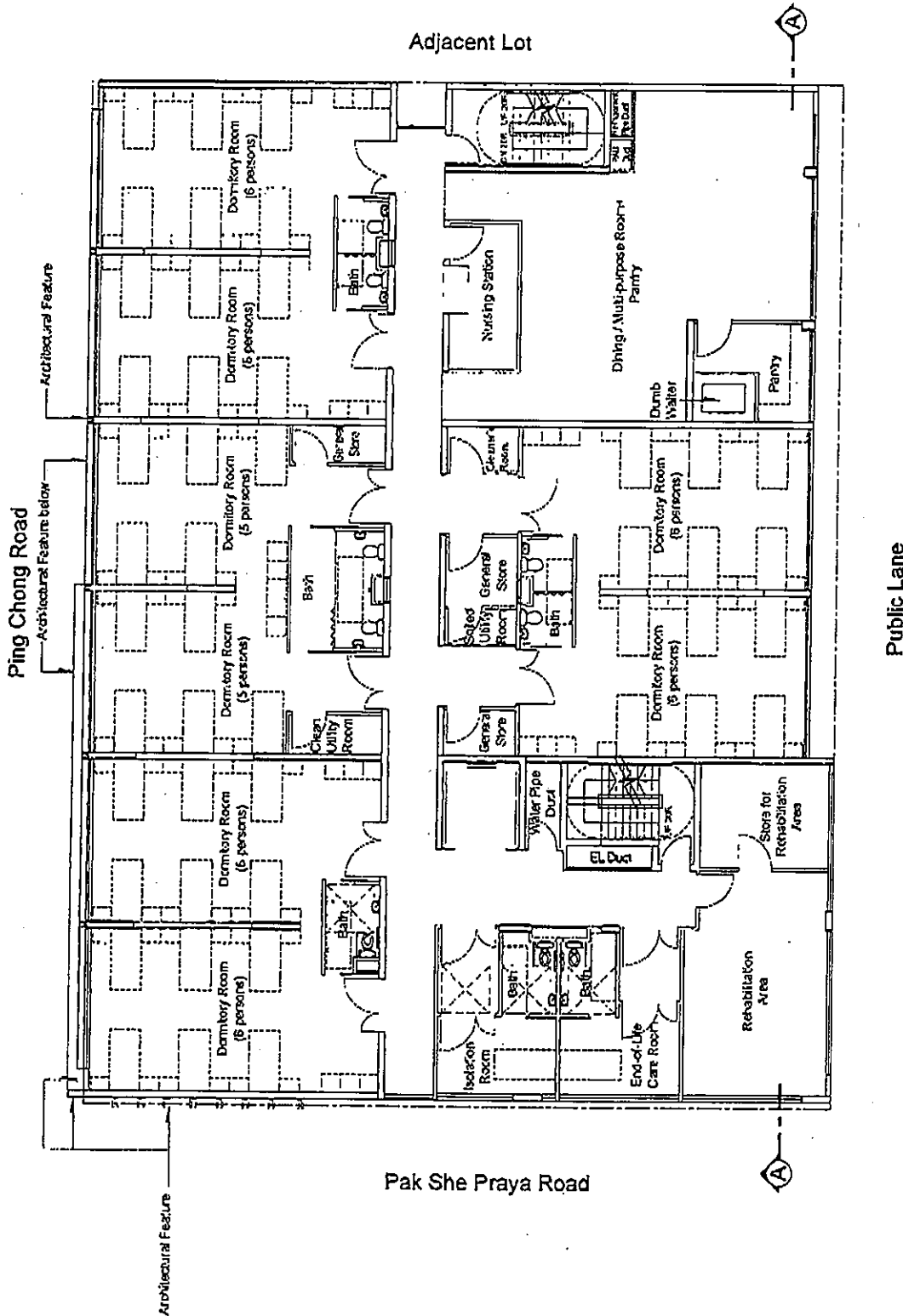
SCALE	1:200	DATE	02 MAR 2021
CHECKED		DRAWN	
DRAWING NO.	P-03	REV	A



Proposed Residential Care Home for the Elderly at Ping Chong Road, Cheung Chau
1/F Layout Plan



