

2024年 7月 3 1日

此文件在 收到。城市規劃委員會
只會在收到所有必需的資料及文件後才正式確認收到
申請的日期。

31 JUL 2024

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

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas**
位於鄉郊地區或受規管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.tpb.gov.hk/en/plan_application/apply.html

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2401659

10/7

By hand

Form No. S16-I 表格第 S16-I 號

| | | |
|---------------------------------|-------------------------|-------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A11-cc 133 |
| | Date Received 收到日期 | 31 JUL 2024 |

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

Ever Able Creation Limited 永威創建有限公司

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)

PlanPlus Consultancy Limited

3. Application Site 申請地點

| | |
|---|--|
| (a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用) | No. 33 Cheung Shek Road, Lot 1780 (Part) in D.D. Cheung Chau, Cheung Chau |
| (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 400 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 400 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) | N/A sq.m 平方米 <input type="checkbox"/> About 約 |

| | |
|--|--|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | "Residential (Group C) 2" |
| (f) Current use(s) 現時用途 | Kindergarten / Nursery (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 –

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情

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

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

| Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料 | | |
|---|--|---|
| No. of 'Current Land Owner(s)' 「現行土地擁有人」數目 | Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址 | Date of notification given (DD/MM/YYYY) 通知日期(日/月/年) |
| | | |
| | | |
| | | |

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註1：可在多於一個方格內加上「✓」號

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

註2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

| | | | |
|--|--|------------------------------------|---|
| (a) Total floor area involved 涉及的總樓面面積 | 400 sq.m 平方米 | | |
| (b) Proposed use(s)/development 擬議用途/發展 | Proposed Social Welfare Facility (Residential Care Home for Persons of Disabilities) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) | | |
| (c) Number of storeys involved 涉及層數 | 1 | Number of units involved 涉及單位數目 | 1 |
| (d) Proposed floor area 擬議樓面面積 | Domestic part 住用部分 0 sq.m 平方米 <input type="checkbox"/> About 約 | | |
| | Non-domestic part 非住用部分 400 sq.m 平方米 <input checked="" type="checkbox"/> About 約 | | |
| | Total 總計 400 sq.m 平方米 <input checked="" type="checkbox"/> About 約 | | |
| (e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明) | Floor(s) 樓層 | Current use(s) 現時用途 | Proposed use(s) 擬議用途 |
| | G/F | Kindergarten / Nursery | Residential Care Home for Persons with Disabilities |
| | | | |
| | | | |

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

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

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

| (a) Nature and scale 性質及規模 | <input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1"> <thead> <tr> <th data-bbox="520 1346 799 1458">Name/type of installation 裝置名稱/種類</th> <th data-bbox="799 1346 959 1458">Number of provision 數量</th> <th data-bbox="959 1346 1437 1458">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)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | 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) | | | | | | | | | |
|--|---|--------------------------------------|---|---|--|--|--|--|--|--|--|--|--|
| | Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高) | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局) | | | | | | | | | | | | | |

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

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

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

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

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

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

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

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

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

☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

☐ other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

☐ Open space 休憩用地

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

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7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

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

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

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

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

2025 Q3

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

| | | |
|--|---|--|
| Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？ | Yes 是 No 否 | <input 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)) Cheung Shek Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/> |
| Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？ | Yes 是 No 否 | <input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ <input checked="" type="checkbox"/> |
| Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？ | Yes 是 No 否 | <input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ <input checked="" type="checkbox"/> |

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

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------------------|--|--------------------|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| <p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p> | <p>Yes 是</p> | <p><input checked="" type="checkbox"/> Please provide details 請提供詳情 Please refer to the Planning Statement.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p> | <p>Yes 是</p> | <p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p> | <p>No 否</p> | <p><input checked="" type="checkbox"/></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>.....</p> <p>.....</p> <p>.....</p> <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>N/A</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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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.



11. Declaration 聲明

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

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

Signature
簽署

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

KENNITH CHAN

MANAGING DIRECTOR

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

PlanPlus Consultancy Limited



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

Date 日期

10/07/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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^②

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

^② 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 available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

| | | | |
|---|--|--|---|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) | | |
| Location/address 位置/地址 | No. 33 Cheung Shek Road, Lot 1780 (Part) in D.D. Cheung Chau, Cheung Chau | | |
| Site area 地盤面積 | 400 | sq. m 平方米 | <input checked="" type="checkbox"/> About 約 |
| | (includes Government land of 包括政府土地 | N/A | sq. m 平方米 <input type="checkbox"/> About 約) |
| Plan 圖則 | Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 | | |
| Zoning 地帶 | "Residential (Group C) 2" | | |
| Applied use/ development 申請用途/發展 | Proposed Social Welfare Facility (Residential Care Home for Persons of Disabilities) | | |
| (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 | 400 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks 幢數 | Domestic 住用 | | |
| | Non-domestic 非住用 | 1 | |
| | Composite 綜合用途 | | |

| | | |
|--|------------------------------------|--|
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| | Non-domestic 非住用 | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | 1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| | Composite 綜合用途 | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| (iv) Site coverage 上蓋面積 | % <input type="checkbox"/> About 約 | |
| (v) No. of units 單位數目 | | |
| (vi) Open space 休憩用地 | Private 私人 | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |
| | Public 公眾 | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |

| | | |
|--|--|--|
| (vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/> | |
| | Total no. of vehicle loading/unloading bays/lays 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) <hr/> <hr/> | |

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

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

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

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

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Date : 16 September 2024
Our Ref. : PPCL/PLG/10157/L004

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

**Section 16 Application for Proposed Social Welfare Facility (Residential Care Home
for Persons with Disabilities) at Lot 1780 (Part) in D.D. Cheung Chau, Cheung Chau**
(Planning Application No. A/I-CC/33)

Submission of Further Information 3

Reference is made to the captioned application, which was submitted to the Town Planning Board ("the Board") on 31.7.2024.

To address departmental comments received on 11.9.2024, we herewith submit, on behalf of the Applicant, a Further Information ("FI 3") in support of the captioned application, for the consideration of the Board. The enclosed materials in the current submission include a consolidated SPS, which consists of Responses-to-Comments Tables, extract pages of revised planning statement and updated technical assessments.

The above submission does not result in a material change of the nature of the captioned application.

Should you have any queries, please do not hesitate to contact the undersigned at 2329 8096. Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

Derek Li
Assistant Town Planner

Encl As above

c.c. Mr. Tang King Yan, Sunny (Sr Town Plnr/Islands 1, Planning Department)
Mr. Tam Ho Ming, Derek (Asst Town Plnr/Islands 5, Planning Department)
Mr. Lai Tsz Chun, Gabriel (Asst Town Plnr/Islands 3, Planning Department)
The Applicant

**Section 16 Application for Proposed Social Welfare Facility
(Residential Care Home for Persons with Disabilities)
at No. 33 Cheung Shek Road, Lot 1780 (Part)
in D.D. Cheung Chau, Cheung Chau**

Planning Application No. A/I-CC/33

Further Information 3

Prepared by : PlanPlus Consultancy Limited

September 2024

Reference : PPC-PLG-10157

Section 16 Application for Proposed Social Welfare Facility (Residential Care Home for Persons with Disabilities) at No. 33 Cheung Shek Road, Lot 1780 (Part) in D.D. Cheung Chau, Cheung Chau

Planning Statement

Prepared by
Planning Consultant : PlanPlus Consultancy Limited

In Association with
Architect : K&K Chartered Architect & Associates
Sewage & Drainage Consultant : Ho Tin and Associates

September 2024
Reference : PPCL-PLG-10157
Report : Version 3.0 – FI3 / Consolidated SPS

EXECUTIVE SUMMARY

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

This Planning Statement is submitted, on behalf of the Applicant – Ever Able Creation Limited (“**the Applicant**”), to the Town Planning Board (“**the Board**”) in support of a section 16 planning application under the Town Planning Ordinance (“**the Ordinance**”) for Proposed Social Welfare Facility (Residential Care Home for Persons with Disabilities) (“**the Proposed Development**”) at No. 33 Cheung Shek Road, Lot 1780 (Part) in D.D. Cheung Chau, Cheung Chau (“**the Application Premises**”).

With an area of about 400 m², the Application Premises falls within “Residential (Group C)2” (“**R(C)2**”) zone on the approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 (“**the OZP**”). According to the OZP, ‘Social Welfare Facility’ is a Column 2 use that requires planning permission from the Board. The Application Premises is currently occupied and operated by KMVN Anglo-Chinese Kindergarten•Nursery.

The Proposed Development is an in-situ conversion of the as-built premises from a kindergarten/nursery to a Residential Care Home for Persons with Disabilities (“**RCHD**”). The Proposed Development would not result in any changes in Site Coverage (“**SC**”) and Building Height (“**BH**”) of the existing building.

The Proposed Development is fully supported by the planning justifications below:

- Meet the Surging Demands for RCHD Facilities;
- In line with Government’s Policy Initiatives on the Provision of RCHD in Private Sector;
- Optimise Land Resources to Meet Societal Needs
- Comply with Relevant Ordinances and Regulations regarding RCHD Provision;
- Compatible with the Surrounding Land Uses and Development Intensity; and
- No Adverse Impact on Technical Aspects.

On the basis of the above justifications, we sincerely wish that the Board can give favourable consideration to this Application.

內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請謹代表永威創建有限公司（下稱「**申請人**」），根據《城市規劃條例》第 16 條，就長洲長碩路 33 號，長洲約地段第 1780 號（部分）（下稱「**申請處所**」），向城市規劃委員會（下稱「**城規會**」）提交規劃許可申請，發展擬議社會福利設施（殘疾人士院舍）（下稱「**擬議發展**」）。

申請處所位於《長洲分區計劃大綱核准圖編號 S/I-CC/9》（下稱「**核准圖**」）上劃作「住宅（丙類）2」地帶的範圍內，面積約 400 平方米。根據核准圖的《註釋》，「社會福利設施」屬該地帶的「第二欄」用途，須向城規會申請規劃許可，因此申請人提出是次規劃申請。申請處所現時由國民學校漢師中英文幼稚園，幼兒園營運。

擬議發展申請作原址改建，由現有的幼稚園/幼兒園改建作殘疾人士院舍。擬議發展不會改變現有建築物的上蓋面積和建築物高度。

擬議發展的理據充分，包括以下規劃考量因素：

- 滿足本港對殘疾人士院舍日益增加的需求；
- 符合政府就私人市場提供殘疾人士院舍發展推行的政策方向；
- 完善土地資源以滿足社會需求；
- 遵守與殘疾人士院舍相關的條例及規定；
- 擬議發展用途及高度與周邊環境相容；及
- 擬議發展在技術層面上不會帶來不良影響。

基於上述規劃考量因素，懇請城規會委員給予考慮並批准是次規劃申請。

| | |
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1 INTRODUCTION

1.1 Purpose of the Application

Pursuant to section 16 of the Town Planning Ordinance (**"the Ordinance"**), this planning application serves to seek permission from the Town Planning Board (**"the Board"**) for Proposed Social Welfare Facility (Residential Care Home for Persons with Disabilities) (**"the Proposed Development"**) at No. 33 Cheung Shek Road, Lot 1780 (Part) in D.D. Cheung Chau, Cheung Chau (**"the Application Premises"**).

According to the Social Welfare Department's (**"SWD"**) *Code of Practice for Residential Care Homes (Persons with Disabilities) January 2020 (Revised Edition) (updated in March 2023)* (**"the Code of Practice"**), prior to the application of Residential Care Homes for Persons with Disabilities (**"RCHD"**) Licence, the Applicant should ensure that the proposed RCHD either is an always permitted use under the OZP or has been granted planning permission from the Board.

The Application Premises falls within the "Residential (Group C)2" zone (**"R(C)2"**) under the approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 (**"the OZP"**). According to the Definition of Terms adopted by the Board, RCHD is regarded as 'Social Welfare Facility', which is a Column 2 use requiring planning permission from the Board. As a result, an application to the Board in obtaining planning permission is necessary to facilitate the development proposed.

For the Proposed Development, the applicant intends to renovate the existing building for a privately operated RCHD, which is an in-situ conversion of the existing building into RCHD involving no changes in Site Coverage (**"SC"**) and Building Height (**"BH"**).

In view of the above, this planning application is submitted to the Board for consideration. Upon the granting of approval from the Board, the Applicant would submit an application to the Licensing Office of Residential Care Homes for Persons with Disabilities (**"LORCHD"**) of SWD for the proposed RCHD.

1.2 Structure of the Planning Statement

In support of this planning application, this Planning Statement is divided into six chapters as follows:

| | |
|------------------|---|
| Chapter 1 | Introduction |
| Chapter 2 | The Application Premises and Its Surroundings |
| Chapter 3 | Planning Context |
| Chapter 4 | The Development Proposal |
| Chapter 5 | Planning Justifications |
| Chapter 6 | Conclusion |

Other supplementary information and detailed technical assessments are attached in **Annexes 1 to 3**.

2 THE APPLICATION PREMISES AND ITS SURROUNDINGS

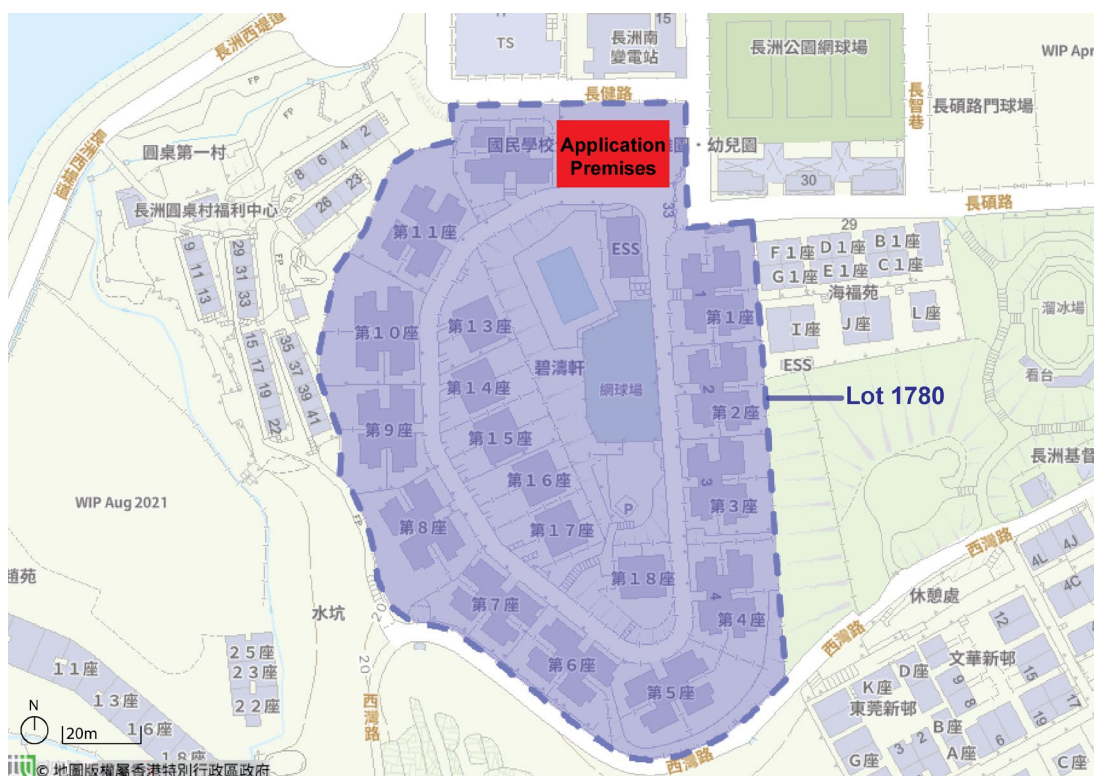
2.1 The Application Premises

Situated in the south-western part of Cheung Chau, the Application Premises abuts Cheung Shek Road to the east and Cheung Kin Road to the north.

The Application Premises has an area of about 400m² and falls within Lot 1780 in D.D. Cheung Chau, Cheung Chau. The Application Premises serves as the non-residential portion of Greenery Crest, a low-rise residential estate located in the same lot.

The Application Premises is currently occupied by KMVN Anglo-Chinese Kindergarten•Nursery with a valid licence registered under the Education Bureau, with a total number of about 69 students and 7 staffs as of September 2022¹. The existing premises has a one-storey, where the entrance has a few steps and three gates (**Viewpoint 3 of Annex 1** refers). Despite the fact that the Applicant has no land right to alter or renovate the area outside the premises, the Applicant is fully aware of such conditions and will provide barrier-free facilities/services where appropriate. Full compliance with relevant design of barrier-free access for the persons with disabilities or special needs will be ensured at the detailed design stage. **Figures 2.1 and 2.2** show the location of the Application Premises and its surroundings respectively.

Figure 2.1 Location Plan



2.2 Surrounding Context

The surrounding area of the Application Premises is predominantly a low-rise residential neighbourhood with Government, Institution or Community (GIC) and recreational facilities.

To the immediate east of the Application Premises across Cheung Shek Road is the Cheung Chau Park Tennis Court falling within an area zoned "Open Space" ("O"). To the immediate west and south of the

¹ <https://kcp2022.azurewebsites.net/edb/schoolinfo.php?lang=tc&schid=6004&district=&category=&voucher=&schoolname=&otherkeywords=&ctype=>

Application Premises is a 3-storey low-rise residential estate within the same “R(C)2” zone, namely Greenery Crest.

To the north of the Application Premises across Cheung Kin Road and Cheung Chau Sai Tai Road respectively are the CLP Power Cheung Chau South Substation and the Cheung Chau Fireboat Station, both falling within an area zoned “G/IC(4)”. To the further southeast of the Application Premises are residential development of Hoi Fuk Villa, which falls within a “Village Type Development” (“V”) zone; and Cheung Chau Park, which serves as a major open space and falls within an area zoned “O”. **Figure 2.2** and **Annex 1** show the Application Premises and its surrounding context.

Figure 2.2 The Site and Its Surroundings



2.3 Accessibility and Pedestrian Flow

Residents and visitors of Cheung Chau mainly commute by walking, cycling and ferry services. Pedestrian access to the Application Premises is readily available on the abutting Cheung Shek Road leading from Cheung Chau Sai Tai Road.

The Application Premises is at distances of about 800m and 750m from Cheung Chau Ferry Pier and Cheung Chau Public Pier respectively, which can be accessed on foot within 10 minutes. Ferry services between Cheung Chau and Central are available at the Cheung Chau Ferry Pier on a regular basis. The frequency and journey time of the ferry services are about 20-50 minutes and 40-60 minutes respectively. The operating hours of the ferry are between 6 am and 12:30 am. **Table 2.1** below summarises the sailing schedules:

Table 2.1 Sailing Schedules between Cheung Chau and Central

| | Mondays to Saturdays | | Sundays and Public Holidays | |
|------------------------|----------------------|------------------|-----------------------------|------------------|
| | Time | Interval (about) | Time | Interval (about) |
| From Central to Cheung | 6am to 9am | 20-40mins | 6:30am to 12:30am | 30mins |
| | 9:45am to 5pm | 30mins | | |

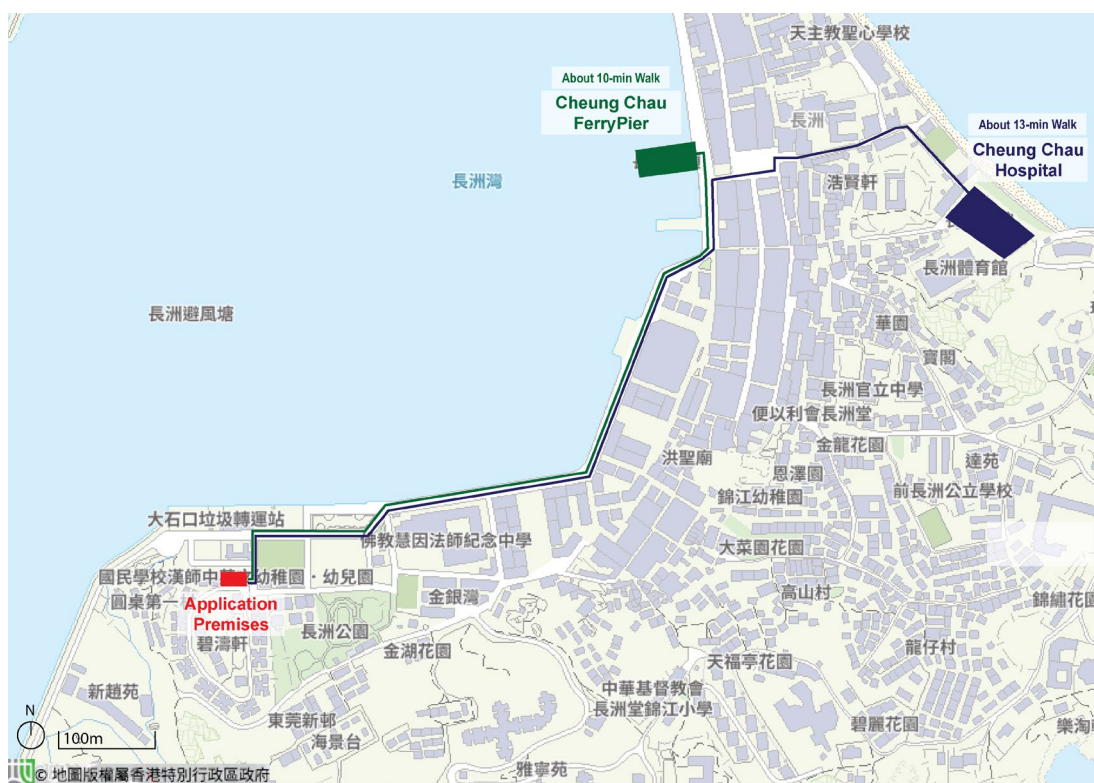
| | | | | |
|------------------------------------|-------------------|-----------|----------------|--------|
| Chau | 5:20pm to 12:30am | 20-30mins | | |
| From Cheung Chau to Central | 6am to 9am | 10-20mins | 6am to 11:30pm | 30mins |
| | 9:30am to 12am | 30-50mins | | |

(Source: Sun Ferry)

The Application Premises is about 1km from St. John's Hospital of Cheung Chau, where 24-Hour Accident and Emergency Service is provided. In case of emergency, ambulances can gain access directly from Cheung Shek Road (with a width of about 5.5m) via Cheung Chau Sai Tai Road (with a width of about 10m) to the Application Premises. According to the Fire Services Department, the fire station in Cheung Chau Island is equipped with 'Village Ambulance', 'Mini Fire Van', 'Mini Rescue Van' and 'Mini Equipment Carrier' with vehicle widths of about 1.5m generally, which are narrow enough to pass through local roads of Cheung Chau². Upon approval of the application, proposed fire services installations and EVA provision shall be submitted to relevant government departments and authorities. **Figure 2.3** shows the pedestrian and emergency vehicular accessibility between the Application Premises and major public transport facilities and hospitals in Cheung Chau.

