

For Official Use Only 請勿填寫此欄	Application No. 申請編號	Alszeller	
	Date Received 收到日期	-7 APR 2021	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
 申請人須把填妥的申請表格及其他支持申請的文件 (倘有),送交香港北角渣華道 333 號北角政府合署 15 樓城市 規劃委員會(下稱「委員會」)秘書收。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <u>http://www.info.gov.hk/tpb/</u>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).

請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址: http://www.info.gov.hk/tpb/),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓 - 電話:22314810 或22314835)及規劃署的規劃資料查詢處(熱線:22315000)(香港北角渣華道333號北角政府合署17樓及新界沙 田上禾輩路1號沙田政府合署14樓)索取。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete. 此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Christian Zheng Sheng Association Limited

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)

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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)	Government Land at STT CX 2218, STT CX2609 DD339 Ha Keng Lantau Island NT
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	STT CX2218/ STT CX2609 1,240/ 449 STT CX2218/ STT CX2609 Gross floor area 總樓面面積 1089.028/63.244 sq.m 平方米口About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	STT CX2218/ STT CX2609 1,240/449 sq.m 平方米 区About 約

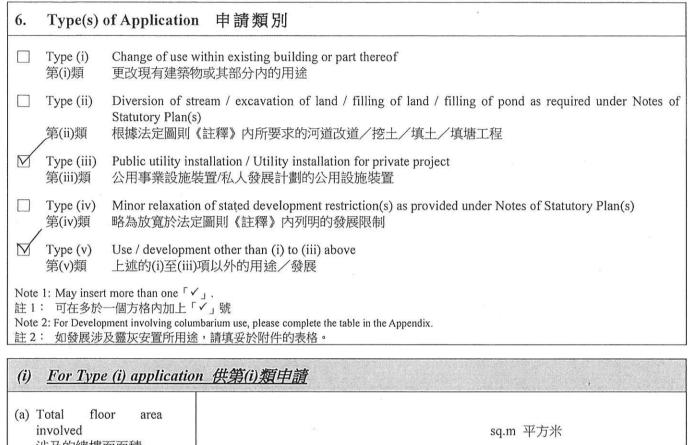
(d)	Name and number of the rela statutory plan(s) 有關法定圖則的名稱及編號	ed OZP No. S/SLC/21		
(e)	Land use zone(s) involved 涉及的土地用途地帶	Green Belt (GB)		
(f)	Current use(s) 現時用途	Drug Rehabilitation Center under STTs (If there are any Government, institution or community facilities, please illustrate on plan and 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	f 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" [#] 是唯一的「現行土地擁有人」	(please proceed to Part 6 and attach documentary proof of ownership). *(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」 [#] 。			
\checkmark	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)				
(b)	The applicant 申請人 –			
(0)	.e.e :: :::::::::::::::::::::::::::::::	"current land owner(s)" [#] .		
a		名「現行土地擁有人」"的同意。		
	Details of consent of "cur	ent land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
	Land Owner(s) 「現行十冊擁有」Land F	nber/address of premises as shown in the record of the egistry where consent(s) has/have been obtained th注册處記錄已獲得同意的地段號碼/處所地址 日月/年)		
	2			
	(Please use separate sheets if t	e space of any box above is insufficient. 如上列任何方格的空間不足,請另頁說明)		

			rent land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] [
-	Land 「現	of 'Current Owner(s)' 行土地擁 」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)
				ν.
				×
	3			
L ((Please	use separate s	heets if the space of any box above is insufficient. 如上列任何方格的空	 E間不足,請另頁說明)
Ī	已採取	Q合理步驟以	le steps to obtain consent of or give notification to owner(s): 取得土地擁有人的同意或向該人發給通知。詳情如下:	石石田止朝
Ţ			o Obtain Consent of Owner(s) 取得土地擁有人的同意所採取自	
l	□ s ⁱ 方	ent request fo	or consent to the "current land owner(s)" on (日/月/年)向每一名「現行土地擁有人」 [#] 郵遞要求同	(DD/MM/YYYY)"° 引意書 ^{&}
]			o Give Notification to Owner(s) 向土地擁有人發出通知所採取	
l			ices in local newspapers on(DD/MM/YY (日/月/年)在指定報章就申請刊登一次通知 ^{&}	YYY) ^{&}
1	□ p _	osted notice	in a prominent position on or near application site/premises on (DD/MM/YYYY) ^{&}	
	方	仒	(日/月/年)在申請地點/申請處所或附近的顯明位置	聞出關於該申請的通
	c 方	ffice(s) or ru 仒	relevant owners' corporation(s)/owners' committee(s)/mutual aid ral committee on(DD/MM/YYYY) ^{&} (日/月/年)把通知寄往相關的業主立案法團/業主委 切鄉事委員會 ^{&}	
1	Others	其他		
		thers (please 丰他(請指明		
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涉及的總樓面面積	Squit 1 2020		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community fac 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,並討		
(c) Number of storeys involved 涉及層數	Number of units involved 涉及單位數目		
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m Non-domestic part 非住用部分 sq.m Total 總計 sq.m		
 (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) Current use(s) 現時用途 樓層 (1)	Proposed use(s) 擬議用途	