SCALE	1200	DATE	09 MAR 2021
CHECKED		DRAWN	
DRAWING NO.		REV	
P-04		A	

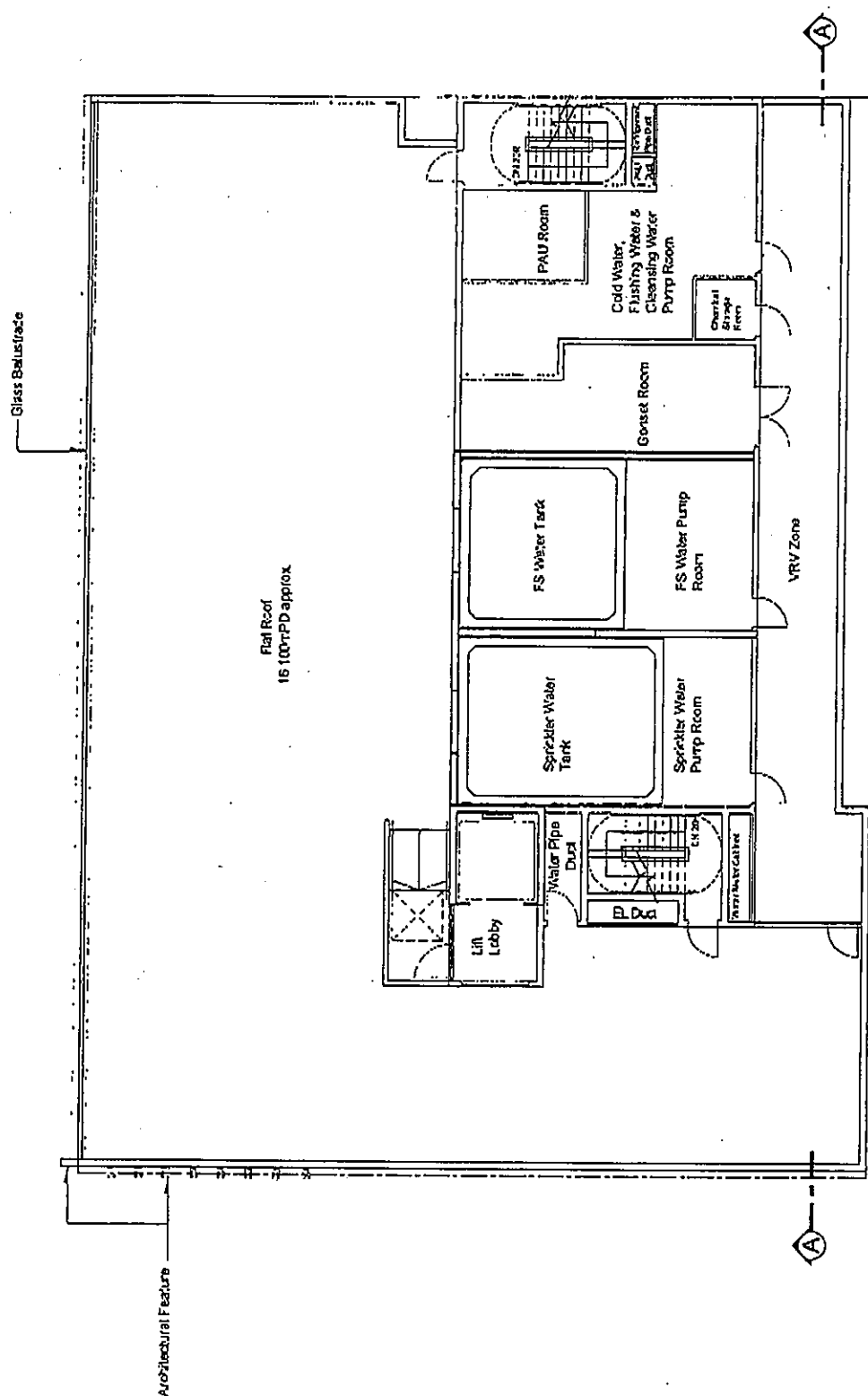


SCALE	1:200	DATE	08 MAR 2021
CHECKED		DRAWN	
DRAWING NO.		REV	

Proposed Residential Care Home for the Elderly at Ping Chong Road, Cheung Chau

2/F Layout Plan

P-05



Proposed Residential Care Home for the Elderly at Ping Chong Road, Cheung Chau

R/F Layout Plan

SCALE	1:200	DATE	08 MAR 2021
CHECKED		DRAWN	
DRAWING NO.	P-06	REV	A



1725mm high Roof-top
Architectural Feature

Architectural Feature

Top Roof
21.30mPD
approx.

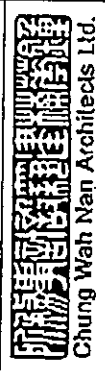
Top Roof
19.10mPD approx.