Since the currently operating Kindergarten/Nursery has 69 students and 7 staff as of September 2022, assuming that at least one parent/guardian per student uses the footpath and access road, the existing maximum pedestrian volume is estimated at 145 people at peak. For the Proposed Development, it is advised that the maximum number of visitors is about 78 on a reservation basis between 9 am to 8 pm. Together with 6 daytime and 2 nighttime staff, the maximum pedestrian volume is estimated at 86 people at peak, which shall not exceed the existing pedestrian volume. Hence, the existing footpath and access road condition would be within capacity, and no adverse traffic impact on the service level of the existing footpath/access road generated from the Proposed Development is anticipated.

Figure 2.3 Accessibility to the Ferry Pier and Hospital in Cheung Chau



² <https://www.hkfsd.gov.hk/eng/gallery/fireappliances/>

Table 3.1 Similar Applications for Social Welfare Facilities in Residential (Group C) Zones

| No. | Application No. | Applied Use | Land Use Zoning | Decision by Town Planning Board |
|-----|-----------------|--|--------------------------|---------------------------------------|
| 1. | A/K4/64 | Social Welfare Facility (Residential Care Home for the Elderly) | "Residential (Group C)6" | Approved with conditions on 13.3.2015 |
| 2. | A/K18/341 | Social Welfare Facility (Residential Care Home for the Elderly (RCHE)) with Minor Relaxation of PR Restriction | "Residential (Group C)1" | Approved with conditions on 28.1.2022 |
| 3. | A/NE-LYT/627 | Social Welfare Facility (Residential Care Home for Persons with Disabilities) | "Residential (Group C)" | Approved with conditions on 11.8.2017 |
| 4. | A/NE-LYT/677 | Social Welfare Facility (Residential Care Home for Persons with Disabilities) | "Residential (Group C)" | Approved with conditions on 2.11.2018 |

4 THE DEVELOPMENT PROPOSAL

4.1 Key Development Parameters

The Proposed Development is an in-situ conversion of the existing premises to RCHD, whereby it covers the entire floor space area of the existing 1-storey building without inducing changes to the existing PR, SC and BH.

The proposed RCHD provides a small-scale social welfare facility in support of the neighbourhood of Cheung Chau. The Proposed Development targets to serve the 'person with disabilities' ("PWD") population of Cheung Chau and the wider area in Hong Kong in view of high demand (**Section 5.1** refers), where the target group refers to "18 years or above, people with mental illness". It is intended to cater for the needs of persons with disabilities who are capable of basic self-care but have a degree of difficulty in daily living activities (i.e. 'medium care level home') due to market considerations, which shall be further justified at the licensing stage.

The Proposed Development has a Gross Floor Area ("GFA") of about 400m² with Net Operational Floor Area ("NOFA") of about 370.98m². To achieve the 9.5m² bed space per resident, 39 bed places for PWDs (excluding one isolation bed) are proposed. The proposed RCHD also provides ancillary facilities (including a reception/office, a nursing station, a living/dining/activities area, a store room, laundry and kitchen, etc.) and supporting facilities (including a staircase which is restricted to the use of staff, metre room and sprinkler control room, etc.). The operation of the RCHD shall involve 6 regular staff at daytime and 2 staff at nighttime, which fulfils the employment of staff requirements for RCHD 'Medium Care Level Home' as stated in Chapter 9 and Annex 9.1 of the Code of Practice. The applicant would consider that the Proposed Development will arrange for a designated staff member to provide assistance and make referral to social service units for those residents in need, for arrangement of day training or other community support services.

The operation hours would be 24 hours daily. The maximum number of visitors is estimated at 78 based on factors such as the area and capacity of the Application Premises. To avoid overcrowded situations at the premises during peak hours, visitors are required to make reservations between 9 am and 8 pm on a first come, first served basis. The major development parameters of the Proposed Development are detailed in **Table 4.1** below:

Table 4.1 Major Development Parameters

| | |
|---------------------------------|---|
| Premises area | About 400 m ² |
| GFA | About 400 m ² |
| NOFA | About 370.98 m ² |
| No. of Storey(s) | 1 |
| BH | About 4.15 m |
| No. of Beds | 39 (exclude 1 no. of isolation bed ³) |
| Floor Space per Resident | About 9.5 m ² |

In terms of preliminary design as shown in **Annex 2**, windows are provided in most dormitory rooms used for habitation and common areas to allow natural lighting, while all rooms are within 9m from the windows. Due to the proximity of fixed noise sources near the Application Premises (e.g. Cheung Chau

³ With reference to the Code of Practice for RCHD of the Social Welfare Department, isolation facility is one of the necessities of an RCHD. Isolation rooms play an important role in infection control in circumstances where residents are in need of preventing the spread of diseases. They help to protect other residents in the same RCHD facility. The provision of isolation room shall not lead to additional bed spaces and shall be restricted for medical treatment purposes. The current proposal of achieving 9.5m² bed space per resident shall be maintained, which reaches the minimum requirement of 6.5m² bed space per resident as recommended by the Code of Practice for RCHD.

South Substation), appropriate noise mitigation measures, such as using non-noise sensitive uses facing the fixed noise sources, will be considered to fully comply with the relevant requirement in HKPSG. Despite the fact that some of the dormitory beds located at the centre of the premises are unable to be provided with openable windows, proper interior lighting and ventilation will be considered to create a pleasant living environment for the residents, subject to detailed interior designs. The Applicant will ensure that the design and provision of RCHD follow relevant regulations and guidelines, such as the Code of Practice, to meet the standards and requirements from SWD. Alterations and additions work will be carried out to satisfy the abovementioned guidelines. The target commencement time of the proposed RCHD shall be between end of 2026 Q3, depending on the progress of the license application.

5 PLANNING JUSTIFICATIONS

5.1 Meet the Surging Demands for RCHD Facilities

The in-situ conversion of the as-built premises of the Proposed Development from a kindergarten/nursery to an RCHD is well-justified from the societal/market demand perspective. The Proposed Development intends to meet the surging needs of RCHD services, having considered the soaring RCHD demands at both local and territorial scales, as well as the sufficient supply of local early children facilities.

Surplus of Early Children Facilities in Cheung Chau

As per the RNTPC Paper No. 5/20 in 4.9.2020 (“**the RNTPC Paper**”), there is a surplus of 18 classrooms for Kindergarten / Nursery in Cheung Chau, which is equivalent to a surplus of 360 school places for eligible children (as shown in **Table 5.1**). This is based on the assumption that all kindergartens in Cheung Chau operate in whole-day session, and the standard set by Hong Kong Planning Standards and Guidelines (“**HKPSG**”) Chapter 3 (Community Facilities) that a kindergarten shall provide 6 classrooms for 180 pupils per half-day session or that of 120 pupils per whole-day session.

The population of persons aged below 4 in Cheung Chau has decreased from 762 (about 3.6%) in 2016 to 546 (about 2.7%) in 2021^{3 4}. Such decline indicates a decreasing demand for early childhood facilities, which aligns with the ongoing trend of low birth rates.

Table 5.1 Provision of Kindergarten in Cheung Chau⁵

| Type of Facilities | HKPSG | HKPSG Requirement (based on planned population: About 25,100) | Provision | | Surplus / Shortfall (against planned provision) |
|------------------------|---|---|--------------------|-------------------|---|
| | | | Existing Provision | Planned Provision | |
| Kindergarten / Nursery | 34 classrooms for 1,000 persons aged 3 to under 6 | 6 classrooms | 24 classrooms | | +18 classrooms (360 places) |

Soaring Territorial Demand for RCHD

According to Census and Statistics Department (“**C&SD**”), PWDs constitute 7.1% (about 534,200 people) of the total population in Hong Kong by the end of 2020, and it shows an approximate 50% increase from 2013 based on the original definition adopted in the same year⁶.

The urgent demand for residential care service (“**RCS**”) for the PWDs is also fully reflected by the long waiting time of relevant services. As of 30 September 2023, there are a total of 11,068 applicants being waitlisted for residential services under the Central Referral System for Rehabilitation Services (“**CRSRehab**”) ⁷.

As a response, the provision of 39 private RCHD places by the Proposed Development helps to relieve the pressure on service demand and shorten the waiting time for the much-needed care services, which

³ Census and Statistics Department, *District Profiles in 2021*, <https://www.byccensus2016.gov.hk/en/bc-dp.html>

⁴ Census and Statistics Department, *District Profiles in 2021*, https://www.census2021.gov.hk/en/district_profiles.html

⁵ RNTPC Paper No. 5/20 in 4.9.2020

⁶ Census and Statistics Department, *Special Topics Report No.63*, https://www.censtatd.gov.hk/en/data/stat_report/product/C0000055/att/B11301632021XXXXB0100.pdf

⁷ Social Welfare Department, *Information on Number of Applications Waitlisted in the Central Referral System for Rehabilitation Services*, [https://www.swd.gov.hk/storage/asset/section/341/en/Annex_II_\(EN\)_20230930.pdf](https://www.swd.gov.hk/storage/asset/section/341/en/Annex_II_(EN)_20230930.pdf)

in turn could ease the burdens on the families of residents and the society as a whole.

Insufficient Provision of RCHD in Cheung Chau

Cheung Chau is considered part of the New Territories West (“NTW”) Area, where the largest proportion of PDWs (about 30%) resides. In the NTW Area, the population aged 15 years or above is at about 1,933,737 based on the 2021 census. Making reference to the standard set out in HKPSG Chapter 3, it shall provide 36 service places for PDWs per 10,000 persons aged 15 years or above in five-cluster basis. In accordance with SWD website⁸, a total of 5,595 RCHD service places have been provided in NTW in 2023, which is in a shortfall of 1,367 RCHD service places.

The population of Cheung Chau is at 19,769 based on the 2021 census, yet there is an absence of RCS or day care unit for PWDs in Cheung Chau as of end of 2023. Although there is no standard for RCHD provision at the local level, service places should be proactively prepared to meet the surging demand for the planned area and the NTW area. As a result, the Application Premises with a tranquil and decent environment could serve as a readily available site for RCHD in alleviating the soaring demand for RCS.

Having considered the potentially high demand reflected from the population profile and societal needs, the Applicant grabs the opportunity to proceed with the Proposed Development in response to the rising need for RCHD provision in Hong Kong.

5.2 In line with Government’s Policy Initiatives on the Provision of RCHD in Private Sector

The Proposed Development is in line with the government’s policy initiatives on providing quality RCHD services in the private sector, including relevant schemes endorsed by the Government and guiding directions outlined in recent publications of Policy Address (“PA”), as explained below:

Relevant Schemes endorsed by the Government

The Government has introduced various solutions in response to the growing demand for rehabilitation services for PWDs and the shortfall of RCHDs, with a view to enhancing the quality of life of PWDs and alleviating the pressure of carers. In 2000, SWD introduced the Central Referral System for Rehabilitation Services (“**CRSRehab**”), which incorporates the Co-ordinated Referral System for Disabled Pre-schoolers (CRSPS) and the Central Referral System for Disabled Adults (CRSDA)⁹. This system ensures efficient use of rehabilitation services for PWDs and shortens waiting times through cross-district/region placements as needed. It ensures that the existing services are made available to appropriate disability groups and prioritises placements based on individual needs.

In 2023, PA announced the launch of the Incentive Scheme to Encourage Provision of Residential Care Homes for Persons with Disabilities in New Private Developments (“**the Incentive Scheme**”) to encourage the quality provision of RCHD in Hong Kong. It offers concessions to eligible RCHD premises such as the exemption of land premium payment in respect of land transaction. Such development shall be subject to fulfilling certain conditions, including a maximum GFA limit of 5,400m².

Guiding Directions from the recent publications of PA

The recent PAs have highlighted the ongoing issues and solutions in support of rehabilitation services. In the 2022 PA, the Chief Executive set the target to provide an additional 3,700 places of day rehabilitation, residential care and respite service by the end of 2027¹⁰. In the 2023 PA, the Chief Executive announced the allocation of additional resources to increase the number of nursing staff who serve in about 200 RCHDs in 2024, stressing the needs of PDWs.

⁸ Social Welfare Department, *SWD Information Website for RCHDs*,
<https://www.rchdinfo.swd.gov.hk/en>

⁹ LC Paper No. CB(2)535/2023(05)

¹⁰ Hong Kong Special Administrative Region of the People's Republic of China, *2022 Policy Address*,
https://www.policyaddress.gov.hk/2022/public/pdf/policy/policy-full_en.pdf

In view of the urgency of rehabilitation services for PWDs, the proposed 39 private RCHD places in the Proposed Development could serve as an immediate response to the needs of welfare facilities for PWDs.

5.3 Optimise Land Resources to Meet Societal Needs

The Proposed Development involves the rehabilitation of the existing building, which aims to convert the internal layout to facilitate the proposed use of RCHD with short construction time. Compared to reconstructing a new building for the same proposed use, the Proposed Development adopts a more sustainable way in providing suitable uses under the low-rise and low-density residential setting.

More importantly, the quality of service hinges on the supply of RCHD places. The floor space per resident of the Proposed Development is about 9.5 m². Upon the approval of application, the private RCHD places provided would ease the pressure of the overall existing RCHD facilities, which in turn could encourage a more robust market comprising quality residential care places. The cumulative efforts could improve the overall quality of private/public residential care homes.

5.4 Comply with Relevant Ordinances and Regulations regarding RCHD Provision

The Proposed Development complies with relevant ordinances and regulations regarding RCHD Provision. As mentioned in **Section 4**, the design and provision of RCHD will follow relevant guidelines, ordinances and regulations^{11,12,13,14}. The floor space per resident of the Proposed Development of about 9.5 m² fulfils the minimum requirement of 6.5 m² as proposed in the Code of Practice for RCHD. Meanwhile, passages and doorways are proposed with minimum clear widths of 1,050 mm and 800 mm respectively to cater to residents of all abilities. (Preliminary Layout Plan in **Annex 2** refers).

With regards to compliance with the Building Ordinance (Cap. 123) and other fire safety regulations, the building plan and fire safety proposal shall be submitted separately to relevant departments at a later stage, if necessary.

5.5 Compatible with the Surrounding Land Uses and Development Intensity

The Proposed Development is not incompatible with the surrounding land uses and development intensity. As reviewed in **Sections 2** and **3**, while low-density residential developments predominate the neighbourhood, the Proposed Development provides accommodation and care services for PWDs, which would not create substantial disturbance to the adjacent residential developments. Hence, the operation of the Application Premises as an RCHD would not be incompatible with the surrounding land uses.

The Proposed Development would not involve changes to the building envelope. The major development parameters including SC and BH are kept as the existing conditions, such that there is no adverse visual impact in terms of massing and physical building profile.

5.6 No Adverse Impact on Technical Aspects

The Proposed Development would not incur adverse impacts to its surroundings on aspects including traffic, environment, sewerage and drainage, etc.. Details are as follows:

¹¹ Hong Kong e-Legislation, *Residential Care Homes Legislation (Miscellaneous Amendments) Ordinance 2023*, <https://www.elegislation.gov.hk/hk/2023/12/en>

¹² Hong Kong e-Legislation, *Residential Care Homes (Persons with Disabilities) Ordinance (Cap. 613)*, https://www.elegislation.gov.hk/hk/cap613/en?INDEX_CS=N&xpid=ID_1438403527092_002

¹³ Hong Kong e-Legislation, *Residential Care Homes (Persons with Disabilities) Regulation (Cap. 613A)*, https://www.elegislation.gov.hk/hk/cap613A?xpid=ID_1438403527701_004

¹⁴ Social Welfare Department, *Code of Practice for Residential Care Homes (Persons with Disabilities) January 2020 (Revised Edition)*, https://www.swd.gov.hk/storage/asset/section/423/en/2023/cop_rchd_eng.pdf

Traffic

The existing use and proposed use are facilities by means of education and social welfare respectively, the Proposed Development would not create significant disturbance to the adjacent residential uses given their nature of accommodation and care-services provisions.

Although the proposed RCHD would operate 24 hours daily, the visiting time of the RCHD would be upon reservation during 9 am to 8 pm daily. The Proposed Development would not generate excessive burden on the existing ferry services heading to/ leaving from Cheung Chau. As shown in **Table 2.1**, the ferry service between Cheung Chau and Central has a wide coverage in terms of operating hours. Hence, no adverse traffic impact is anticipated from the Proposed Development. The capacity of the existing pedestrian path is also sufficient upon completion of the Proposed Development, as explained in **Section 2.3**.

Environmental

The Proposed Development only involves interior alteration and modification works and does not create an additional building footprint. The alteration and modification works will follow relevant guidelines issued by the Environmental Protection Department (“**EPD**”). In terms of noise impact, as the Applicant noted that there are potential noise sources (e.g. the Cheung Chau South Substation) in proximity to the Application Premises, proper noise mitigation measures (e.g. using non-noise sensitive uses such as kitchen, bathroom or toilets or blank wall facing the fixed noise sources) shall be taken into consideration at the detailed design stage, in which the Applicant shall comply with all regulations and conduct relevant noise assessments where necessary.

In terms of air quality impact, the Applicant will follow the good site practices and necessary dust control measures as stipulated in the APC (Construction Dust) Regulation to minimise dust impact during construction phase. No significant environmental impact such as air and noise nuisance to/from the vicinity shall be anticipated at construction and operation stages.

Sewerage and Drainage

A Sewerage and Drainage Impact Assessment (“**SDIA**”) Report has been prepared (**Annex 3** refers) to address the drainage and sewerage impacts. It is revealed that the Application Premises is currently served by the combined drainage and sewerage facilities as shown in **Figure 5.1**. Having considered the construction of a public stormwater system near the Application Premises, as well as the objectives of EPD and Drainage Services Department (“**DSD**”) to prevent coastal water quality impairment in Cheung Chau, the SDIA report proposes turning the existing combined system into separate systems, in order to divert stormwater from the Application Premises. The proposed diversion would substantially reduce the peak sewage discharge. The SDIA report demonstrated that the sewerage impact generated by the Proposed Development to the surroundings would be insignificant.

Figure 5.1 Existing Sewerage and Drainage Facilities



Legend

| | | | |
|---------------------|--------------|---------------------|---------------|
| ● Catchpit | Outlet | Combined Manhole | Pipe (Sewer) |
| Inlet | Pipe (Storm) | Overflow (Combined) | Sewer Manhole |
| Storm Water Manhole | Sand Trap | Pipe (Combined) | |

6 CONCLUSION

This Planning Statement is submitted under s.16 of the Ordinance to seek permission from the Board for Proposed Social Welfare Facility (Residential Care Homes for the Persons with Disabilities) at No. 33 Cheung Shek Road, Lot 1780 (Part) in D.D. Cheung Chau, Cheung Chau on the approved Cheung Chau OZP No. S/I-CC/9. This Planning Statement aims to provide background information and planning justifications in support of the Proposed Development.

The Proposed Development is well justified on the following grounds:

- It meets the surging needs of RCHD services at both local and territorial scales;
- It is in line with relevant schemes endorsed by the Government and the guiding directions from the recent publications of Policy Address;
- It adopts a sustainable way in providing suitable uses under quality settings;
- It complies with relevant ordinances and regulations regarding RCHD provision;
- It is not incompatible with the surrounding land uses and development intensity; and
- There are no adverse impacts on technical aspects, including traffic, environment, sewerage and drainage.

In view of the above detailed planning justifications in this Planning Statement, we respectfully request the Board Members to give favourable consideration to this planning application.