A

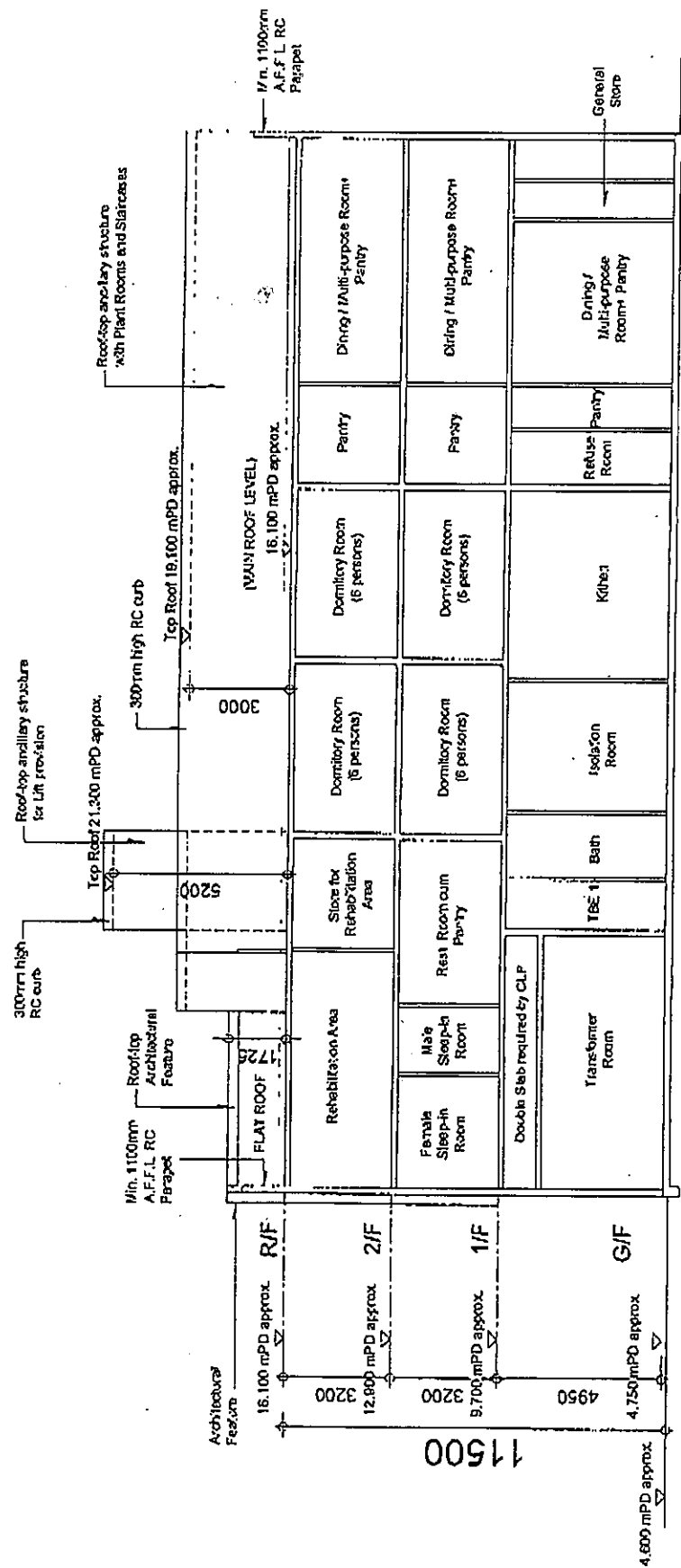
Proposed Residential Care Home for the Elderly at Ping Chong Road, Cheung Chau

Upper R/F Layout Plan

SCALE	1:200	DATE	08-MAR-2021
CHECKED		DRAWN	
DRAWING NO.	P-07	REV	A



Chung Wah Nan Architects Ltd.



Note : A.F.F.L. -- Above Finished Floor Level

Proposed Residential Care Home for the Elderly at Ping Chong Road, Cheung Chau

Section AA

SCALE	1:200
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DRAWING NO.	P-08

DATE	08 MAR 2021
DRAWN	
REV	A

Chung Wah Nan Architects Ltd.

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



**Re: Proposed Residential Care Home for the Elderly at Ping Chong Road,
Cheung Chau - Response to Departmental Comments for Section 16 planning
application No. A/I-CC/25**

14/04/2021 19:48

From: Patsy Wong <patsywong@cwnal.com.hk>
To: tpbpd@pland.gov.hk
Cc: scylaw@pland.gov.hk, "C. C. Tang" <cctang@cwnal.com.hk>, Doris Tang
<doristang@cwnal.com.hk>, "naing@cwnal.com.hk" <naing@cwnal.com.hk>, cshcc
2010 <cshcc2010@cwnal.com.hk>

1 attachment



20210414 R to C to departmental comments (A_I-CC_25).pdf

Dear Sir / Madam,

Reference is made to the email from Ms. Sabrina Law of Planning Department dated 12 April 2021 as below.

Please kindly note that our responses to the comments made by PlanD/DPO, EPD, LandsD, PlanD/UD and PlanD/UD&L are provided as enclosed for your perusal.

Should you have any query or require further information, please contact me at telephone no. 2586 1234 or 2588 3915 at your convenience.

Many thanks.

Regards,
Patsy Wong

Chung Wah Nan Architects Ltd.

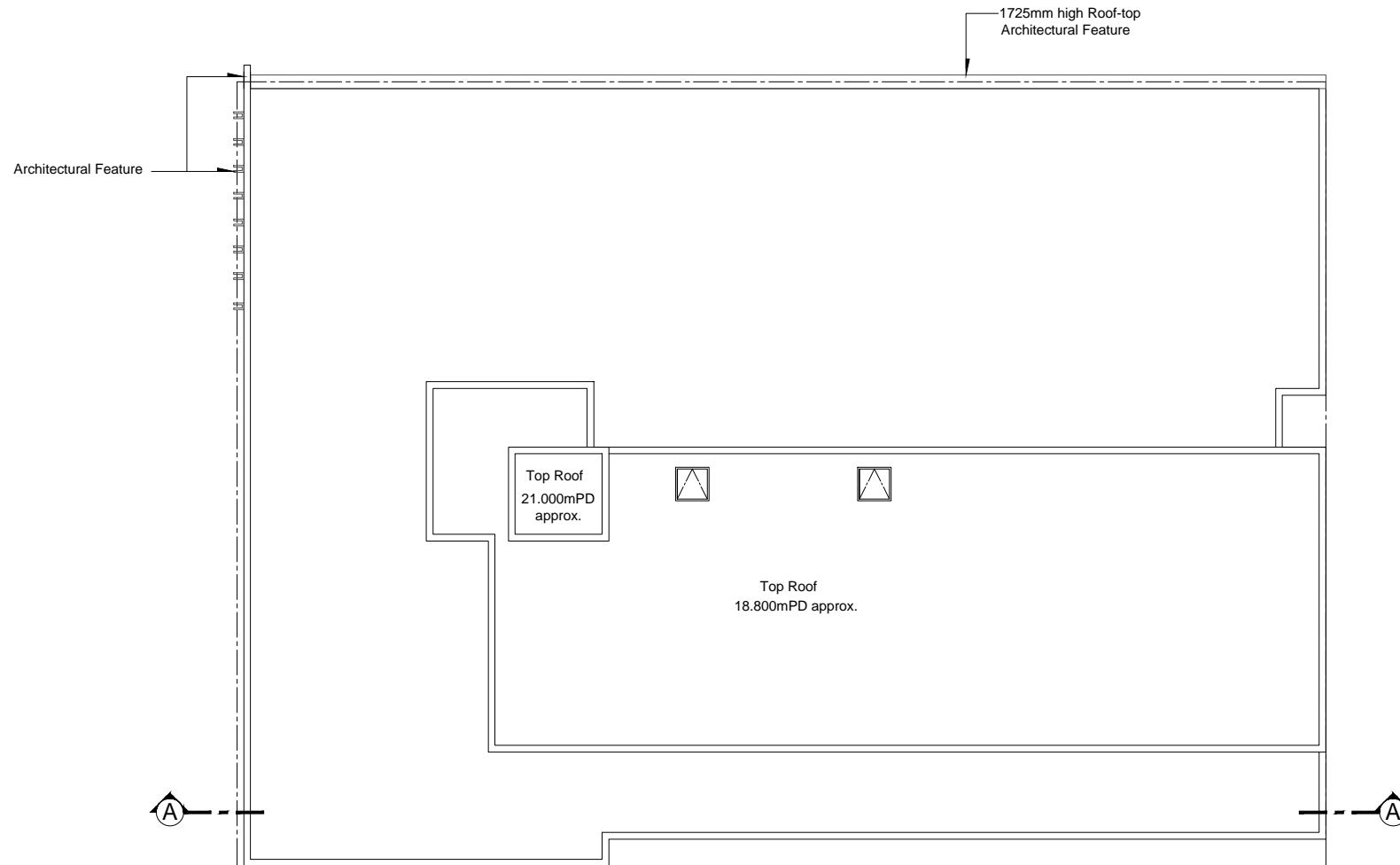
2586 1234 / 2558 3915

	Department	Comments	Responses
1.0	Planning Department /Sai Kung and Islands District Planning Office (DPO)	<p><i>(Extracted from Paragraph 3 of DPO's email dated 12 April 2021)</i></p> <p>In addition, according to Drawing P-08 in the Appendix 2 of the "Planning Statement and Supplementary Documents", the 300mm RC curbs above the 5.2m lift provision and 3m plant room and staircases have exceeded the maximum height for roof-top ancillary structures as stipulated on paragraph 10 of the Joint Practice Note No.5 (JPN 5), which would be counted towards the height of the building for the purpose of administering building height restriction. You may wish to amend accordingly.</p>	<p>Noted.</p> <p>Please find attached revised drawings no. P-07 (Revision B) and P-08 (Revision B) incorporated the height of RC curbs in the maximum height for roof-top ancillary structures, i.e. 5.2m for lift provision and 3m for plant room and staircases for perusal. <i>(Refer Appendix 'DPO-1' attached)</i></p>
2.0	Environmental Protection Department (EPD)	<p><i>(Extracted from Paragraph 3 and 4 of EPD's memo to DPO dated 29 March 2021)</i></p> <p><u>Paragraph 3:</u> Having said that, we note the applicant has submitted the Preliminary Environmental Review (PER), Appendix 4 of Planning Statement and Supplementary Documents, under the captioned application. In order to have a clear presentation of environmental information and assessment results, we have the following advisory comments on the PER:</p> <p><u>Air Quality Section:</u></p> <p>(a) S.2.3.6: The inspection time in peak operation hour shall be presented;</p> <p>(b) The odour survey shall be conducted during hot weather to cover the worst case scenario; and</p>	<p>Noted.</p> <p>As advised by the representative of the ice factory during the interview of site inspection, there is no specific peak operation hour during the operation of the ice factory. This is because the purchasers (i.e. the fishermen) would drive the small crafts or the sampans to the small pier for purchasing ice from the ice factory. The demand of ice is random and upon request. This has been verified by several site inspections conducted by the Consultant in different days and different timeslots in a day.</p> <p>Noted.</p> <p>Additional odour surveys (i.e. during hot weather) will be conducted in the next stage / later stage of the Project.</p>