September 2024
PlanPlus Consultancy Limited

Annex 1

Site Photos



Viewpoint 1 North view via Cheung Shek Road



Viewpoint 2 View between Cheung Kin Road and Cheung Shek Road junction



Viewpoint 3 View at the Application Premises



Viewpoint 4 South view of Cheung Shek Road



Legend:



Application Premises
(For identification Only)



Viewpoint 5 North-west view from Cheung Kin Road



Viewpoint 6 West view from Cheung Kin Road



Viewpoint 7 West view from Cheung Kin Road



Viewpoint 8 View from Cheung Kin Road



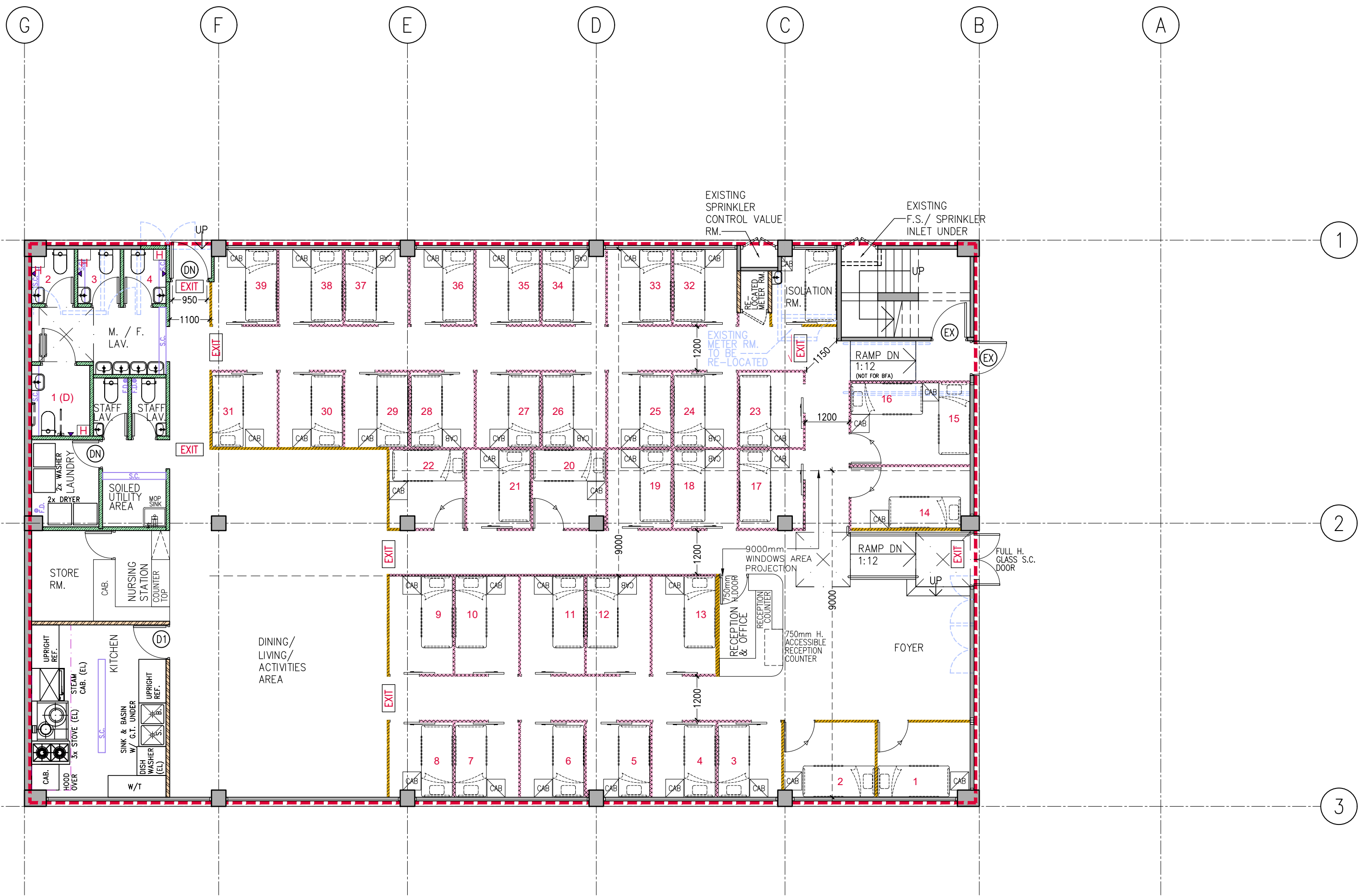
Legend:



Application Premises
(For identification Only)

Annex 2

Architectural Drawing



G/F LAYOUT PLAN

SCALE : 1:100

TOTAL NUMBERS OF BED = 39 (EXCLUDED 1 NO. OF ISOLATION BED)

CALCULATION FOR RCHD

TOTAL NET OPERATION FLOOR AREA = $376.31^2\text{m} - 5.33^2\text{m}$ [SOLID PARTITIONS/WALLS (KITCHEN / LAUNDRY / TOILETS / STORE)]

MAX. NOS. OF BED ALLOWED $\frac{370.98}{9.5} = 39$ NOS. OF BED

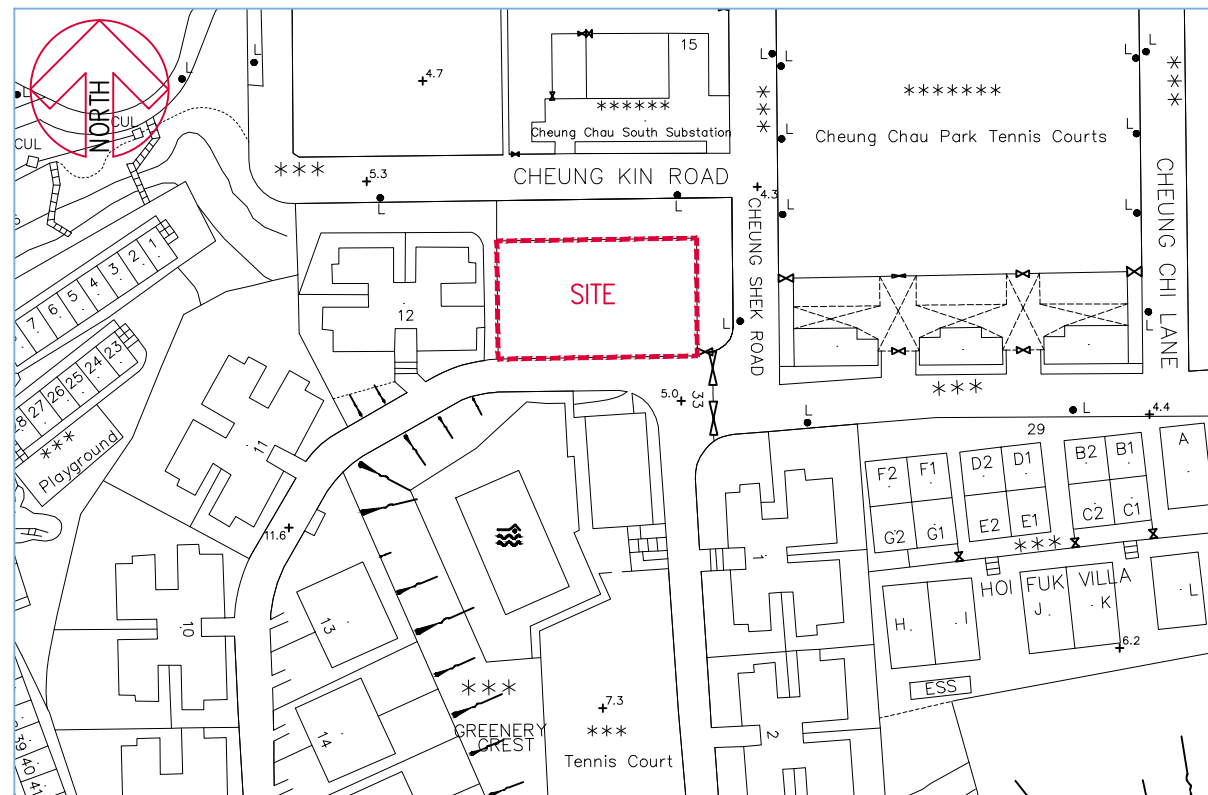
ACTUAL NOS. OF BED PROVIDED 39 NOS. OF BED (EXCLUDED 1 NO. OF ISOLATION BED)

LEGEND

- APPLICATION SITE
- EXISTING BUILDING WORK (TO BE DEMOLISHED)
- EXISTING BUILDING WORK
- FULL HEIGHT BLOCK WALL
- FULL HEIGHT 1 HOUR F.R.R. BLOCK WALL
- FULL HEIGHT TIMBER PARTITION
- 1200mm HEIGHT TIMBER PARTITION WITH TIMBER FRAME TO 2150mm HEIGHT
- DOOR
- EXISTING APPROVED DOOR
- SELF CLOSING DOOR
- 1 HOUR F.R.R. SELF CLOSING DOOR WITH VISION PANEL
- 2000mm HEIGHT DOOR
- 2000mm HEIGHT SLIDING DOOR
- SHOWER
- TOILET
- BASIN
- 1500x1500 MANOEUVRING SPACE
- EXIT SIGN
- WATER HEATER
- SURFACE CHANNEL / FLOOR DRAIN

ABBREVIATIONS

- CAB. CABINET
- W/T WORK TOP
- REF. REFRIGERATOR
- B. BASIN
- S. SINK
- G.T. GREASE TRAP
- (EL) ELECTRICITY



LOCATION PLAN

SCALE : N.T.S.

PROJECT :
PROPOSED RCHD
G/F, Commercial House, Greenery Crest,
33 Cheung Shek Road, Cheung Chau

| | | |
|--------------------|-----------|------------|
| S.W.D. REF. | - | |
| F.S.D. REF. | - | |
| F.S.D. (VENT) REF. | - | |
| I.C.U. / B.D. REF. | - | |
| No. | DATE | DISTRIBUTE |
| 1. | 07/NOV/22 | CLIENT |
| 2. | 03/JAN/22 | CLIENT |
| 3. | 09/FEB/24 | CLIENT |

| | | | |
|-----|-----------|----------------|----|
| c | 09/FEB/24 | TITLE REVISED, | TY |
| b | 03/JAN/23 | UPDATED | TY |
| a | 07/NOV/22 | 1ST ISSUE | TY |
| No. | DATE | REVISION | BY |

CONSULTANT / ARCHITECT / AUTHORIZED PERSON :

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DRAWING TITLE :

GENERAL LAYOUT PLAN

| | | | |
|--------------|--------------|---------------|--------------------|
| DRAWING NO. | GL | 01 | c |
| DRAWING TYPE | SEQUENCE NO. | REVISION CODE | plot view = window |

| | | | |
|-------------|------|---------|-----------------|
| DESIGNED BY | NAME | INITIAL | DATE |
| DRAWN BY | | | SCALE : AS SHOW |
| CHECKED BY | | | DATE : JAN/23 |
| APPROVED BY | | | VERSION : 3 |

Annex 3

Sewerage and Drainage Impact Assessment

Content

1. Introduction
2. Existing Public Sewerage and Stormwater Facilities
3. Existing Drainage (Storm and Sewage) Arrangement in the Application Site
4. Estimated Sewage and Stormwater Flows from the Application Site
5. Sewage and Drainage Disposal Scheme
6. Sewage Impact Assessment
7. Drainage Impact Assessment
8. Conclusion

Figure 1 – Location Plan of Application Site

Figure 2 – Existing Sewers from Application Site to Cheung Chau STW

Figure 3A – Existing Drainage / Sewerage Arrangement Plan

Figure 3B – Existing Drainage / Sewerage Arrangement Plan

Figure 3C – Existing Drainage / Sewerage Arrangement Plan in the Application Site

Figure 4 – Proposed Stormwater and Sewer Management Plan

Figure 5 - Drainage Plan of Greeney Crest Retrieved from the Buildings Department

Figure 6 - Catchment Areas Plan

Sewage and Drainage Impact Assessment

1. Introduction

The Application Site has a site area of about 400 m² falls within private land at Lot 1780 in D.D. Cheung Chau, Cheung Chau. The location plan of the Application Site is shown in **Figure 1**. The Application Site falls entirely within an area zoned “Residential (Group C)2” (R(C)2) on the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 (“the OZP). The proposed development is an in-situ conversion of the existing building from kindergarten/nursery use to Social Welfare /Facility (Residential Care Home for Persons with Disabilities). The Proposed Development will provide 39 beds with a dining/living/activities area, a kitchen and a lavatory.

This report outlines the existing sewerage and drainage arrangements in the vicinity of the Application Site and examines the available capacity of the existing sewerage and drainage systems including sewage treatment plant and public sewer/drain systems. This report also calculates the sewage and stormwater flows generated from the proposed development and demonstrates that the proposed development is viable in term of the impact on the sewerage and drainage systems.

2. Existing Public Sewerage and Stormwater Facilities

As shown in **Figure 2**, the Application Site is located within the catchment area of Cheung Chau Sewage Treatment Works (CCSTW). The sewage generated from the application site will firstly flow to Tai Shek Hau Sewage Pumping Station (Tai Shek Hau SPS). The sewage will then be conveyed alongside the sea shore to another sewage pumping station namely Pak She Sewage Pumping Station (Pak She SPS) before finally being discharged into CCSTW.

As shown in **Figure 3A**, there is an existing 600mm combined pipe (CWD7000460) constructed from the Application Site to a combined manhole (CMH7000420) at Cheung Kin Road. Out from the combined manhole, the 600mm combined sewer goes eastwards along Cheung Kin Road to another combined manhole (CMH7000421) at the junction between Chung Kin Road and Cheung Shek Road. From the said manhole, the combined pipe enlarges its size to 900mm (CWD7000560) and goes northwards entering at an invert level of 0.73mPD to a combined special manhole (COH7000200) located at the junction between Cheung Shek Road and Cheung Chau Sai Tai Road. Under normal circumstances, the sewer, after leaving the special manhole, will go eastwards along Cheung Chau Sai Tai Road to the Tai Shek Hau SPS via a system of 450mm sewers (FWD7005749, FWD7005750 etc.) and sewer manholes (FMH7004460, FMH7004461 etc.). The sewage pumping station will then pump the sewer to

a system of gravity sewers and sewage manholes to another sewage pumping station, Pak She SPS at Ping Chong Road, before discharging the sewer finally to the CCSTW. In case of heavy rainstorm, the combined sewers, after entering the special manhole, will be discharged to the sea through the 900mm combined sewers (CWD7000561, CWD7000562 and CWD7000563) and combined manholes (CMH7000520 and CMH7000521). As shown in **Figure No. 3B**, another combined manhole CMH7000422 was built by the Government at Cheung Shek Road near the south-east corner of the Application Site. This combined manhole CMH7000422 mainly conveys the sewage from Greenery Crest (33 Cheung Shek Road) and part of the sewage from Hoi Fuk Villa (29 Cheung Shek Road). The flow going out from this combined manhole will be conveyed to the combined manhole CMH7000421 as described above via a combined pipe of size 750mm.

Also shown in **Figure No. 3B** is an existing public stormwater system with stormwater manhole SMH7004713 and 375mm stormwater pipe SWD7005750. The pipe goes westward along Cheung Kin Road to another stormwater manhole SMH7004710 and then turns northward to stormwater manhole SMH7004709. From manhole SMH7004709, the drain enlarges its size to 450mm and goes westward to stormwater manhole SMH7004708 before discharging stormwater to the sea through outfall SNF7000260.

3. Existing Drainage (Storm and Sewage) Arrangement in the Application Site

The existing drainage arrangement in the Application Site is shown in **Figure No.3C**.

The sewage generated from the existing building in the Application Site is presently collected by two sewage manholes located in the vicinity of the northern boundary of the existing building in the Application Site. The two sewer manholes are interconnected by a 100mm sewer pipe which flows eastward and enlarges its size to 150mm before entering another sewage manhole located at the north-east corner of the building. The sewer then turns south and enters the terminal manhole built near the entrance gate of Greenery Crest. As shown in the drainage plan retrieved from the Buildings Department (attached as **Figure 5** in this report), the terminal manhole receives the sewers from the Application Site and Greenery Crest amounting to DWF 523 m³/day. The sewer will then be discharged from the terminal manhole to the adjacent public combined manhole CMH7000422 via a 300mm sewer.

The stormwater collected from within the Application Site is directed through downpipes from the roof of the existing building and a system of 225mm surface channels on existing ground to an existing catchpit near the north-west corner of the existing building. According to Figure 5, the drainage plan retrieved from BD, part of the rainwater from House 12 will also be discharged through a 300mm downpipe into the said existing catchpit in the Application Site.

Stormwater from the catchpit will then flow to a sand trap before discharging into the existing combined manhole (CMH7000420) via the 600mm combined pipe (CWD7000460) mentioned in the previous paragraphs.

4. Estimated Sewage and Stormwater Flows from the Application Site

Toilet flushing and kitchen waste are the major sewage arising from the proposed development. The quantity of wastewater generated by the proposed development is calculated based on the Environmental Protection Department (EPD) Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning (GESF) and DSD Sewage Manual Part 1. The following global unit flow factors (UFF) are adopted in the estimation. A UFF of 0.28 m³/person/d is assumed for overnight employees. The peaking factor is adopted according to GESF with category of population < 1,000. In consideration of the sewage from the proposed development would be discharged to an existing combined sewer, peaking factor of 8, including storm water allowance, is adopted.

| Population description | Global Unit Flow Factors (m ³ /person/d) |
|---------------------------|---|
| Domestic, Special class | 0.19 |
| Commercial J11 activities | 0.28 |
| Overnight employee | 0.28 |

In consideration that there may be misconnections and infiltrations due to pipe defects to the sewerage system, the Catchment Inflow Factor of 1.5 (Table T-4 of GESF) is included in estimating the average sewage flow from the development.

The sewage generated from the proposed development with 6 staff with 2 staff staying overnight is estimated below:

| Population Description | Estimated Population | Category | UFF (m ³ /day) | Daily average sewage discharge (m ³ /day) | Total ADWF (m ³ /day) | Peaking factor (<1000) | Peak Flow (m ³ /day) |
|------------------------|----------------------|----------------------------------|---------------------------|--|----------------------------------|------------------------|----------------------------------|
| Residents | 39 | Institutional and special class | 0.19 | 7.41 | 9.65 x 1.5 = 14.48 | 8 | 115.8 (0.00134m ³ /s) |
| Commercial Employee | 6 | J11 Community, social & personal | 0.28 | 1.68 | | | |
| Overnight Employee | 2 | Community, social & personal | 0.28 | 0.56 | | | |

The stormwater collected from the application site is estimated below:

Catchment area of Application Site with landscape area = 512m²

Catchment area from House 12 discharging to the catchpit in Application Site = 464m²

Total catchment area = $512 + 464 = 976 \text{ m}^2$

Runoff coefficient = 1.0

Assuming time of concentration = 2.5 minutes and

Rainstorm return period of 1 in 50 years, rainfall intensity, $i = 275 \text{ mm/hr}$

$Q = kAi/3600 = 1.0 \times 976 \times 275 / 3600 = 74.55 \text{ litre / s} = 0.0746 \text{ m}^3/\text{s}$

In summary, sewage generated from the Application Site will be $14.48 \text{ m}^3/\text{day}$ (ADWF). The peak sewage discharge from the Application Site will be $0.00134 \text{ m}^3/\text{s}$ while the peak stormwater discharge will be $0.0746 \text{ m}^3/\text{s}$. If sewage and stormwater are combined, the total peak flow will be $0.00134 \text{ m}^3/\text{s} + 0.0746 \text{ m}^3/\text{s} = 0.0759 \text{ m}^3/\text{s}$

5. Sewage and Drainage Disposal Scheme

The sewage generated from the existing building in the Application Site is presently collected, conveyed and discharged to an existing terminal manhole near the entrance gate of Greenery Crest. Sewage from the terminal manhole will then be discharged into the public combined manhole CMH7000422 via a 300mm sewer. As described above, the proposed development is an in-situ conversion of the existing building from kindergarten/nursery use to Social Welfare /Facility (Residential Care Home for Persons with Disabilities). The existing sewerage system in the application Site is well established and maintained by the owners. The design calculation enclosed in Appendix A showed that the existing sewerage system has sufficient capability to deal with the sewage generated from the proposed development and the associated Greenery Crest to the public combined manhole CMH7000422. It is proposed to keep this sewerage arrangement unchanged.

As described above, the stormwater collected within the Application Site is presently being discharged into the combined manhole CMH7000420 which will then combine with the sewage from the Application Site in the combined manhole CMH7000421 at the junction between Cheung Kin Road and Cheung Shek Road. In consideration that there is a public stormwater system constructed near the Application Site and to support the objectives of EPD and DSD not to impair the coastal water quality in Cheung Chau, it is proposed to divert the stormwater from the Application Site to the existing public stormwater manhole SMH7004713 in Cheung Kin Road as shown in **Figure 4**. By adopting the proposed separate systems, the quantity of peak sewage discharge to the existing combined manhole CMH7000422 will be substantially reduced from $0.0759 \text{ m}^3/\text{s}$ to $0.00134 \text{ m}^3/\text{s}$.

6. Sewage Impact Assessment

(i) Existing Combined Discharge

The Application Site is currently used and operated as a kindergarten/nursery. The existing building is a one-storey building. In terms of classroom provision, the by KMVN Anglo-Chinese Kindergarten.Nursery has a total of 5 classrooms providing kindergarten/nursery education to about 87 students with about 8 numbers of teachers/workers. With reference to GESF, the sewage generated from the existing kindergarten/ nursery education can be estimated as follows:

| Population Description | Estimated Population | Category | UFF (m ³ /day) | Daily average sewage discharge (m ³ /day) | Total ADWF (m ³ /day) | Peaking factor (<1000) | Peak Flow (m ³ /day) |
|------------------------|----------------------|-------------------------------------|---------------------------|--|----------------------------------|------------------------|-------------------------------------|
| Residents | 87 | School students | 0.04 | 3.48 | 5.72 x 1.5 = 8.58 | 8 | 68.64 (0.00079m ³ /s) |
| Commercial Employee | 8 | J11 Community, social & personal | 0.28 | 2.24 | | | |

The stormwater collected from the application site is estimated below:

Catchment area of Application Site with landscape area = 512m²

Catchment area from House 12 discharging to the catchpit in Application Site = 464m²

Total catchment area = 512 + 464 = 976 m²

Runoff coefficient = 1.0

Assuming time of concentration = 2.5 minutes and

Rainstorm return period of 1 in 50 years, rainfall intensity, i = 275mm/hr

$Q = kAi/3600 = 1.0 \times 976 \times 275 / 3600 = 74.55 \text{ litre / s} = 0.0746 \text{ m}^3/\text{s}$

The existing combined peak discharge to the public combined manhole is $0.0746 + 0.00079 = 0.0754 \text{ m}^3/\text{s}$

(ii) Sewage Discharge After Development

The Proposed Development is an in-situ conversion of the existing building to Social Welfare /Facility (Residential Care Home for Persons with Disabilities), whereby the existing building height, site coverage and plot ratio shall be kept the same as the last approved General Building Plan (“**GBP**”). The Proposed Development will provide 39 beds. By referring to the estimation in Section 4, the sewage generated is as follows:

| Population Description | Estimated Population | Category | UFF (m ³ /day) | Daily average sewage discharge (m ³ /day) | Total ADWF (m ³ /day) | Peaking factor (<1000) | Peak Flow (m ³ /day) |
|------------------------|----------------------|---------------------------------|---------------------------|--|----------------------------------|------------------------|-------------------------------------|
| Residents | 39 | Institutional and special class | 0.19 | 7.41 | 9.65 x 1.5 =14.48 | 8 | 115.8 (0.00134m ³ /s) |
| Commercial Employee | 6 | J11 | 0.28 | 1.68 | | | |

| | | | | | | | |
|--------------------|---|------------------------------|------|------|--|--|--|
| | | Community, social & personal | | | | | |
| Overnight Employee | 2 | Community, social & personal | 0.28 | 0.56 | | | |

The peak sewage generated will be 0.00134 m³/s which is slightly higher than the existing sewage discharge of 0.00079 m³/s. However, with the proposed alteration of the existing combined system to a new separate system, the quantity of flow discharging into the public sewerage system will be substantially reduced from 0.0754 m³/s to 0.00134 m³/s.

(iii) Sewage Impact

The Application Site is located within the catchment area of Cheung Chau Sewage Treatment Works (Cheung Chau STW). Both public combined system and stormwater system have been constructed to the vicinity of the Application Site by the Government and ready for the connection of the foul and storm waters from the Application Site. The proposed connection of the sewage flow from the development through the public sewers to Cheung Chau STW is not conflicting to the planning of Hong Kong Government.

Based on DSD Contract No. DC/2019/07 titled “Outlying Islands Sewerage Stage 2 – Upgrading of Cheung Chau Sewage Treatment and Disposal Facilities”, it is known that the upgrading of existing Cheung Chau STW to increase its treatment capacity from 4000m³/day to 9800 m³/day with sewage treatment level from preliminary treatment to secondary level and increasing the capacity of the existing Pak She Sewage Pumping Station from 29000m³/day to 42000 m³/day had been commenced in 2020 for completion in 2026. The purpose of the project is to upgrade the treatment capacity to cater for the projected ultimate population from existing population of 22000 to 38200. The project also aims to cope with planned developments in Cheung Chau to meet the increased demand and gradual expansion of village sewerage network to other unsewered areas of Cheung Chau in the future.

Comparing with the existing sewage generation, the additional sewage generation due to the revised use of the application site is only about 14.48 – 8.58 = 5.90 m³/day (ADWF) while the capacity of the future Cheung Chau STW will be 9,800 m³/day (ADWF). The increase in flow would only be about 0.06% of the capacity of Cheung Chau STW. The Cheung Chau STW should have sufficient capability to cater for this negligible increase in sewage quantity. Coupling with the fact that, with the proposed change of the existing combined system to future separate system, the peak flow to the Cheung Chau STW will be reduced substantially from 0.0754 m³/s to 0.00134 m³/s, the impact of the flow from the application site on Cheung Chau STW is considered insignificant and acceptable.