	Department	Comments	Responses
2.0 (Cont'd)	Environmental Protection Department (EPD) (Cont'd)	(c) S.2.6.1.1: Typo – The sentence shall be read as “It will <u>not</u> have boilers or chimney nor odourous operation”.	Noted. It should be S.2.6.2.1, instead of S.2.6.1.1. The relevant sentence has been revised to read as “It will <u>not</u> have boilers or chimney nor odorous operation” accordingly. (see attached revised page for S.2.6.2.1) (Refer Appendix ‘EPD-1’ attached)
		<u>Noise Section:</u>	
		(d) Agreement from Social Welfare Department / Building Authority on the adoption of Central Air Conditioning of the proposed development shall be presented; and	<i>Noted.</i> Agreement from Social Welfare Department / Building Authority on the adoption of Central Air Conditioning of the proposed development would be presented once available.
		(e) The ballpark figure of maximum allowable Sound Power Level (SWL) of the proposed noise sources shall be presented in a table format, which include the distance of the nearest Noise Sensitive Receiver (NSR), the relevant noise standard at NSR nearby and the maximum allowable SWLs of noise sources based on a work-back approach.	Noted. The relevant ballpark figure will be calculated and presented in later stage of the Project.
		<u>Paragraph 4:</u> Given the proposed development involves a new building as a residential care home for 114 numbers of elderly, the applicant is advised to submit a Sewage Impact Assessment to EPD to confirm proper discharge to the existing sewerage.	The issue of Sewerage Impact Assessment will be reviewed and conducted in later stage.
3.0	Lands Department, District Lands Officer, Islands (LandsD)	<i>(Extracted from Paragraph 3 of LandsD’s memo to DPO dated 26 March 2021)</i> It is noted from the layout plans at Appendix 2 of the supplementary information that the proposed architectural features would protrude outside the subject site and onto the adjoining public roads / public lane and the adjoining government land let under Short Term Tenancy (“STT”) (STT No. CX1533). In general, all the proposed development should be confined within the boundary of the site and should not encroach onto the adjoining government land or private lot or land held under STT. A plan showing the location of the said STT is attached for your reference.	Noted. For the proposed architectural features over street (Ping Chong Road), we will comply with all relevant requirements as stipulated in Building (Planning) Regulations in order to retain the features. For the proposed architectural features over the said STT at Pak She Praya Road, the design will be reviewed in next design stage to ensure no architectural features to be protruded over the STT .

	Department	Comments	Responses
4.0	Planning Department, TPG/Urban Design (2) (PlanD/UD)	<p><i>(Extracted from Paragraph 6 of PlanD/UD's email to DPO dated 26 March 2021)</i></p> <p>However, given the lack of greenery and high site coverage in the proposed development on the ground level, the applicant may consider the provision of more permeable design on G/F and other design measures, including but not limited to façade treatment, green-roof, vertical greening, peripheral planting, setback to minimise the potential visual impact from the proposed development, and enhance its compatibility with the surrounding environment.</p>	<p>Noted.</p> <p>The design will be reviewed in the next design stage to provide more permeable design on G/F and other design measures, such as façade treatment, green-roof, etc. whenever possible to enhance its compatibility with the surrounding environment.</p>
5.0	Planning Department/ UD&L (PlanD/UD&L)	<p><i>(Extracted from Paragraph 4 of PlanD/UD&L's email to DPO dated 1 April 2021)</i></p> <p>With reference to para. 5.4.2 of the planning statement, most of the roof area is reserved for outdoor activities of the elderly. The Applicant is advised to provide recreational facilities and amenity planting, such as peripheral planting, benches and outdoor fitness equipment for enjoyment of the users.</p>	<p>Noted.</p> <p>The design will be reviewed in the next design stage to provide recreational facilities and amenity planting, such as portable planting, benches, etc. whenever possible.</p>

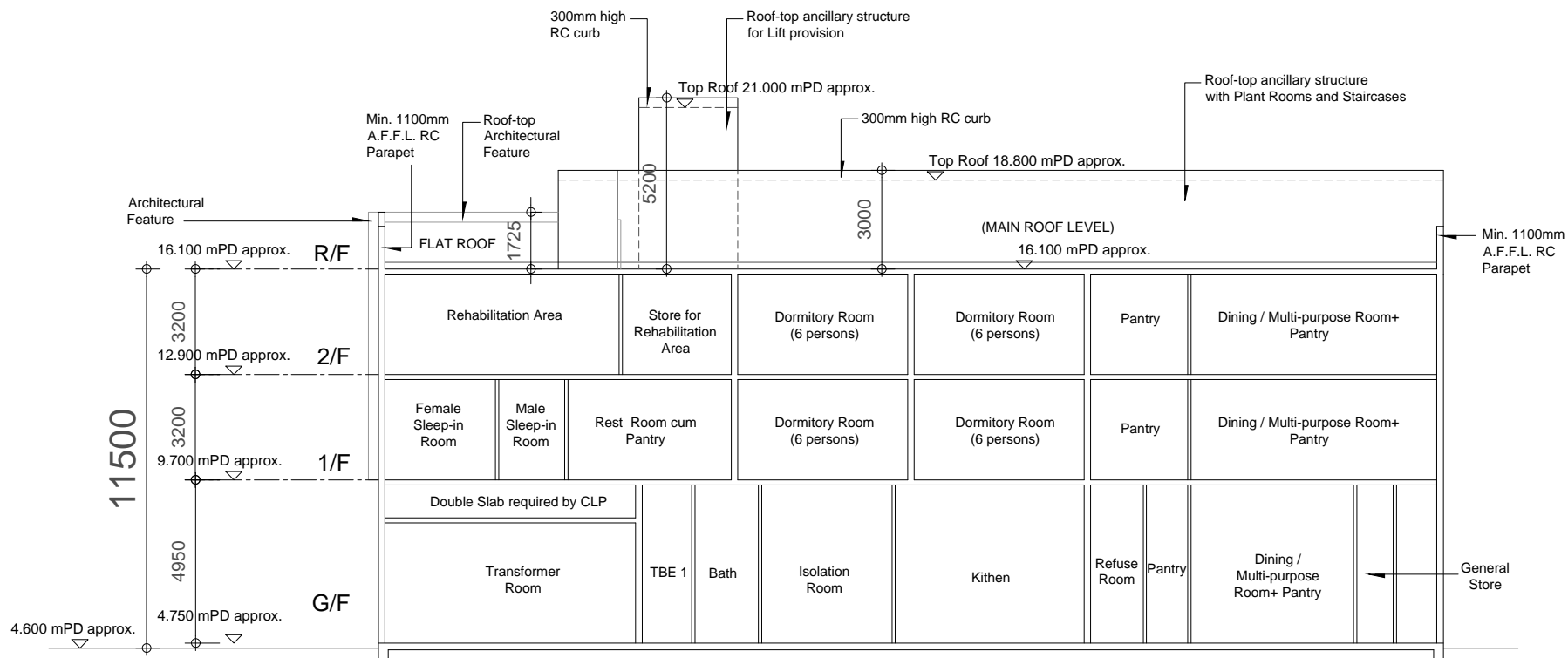
Appendix 'DPO-1'