The minimum size of the existing public sewer (CWD7000461) along Cheung Shek Road downstream of the development site is 750mm. The design checking in **Appendix A** indicated that the minimum capacity of the public sewer is 0.773 m³/s. The peak flow from the development (peaking factor of 8) calculated above is only 0.00134 m³/s. Combining with the sewages from Greenery Crest (peaking factor of 6) and Hoi Fuk Villa (peaking factor of 8) amounting to peak flows of 0.0324 m³/s and 0.0034 m³/s respectively, the total peak flow is only 0.0371 m³/s which is substantially lower than the capacity of the smallest downstream public sewer of 0.773 m³/s. The design calculation showing the capacity of the existing downstream public sewer is shown in **Appendix A**.

In view of the above considerations, the impacts on the Cheung Chau STW and the existing public sewer downstream of the development are insignificant.

7. Drainage Impact Assessment

As mentioned in Section 5 above, all stormwater collected from within the Application Site is proposed to be diverted to the adjacent public stormwater manhole SMH7004713 in Cheung Kin Road. The stormwater will then be discharged to the sea through the existing stormwater drainage system consisting of public manholes, from upstream to downstream, SMH7004713, SMH7004710, SMH7004709, SMH7004708 and public drains SWD7005750 (375mm), SWD7005746 (375mm), SWD7005815 (450mm) and SWD7005745 (600mm). The catchment areas for the flows to the manholes are shown in the Catchment Areas Plan (Figure 6). The design calculation in **Appendix A** showed that the existing public stormwater drainage system has sufficient capacity to drain the flows from the Application Site and the catchments downstream of the Application Site. The proposed diversion of the stormwater from the Application Site to the public stormwater system has no adverse impact to the existing public stormwater system.

8. Conclusion

The proposed development is an in-situ conversion of the existing building from kindergarten/nursery use to Social Welfare /Facility (Residential Care Home for Persons with Disabilities). The existing drainage system is a combined system with both sewage and stormwater from within the site discharging into public combined manholes. The peak sewage generated from the existing site, as a kindergarten, is very small and is only 0.00079 m³/s. With an estimated peak stormwater discharge of 0.0746 m³/s from the Application Site and its associated areas, the peak combined flow to the existing public combined system is 0.0746 +

$0.00079 = 0.0754 \text{ m}^3/\text{s}$. After the development, the peak sewage discharge will be slightly increased from 0.00079 to $0.00134 \text{ m}^3/\text{s}$. In term of combined discharge, this increase is negligible.

In consideration that there is a public stormwater system constructed near the Application Site and to support the objectives of EPD and DSD not to impair the coastal water quality in Cheung Chau, it is proposed to divert the stormwater from the Application Site to the public stormwater system in the vicinity of the site. After the diversion, the existing combined system in the Application Site will become separate systems and the peak sewage flow to the public combined system will then be substantially reduced from $0.0754 \text{ m}^3/\text{s}$ to $0.00134 \text{ m}^3/\text{s}$.

It is known that the upgrading of existing Cheung Chau STW to increase its treatment capacity from $4000\text{m}^3/\text{day}$ to $9800 \text{ m}^3/\text{day}$ and increase the capacity of the existing Pak She Sewage Pumping Station from $29000\text{m}^3/\text{day}$ to $42000 \text{ m}^3/\text{day}$ had been commenced in 2020 for completion in 2026. Comparing with the existing sewage generation, the additional sewage generation due to the revised use of the Application Site is only about $14.48 - 8.58 = 5.90\text{m}^3/\text{day}$ (ADWF). The increase in flow would only be about 0.06% of the capacity of Cheung Chau STW. The increase is negligible to the capacity of Cheung Chau STW. Coupling with the fact that, with the proposed change of the existing combined system to future separate systems, the peak flow from the Application Site to the Cheung Chau STW will be reduced substantially from $0.0754 \text{ m}^3/\text{s}$ to $0.00134 \text{ m}^3/\text{s}$, the impact of the flow from the Application Site on Cheung Chau STW is considered insignificant. No adverse impact due to the sewerage generated from the project on the existing sewerage system in Cheung Chau is anticipated. The proposed works will be beneficial to the existing public sewerage system by reducing the burden of the downstream sewerage pipes during peak flow scenarios.

The design calculation enclosed in Appendix A showed that the proposed diversion of the stormwater from the Application Site to the public stormwater system has no adverse impact to the existing public stormwater system.

The project proponent will be responsible for the implementation of the proposed stormwater and sewerage works. The details of the proposed stormwater and sewage disposal schemes will be further confirmed at the detailed design stage and close liaison will be carried out with relevant departments to approve the schemes.

APPENDIX A

Design Calculation of Proposed Sewage and Stormwater Systems and Checking of Existing Downstream Combined Pipes and Stormwater pipes.

Design Calculation of Proposed Sewage and Stormwater Systems

Discharge of sewer to CCSTW

Sewer generated from Application Site

The estimated population will include 39 residents, 6 commercial employees and 2 overnight employees with global unit flow factors (UFF) of 0.19 m³/person/day, 0.28 m³/person/day and 0.28 m³/person/day respectively.

The sewage (ADWF) from the Application Site with CIF of 1.5

$$= (39 \times 0.19 + 6 \times 0.28 + 2 \times 0.28) \times 1.5 = 14.48 \text{ m}^3/\text{day} = 0.000168 \text{ m}^3/\text{s}$$

Sewer from Greenery Crest (referring to Table T-1 of GESF for Modern Village)

As shown in the drainage plan retrieved from the BD, the total nos. of occupant of Greenery Crest were 1152, with flow of 0.27 m³/day/person (Modern village).

The sewage (ADWF) from Greenery Crest with CIF of 1.5

$$= 1152 \times 0.27 \times 1.5 = 466.56 \text{ m}^3/\text{day} = 0.0054 \text{ m}^3/\text{s}$$

Sewage and Combined flow from Hoi Fuk Villa (referring to Table T-1 of GESF for Modern Village)

No submission record from Hoi Fuk Villa to the Buildings Department was found. The flow can be estimated with reference to Table T-1 of GESF.

Total no. of units in Hoi Fuk Villa was 18. With 5 no. of occupant per unit, the total nos. of occupant of Hoi Fuk Villa were 90, with flow of 0.27 m³/day/person (Modern village),

The sewage (ADWF) from Hui Fuk Villa with CIF of 1.5

$$= 90 \times 0.27 \times 1.5 = 36.45 \text{ m}^3/\text{day} = 0.000422 \text{ m}^3/\text{s}$$

Stormwater catchment = 1686m²,

Stormwater flow = $1.0 \times 1686 \times 250 / 3600 = 117 \text{ litre/s} = 0.117 \text{ m}^3/\text{s}$,

Peak combined flow with peaking factor of 8 = $0.000422 \times 8 + 0.117 = \mathbf{0.12 \text{ m}^3/\text{s}}$

Cumulated Sewer (ADWF) from the Application Site, Greenery Crest and Hoi Fuk Villa

The cumulated sewer (ADWF) from the Application Site, Greenery Crest and Hoi Fuk Villa = $0.000168 + 0.0054 + 0.000422 = \mathbf{0.006 \text{ m}^3/\text{s}}$.

(i) Checking capacity of sewage pipe within the Application Site

Peak flow from Application Site with peaking factor of 8 = 8×0.000168
 $= 0.00134 \text{ m}^3/\text{s}$

From sewerage design manual,

Colebrook-White Equation, $V = -(8gDs)^{1/2} \log(ks/(3.7D) + 2.51v/(D(2gDs)^{1/2}))$

where V = mean velocity (m/s)

g = gravitational acceleration (m/s^2) = $9.81 m/s^2$

D = internal pipe diameter (m) = $0.10m$

ks = hydraulic pipeline roughness (m) = $3.0 mm = 0.003m$

v = kinematic viscosity of fluid (m^2/s) = $1.14 \times 10^{-6} m^2/s$

s = hydraulic gradient (energy loss per unit length due to friction)

The minimum size of the existing sewer within the Application Site is 100mm

Area of pipe, $A = 3.14 \times (0.1/2)^2 = 0.00785 m^2$

Invert level at upstream end = $4.17 mPD$ (from Figure 3C)

Invert level at downstream end = $3.66 mPD$ (From Figure 3C)

Length of sewer = $20m$ (measured from Geomap)

Gradient $s = (4.17 - 3.66)/20 = 0.0255$

$$V = -(8 \times 9.81 \times 0.1 \times 0.0255)^{1/2} \log(0.003/(3.7 \times 0.1) + 2.51 \times 1.14 \times 10^{-6} / (0.1(2 \times 9.81 \times 0.1 \times 0.0255)^{1/2}))$$

$$= 0.932 m/s$$

Minimum capacity of existing sewer within Application Site = $A \times V$

$$= 0.00785 \times 0.932 = 0.0073 m^3/s > 0.00134 m^3/s. \text{ O.K.}$$

(ii) Checking capacity of existing public combined pipe (min. 750mm pipe) from Application Site to special manhole COH7000200, and then to outfall:

The existing combined pipes along Cheung Shek Road receiving sewers from the Application Site and Greenery Crest, and combined flow from Hoi Fuk Villa are as follows:

| From | To | ADWF (m^3/day) | ACC_ADWF (m^3/day) | Contributing Population (ACC_ADWF / 0.27) | Peaking Factor | Peak Flow (m^3/s) |
|---------------|------------|------------------------------|---------------------------|---|-------------------|---|
| Hoi Fuk Villa | CMH7000423 | 36.45 | 36.45 | $135 < 1000$ | 8 | $36.45 \times 8 / (24 \times 3600) + 0.117$ (storm) = 0.12 |
| CMH7000423 | CMH7000422 | 0 | 36.45 | $135 < 1000$ | 8 | 0.12 |
| CMH7000422 | CMH7000421 | $14.48 + 466.56$ = 481.04 | 517.49 | $1917 > 1000$ | 6 | $517.49 \times 6 / (24 \times 3600) + 0.117$ (storm) = 0.153 |
| CMH7000421 | COH7000200 | 0 | 517.49 | $1917 > 1000$ | 6 | 0.153 |

The minimum size of the existing public sewer (CWD7000461) along Cheung Shek Road downstream of the development site from manhole CMH7000422 to CMH7000421 is 750mm

Area of pipe, $A = 3.14 \times (0.75/2)^2 = 0.442 m^2$

Invert level at upstream end = $1.23 mPD$ (from Geomap)

Invert level at downstream end = $1.04 mPD$ (From Geomap)

Length of sewer = 32m (measured from Geomap)

Gradient $s = (1.23-1.04)/32 = 0.0059$

$$V = \frac{-(8 \times 9.81 \times 0.75 \times 0.0059)^{1/2} \log(0.003/(3.7 \times 0.75) + 2.51 \times 1.14 \times 10^{-6} / (0.75(2 \times 9.81 \times 0.75 \times 0.0059)^{1/2}))}{1} \\ = 1.745 \text{ m/s}$$

Minimum capacity of public combined sewer = $A \times V$
 $= 0.442 \times 1.745 = 0.773 \text{ m}^3/\text{s} \gg 0.153 \text{ m}^3/\text{s}$. O.K. (only 19.8%)

The checking of the entire public combined system from Hoi Fuk Villa through Greenery Crest and Application Site along Cheung Shek Road to the outfall is presented in the following table using Excel manipulation:

| Cheung Chau - Public Combined System Along Cheung Shek Road to Outfall Hydraulic Analysis for Sewerage System (underground gravity pipe) | | | | | | | | | | | | | | | | |
|---|--------------------|------------|------------|------------|------------|---------------|---------------|--------|----------------|--|----------------------|------------------------------------|----------------|----------------------------------|-------------------------------|--------|
| ADWF from Hoi Fuk Villa (HFV) = 36.45m ³ /day (con. pop. = 135, peak factor= 8) ADWF from Application Site (AS)= 14.48m ³ /day (con. pop. = 54, peak factor= 8) ADWF from Greenery Crest (GC)= 466.56m ³ /day (con. pop.=1728, peak.factor= 6) Total flow from HFV, AS,GC= 36.45+14.48+466.56=517.49 m ³ /s (con.pop.= 1917, peak fa.=6) | | | | | | | | | | Colebrook-White Equation $V = -2(2gDS)^{0.5} \log \left(\frac{k}{3.7D} + \frac{2.5\nu}{D(2gDS)^{0.5}} \right)$ where $K_s (m) = 0.003$ $\nu (m^2/s) = 1.14E-06$ $g (m/s^2) = 9.81$ | | | | | | |
| Upstream Manhole | Downstream Manhole | USGL (mPD) | DSGL (mPD) | USIL (mPD) | DSIL (mPD) | USGL-DSIL (m) | DSGL-DSIL (m) | Dh (m) | Pipe Size (mm) | Pipe Length (m) | Pipe Gradient (1 in) | Hydraulic Area A (m ²) | Velocity (m/s) | Capacity =AV (m ³ /s) | Peak Flow (m ³ /s) | Result |
| Hoi Fuk | CMH7000423 | 4.30 | 4.30 | 1.66 | 1.61 | 2.64 | 4.30 | 0.05 | 750 | 5.0 | 100.00 | 0.44179 | 2.27 | 1.004 | 0.120 | OK |
| CMH7000423 | CMH7000422 | 4.30 | 4.78 | 1.61 | 1.49 | 2.69 | 3.29 | 0.12 | 750 | 20.0 | 166.67 | 0.44179 | 1.76 | 0.777 | 0.120 | OK |
| CMH7000422 | CMH7000421 | 4.78 | 4.40 | 1.23 | 1.04 | 3.55 | 3.36 | 0.19 | 750 | 32.0 | 168.42 | 0.44179 | 1.75 | 0.773 | 0.153 | OK |
| CMH7000421 | COH7000200 | 4.40 | 4.17 | 0.87 | 0.73 | 3.53 | 3.44 | 0.14 | 900 | 30.0 | 214.29 | 0.63617 | 1.75 | 1.110 | 0.153 | OK |
| COH7000200 | CMH7000520 | 4.17 | 4.10 | 0.63 | 0.61 | 3.54 | 3.49 | 0.02 | 900 | 5.0 | 250.00 | 0.63617 | 1.62 | 1.028 | 0.153 | OK |
| CMH7000520 | CMH7000521 | 4.10 | 4.14 | 0.50 | 0.45 | 3.60 | 3.69 | 0.05 | 900 | 10.0 | 200.00 | 0.63617 | 1.81 | 1.149 | 0.153 | OK |
| CMH7000521 | Outfall | 4.14 | 4.14 | 0.32 | 0.17 | 3.82 | 3.97 | 0.15 | 900 | 35.0 | 233.33 | 0.63617 | 1.67 | 1.064 | 0.153 | OK |

Excel Table No. 1

- (iii) Checking hydraulic capacity from proposed site to manhole FMH7004461 to ensure the downstream pipe capacity can support the sewage flow from the new development

Sewage manhole FMH7004461 receives the sewage from special manhole COH7000200 which in turn collects the cumulated flow from the Application Site, Greenery Crest and the Hoi Fuk Villa via CWD7000560, and the upstream sewage along Cheung Chau Sai Tai Road, Cheung Chau Family Walk, Tsan Tuen Road and Cheung Chau Peak Road West via FWD7005747.

From previous calculation, the cumulative ADWF flow from the Application Site, Greenery Crest is 517.49 m³/day. The flow from FWD7005747, which collects the sewage from quite a

number of public facilities such as Tai Shek Hau Refuse Barging Point, Cheung Chau South Substation, Tsan Tuen Road Public toilet and private developments such as Round Table 1st, 2nd and 3rd Villages, New Villa Cecil, Treasure Villa, Ying Sin Lung Care Village, Sai Wan Care Village and Lui Kwan Pok Care Village Centre, is beyond the knowledge of private developer. However, from the no. of public facilities and private developments contributing to the sewage flows in FWD7005747, the contributing population could reasonably be in the range of 5000 to 10,000.

It is noted that the upstream sewage along Cheung Chau Sai Tai Road etc will flow to FWD7005747 of size 375mm before entering special manhole COH7000200. We may then conservatively assume the capacity of the 375mm to be the cumulative peak flow of the upstream sewage (i.e. 100% usage of the pipe). The Excel Table No.2 below showed that the capacity or the peak sewage flow of FWD7005747 (size 375mm) from FMH7004590 to COH7000200 is 0.115m³/s (9936 m³/day). The cumulative ADWF can then be conservatively estimated using peaking factor of 5 to be 9936/5 = 1987.2 m³/day with the contributing population estimated to be 1987.2 /0.27 = 7360 which is tally with our assumed range of contributing population of 5,000 to 10,000.

The existing peak flow along Cheung Chau Sai Tai Road combining the sewers from Cheung Shek Road to COH7000200 and then FMH7004460, FMH7004461 are as follows:

| From | To | ADWF (m ³ /day) | ACC_ADWF (m ³ /day) | Contributing Population (ACC_ADWF / 0.27) | Peaking Factor | Peak Flow (m ³ /s) |
|------------|------------|-------------------------------|-----------------------------------|---|-------------------|-----------------------------------|
| FMH7004590 | COH7000200 | 1987.2 | 1987.2 | 7360 | 5 | 1987.2 x 5 / (24x3600) = 0.115 |
| COH7000200 | FMH7004460 | 517.49 | 2504.7 | 9277 | 5 | 2504.7 x 5 / (24x3600) =0.145 |
| FMH7004460 | FMH7004461 | 0 | 2504.7 | 9277 | 5 | 0.145 |

The sewage pipe FWD7005747 changes its size from 375mm to 450mm after combining the flows from Greenery Crest and Hoi Fuk Villa. The checking of the sewerage system from sewage manhole FMH7004590 through special manhole COH7000200 to sewage manhole FMH7004461 can then be assessed in the following table using Excel manipulation:

| Cheung Chau - Public Sewerage System Along Cheung Chau Sai Tai Road | | | | | | | | | | | | | | | | |
|---|--------------------|------------|------------|------------|------------|---------------|---------------|--|----------------|-----------------|----------------------|------------------------------------|----------------|----------------------------------|-------------------------------|--------|
| Hydraulic Analysis for Sewerage System from FMH7004590 to FMH7004461 | | | | | | | | | | | | | | | | |
| ADWF from Hoi Fuk Villa = 0.000422m ³ /s (sewage) | | | | | | | | <div>Colebrook-White Equation</div> <div>$f = -2(2gDS)^{0.5} \log \left(\frac{k}{3.7D} + \frac{2.5\nu}{D(2gDS)^{0.5}} \right)$</div> <div>where $K_s (m) = 0.003$ $\nu (m^2/s) = 1.14E-06$ $g (m/s^2) = 9.81$</div> | | | | | | | | |
| ADWF from Application Site = 0.000168m ³ /s (sewage) | | | | | | | | | | | | | | | | |
| ADWF from Greenery Crest = 0.0054m ³ /s (sewage) | | | | | | | | | | | | | | | | |
| Total ADWF to COH7000200 = 0.000422 + 0.000168 + 0.0054 = 0.006 m ³ /s | | | | | | | | | | | | | | | | |
| Flow from COH7000200 to FMH7004461 = 0.006 x 5 + 0.115 = 0.145 m ³ /s | | | | | | | | | | | | | | | | |
| Upstream Manhole | Downstream Manhole | USGL (mPD) | DSGL (mPD) | USIL (mPD) | DSIL (mPD) | USGL-USIL (m) | DSGL-DSIL (m) | Dh (m) | Pipe Size (mm) | Pipe Length (m) | Pipe Gradient (1 in) | Hydraulic Area A (m ²) | Velocity (m/s) | Capacity =AV (m ³ /s) | Peak Flow (m ³ /s) | Result |
| FMH7004590 | COH7000200 | 4.33 | 4.17 | -1.85 | -2.01 | 6.18 | 6.18 | 0.15 | 375 | 28.7 | 190.07 | 0.110 | 1.05 | 0.115 | 0.115 | OK |
| COH7000200 | FMH7004460 | 4.17 | 4.20 | -2.09 | -2.15 | 6.26 | 6.35 | 0.06 | 450 | 18.7 | 287.69 | 0.159 | 0.96 | 0.152 | 0.145 | OK |
| FMH7004460 | FMH7004461 | 4.20 | 4.30 | -2.15 | -2.26 | 6.35 | 6.56 | 0.11 | 450 | 33.3 | 297.32 | 0.159 | 0.94 | 0.150 | 0.145 | OK |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

Excel Table No. 2

From the above hydraulic analysis, with the size of the public sewer enlarged from 375mm to 450mm after receiving the flow from the Application Site, Greenery Crest and Hoi Hok Villa, the public sewerage system is able to convey the sewage from the proposed development even though the capacity of the 375mm sewer, FWD7005747, is fully utilized (a very conservative assumption).

Discharge of Stormwater to Sea

Upon diversion of the stormwater from the Application Site to the public stormwater system, the water will ultimately flow to the sea through a number of manholes and outfall structure namely, from upstream to downstream, SMH7004713, SMH7004710, SMH7004709, SMH7004708, outfall SNF4000260. The catchment areas are shown in the **Catchment Areas Plan (Figure 6)** enclosed. The following table summarizes the sub-catchment areas of the manholes:

| Manhole | Out Going Pipe and Size | Catchment Area |
|------------|-------------------------|-----------------------------------|
| SMH7004713 | SWD7005750, 375mm | 1424 m ² |
| SMH7004710 | SWD7005746, 375mm | 1424 + 965 = 2389 m ² |
| SMH7004709 | SWD7005815, 450mm | 2389 + 2728 = 5117 m ² |
| SMH7004708 | SWD7005745, 600mm | 5117 + 4061 = 9178 m ² |

Checking capacity of existing public stormwater system from Application Site to outfall SNF7000290

From the record plan retrieved from the Buildings Department, upon the completion of the proposed stormwater diversion, the catchment area of the stormwater from the Application Site

(once called the commercial centre) and House 12 of Greenery Crest as shown on the enclosed catchment areas plan to the public stormwater manhole SMH7004713 in Cheung Kin Road will be about $512 + 464 = 976\text{m}^2$. Assuming half of the stormwater from the existing Cheung Chau South Substation located north of the Application Site will drain also to the manhole SMH7004713, total catchment area for the manhole will be $976 + 448 = 1424\text{m}^2$.