Proposed Residential Care Home for the Elderly at Ping Chong Road, Cheung Chau
Upper R/F Layout Plan

SCALE	1:200	DATE	14 APR 2021
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DRAWING NO.	P-07		REV B





Section AA

Note : A.F.F.L. --Above Finished Floor Level

Proposed Residential Care Home for the Elderly at Ping Chong Road, Cheung Chau

Section AA

SCALE	1:200	DATE	14 APR 2021
CHECKED		DRAWN	
DRAWING NO.	P-08	REV	B



Appendix 'EPD-1'

- II. Restricting heights from which materials are to be dropped, as far as practicable to minimize the fugitive dust arising from unloading/ loading;
 - III. Immediately before leaving a construction site, all trolleys / barrels shall be washed to remove any dusty materials from the bodies and wheels. However, all spraying of materials and surfaces should avoid excessive water usage;
 - IV. Where a trolleys / barrels leaving a construction site is carrying a load of dusty materials, the load shall be covered entirely by clean impervious sheeting to ensure that the dusty materials will not leak from the vehicle;
 - V. Erection of hoarding of not less than 2.4 m high from ground level along the site boundary, where appropriate;
 - VI. Any stockpile of dusty materials shall be covered entirely by impervious sheeting; and/or placed in an area sheltered on the top and 4 sides; and
 - VII. All dusty materials shall be sprayed with water immediately prior to any loading, unloading or transfer operation so as to maintain the dusty materials wet.
- 2.5.1.3 "Recommended Pollution Control Clauses for Construction Contracts" is available on EPD's website that set out the recommended air pollution control measures to be implemented by the contractor(s) during the construction phase.
- 2.5.1.4 With the adoption of good practices, it is expected that emission of construction fugitive dust can be kept to an acceptable level.
- 2.5.2 Operational Phase
- 2.5.2.1 Given that the proposed RCHE can meet the HKPSG criteria with regard to various air pollution aspects, no specific air quality mitigation measures would be required during the operational phase.
- 2.6 Conclusion
- 2.6.1 Construction Phase
- 2.6.1.1 With the implementation of mitigation measures as defined in the Air Pollution Control (Construction Dust) regulation and good site practices, adverse air quality impacts during construction phase would not be anticipated.
- 2.6.2 Operation Phase
- 2.6.2.1 The proposed RCHE is for residential care home for 114 nos of the elderly. It will **not** have boilers or chimney nor odorous operation. It is not regarded as an air pollution source during its operational phase. Potential impacts on the proposed RCHE due to air pollution sources off-site have been identified within the assessment area.
- 2.6.2.2 There is no vehicle in Cheung Chau (except vehicles for emergency purposes). Therefore, it is considered that there is no adverse air quality impact arising from vehicular emission.
- 2.6.2.3 Local fishing vessels and sampans were only parked along the coast at Pak She Praya Road at South of the Application Site and the Cheung Chau Typhoon Shelter. No loading/unloading and hotelling time was observed and the engines of vessels were turn off. Therefore, it is considered that no adverse air quality impact arising from the marine emissions of within Cheung Chau Typhoon Shelter. In addition, the engines of the small crafts and sampans purchasing the ice were turned off while these small crafts and sampans were parked at this small private for unloading the ice to the small crafts and sampans by the workers of the ice factory manually. In this connection, it

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



**Re: Proposed Residential Care Home for the Elderly at Ping Chong Road,
Cheung Chau - Supplementary Information for Section 16 planning application
No. A/I-CC/25**
21/04/2021 13:22

From: Patsy Wong <patsywong@cwnal.com.hk>
To: tpbpd@pland.gov.hk
Cc: scylaw@pland.gov.hk, "C. C. Tang" <cctang@cwnal.com.hk>, Doris Tang
<doristang@cwnal.com.hk>, cshcc 2010 <cshcc2010@cwnal.com.hk>,
"naing@cwnal.com.hk" <naing@cwnal.com.hk>

Dear Sir / Madam (Town Planning Board),

Reference is made to the email from Ms. Sabrina Law of Planning Department dated 20 April 2021 as below.

Please kindly note that our responses below for your perusal.

1. The total internal net floor area of the existing Home is approx. 850 sqm. (excluding wall thicknesses).
2. The existing Home provides 106 numbers of places in total, which includes 71 numbers of Care & Attention places and 35 numbers of Meal places.
3. It was confirmed by Social Welfare Department via email in March 2019 that Chung Shak Hei (Cheung Chau) Home for the Aged Limited would return the site of the existing Home to the Government upon reprovisioning of the new RCHE at Ping Chong Road in Cheung Chau.
4. The provision of 114 numbers of places are calculated in accordance with the total area of the proposed RCHE and the Schedule of Accommodation set by Social Welfare Department.