The stormwater discharged to manhole **SMH7004713** is estimated below:

Catchment area = 1424m^2

Runoff coefficient, $k = 1.0$

Assuming time of concentration = 4.0 minutes

For rainstorm return period of 1 in 50 years, rainfall intensity, $i = 250\text{mm/hr}$

By Rational Formula, $Q = kAi/3600 = 1.0 \times 1424 \times 250 / 3600 = 98.9\text{ litre / s}$
 $= 0.099\text{ m}^3/\text{s}$

The size of the existing public stormwater pipe (**SWD7005750**) along Cheung Kin Road downstream of the development site is 375mm

Invert level at upstream end = 3.68 mPD (from Geomap)

Invert level at downstream end = 3.53 mPD (From Geomap)

Length of pipe = 30m (measured from Geomap)

Gradient $s = (3.68 - 3.53)/30 = 0.005$

Roughness factor, $n = 0.012$

Area of 375mm pipe = $3.14 \times 0.375 \times 0.375 / 4 = 0.11\text{ m}^2$

Wetted perimeter = $3.14 \times 0.375 = 1.18\text{m}$

$R = A/P = 0.11 / 1.18 = 0.093\text{ m}$

$Q = (1/n)AR^{0.67} S^{0.5} = (1/0.012) \times 0.11 \times (0.093)^{0.67} \times (0.005)^{0.5}$
 $= 0.132\text{ m}^3/\text{s} > 0.099\text{ m}^3/\text{s} \text{ (75\% usage) O.K.}$

Stormwater from the 375mm pipe will be discharged to manhole **SMH7004710** which will then convey the water to manhole **SMH7004709** through another 375mm storm drain **SWD7005746**.

The capacity of this storm drain is checked as below:

The stormwater discharged to manhole **SMH7004710** is estimated below:

Catchment area = $1424\text{m}^2 + 965\text{ m}^2 = 2389\text{ m}^2$

Time of concentration = 4.5 minutes

For rainstorm return period of 1 in 50 years, rainfall intensity, $i = 245\text{mm/hr}$

$Q = kAi/3600 = 1.0 \times 2389 \times 245 / 3600 = 166\text{ litre / s}$
 $= 0.163\text{ m}^3/\text{s}$

The size of the existing public stormwater pipe (**SWD7005746**) is 375mm

Invert level at upstream end = 3.46 mPD (from Geomap)

Invert level at downstream end = 3.11 mPD (From Geomap)

Length of pipe = 26m (measured from Geomap)

Gradient $s = (3.46 - 3.11) / 26 = 0.0135$

Area of 375mm pipe = $3.14 \times 0.375 \times 0.375 / 4 = 0.11 \text{ m}^2$

Wetted perimeter = $3.14 \times 0.375 = 1.18\text{m}$

$R = A/P = 0.11 / 1.18 = 0.093 \text{ m}$

$Q = (1/n)AR^{0.67} S^{0.5} = (1/0.012) \times 0.11 \times (0.093)^{0.67} \times (0.0135)^{0.5}$
 $= 0.217 \text{ m}^3/\text{s} > 0.163 \text{ m}^3/\text{s} \text{ (75\% usage) O.K.}$

The stormwater discharged to manhole **SMH7004709** is estimated below:

Catchment area = $2389\text{m}^2 + 2728 \text{ m}^2 = 5117 \text{ m}^2$

Time of concentration = 5 minutes

For rainstorm return period of 1 in 50 years, rainfall intensity, $i = 237\text{mm/hr}$

$Q = kAi/3600 = 1.0 \times 5117 \times 237 / 3600 = 337 \text{ litre / s}$
 $= 0.337 \text{ m}^3/\text{s}$

The size of the existing public stormwater pipe (**SWD7005815**) along Cheung Chau Sai Tai Road is 450mm

Invert level at upstream end = 2.87 mPD (from Geomap)

Invert level at downstream end = 2.46 mPD (From Geomap)

Length of pipe = 30m (measured from Geomap)

Gradient $s = (2.87 - 2.46) / 30 = 0.0135$

Area of 450mm pipe = $3.14 \times 0.45 \times 0.45 / 4 = 0.159 \text{ m}^2$

Wetted perimeter = $3.14 \times 0.45 = 1.413\text{m}$

$R = A/P = 0.159 / 1.413 = 0.1125 \text{ m}$

$Q = (1/n)AR^{0.67} S^{0.5} = (1/0.012) \times 0.159 \times (0.1125)^{0.67} \times (0.0135)^{0.5}$
 $= 0.356 \text{ m}^3/\text{s} > 0.337 \text{ m}^3/\text{s} \text{ (94.7\% usage) O.K.}$

The stormwater discharged to manhole **SMH7004708** is estimated below:

Catchment area = $5117\text{m}^2 + 4061 \text{ m}^2 = 9178 \text{ m}^2$

Time of concentration = 5.5 minutes

For rainstorm return period of 1 in 50 years, rainfall intensity, $i = 235\text{mm/hr}$

$Q = kAi/3600 = 1 \times 9178 \times 235 / 3600 = 599 \text{ litre / s}$
 $= 0.599 \text{ m}^3/\text{s}$

The size of the existing public stormwater pipe (**SWD7005745**) discharging water to the sea via the outfall is 600mm

Invert level at upstream end = 0.51 mPD (from Geomap)

Invert level at downstream end = 0.18 mPD (From Geomap)

Length of pipe = 12m (measured from Geomap)

$$\text{Gradient } s = (0.51 - 0.18) / 12 = 0.0275$$

$$\text{Area of 450mm pipe} = 3.14 \times 0.60 \times 0.60 / 4 = 0.283 \text{ m}^2$$

$$\text{Wetted perimeter} = 3.14 \times 0.60 = 1.884 \text{ m}$$

$$R = A/P = 0.283 / 1.884 = 0.15 \text{ m}$$

$$\begin{aligned} Q &= (1/n)AR^{0.67}S^{0.5} = (1/0.012) \times 0.283 \times (0.15)^{0.67} \times (0.0275)^{0.5} \\ &= 1.097 \text{ m}^3/\text{s} > 0.599 \text{ m}^3/\text{s} \text{ (54.6\% usage) O.K.} \end{aligned}$$

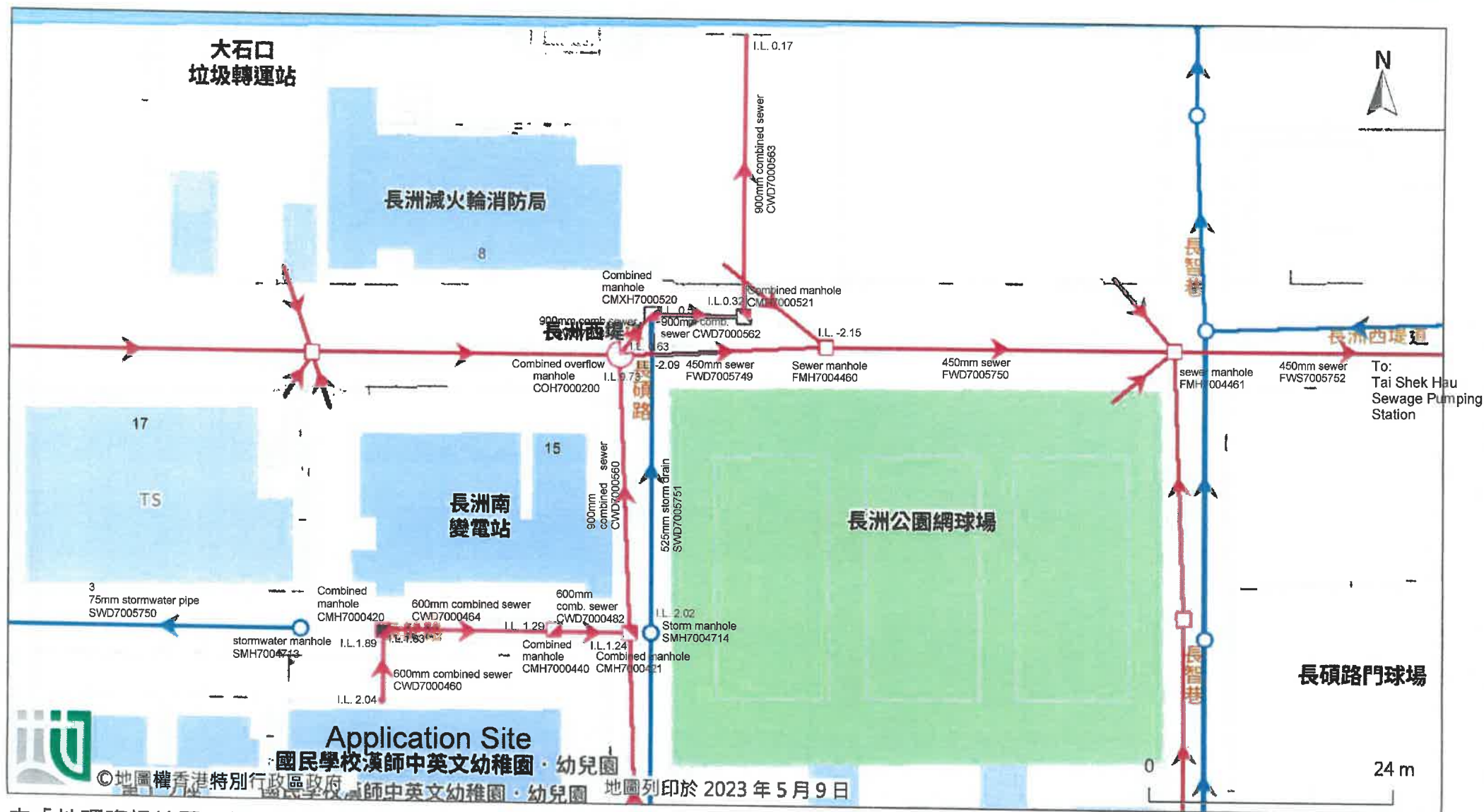
The existing public stormwater drainage system has therefore sufficient capacity to drain the flows from the Application Site and the catchments downstream of the Application Site. The proposed diversion of the stormwater from the Application Site to the public stormwater system has no adverse impact to the existing public stormwater system.



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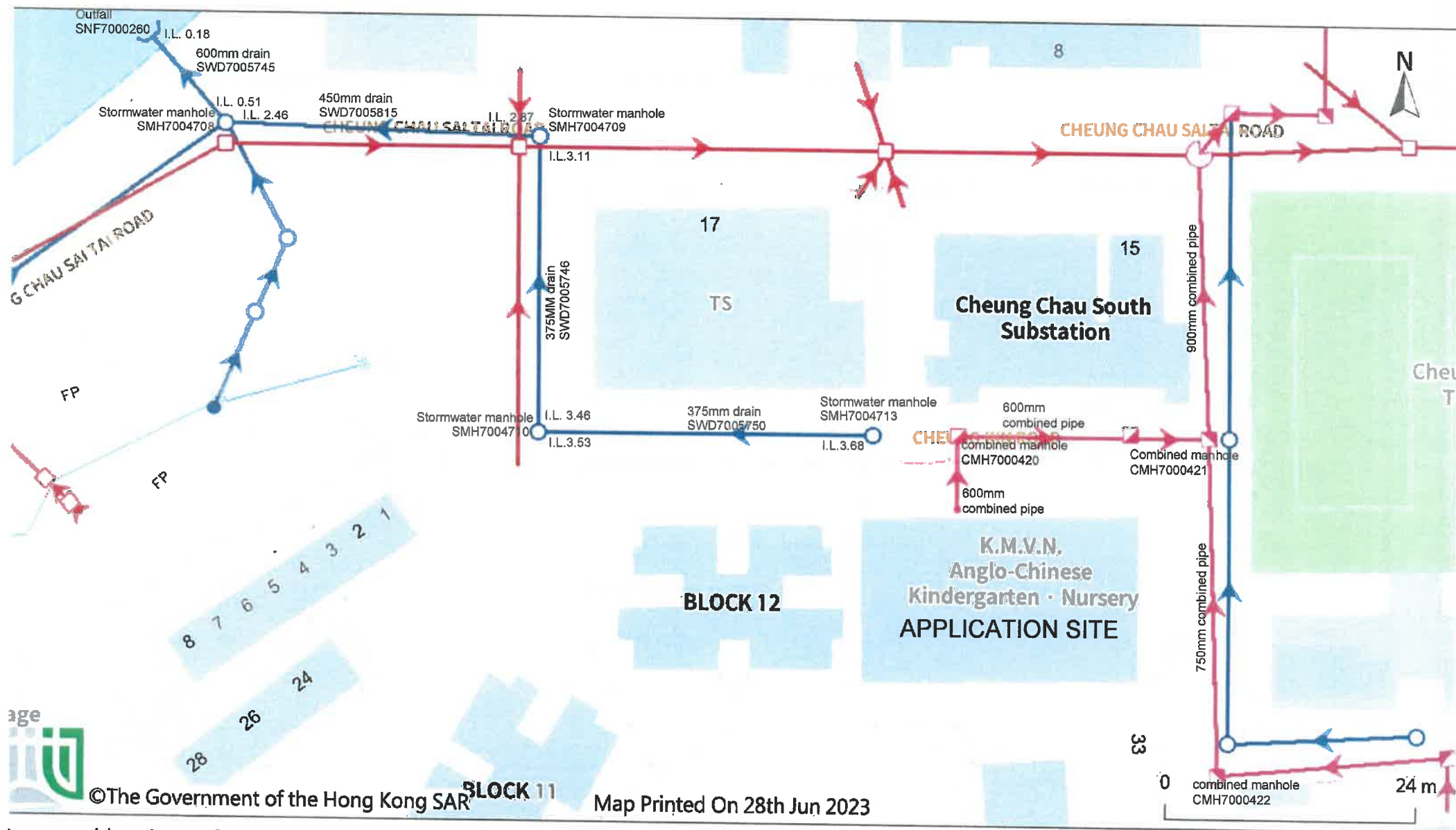
FIGURE 2 - EXISTING SEWERS FROM APPLICATION SITE TO CHEUNG CHAU STW

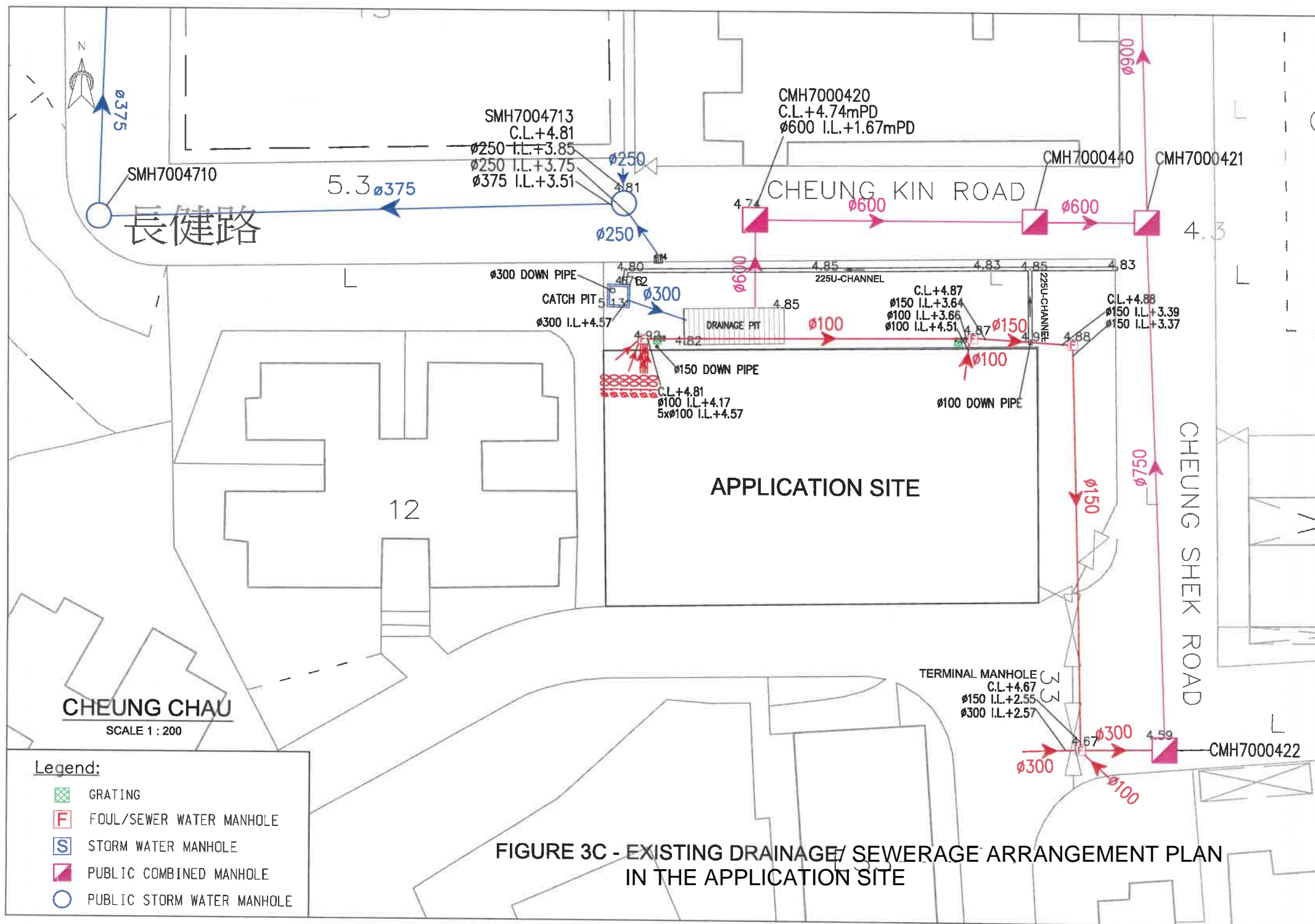


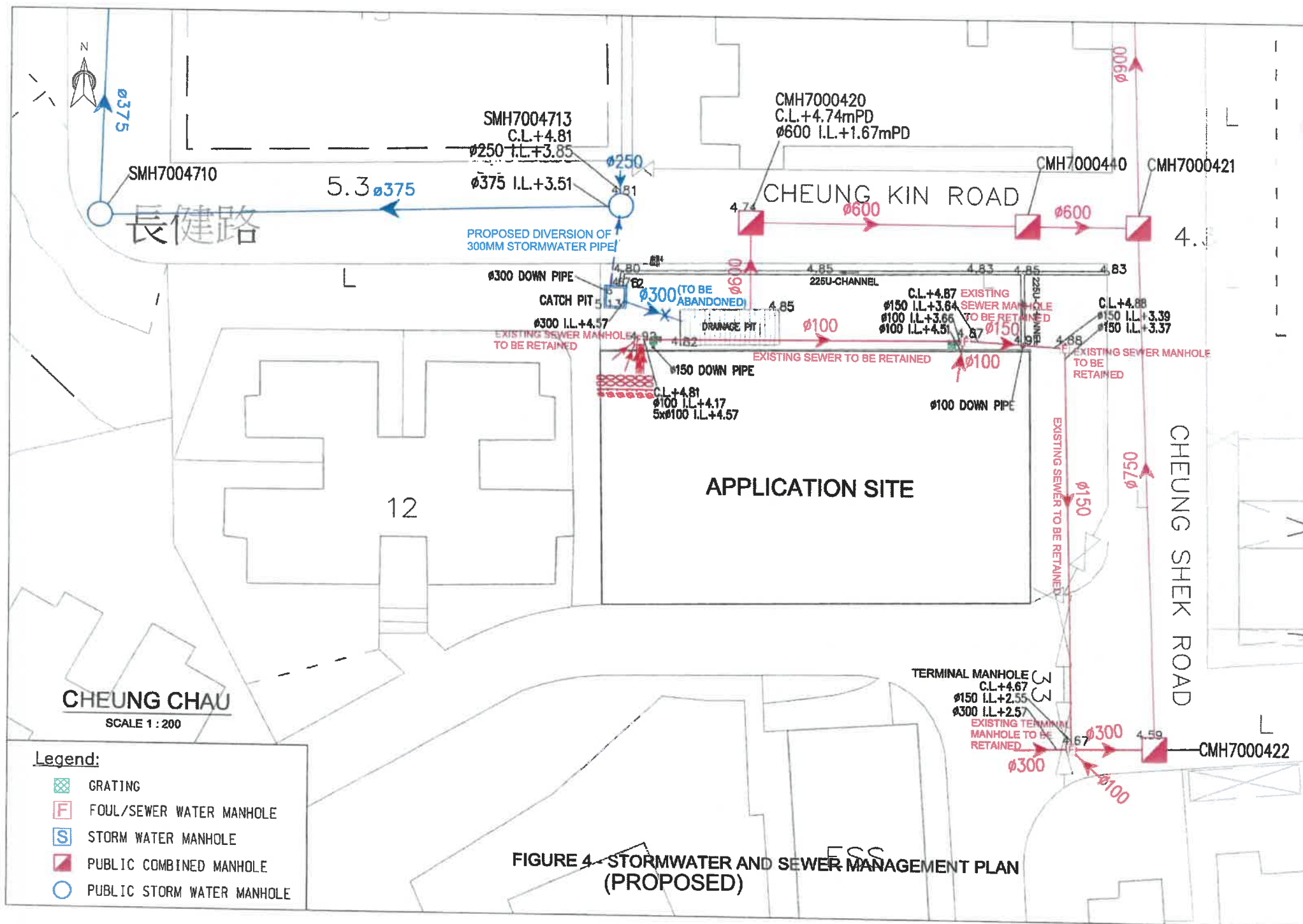
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注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。 EXISTING DRAINAGE/SEWERAGE ARRANGEMENT PLAN