Should you have any query or require further information, please contact me at telephone no. 2586 1234 or 2588 3915 at your convenience.

Many thanks.

Regards,
Patsy Wong

Chung Wah Nan Architects Ltd.

2586 1234 / 2558 3915

Detailed Comments of the Chief Building Surveyor/New Territories East 1 & Licensing, Buildings Department

- (a) the Site is currently located on GL, which is exempted from the provisions of the Buildings Ordinance (BO) under Section 41(I) of the BO. If the subject site becomes a leased land and/or there will be a tenancy agreement signed between SWD and the non-government organization, the new building works thereon should be subject to the control under the BO and comments are provided under the BO;
- (b) before any new building works are to be carried out on the application site, prior approval and consent from the Building Authority (BA) should be obtained, otherwise they are unauthorized building works. An authorized person (AP) must be appointed to coordinate all new building works in accordance with the BO;
- (c) if the site does not abut on a specified street of width not less than 4.5m, the development intensities and BH shall be determined by the BA under B(P)R19(3) upon formal submission of building plans;
- (d) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with B(P)R5 and 41D respectively;
- (e) detailed comments under the BO on the private development/building such as permissible plot ratio, site coverage, emergency vehicular access, provision of means of escape, fire resisting construction, barrier free access and facilities, compliance with the sustainable building design guidelines, etc. will be formulated at the formal building plan submission stage;
- (f) if there are existing structures which had been erected on leased land without approval of the BD, they are unauthorized under the BO and should not be designated for any approved use under the captioned application;
- (g) for unauthorized building works (UBW) erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBA on the application site under the BO; and
- (h) if the proposed use under the application is subject to the issue of a licence, the applicant should be reminded that building safety and other relevant requirements as may be imposed by the licensing authority would need to be complied with.

寄件者: [REDACTED]
寄件日期: 2021年04月04日星期日 3:38
收件者: tpbpd
主旨: Junction of Ping Chong Road and Pak She Praya Road, Cheung Chau RCHE

5-1

A/I-CC/25

Junction of Ping Chong Road and Pak She Praya Road, Cheung Chau

Site area : About 760sq.m Government Land

Zoning : "GIC (4)"

Applied development : MR PR / Residential Care Home for the 114 Elderly / 1 Vehicle Parking

Dear TPB Members,

Whilst there is a sitting out area next door, the facility should have some form of terrace for those residents too frail to walk there. It is not clear that the section of the roof top free of back of house facilities will be landscaped and allow bedridden to be taken there to enjoy some sunshine and to feel the sea breeze on their face.

Questions please.

Mary Mulvihill

Advisory Clauses

- (a) to note the comments of Chief Building Surveyor/New Territories East 1 & Licensing, Buildings Department that:
 - i. before any new building works are to be carried out on the application sites, prior approval and consent from the Building Authority (BA) should be obtained, otherwise they are unauthorized building works. An authorized person (AP) must be appointed to coordinate all new building works in accordance with the BO;
 - ii. if the site does not abut on a specified street of width not less than 4.5m, the development intensities and building height shall be determined by the BA under B(P)R19(3) upon formal submission of building plans to this Department;
 - iii. the site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with B(P)R5 and 41D respectively;
 - iv. detailed comments under the BO on the private development/building such as permissible plot ratio, site coverage, emergency vehicular access, provision of means of escape, fire resisting construction, barrier free access and facilities, compliance with the sustainable building design guidelines, etc. will be formulated at the formal building plan submission stage;
 - v. if there are existing structures which had been erected on leased land without approval of the Buildings Department (BD), they are unauthorized under the BO and should not be designated for any approved use under the captioned application;
 - vi. for unauthorized building works (UBW) erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBA on the application site under the BO;
 - vii. if the proposed use under the application is subject to the issue of a licence, please be reminded that building safety and other relevant requirements as may be imposed by the licensing authority would need to be complied with;
- (b) to note the comments of Chief Town Planner/Urban Design and Landscape that the applicant is advised to consider the provision of more permeable design on G/F and other design measures, including but not limited to façade treatment, green-roof, vertical greening, peripheral planting, setback to minimize the potential visual impact from the proposed development, and enhance its compatibility with the surrounding environment. It is also advised to provide recreational facilities and amenity planting, such as peripheral planting, benches and outdoor fitness equipment for enjoyment of users; and

- (c) to note the comments of Director of Fire Service that the EVA arrangement shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 administered by BD, and detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.