FIGURE NO. 3A







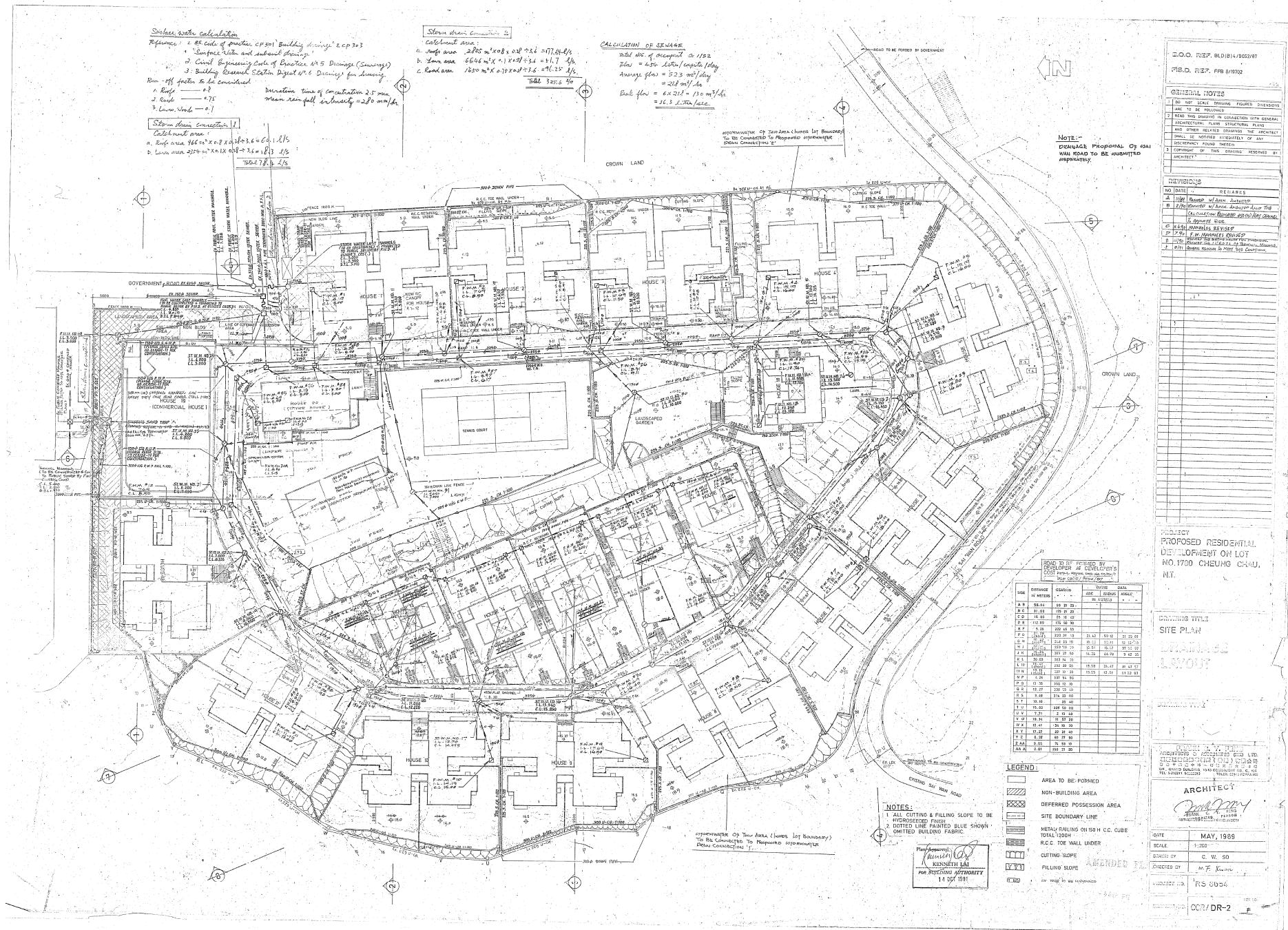
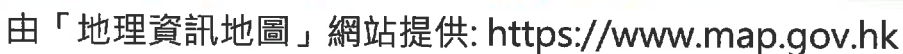


FIGURE 5 - DRAINAGE PLAN OF GREENERY CREST RETRIEVED FROM BD






Section 16 Application for Proposed Social Welfare Facility (Residential Care Home for Persons with Disabilities) at No. 33 Cheung Shek Road, Lot 1780 (Part)
in D.D. Cheung Chau, Cheung Chau
(Planning Application No. A/I-CC/33)

PPCL-PLG-10157
Formal Submission
Further Information 1

Responses-to-Comments

| Item | Departmental Comments | Applicant's Responses |
|---|---|--|
| 1. Comments from the Education Bureau (Contact Person: Mr. LEUNG Siu Cheong, Joey; Tel: 3107 2087) | | |
| 1. | If the landlord of school premises of KWOK MAN VERNACULAR NORMAL ANGLO-CHINESE KINDERGARTEN has an intention not to renew the tenancy agreement with the school, it is recommended the landlord should inform the school as early as possible for the benefit of students so as to allow time for school to handle the matters such as relocation or closure as well as for students to secure places in other KGs for next school year if the school decides not to continue operation. To our understanding, the end date of the current tenancy agreement is 25 July 2024. | Noted. The Client would like to clarify that the tenancy agreement has been renewed until July 2025. The term of tenancy is <i>"one year commencing from the 1st day of August 2024 and expiring on 31st day of July 2025 with an option to renew one year till 31st day of July 2026 with three month written notice by tenant or landlord"</i> . That being said, your recommendation to inform the school about the tenancy arrangement as early as possible is well noted. The Client would ensure proper arrangement and close cooperation with the school, as well as providing relevant support to students where necessary. |
| 2. Comments from the Planning Department (Contact Person: Mr. LAI Tsz Chun, Gabriel; Tel: 2158 6197) | | |
| 1. | With regard to the comments of EDB, the applicant is required to clarify if it is their intention to not renew the tenancy agreement with the school, with which the end date of the current tenancy agreement is 25 July 2024. As we observed the school is still accepting students for the academic year 2025-2026 (see photo below), while the anticipated completion time of the RCHD is 2025 Q3, the applicant is required to clarify if the school KWOK MAN VERNACULAR NORMAL ANGLO-CHINESE KINDERGARTEN has been informed for the landlord's intention not to renew the tenancy agreement with them and provide the information about the arrangement of the school on the matters such as relocation or closure as well as for students to secure places in other KGs for next school year. We have requested the information on the arrangement of the existing school to be provided in the planning statement at the pre-submission stage, but such information could not be found in the current submission. | Noted. Please refer to our response for Item 1 of the Education Bureau regarding the tenancy agreement. As a result of the renewal of tenancy agreement, we propose the amendment of the anticipated completion time as '2026 Q3' in order to allow time for better handling of the school matters and to accommodate the subsequent licensing application period. The change in anticipated completion time shall not affect the assumptions made in technical assessments, including those in the Sewerage and Drainage Impact Assessment. |

| Item | Departmental Comments | Applicant's Responses |
|------|---|--|
| |  <p>國民學校漢語中英文幼稚園 · 幼兒園 ANGLO-CHINESE KINDERGARTEN · NURSERY</p> <p>2025-2026年度 現正招生</p> <p>著重兩文三語發展 推出師孺計劃 由外語老師教授英語課程 由國語老師教授普通話課程</p> <p>豐富多元的課外活動 花式舞蹈、足球、中國舞、繪畫、 快樂小農場、拉丁舞、溜冰</p> <p>精彩參觀活動 擴闊幼兒視野 帶幼兒參觀各區、郊外見聞、 擴闊視野</p> <p>重視家校溝通 老師與家長保持密切聯繫 建立良好的夥伴關係</p> <p>歡迎瀏覽本校網頁及Facebook 以獲取更多資訊</p> <p>報名方法：立即掃描以下二維碼</p> <p>學校網頁 Facebook</p> <p>2981 0066 9333 0067 www.kmyn.edu.hk 長洲長嶺路33號碧濠軒商業樓地下</p> | |
| 2. | <p>Please also clarify whether the HKPSG standard on Table 5.1 of the planning statement for Kindergarten/ Nursery should be referred as 34 classrooms for 1,000 persons aged 3 to under 6.</p> | <p>Noted and we would like to clarify that the column under 'HKPSG' on Table 5.1 of the Planning Statement should be referred as '<u>34</u> classrooms for 1,000 persons aged 3 to under 6'.</p> |

August 2024

PlanPlus Consultancy Limited

Ref: PPCL-PLG-10157

Section 16 Application for Proposed Social Welfare Facility (Residential Care Home for Persons with Disabilities) at No. 33 Cheung Shek Road, Lot 1780 (Part)
in D.D. Cheung Chau, Cheung Chau
(Planning Application No. A/I-CC/33)

PPCL-PLG-10157
Formal Submission
Further Information 2

Responses-to-Comments

| Item | Departmental Comments | Applicant's Responses |
|---|---|---|
| 1. Comments from the Drainage Services Department (Contact Person: Ms. YEUNG Ho Ching, Roxana; Tel: 3101 2370) | | |
| 1. | <p>The comments of DSD on the Sewerage and Drainage Impact Assessment are as follows:</p> <p>(a) Please supplement with a sewerage catchment plan.</p> <p>(b) Please further elaborate why a factor of 2 was applied to the UFF if three-shift operation was assumed.</p> <p>(c) The calculation of total peak flow at the manhole/sewer concerned by summation of the individual peak flows of the respective catchments may be over-estimated, since it should be based on the cumulative average flows and the peaking factor selected with regard to the contributing population of all catchment areas of the manhole/sewer concerned.</p> <p>(d) For Tai Shek Hau Sewage Pumping Station, DSD has reviewed that the proposed development would not have adverse impact on the current operation of the Tai Shek Hau Sewage Pumping Station. Please note that EPD is the planning authority of sewerage infrastructure and whether capacity could be reserved for the subject redevelopment shall be at EPD's discretion. Please seek comment and confirmation from EPD.</p> <p>(e) Consent from the concerned maintenance parties/owners should be obtained for the proposed connections to their drainage system/sewer manhole.</p> <p>(f) For drainage/sewerage connection works, the applicant is reminded to submit a duly completed Form HBP1 with a cross cheque covering the</p> | <p>A sewerage catchment plan for the combined sewers at Cheung Shek Road is attached.</p> <p>The UFF for overnight employee was reviewed and adopted a value of 0.28 m3/day as advised by EPD.</p> <p>Noted. The calculation of total peak flow at the manhole/sewer concerned is revised to values based on the contributing population of all catchment areas of the manhole/sewer concerned. The correction of the over-estimated total peak flow has no adverse implication to the assessment.</p> <p>Thanks for the information relating to Tai Shek Hau Sewage Pumping Station. The application shall be subject to the consent from EPD.</p> <p>Noted. The only proposed connection will be the drainage connection to the public stormwater manhole SMH7004713 at Cheung Kin Road of which DSD should be the maintenance agent.</p> <p>Noted and will comply.</p> |

| Item | Departmental Comments | Applicant's Responses |
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| | <p>technical audit fee and a plan showing the details of the proposed drainage connection works to this DSD for formal application for the required connection/s. Upon DSD's acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. The connection pipe located downstream of the terminal manhole, outside the lot boundaries shall be handed over to DSD for maintenance after satisfactory technical audit by DSD.</p> | |
| 2. Comments from the Social Welfare Department (Contact Person: Ms. TAI Ping Yu, Emily; Tel: 2116 3582) | | |
| 1. | <p>Comments from licensing perspective:</p> <p>The applicant is reminded that, the intended RCHD has to comply with the licensing requirements as stipulated in the Residential Care Homes (Persons with Disabilities) Ordinance, Cap. 613, its subsidiary legislation and the latest version of Code of Practice for Residential Care Homes (Persons with Disabilities) [CoP(RCHD)]. Detailed comments will be formulated at the licence application submission stage whilst attention of the applicant is drawn to the following items on the location, design and layout of the RCHD-</p> | <p>Noted. Generally speaking, the Applicant shall take into account relevant design considerations and measurements at the detailed design stage and at the licensing application to be submitted to SWD.</p> |
| 2. | <p>(a) Location</p> <p>Subject to the FSD's confirmation/acceptance on the accessible by emergency services to the RCHD as stipulated in Para 4.6 of CoP(RCHD) or under section 24 of the Residential Care Homes (Persons with Disabilities) Regulation, LORCHD has no adverse comment on it.</p> | <p>Noted.</p> |
| 3. | <p>(b) Design and Layout of the RCHD</p> <p>(i) The RCHD shall be constructed and maintained in accordance with the provisions of Buildings Ordinance (BO) & Allied Regulations and Code of Practice for Fire Safety in Building 2011, Design Manual: Barrier Free Access 2008, Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) etc. issued by the Buildings Department.</p> | <p>Noted and shall comply with the requirements.</p> |

| Item | Departmental Comments | Applicant's Responses |
|------|--|---|
| | <p>(ii) The access and facilities for persons with a disability from the lot boundary to the RCHD, and its internal layout and facilities should be complied with the Building (Planning) Regulations 72 and "Design Manual: Barrier Free Access 2008" (BFA).</p> <p>(iii) The provision of natural lighting and natural ventilation to the habitable area, isolation room, office, laundry and kitchen should be complied with the Building (Planning) Regulations 29, 30, 31, 32, 33 and 35.</p> <p>(iv) Regarding the section 4.1 of the submitted Planning Statement, please note that no part of the area used for habitation shall be more than 9 m measured within the subject areas from a prescribed window as stipulated in the Building (Planning) Regulations 32. Details design for the internal partitions should be submitted and commented upon the licensing application.</p> <p>(v) The provision of natural lighting and natural ventilation to the toilets, showers and pantry (if any) should be complied with Building (Planning) Regulations 36.</p> <p>(vi) The provision of the mechanical ventilation system in the RCHD should be complied with the latest ventilation requirements as stipulated in Para 4.9 of the CoP(RCHD).</p> <p>(vii) The clear width of the door opening for each dormitory and the toilet should have a width not less than 800mm. The door should also be readily opened from inside without the use of a key.</p> <p>(viii) The ceiling (the ceiling structure or suspended false ceiling) of the RCHD must be situated at a height not less than 2.5m measuring vertically from the floor or not less than 2.3m measuring vertically from the floor to the underside of any beam.</p> <p>(ix) The dead-end travel distance in every part of the proposed RCHD should not be more than 12m to the protected exit or to a point, from which travel in different</p> | <p>Noted and shall comply with the requirements.</p> <p>Noted and shall comply with the requirements.</p> <p>Noted. The Applicant shall take into account relevant design considerations and measurements at the detailed design stage and at the licensing application to be submitted to SWD.</p> <p>Noted and shall comply with the requirements.</p> <p>Noted and shall comply with the requirements.</p> <p>Noted. The Applicant shall take into account relevant design considerations and measurements at the detailed design stage and at the licensing application to be submitted to SWD.</p> <p>Noted. The Applicant shall take into account relevant design considerations and measurements at the detailed design stage and at the licensing application to be submitted to SWD.</p> <p>Noted. The Applicant shall take into account relevant design considerations and measurements at the detailed design stage and at the licensing application to be</p> |

| Item | Departmental Comments | Applicant's Responses |
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| | <p>directions to 2 or more protected exits is available.</p> <p>(x) Net floor area should be demonstrated by area calculation diagram.</p> <p>(xi) The captioned premises should be of free of unauthorised building works.</p> <p>(xii) A full set copy of authentic/approved records for the existing building and/or approved alteration and addition works (if any) should be submitted to LORCHD in consideration of the licence application.</p> | <p>submitted to SWD.</p> <p>Noted. The Applicant shall provide relevant information and diagram in relation to net floor area calculation at the detailed design stage.</p> <p>Noted.</p> <p>Noted and shall comply with the requirements.</p> |
| 4. | <p>Comments from district's perspective:</p> <p>(i) On the understanding that the applicant has considered the premises' accessibility for emergency and medical services and subject to relevant service branches' advice on licensing and technical issues, SWD have no adverse comment from district's perspective.</p> <p>(ii) Please confirm and updates the Planning Statement on whether the target group for the proposed RCHD refers to "18 years or above, people with mental illness".</p> <p>(iii) Please confirm and update the Planning Statement on the type of RCHD (i.e. types of disabilities of residents), the corresponding need of day training/engagement of the residents, and measures to recruit adequate staff in Cheung Chau.</p> | <p>Noted.</p> <p>Noted with clarifications provided in Section 4.1 of the Planning Statement.</p> <p>Noted. As stated in Section 4.1 of the Planning Statement, the Applicant intends to cater for the needs of 'medium care level home', which shall take care of persons with disabilities who are capable of basic self-care but have a degree of difficulty in daily living activities.</p> <p>The Applicant notes that the RCHD should arrange for a designated staff member to provide assistance and make referral to social service units for those residents in need, for arrangement of day training or other community support services.</p> <p>The Applicant also notes that the minimum staff requirement for 'medium care level home' is 1 home manager, 1 ancillary worker or 1 care worker for every 40 residents</p> |

| Item | Departmental Comments | Applicant's Responses |
|------|-----------------------|---|
| | | <p>or part of 40 residents, between 7 a.m. and 6 p.m. and 1 health worker for every 60 residents or part of 60 residents, or 1 nurse. As an additional requirement for a medium care level home (with a capacity of not more than 60 residents), at least 1 designated person must be on site (whether or not on duty) and 1 other designated person must be on call (whether or not on site) between 6 p.m. and 7 a.m.. The applicant shall comply with the legislative staffing requirement as recommended in Chapter 9 and Annex 9.1 of the Code of Practice for RCHD.</p> |

| Item | Departmental Comments | Applicant's Responses |
|--|---|---|
| 3. Comments from the Environmental Protection Department (Contact Person: Ms. WONG Cheuk Jin, Virginia; Tel: 2835 1109) | | |
| 1. | (a) In view of the nature and scale of the application and information provided, no insurmountable problem from environmental planning perspective is anticipated. | Noted. |
| 2. | <p>(b) Some comments from noise and sewerage perspective are provided below:</p> <p><u>Noise</u></p> <p>i. In view of the proximity of the fixed noise sources, the applicant shall provide more justifications in the application to support no adverse noise impacts (e.g. on-site observations / noise assessment, in particular during night time) is anticipated and to ensure compliance with the relevant noise criteria in HKPSG.</p> <p>ii. Para 4, Section 4.1(Page 7 refers): ".....Due to the proximity of fixed noise sources to the north of near the Application Premises (i.e. e.g. Cheung Chau South Substation), appropriate noise mitigation measures, such as using non-noise sensitive uses facing the fixed noise sources, openable and double-glazed windows with acoustic features will be considered to fully comply with the relevant requirement in HKPSG provided....."</p> <p>iii. Para. 3, Section 5.6 (Page 11 refers): ".....In terms of noise impact, as the Applicant noted that there are is a potential fixed noise sources (i.e. e.g. the Cheung Chau South Substation) in proximity to the Application Premises, proper noise mitigation measures (e.g. to avoid providing openable windows for ventilation purpose facing the fixed noise sources, or using non-noise sensitive uses such as kitchen, bathroom or toilets or blank wall facing the fixed noise sources) shall be taken into consideration for interior design at the detailed design stage, in which the Applicant shall apply for relevant license</p> | <p>The Applicant noted that there is a potential fixed noise source (i.e. the Cheung Chau South Substation) in proximity to the Application Premises, proper noise mitigation measures, including but not limited to, using non-noise sensitive uses such as kitchen, bathroom or toilets or blank wall facing the fixed noise sources, shall be taken into consideration for interior design at the detailed design stage. The Applicant shall apply for relevant license, comply with all regulations and conduct relevant assessments where necessary.</p> <p>Noted and revised accordingly.</p> <p>Noted and revised accordingly.</p> |

| Item | Departmental Comments | Applicant's Responses |
|------|---|---|
| | <p>and comply with all regulations. In particular, the Applicant shall consider mitigating the potential noise impact with proposed mitigation measures to reduce noise entry to indoors area, such as baffle type acoustic window, fixed glazing and fixed glazing with maintenance window, and/or acoustic wool. The Applicant shall also consider mitigating the identified fixed noise sources located at Cheung Chau South Substation by arranging the internal layout using non-noise sensitive uses (e.g. kitchen, bathroom, etc.) to face the substation in order to alleviate the potential fix noise impact from the substation.</p> | |
| 3. | <p><u>Sewage</u></p> <p>iv. Para 4 in Annex 3: EPD have no comments on adopting a UFF of 0.28 m³/person for overnight employees. It is found that the UFF in paragraph 4 is still marked as 0.2m³/person. Please review and update.</p> <p>v. Para 4 & 5 in Annex 3: Please justify the doubling of UFF 2 x 0.28 = 0.56m³/person for overnight employees under three-shift operation.</p> <p>vi. Appendix A (ii) of Annex 3: For the sewer segment from COH7000200 to Outfall, please check the manhole no. of CMH7000620 & CMH7000621 and revise the manhole no. if necessary.</p> <p>vii. Appendix A (ii) of Annex 3: Peak flow from application site is marked as 0.00132m³/s which does not tally with the calculation (i.e. 0.00142m³/s). Please check and update.</p> <p>viii. Appendix A (iii) of Annex 3: The pipe length of sewer segment FMH7004590 to COH7000200, COH7000200 to FMH7004460 and FMH7004460 to FMH7004461 should be 28.7m, 18.7m and 33.3m respectively. Please check and revise.</p> | <p>Noted with thanks. The typo of UFF in paragraph 4 was corrected.</p> <p>UFF was revised to 0.28 m³/person for overnight employees.</p> <p>Noted with thanks. The typos were revised.</p> <p>Sorry for the inconsistency. The calculation was revised and updated.</p> <p>Noted. The calculation in Appendix A (iii) of Annex 3 was revised to comply with the pipe lengths advised. In addition, the guidance from DSD was adopted such that the calculation of total peak flow at the manhole/sewer concerned was revised to values based on the contributing population of all catchment areas of the manhole/sewer concerned to avoid over-estimation of the sewage generated.</p> |

| Item | Departmental Comments | Applicant's Responses |
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| 4. | (c) The applicant is reminded to strictly comply with relevant pollution control ordinances, to implement appropriate pollution control measures to minimise any potential environmental impacts during construction of the development. | Noted and shall comply with the requirements. |
| 4. Comments from the Lands Department (Contact Person: Ms. Ko Tsz Ying; Tel: 2852 4693) | | |
| 1. | It is noted that the Lot is currently held under multiple ownership. Please clarify the number of undivided shares of the application premises. | According to the Applicant, he/she has 575/14000 undivided share of the Lot. |
| 5. Selected Public Comments for Response as at 29.8.2024 | | |
| 1. | <p>(a) 反對原因：由於該地段現以作為幼稚園用途，如果城規會未有適當安排安置該幼稚園。請慎重考慮，以免令有關學童失學。</p> <p>(b) 反對相關申請！一個辦學團體可以服務到過百位小朋友，而相關申請卻只有 39 個床位的殘疾院舍，服務 39 人。其次長洲醫院並不是一個擁有專科水平的醫院，萬一院舍內的殘疾人士有突發事件意外甚至需要覆診都需要舟車勞頓，放在離島島嶼顯然不是一個明智的選擇。</p> <p>(c) 據了解該地段已有一間為數有百多位學生的幼稚園營運中，倘若轉為殘疾人士住宿除舍，那幼稚園需遷移或甚停運，會影響當區的家庭及學子們，另院舍只設 39 個床位，服務上是否滿足當區需要？故本人反對此申請，冀望幼稚園繼續營運。</p> <p>(d) 由於申請位置現時為一所幼兒及幼稚園，每年收生人數有百多名小朋友，屬長洲 5 間幼兒及幼稚園之中的第二間收生最多的學校，足見該仍然有些需要，長洲島上現已設有 3 間護老院舍，以供長洲居民的需要。現時有團體申請將該位置擬議為社會福利設施(殘疾人士住宿院舍)，申請計劃書中只規劃了 39 個床位，即代表日後最多只能為 39 個人服務。</p> <p>(e) (1) 該地段現為國民學校漢師中英文幼稚園動兒園。該幼稚園歷向在本洲提供幼兒學前教育，對本洲學前教育事業，提供</p> | <p>It is noted that the public comments mainly concern about technical impacts (noise, traffic, mobility, sewerage, drainage, etc.), necessity and land use of the proposed development, impact on school children, management issues, etc.</p> <p>As justified in our submitted documents/assessments including the Planning Statement, the Client has demonstrated that there are no adverse impacts on technical aspects including traffic, noise, environment, sewerage and drainage, where suitable mitigation measures shall be considered during operation and management stages in compliance with recommendations provided by relevant government departments. The Client would ensure proper arrangement and close cooperation with the school, as well as providing relevant support to students and relevant parties affected, where necessary and appropriate.</p> <p>Finally, the Client would like to emphasize that the proposed development could meet the surging needs of RCHD services, with aims to provide quality and well-managed services for Persons with Disabilities and bring about benefits to the Cheung Chau community.</p> |

| Item | Departmental Comments | Applicant's Responses |
|------|---|-----------------------|
| | <p>寶貴貢獻，深受地方士人及家長歡迎。倘一旦地段改變用途，幼稚園停辦，學童輟學，無處接受學前教育，家長亦深受困擾煩惱。(2) 地段位處本洲居住小區「碧濤軒」，該小區居住環境，寧靜美。若地段改變為殘疾人士住宿院舍，導致救護車出入頻繁，人流噪音增加，影響居住環境寧靜，故此，殘疾院舍，應遠離居住小區，以免騷擾區內居民。</p> <p>(f) 該址位於長洲較西邊，與坐落在東邊的醫療設施如長洲醫院並不接近，對有較高醫療需求的殘疾人士並不便利。此外，該區醫療服務配套極其不足，沒有足夠醫療和護理人員為新建的殘疾人士院舍提供有效的醫療服務。</p> <p>(g) 選址未有考慮社區的接受度和適應性，也影響現有設施的營運。該址旁為大型屋苑，該一直未有作為住宿用途，即 24 小時運作，水電、排水負荷大量提高，並隨時有救護車或其他運送車輛出入屋苑範圍。在此可見，申請附上排水評估，仍未能確保新設施不會對現有居民造成不便或社區矛盾，安全問題也成疑。</p> <p>(h) 此申請缺乏對殘疾人士需求的全面而詳細的評估，未能充分證明該區對殘疾人士院舍的迫切需求。申請也沒有充分考慮到長洲的獨有社區特性，現有基礎設施的負荷能力，以及交通便利性等關鍵因素。這樣的規劃缺乏對當地實際情況的深入了解和考量，對社區的整體發展和穩定性造成不利影響。</p> <p>(i) 地段第 1780 號屬私人屋苑，出入人士主要是住戶，絕對不宜經常出現探訪人士進出屋苑，除了影響住戶的私隱度，而不同的探訪人士的進出，亦會造成住戶人生安全受到威脅，令居住的生活變得惶恐。</p> <p>(j) 選址問題，殘疾人士住宿院舍宜由政府社會福利署負起選址及成立問題，該地段所提供的宿位少，空間細，亦是私人屋苑，絕非適合為殘疾人士住宿院舍。相關業主明顯是為牟利而運作，在營運及管理上絕非有利於殘疾人士及其家人。</p> <p>(k) I am the building manager of the Greenery Crest, for and on behalf of the Management committee of the Incorporated Owners of Greenery</p> | |

| Item | Departmental Comments | Applicant's Responses |
|------|--|-----------------------|
| | <p>Crest, I would like to raise objection to the captioned application for the change of the Land use. Base on the comments of the legal retainer of Greenery Crest: According to the DMC of Greenery Crest, Section IV, Clause 12" No owner will use or permit or suffer the part of the Estate owned by him to be used for illegal or immoral purpose nor will he do cause or permit or suffer to be done any act or thing which may be or become a nuisance or annoyance to or cause damage to the other owners and occupiers for the time being and shall not be use as office, inn, hotel boarding house, apartment house, lodging house or for any form of holiday lettings commercial lettings or occupancy in bed spaces or cubicles whether on daily or hourly basis other than private residential purpose only." Therefore, the said location is not allowed by the DMC for the purpose of Lodging House, that is overnight purpose is not allowed. In this regard, the change of land use is in breach of the DMC of Greenery Crest; in order to prevent further litigation between Owners of the Greenery Crest, we strongly advice the Town Planning Board to consider NOT to grant the approval for changing land use of the applicant.</p> | |

September 2024

PlanPlus Consultancy Limited

Ref: PPCL-PLG-10157

Section 16 Application for Proposed Social Welfare Facility (Residential Care Home for Persons with Disabilities) at No. 33 Cheung Shek Road, Lot 1780 (Part)
in D.D. Cheung Chau, Cheung Chau
(Planning Application No. A/I-CC/33)

PPCL-PLG-10157
Formal Submission
Further Information 3

Responses-to-Comments

| Item | Departmental Comments | Applicant's Responses |
|--|--|--|
| 1. Comments from the Environmental Protection Department (Contact Person: Ms. WONG Cheuk Jin, Virginia; Tel: 2835 1109) | | |
| 1. | Please find the comments of EPD for your response. Please consider to submit a consolidated SPS. | Noted. A consolidated SPS has been attached. |
| | <p><u>Noise</u></p> <p>i. As the applicant is committed to conduct relevant noise assessments where necessary, please revise the statement (para. 2 of page 12) as follows: "In terms of noise impact, as the Applicant noted that there are potential noise sources (e.g. the Cheung Chau South Substation) in proximity to the Application Premises, proper noise mitigation measures (e.g. using non-noise sensitive uses such as kitchen, bathroom or toilets or blank wall facing the fixed noise sources) shall be taken into consideration at the detailed design stage, in which the Applicant shall comply with all regulations and conduct relevant noise assessments where necessary."</p> | Noted and revised accordingly. |
| | <p><u>Sewerage</u></p> <p>ii. Section 4 in Annex 3: Typo in the unit of the last paragraph "The peak sewage discharge from.....will be 0.00134m³/s while the peak stormwater....</p> <p>iii. Appendix A (ii) - Excel table (Hydraulic Analysis for Sewerage System (underground gravity pipe)): Peaking factors of the peak flow from Application site and from Greenery Crest (Peaking factor = 6) are not tally with that in calculation (Peaking factor = 8). Please check and update the peak flows in excel table accordingly.</p> <p>iv. Appendix A: With reference to GESF, contributing population should be calculated by ADWF/0.27. Please review the peaking factor of peak flow from the Application site, Greenery Crest and Hoi Fuk Villa from FMH7004590. Please also update the calculation in the excel table</p> | <p>Sorry for the typo. The unit was revised from ³/s to m³/s.</p> <p>Noted. The peak flows in the excel table was updated with the peaking factors of the peak flows in the excel table tallying with that in the calculation.</p> <p>Noted. The contributing populations were calculated in accordance with ADWF/0.27 stipulated in GESF.</p> |

| Item | Departmental Comments | Applicant's Responses |
|------|---|-----------------------|
| | (Hydraulic Analysis for Sewerage System (underground gravity pipe)) accordingly. | |

September 2024

PlanPlus Consultancy Limited

Ref: PPCL-PLG-10157

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/I-CC/33

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對原因：由於該地段現以作為幼稚園用途，如果城規會未有適當安排安置該幼稚園
請慎重考慮，以免令有關學童失學。

「提意見人」姓名/名稱 Name of person/company making this comment 吳文傑

簽署 Signature



日期 Date 09/08/2024



2

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

參考編號

Reference Number:

240809-233257-82863

提交限期

Deadline for submission:

30/08/2024

提交日期及時間

Date and time of submission:

09/08/2024 23:32:57

有關的規劃申請編號

The application no. to which the comment relates: A/I-CC/33

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Aric

意見詳情

Details of the Comment :

反對將漢思幼稚園改建成殘疾床位

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240809-115609-41353

提交限期**Deadline for submission:**

30/08/2024

提交日期及時間**Date and time of submission:**

09/08/2024 11:56:09

有關的規劃申請編號**The application no. to which the comment relates:**

A/I-CC/33

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. CHENG

意見詳情**Details of the Comment :**

反對相關申請!一個辦學團體可以服務到過百位小朋友,而相關申請卻只有39個床位的殘疾院舍,服務39人。其次長洲醫院並不是一個擁有專科水平的醫院,萬一院舍內的殘疾人士有突發事件意外甚至需要覆診都需要舟車勞頓,放在離島島嶼顯然不是一個明智的選擇。

4

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/I-CC/33

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

據了解該地段已有一間為數百多位學生的幼稚園營運中，倘若轉為殘疾人士住宿舍，那幼稚園需遷移或甚停運，會影響當區的家庭及學子們。片院舍只設39個床位，服務上是否滿足當區需要？故反對此申請，望幼稚園繼續營運。

本人

「提意見人」姓名/名稱 Name of person/company making this comment

葉培基區議員

簽署 Signature



日期 Date

9-8-2024

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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有關的規劃申請編號 The application no. to which the comment relates

A/I-CC/33

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

由於申請位置現時為一所幼兒及幼稚園，每年收生人數有百多名小朋友，屬長洲5間幼兒及幼稚園之中的第二間收生最多的學校，足見該區仍然有此需要。長洲島上現已設有3間護老院舍，以供長洲居民的需要。

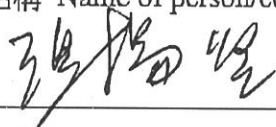
現時有團體申請將該位置撥建為社會福利設施(殘疾人士住宿院舍)，申請計劃書中只規劃了39個床位，即代表日後最多只能為39個人服務。

有見及此，本人反對上述申請。

「提意見人」姓名/名稱 Name of person/company making this comment

南丫島北段鄉事委員會主席
溫揚堅 離島區議員

簽署 Signature



日期 Date 12/8/2024

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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To : Secretary, Town Planning Board

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By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/I-CC/33

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

據了解，該地段現時為用作幼稚園教學用途，如城規會未有適當安置該幼稚園，請慎重考慮，以免令有關學童失學。

「提意見人」姓名/名稱 Name of person/company making this comment 何進輝

簽署 Signature 何進輝 日期 Date 13/8/2024



致城市規劃委員會秘書

專人送遞或郵遞:香港北角渣華道333號北角政府合署15樓

傳真: 2877 0245或2522 8426

電郵: tpbpd@pland.gov.hk**To : Secretary, Town Planning Board**

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk**有關的規劃申請編號 The application no. to which the comment relates**
A/I-CC/33**意見詳情 (如有需要, 請另頁說明)****Details of the Comment (use separate sheet if necessary)**

因現時作為商舖用途非常合適, 因附近是私人屋苑入口, 交通方便, 相信能對附近居民。
有裨益

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature 小 日期 Date 14/8/2024

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

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By Fax : 2877 0245 or 2522 8426

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有關的規劃申請編號 The application no. to which the comment relates

A/I-CC/33

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人認為長洲長碩路333號長洲約地段第1780號(部分)
設保持為幼稚園最合適。反對設為殘疾人士住宿院舍。
所以不同意規劃署擬議社會福利設施的建議。

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature _____

劉舜堯

日期 Date _____

16-8-2024



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

參考編號

Reference Number:

240814-162500-84844

提交限期

Deadline for submission:

30/08/2024

提交日期及時間

Date and time of submission:

14/08/2024 16:25:00

有關的規劃申請編號

The application no. to which the comment relates:

A/I-CC/33

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. JAN KWOK

意見詳情

Details of the Comment :

本人就該申請提出反對，反對理由說明如下：

需求數據不足

目前沒有充足數據證明該區對殘疾人士院舍有大需求，反觀現址為一所已營運十年的幼兒園，按幼兒園網站數據顯示，每年平均約有60名幼兒在該址就讀，同時幼兒園設非學齡幼兒活動班，總使用服務人數達100人以上。這表明選址作為幼兒教育的需求明顯高於作為殘疾人士院舍的需求。

幼兒教育的重要性

幼兒園為社區基礎教育設施，幼兒教育是孩子成長過程中的重要階段，對其未來的學習和社會適應能力有著深遠影響。減少了幼兒園的數量會嚴重影響到往後在該區長大的孩子的教育質量和學習機會，長遠來看，更大大影響社區的吸引力和穩定性。

醫療設施不足

該址位於長洲較西邊，與坐落在東邊的醫療設施如長洲醫院並不接近，對有較高醫療需求的殘疾人士並不便利。此外，該區醫療服務配套極其不足，沒有足夠醫療和護理人員為新建的殘疾人士院舍提供有效的醫療服務。

交通負擔

通向該址的長碩路連接為數不少的住宅，路面狹窄且有大量單車違泊情況；鄰近的西堤道是長洲西灣居民進出的唯一陸路，每天均有大量居民使用。而附近還有大型垃圾轉運站及建設中的長洲綜合服務大樓，載滿垃圾的VV車及工程車輛出入不斷。大樓落成後，預計使用該路段的人數會大幅增加。在行人、單車、工程車、VV車多方面共用此路段的情況下，該址並不適合以救護車或運送病患車輛作運輸手段的殘疾人士作住宿用途。

社區接受度

選址未有考慮社區的接受度和適應性，也影響現有設施的營運。該址旁為大型屋院，該址一直未有作為住宿用途，即24小時運作，水電、排水負荷大量提高，並隨時有救護車或其他運送車輛出入屋院範圍。在此可見，申請雖附上排水評估，仍未能確保新設施不會對現有居民造成不便或社區矛盾，安全問題也成疑。

缺乏全面評估

此申請缺乏對殘疾人士需求的全面而詳細的評估，未能充分證明該區對殘疾人士院舍的迫切需求。申請也沒有充分考慮到長洲的獨有社區特性、現有基礎設施的負荷能力，以及交通便利性等關鍵因素。這樣的規劃缺乏對當地實際情況的深入了解和考量，對社區的整體發展和穩定性造成不利影響。

綜上所述，本人強烈反對將現址改建為殘疾人士住院宿舍。

10

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240816-143610-96194

提交限期**Deadline for submission:**

30/08/2024

提交日期及時間**Date and time of submission:**

16/08/2024 14:36:10

有關的規劃申請編號**The application no. to which the comment relates:**

A/I-CC/33

「提意見人」姓名/名稱**Name of person making this comment:**

Management Committee of the incorporated owners of Greenery Crest

意見詳情**Details of the Comment :**

I am the building manager of the site of Greenery Crest, i am writing on behalf of the Management Committee of the Incorporated Owners of Greenery Crest, the Management Committee strongly objects the change of the land use of the captioned location. It was because the change of land use does affect the peaceful environment of our estate and it also changes to nature of the operation of that building. Hence, it may induce social conflict between those existing residents and the future users of this building.

11

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

參考編號

Reference Number:

240816-145351-34441

提交限期

Deadline for submission:

30/08/2024

提交日期及時間

Date and time of submission:

16/08/2024 14:53:51

有關的規劃申請編號

The application no. to which the comment relates:

A/I-CC/33

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong Chong Kwan Matthew

意見詳情

Details of the Comment :

反對該地段擬議社會福利設施（殘疾人士住宿院舍）

12

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

參考編號

Reference Number:

240818-102652-96054

提交限期

Deadline for submission:

30/08/2024

提交日期及時間

Date and time of submission:

18/08/2024 10:26:52

有關的規劃申請編號

The application no. to which the comment relates:

A/I-CC/33

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Andesonkwan

意見詳情

Details of the Comment :

Just a little place, it can't develop well in future. IF YOU SERIOUS PLEASE FINDING A SUI TABLE SITES FOR IT FUTHER RUN. If it's success, around residents will be annoying by vih ecle many time. And no ficilty, no enough road for car. Image of greenery crest will be negative as well valued.

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

參考編號

Reference Number:

240818-220228-16690

提交限期

Deadline for submission:

30/08/2024

提交日期及時間

Date and time of submission:

18/08/2024 22:02:28

有關的規劃申請編號

The application no. to which the comment relates:

A/I-CC/33

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. FAN LAI CHING

意見詳情

Details of the Comment :

反對申請編號A/I-CC/33轉為社會福利設施(殘疾人士住宿院舍)

- 1.長洲有很多政府地段是空置多年，包括多間已停辦的中小學校，長洲漁會公學、佛教慧因法師紀念中學、長洲公立學校、順德學校，這些學校地址多位於長洲中心地段，是殘疾人士住宿院舍的好地點。這些地方方便家人探訪，均有空曠環境，亦空置多年。相反，在私人屋苑的殘疾人士住宿院舍只會影響各住戶，私人屋苑絕對不適宜經常出現探訪人士進出，除影響住戶的私隱度，有機會造成住戶的人生安全，令居住變得惶恐。
- 2.此地段是私人屋苑，住戶人士與全香港居民一樣，需要定時上班及休息，必須有一個寧靜的居住環境，若成為殘疾人士住宿院舍，相信會不定期出現救護車的出現，而晚上必定亦會出現，絕對影響各住戶的作息，只會破壞住戶與殘疾人士住宿院舍的關係，最終會經常發生爭吵。
- 3.影響屋苑樓價，該屋苑的樓價已是長洲極少有在銀行估價能依標準屋苑結構來估價，購置的業主們均對此屋苑有資產保障的信度，若在屋苑開設殘疾人士住宿院舍，必定會令屋苑樓價有變，甚至下降，絕對影響住戶及其他人士的買賣情況，帶來負面的資產問題，是否城規會會計算此項影響？
- 4.該地段為現時幼稚園運作中(國民學校漢師中英文幼稚園)，在營運上該地段已20多年是幼稚園，多年來為長洲區孕育了本土學生，為長洲幼稚園作出貢獻，絕對而繼續辦學，否則會令就讀學生輟學，影響家長及教師。多年來各住戶與幼稚園關係良好，幼稚園學生令屋苑變得更更有生氣，以及幼稚園能保護屋苑內的公共環境，沒有發生任何不愉快事宜，與主戶和諧共處。
- 5.香港已有多所幼稚園收生不足而倒閉，但此幼稚園在全港出生率下降最嚴峻的時間仍努力運作，仍然有學生就讀，更於2024年7月期間進行全校性大維修，可見其對香港遠境是有信心，並為教育而努力，社會大眾理應支持。再者，現時就讀的學生及家長何去何從？是否城規會協助學生及家長？城規會需肩負社會責任，保護社會大眾的利益。
- 6.選址問題，殘疾人士住宿院舍宜由政府社會福利署局負起選址及成立問題，該地段申請人所提供的宿位少，並非有效及良好支援殘疾人士，亦在私人屋苑內，絕非適合為殘疾人士住宿院舍。
- 7.根據政府統計處顯示，2024最新的人口出生人數及移入報告顯示增多2000一歲以下的兒童，同時要香港政府推出一連串鼓勵市民生育的計劃，就這些數字及資料顯示幼稚園的需求是不可缺少，故城規會必須嚴肅檢視此情況。

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240819-121132-44484

提交限期**Deadline for submission:**

30/08/2024

提交日期及時間**Date and time of submission:**

19/08/2024 12:11:32

有關的規劃申請編號**The application no. to which the comment relates:**

A/I-CC/33

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Jeff Ng

意見詳情**Details of the Comment :**

I am the building manager of the Greenery Crest, for and on behalf of the Management committee of the Incorporated Owners of Greenery Crest, I would like to raise objection to the captioned application for the change of the Land use.

Base on the comments of the legal retainer of Greenery Crest: According to the DMC of Greenery Crest, Section IV, Clause 12 "No owner will use or permit or suffer the part of the Estate owned by him to be used for illegal or immoral purpose nor will he do cause or permit or suffer to be done any act or thing which may be or become a nuisance or annoyance to or cause damage to the other owners and occupiers for the time being and shall not be use as office, inn, hotel boarding house, apartment house, lodging house or for any form of holiday lettings commercial lettings or occupancy in bed spaces or cubicles whether on daily or hourly basis other than private residential purpose only." Therefore, the said location is not allowed by the DMC for the purpose of Lodging House, that is overnight purpose is not allowed.

In this regard, the change of land use is in breach of the DMC of Greenery Crest; in order to prevent further litigation between Owners of the Greenery Crest, we strongly advice the Town Planning Board to consider NOT to grant the approval for changing land use of the applicant.

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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/I-CC/33

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對此項上述規劃，首先此地點現時是一間
有一定收生量的輔導團體，就此規劃所見 layout plan
只有32個位，其次根本沒有考慮長洲有沒有專科的醫
療服務，新一代人士有醫療需求，長洲醫院根本沒
有專科服務可以應對。

「提意見人」姓名/名稱 Name of person/company making this comment Ms Kwok Wai Man

簽署 Signature



日期 Date 19 Aug 2024

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/I-CC/33

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

看附件

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature

何智剛

日期 Date

19-8-2024



頃悉規劃署函：城市規劃委員會邀請公眾人士就申請長洲長碣路33號，長洲約地段第1780號（部分）擬議社會福利設施（殘疾人士住宿院舍）（申請編號：A/I-CC/33）提供意見，本人現謹提供意見：強烈反對該地段用作社會福利設施（殘疾人士住宿院舍）用途，理由如下：

(1) 該地段現為國民學校漢師中英文幼稚園幼兒園，該幼稚園歷向在本洲提供幼兒學前教育，對本洲學前教育事業，提供寶貴貢獻，深受地方士人及家長歡迎。倘一旦地段改變用途，幼稚園停辦，學童輟學，無處接受學前教育，家長亦深受困擾煩惱。

(2) 地段位處本洲居住小區「碧濤軒」，該小區居住環境，寧靜優美。若地段改變為殘疾人士住宿院舍，導致救護車出入頻繁，人流噪音增加，影響居住環境寧靜，故此，殘疾院舍，應遠離居住小區，以免騷擾區內居民。

基於上述理由，本人強烈反對長洲長碣路33號長洲約地段1780號，擬議社會福利設施（殘疾人士住宿院舍）。

分區委員會委員 何齊則 19/8/2024



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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/I-CC/33

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人認為長洲長碩路33號長洲約地段第180號(部分)
保持設為幼稚園是最合適。反對設為社會福利設施
(殘疾人士住宿院舍)，因為做成幼稚園學生及家長等
居民困擾，要重新找學校等。所以不同意設為社會福利
設施的建議。

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature

劉舜婷

日期 Date

16-8-2024



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240819-192154-88492

提交限期**Deadline for submission:**

30/08/2024

提交日期及時間**Date and time of submission:**

19/08/2024 19:21:54

有關的規劃申請編號**The application no. to which the comment relates:**

A/I-CC/33

「提意見人」姓名/名稱**Name of person making this comment:**

夫人 Mrs. Ho siu kuen

意見詳情**Details of the Comment :****城市規劃委員會：**

反對申請編號A/I-CC/33長洲長碩路33號長洲約地段第1780號(部分)轉為社會福利設施(殘疾人士住宿院舍)：

1. 地段第1780號屬私人屋苑，出入人士主要是住戶，絕對不宜經常出現探訪人士進出屋苑，除了影響住戶的私隱度，而不同的探訪人士的進出，亦會造成住戶人生安全受到威脅，令居住的生活變得惶恐。

2. 基於申請地段是私人屋苑，住戶人士與全香港市民一樣，需要定時上班及休息，住戶揀選長洲居住是為了得到一個寧靜的空間居住，若成為殘疾人士住宿院舍，相信會不定期出現救護車的出現，而晚上必定亦會出現，絕對影響各住戶的作息及精神狀態，只會破壞住戶與殘疾人士住宿院舍的關係，最終會經常發生爭吵。

3. 該地段為現時幼稚園運作中(國民學校漢師中英文幼稚園)，在營運上該地段已20多年是幼稚園，多年來為長洲區孕育了本土學生，為長洲幼稚園教育作出很大貢獻，沒有理由要幼稚園辦學，否則會令就讀學生輟學，影響家長及教師。而城規會亦需肩負社會責任，保護社會大眾的利益。

4. 香港已有多所幼稚園收生不足而倒閉，但此幼稚園在全港出生率下降最嚴峻的期間下仍努力運作，於2024年7月期間進行全校性大維修，可見其對香港教育遠境是很有信心，並為教育而努力，社會大眾理應支持。

5. 多年來各住戶與幼稚園關係良好，幼稚園能保護屋苑內的公共環境，亦沒有發生任何不愉快事宜，相反能和諧共處。

6. 選址問題，殘疾人士住宿院舍宜由政府社會福利署肩負起選址及成立問題，該地段所提供的宿位少，空間細，亦是私人屋苑，絕非適合為殘疾人士住宿院舍。相關業主明顯是為牟利而運作，在營運及管理上絕非有利於殘疾人士及其家人。

7. 長洲有很多政府地段是空置多年，而沒有好好運用，包括數間已停辦學校，長洲漁會

公學、佛教慧因法師紀念中學、長洲公立學校、順德學校，這些學校地點好，均有空曠環境，亦屬獨立的地段。空置多年，是殘疾人士住宿院舍的好地點，城規會沒有理由審批私人屋苑為殘疾人士院舍。

基於以上的情況，明確反對申請編號A/I-CC/33長洲長碩路33號長洲約地段第1780號(部分)轉為社會福利設施(殘疾人士住宿院舍)。此申請只會破壞屋苑所有住戶生活上的安寧，以及造成不安。

1P

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

參考編號

Reference Number:

240819-214236-25252

提交限期

Deadline for submission:

30/08/2024

提交日期及時間

Date and time of submission:

19/08/2024 21:42:36

有關的規劃申請編號

The application no. to which the comment relates:

A/I-CC/33

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Cheung chi shing

意見詳情

Details of the Comment :

城市規劃委員會：

全面反對申請編號A/I-CC/33長洲長碩路33號長洲約地段第1780號(部分)轉為社會福利設施(殘疾人士住宿院舍)：

業主擔憂

申請的地段是私人屋苑(碧濤軒)，出入人士都是住戶，若成為殘疾人士住宿院舍，會造成經常有很多探訪人士進出屋苑，人生安全由誰負責？是否城市規劃委員會要負責！

此地段是私人屋苑，會影響住戶的私隱，探訪人士的出入，令住戶人生安全受到威脅，令屋苑變得不是一個安居的地方。

屋苑的住戶需要定時上班及休息，必須有一個寧靜的居住環境，而殘疾人士住宿院舍，相信會不定期有救護車的出現，在晚上亦會出現，絕對影響各住戶的作息，破壞住戶與殘疾人士住宿院舍的關係，破壞了寧靜的居住環境。

影響屋苑樓價，本屋苑的樓價已是長洲極少有在銀行估價能依標準屋苑結構來估價，故購置的業主們均對此屋苑有資產保障的信度，若在屋苑開設殘疾人士住宿院舍，出入變得不安全，必定會令屋苑樓價有變，甚至下降，絕對影響住戶及其他人士的買賣情況，是否城規會會計算此項影響？

政府責任

選址問題，殘疾人士住宿院舍宜由政府社會福利署局負起選址及成立問題，該地段所提供的宿位少，亦是私人屋苑，絕非適合為殘疾人士住宿院舍。相關業主明顯是為牟利而運作，在營運及管理上絕非有利於殘疾人士及其家人。

選址問題

長洲有很多政府地段是空置多年，已沒有好好運用，包括數間已停辦學校的位置，均是獨立地段，當中有長洲漁會公學、佛教慧因法師紀念中學、長洲公立學校、順德學校，這些學校地方大，均有空曠環境，亦空置多年，是殘疾人士住宿院舍的好地點，沒有理由城規會會審批私人屋苑為殘疾人士住宿院舍。

原址營運問題

該地段多年來都是由幼稚園營運的，都有20多年了，多年來為培育出很多優秀的學生，

為長洲教育作出貢獻，沒有原因要停辦。一旦停辦，是否城市規劃委員會要負責！沒有理由要就讀中的學生輟學，影響學生及家長，再者令教師沒有工作。只因業主要牟利營運殘疾人士住宿院舍，而不顧社會責任。

香港已有多所幼稚園收生不足而倒閉，但此地點的幼稚園在全港出生率下降最嚴峻的情況下仍努力運作，於2024年7月期間更進行全校性大維修，可見其對香港教育遠境是有信心，並為教育而努力。

多年來各住戶與幼稚園關係良好，幼稚園能保護屋苑內的公共環境，亦沒有發生任何不愉快事宜，相反能和諧共處。

基於以上的情況，極為反對申請編號A/I-CC/33長洲長碩路33號長洲約地段第1780號(部分)轉為社會福利設施(殘疾人士住宿院舍)。此申請絕對會破壞屋苑所有住戶生活上的安寧，以及造成惶恐。

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

參考編號

240824-083044-53431

Reference Number:

提交限期

30/08/2024

Deadline for submission:

提交日期及時間

24/08/2024 08:30:44

Date and time of submission:

有關的規劃申請編號

A/I-CC/33

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Yin Chan

Name of person making this comment:

意見詳情

Details of the Comment :

個人反對此規劃申請，理據如下：

1. 缺乏數據支持：申請書中沒有提供長洲地區的傷殘人士數據，而引用新界西的數據並無參考價值，無法證明長洲對殘疾人士院舍的需求。
2. 輪候數據缺失：報告中未提供現行長洲傷殘人士輪候宿舍的數據，未能證明長洲存在傷殘人士宿舍的缺口。
3. 社區不適合：長洲社區並不適合傷殘人士居住，附近缺乏無障礙設施和殘疾人士配套設施，人車爭路的情況時常發生，對殘疾人士的生活造成不便。
4. 醫療資源不足：長洲醫院只能提供基本服務，沒有專科醫療，無法滿足殘疾人士的醫療需求。此外，乘船出入香港各區費時失事，上下船也不方便。
5. 需求不明確：現行幼稚園有六十多個在讀學生的需求，與不明確的傷殘人士床位需求相比，改建理由不充分。
6. 交通便利性：長洲的交通便利性較差，尤其是對於需要頻繁醫療服務的殘疾人士來說，交通不便會對他們的生活質量造成影響。
7. 社區反對：當地居民可能對該規劃表示反對，擔心該設施收容精神殘障人士會對社區各方面帶來負面影響。
8. 經濟可行性：該項目的經濟可行性可能存在問題，特別是在缺乏明確需求和支持數據的情況下，投資這樣的設施可能無法帶來預期的經濟效益。
9. 替代方案：可能存在其他更適合的地點或方案，可以更好地滿足殘疾人士的需求，同時對社區和環境的影響較小。
10. 缺乏營運商信息：規劃聲明中未明確提到之後的營運商，這會影響項目的透明度和信任度。

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

參考編號
Reference Number: 240824-124806-85785

提交限期
Deadline for submission: 30/08/2024

提交日期及時間
Date and time of submission: 24/08/2024 12:48:06

有關的規劃申請編號
The application no. to which the comment relates: A/I-CC/33

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. KWOK YUEN KI

意見詳情 **Details of the Comment :**

本人反對反對城規會提出在國民漢師幼稚園現址改建社會福利設施「殘疾人士住宿院舍」。

原因如下:

本人的兩名女兒都是在國民學校漢師中英文幼稚園·幼兒園讀書畢業的，這所學校的教學質素優良，校長老師都是極富愛心的。由於小朋友能在充滿關愛及優質的課程教育下成長，現時將入讀大學(大女兒)、港島BAND 1的中學，將來也希望能學有所成，能回饋國家。本人實在認為社會福利署的此次安排失當，如批准這次改建，即是強逼國民學校漢師中英文幼稚園·幼兒園關閉，因為在現今經營艱難的時候，相信幼稚園很難另覓適合的校舍地址營辦幼兒教育。

長洲雖然現有幾所的幼稚園，但位置集中在長洲中部及東灣一帶，如錦江幼稚園(中部)、路德會陳恩美幼稚園(中部)、聖心幼稚園(東部)、路德會呂君博幼稚園(東部)，而長洲西部地段就只有國民學校漢師中英文幼稚園·幼兒園，它正正能照顧長洲西面地區小朋友的需要，包括碧濤軒、金銀灣、雅寧苑、圓桌村、西灣等地區居民。

如國民學校漢師中英文幼稚園·幼兒園因此而關閉，最大受害者是近百位幼兒頓時失學。社會福利署接納此次的申請，是一項不負責任的行為，將長洲島上的幼兒的成長置諸不理，犧牲幼兒學習的機會。

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

參考編號

Reference Number:

240824-153539-33318

提交限期

Deadline for submission:

30/08/2024

提交日期及時間

Date and time of submission:

24/08/2024 15:35:39

有關的規劃申請編號

The application no. to which the comment relates:

A/I-CC/33

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. NG HON MAN

意見詳情

Details of the Comment :

城市規劃委員會:

申請的地段是私人屋苑(碧濤軒)，出入人士都是住戶，若成為殘疾人士住宿院舍，會造成經常有很多探訪人士進出屋苑，人生安全由誰負責？是否城市規劃委員會要負責！

此地段是私人屋苑，會影響住戶的私隱，探訪人士的出入，令住戶人生安全受到威脅，令屋苑變得不是一個安居的地方。屋苑的住戶需要定時上班及休息，必須有一個寧靜的居住環境，而殘疾人士住宿院舍，相信會不定期有救護車的出現，在晚上亦會出現，絕對影響各住戶的作息，破壞住戶與殘疾人士住宿院舍的關係，破壞了寧靜的居住環境。

本屋苑的樓價已是長洲極少有在銀行估價能依標準屋苑結構來估價，故購置的業主們均對此屋苑有資產保障的信度，若在屋苑開設殘疾人士住宿院舍，出入變得不安全，必定會令屋苑樓價有變，甚至下降，絕對影響住戶及其他人士的買賣情況，是否城規會會計算此項影響？該地段多年來都是由幼稚園營運的，都有20多年了，多年來為培育出很多優秀的學生，為長洲教育作出貢獻，沒有原因要停辦。一旦停辦，是否城市規劃委員會要負責！沒有理由要就讀中的學生輟學，影響學生及家長，再者令教師沒有工作。只因業主要牟利營運殘疾人士住宿院舍，而不顧社會責任。

香港已有多所幼稚園收生不足而倒閉，但此地點的幼稚園在全港出生率下降最嚴峻的情況下仍努力運作，於2024年7月期間更進行全校性大維修，可見其對香港教育遠境是有信心，並為教育而努力。

多年來各住戶與幼稚園關係良好，幼稚園能保護屋苑內的公共環境，亦沒有發生任何不愉快事宜，相反能和諧共處。

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

參考編號

Reference Number:

240824-154103-24078

提交限期

Deadline for submission:

30/08/2024

提交日期及時間

Date and time of submission:

24/08/2024 15:41:03

有關的規劃申請編號

The application no. to which the comment relates:

A/I-CC/33

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Yan Wai Fun

意見詳情

Details of the Comment :

城市規劃委員會:

作為社區居民，我們對將這座擁有豐富歷史和教育價值的幼稚園轉為殘疾人士住宿院舍的提案表示強烈反對。這所幼稚園多年來一直是孩子們溫馨的家園，提供他們優質的教育環境和愛心。

這個提議將對我們社區造成負面影響。首先，許多孩子將失去寶貴的學習機會，進而影響他們的成長和發展。其次，這將給家長帶來困擾，因為他們需要尋找新的學前教育選擇。最重要的是，這會讓社區失去一個重要的資源，破壞社區的凝聚力和文化特色。

我們呼籲決策者重新考慮這一提案，尋找其他適當的地點來建立殘疾人士住宿院舍，以保留這所幼稚園對我們社區的重要意義和價值。通過尊重社區的聲音和價值觀，我們可以共同努力建立一個更加包容和融洽的社會。長洲擁有許多政府空置地段，包括已停辦的學校，例如長洲漁會公學、佛教慧因法師紀念中學、長洲公立學校、順德學校等，這些地點都非常適合作為殘疾人士住宿院舍的場所。城市規劃委員會沒有理由核准將私人屋苑用作殘疾人士住宿院舍，而不是充分利用這些空置的公共地段。長洲擁有許多政府空置地段，包括已停辦的學校，例如長洲漁會公學、佛教慧因法師紀念中學、長洲公立學校、順德學校等，這些地點都非常適合作為殘疾人士住宿院舍的場所。城市規劃委員會沒有理由核准將私人屋苑用作殘疾人士住宿院舍，而不是充分利用這些空置的公共地段。

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

參考編號
Reference Number: 240825-132037-53434

提交限期
Deadline for submission: 30/08/2024

提交日期及時間
Date and time of submission: 25/08/2024 13:20:37

有關的規劃申請編號
The application no. to which the comment relates: A/I-CC/33

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Wong Ping Sang

意見詳情
Details of the Comment :

本人居住碧濤軒屋苑內就上述申請規劃改為殘疾宿舍提出強烈反對：
1. 保安安全問題，會有使用宿舍的個別人士進入本屋苑範圍內造成滋擾
2. 出入安全，因轉做宿舍會有很多車輛出入，會做成住戶出入安全等，會受到影響
現懇請城規會否決今次申請個案

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

參考編號

Reference Number:

240825-133711-60471

提交限期

Deadline for submission:

30/08/2024

提交日期及時間

Date and time of submission:

25/08/2024 13:37:11

有關的規劃申請編號

The application no. to which the comment relates:

A/I-CC/33

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Wong tai tai

意見詳情

Details of the Comment :

本人居住在碧濤軒,現就有關規劃改為殘疾宿舍提出強烈反對。
因為附近已經有政府會堂（正在興建中，明年落成），加上有滅火輪消防局，屆時會有好多不同種類的個人大型車輛（如：消防車，單車、輪椅、救護車等等）及人士使用該段道路，會造成噪音及人車爭路。
希望貴處能考慮本人嘅意見，擱置是次的申請個案

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

參考編號

Reference Number:

240825-135018-66447

提交限期

Deadline for submission:

30/08/2024

提交日期及時間

Date and time of submission:

25/08/2024 13:50:18

有關的規劃申請編號

The application no. to which the comment relates:

A/I-CC/33

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Wong Wai Ting

意見詳情

Details of the Comment :

本人現居住在碧濤軒，現就有關規劃改為殘疾宿舍提出強烈反對：
由於碧濤軒是一個寧靜的屋苑，加上道路狹窄，出入口不宜有大型車輛出入，本人亦都擔心破壞屋苑寧靜嘅環境，特別係晚上滋擾居民睡覺。同時亦都會造成人流複雜，會造成嚴重保安問題，對住戶安全構成影響

希望城規會考慮本人嘅意見，擱置是次嘅申請

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

AI-CC/33

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

不適宜用作殘疾人住院社，面積狹窄，
環境擁擠，活動空間不足，周邊街道
繁忙易產生噪音。

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature

何紹基

日期 Date

2024-8-27

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

參考編號

Reference Number:

240826-235723-33246

提交限期

Deadline for submission:

30/08/2024

提交日期及時間

Date and time of submission:

26/08/2024 23:57:23

有關的規劃申請編號

The application no. to which the comment relates:

A/I-CC/33

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Bennett P S Chiu

意見詳情

Details of the Comment :

I strongly believe that the application to switch the use of the said property from a kindergarten to a care home for the persons of disabilities is highly inappropriate for these reasons:

1. A care home for the disabilities is in many ways not dissimilar to a clinic or even a hospital. There could be health concerns for the residents living in the residential compound which is a stone throw away from the said property.

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240827-001920-76005

提交限期**Deadline for submission:**

30/08/2024

提交日期及時間**Date and time of submission:**

27/08/2024 00:19:20

有關的規劃申請編號**The application no. to which the comment relates:**

A/I-CC/33

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Bennett P S Chiu

意見詳情**Details of the Comment :**

Cont.....

2. As a home for the persons with disabilities, high people traffic possibly through out the day and night, including care takers, medical professionals, visitors, etc is expected. This will no doubt affect the living environment for the residents of Greenery Crest.

3. There are many young children residing in Greenery Crest and having a health care related operations so close is not ideal for growing children.

In sum, I urge the Planning Board to take note of our concerns and take them into consideration in the review. Thank you

Recommended Advisory Clauses

- (a) to note the comments of the Chief Building Surveyor/New Territories East 1 & Licensing, Building Department (CBS/NTE1&L, BD) that:
- the proposed conversion of the existing non-domestic building to residential care home for persons with disabilities, which is regarded as domestic use under the Buildings Ordinance (BO), may involve application for modification of regulations 20, 21 and 25 of the Building (Planning) Regulations (B(P)R). The applicant's attention is drawn to the criteria set out in PNAP APP-172 for the Building Authority to consider such application.
 - if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorized under the BO and should not be designated for any approved use under the captioned application.
 - before any new building works are to be carried out on the application site, the prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW). An authorized person should be appointed as the coordinator for the proposed building works in accordance with the BO.
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as any acceptance of any existing building works or UBW on the application site under the BO.
 - proposed use is subject to the issues of a licence, the applicant is reminded that any existing structures on the application premises intended to be used for such purposes are required to comply with building safety and other relevant requirements as may be imposed by the licensing authority.
 - the premises shall be provided with means of obtaining access thereto from a street and emergency vehicle access in accordance with Regulations 5 and 41D of the B(P)R respectively.
 - if the premises does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.
 - detailed comments under the BO on the private development/ building such as permissible plot ratio, site coverage, emergency vehicle access, provision of means of escape, fire resisting construction, barrier free access and facilities, lighting and ventilation, open space, compliance with the sustainable building design guidelines, etc. will be formulated at the formal building plan submission stage.
- (b) to note the comments of the Director of Fire Services that

- the EVA provision in the captioned site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administered by the Buildings Department.
 - height restriction and the requirements as stipulated in the latest Code of Practice / guidelines of the proposed Residential Care Homes (Persons with Disabilities) shall be observed.
- (c) to note the comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD) that:
- the applicant is reminded to submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to DSD for formal application for the required connection/s. Upon DSD's acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. The connection pipe located downstream of the terminal manhole, outside the lot boundaries shall be handed over to DSD for maintenance after satisfactory technical audit by DSD.
 - the applicant is reminded to submit the drainage and sewerage connection proposal for DSD's comment and acceptance in the detailed design stage. Please note the arrangement on adopting existing sewerage pipe shall be subject to further site verification in the next stage of submission.
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- it is observed that the applicant has assumed the total peak flow of the upstream sewage along Cheung Chau Sai Tai Road (i.e. from manhole FMH7004590 to COH7000200) reaching its maximum pipe capacity for conducting hydraulic analysis on the sewerage system between FMH7004590 to FMH7004461. It is essential that the calculation of the total peak flow should be based on estimating the cumulative average flows from all relevant catchment areas. Using the aforementioned assumption to estimate the peak flow may result in an over-estimation/under-estimation.
 - considering that the applicant proposes to redirect stormwater from the application site to the public stormwater system and subsequently reduce the flow to the existing combined system, EPD have no comments necessary regarding the Sewage Impact Assessment from the perspective of sewerage infrastructure planning.
- (e) to note the comments of the Director of Social Welfare (DSW) that:
- the applicant is drawn to the following items on the location, design and layout of the Residential Care Home for Persons with Disabilities (RCHD).
 - subject to the FSD's confirmation/acceptance on the accessible by emergency services to the RCHD as stipulated in Para 4.6 of CoP(RCHD) or under section 24 of the Residential Care Homes (Persons with Disabilities) Regulation, LORCHD has no adverse comment on it.

- the RCHD shall be constructed and maintained in accordance with the provisions of Buildings Ordinance (BO) & Allied Regulations and Code of Practice for Fire Safety in Building 2011, Design Manual: Barrier Free Access 2008, Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) etc. issued by the Buildings Department.
- the access and facilities for persons with a disability from the lot boundary to the RCHD, and its internal layout and facilities should be complied with the Building (Planning) Regulations 72 and “Design Manual: Barrier Free Access 2008” (BFA).
- the provision of natural lighting and natural ventilation to the habitable area, isolation room, office, laundry and kitchen should be complied with the Building (Planning) Regulations 29, 30, 31, 32, 33 and 35.
- regarding the section 4.1 of the submitted SPS, please note that no part of the area used for habitation shall be more than 9 m measured within the subject areas from a prescribed window as stipulated in the Building (Planning) Regulations 32. Details design for the internal partitions should be submitted and commented upon the licensing application.
- the provision of natural lighting and natural ventilation to the toilets, showers and pantry (if any) should be complied with Building (Planning) Regulations 36.
- the provision of the mechanical ventilation system in the RCHD should be complied with the latest ventilation requirements as stipulated in Para 4.9 of the CoP(RCHD).
- the clear width of the door opening for each dormitory and the toilet should have a width not less than 800mm. The door should also be readily opened from inside without the use of a key.
- the ceiling (the ceiling structure or suspended false ceiling) of the RCHD must be situated at a height not less than 2.5m measuring vertically from the floor or not less than 2.3m measuring vertically from the floor to the underside of any beam.
- the dead-end travel distance in every part of the proposed RCHD should not be more than 12m to the protected exit or to a point, from which travel in different directions to 2 or more protected exits is available.
- net floor area should be demonstrated by area calculation diagram.
- the captioned premises should be free of unauthorised building works.
- a full set copy of authentic/approved records for the existing building and/or approved alteration and addition works (if any) should be submitted to LORCHD in consideration of the licence application.
- the proposed RCHD may be in breach of the Deed of Mutual Covenant but no specific responses from the applicant were given. In this regard, the applicant should pay attention to Para. 4.2.4 of the CoP (RCHD). The applicant is also recommended to seek legal advice on the allegation and negotiate with the Incorporated Owners of the

Greenery Crest, if necessary, to prevent the possible civil proceedings in future.

- (f) to note the comments of the Secretary for Education, Education Bureau that :
- if the landlord of school premises has an intention not to renew the tenancy agreement with the school, it is recommended the landlord should inform the school as early as possible for the benefit of students so as to allow time for school to handle the matters such as relocation or closure as well as for students to secure places in other KGs for next school year if the school decides not to continue operation.