(ii) For Type (ii) application	ution 供第(ii)類申讀
	Diversion of stream 河道改道
	 □ Filling of pond 填塘 Area of filling 填塘面積sq.m 平方米 □About 約 Depth of filling 填塘深度m 米 □About 約
(a) Operation involved 涉及工程	 □ Filling of land 填土 Area of filling 填土面積
3	 □ Excavation of land 挖土 Area of excavation 挖土面積
(b) Intended use/development 有意進行的用途/發展	
(iii) <u>For Type (iii)</u> applic	ration 供第(iii)類申請
	 Public utility installation 公用事業設施裝置 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
(a) Nature and scale	Name/type of installation 裝置名稱/種類Number of provision 數量Dimension of /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
(a) Nature and scale 性質及規模	Please refer to Plan 5.1 of the Planning Statement

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(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

(iv) <u>F</u>	or Type (iv) application 供	第(iv)類申讀
I	proposed use/development an	ninor relaxation of stated development restriction(s) and <u>also fill in the</u> ad development particulars in part (v) below – 限制 <u>並填妥於第(v)部分的擬議用途/發展及發展細節</u> –
	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
		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

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	Social Welfare Facility (Drug	Rehabilitation Centre)	
(a) Proposed use(s)/development 擬議用途/發展			
	(Please illustrate the details of the propo	sal on a layout plan 請用平面圖說明建議	拝情)
(b) Development Schedule 發展	_{長細節表} Drug Rehabilitation Cen	tre/ Pump House	
Proposed gross floor area (O Proposed plot ratio 擬議地 Proposed site coverage 擬諱 Proposed no. of blocks 擬諱	GFA) 擬議總樓面面積 責比率 後上蓋面積	1089.028/ 63.244 sq.m 平方米 0.878/0.141 57.205/14.086 % 3/1 2/1	
Proposed building height of	feach block 每座建築物的擬議高度	mPD 米(主水平基準 …7/3.65 m 米	

Domestic part	住用部分			/	
GFA 總档	 		406.557 sq. m 平方米	口 About 約	
number o	f Units 單位數目		2	/	
average u	nit size 單位平均面	積	203.278 	DAbout 約	
-	number of residents				
1				е. ж	
Non-domestic	part 非住用部分		GFA 總樓面面	積	
eating pla	nce 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	
	services 商店及服務	防行業	sq. m 平方米	□About 約	
Governm	ent, institution or co	mmunity facilities	(please specify the use(s) and	concerned land	
政府、横	機構或社區設施		area(s)/GFA(s) 請註明用途及有關的	的地面面積/總	
			樓面面積)		
- C		7	682.471m ² for Blk A & B		
			63.244m ² for Pump House		
□ other(s) 其他			(please specify the use(s) and	concerned land	
			area(s)/GFA(s) 請註明用途及有關	area(s)/GFA(s) 請註明用途及有關的地面面積/總	
			樓面面積)		
·					
〇 Open space 付	、憩用地		(please specify land area(s) 請註明:	地面面積)	
private o	pen space 私人休憩	用地	sq. m 平方米 口 Not		
🗌 🛛 public of	pen space 公眾休憩用	用地	sq. m 平方米 口 Not	less than 不少於	
(c) Use(s) of different	ent floors (if applicat	ole) 各樓層的用途 (如刻	適用)		
[Block number]	[Floor(s)]		[Proposed use(s)]		
[座數]	[層數]		[擬議用途]		
	[/[] (X)]	(please refer to F	P.10 of planning statement)		
-					
			· · · · · · · · · · · · · · · · · · ·		
(d) Proposed use(s)	of uncovered area (ifany) 露天地方(倘有	〕 的擬議用途		
N/A					
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Part 6 (Cont'd) 第6部分 (續)

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) 疑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)				
April 2021		nder STTs. Formal operation of the center scheduled to be by		
		· · · · · · · · · · · · · · · · · · ·		
8. Vehicular Access Arra 擬議發展計劃的行為		t of the Development Proposal 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	 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)) There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示,並註明車路的闊度) 		
	No 否	(the site accessed by Kai-To)		
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	 □ (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) 		
	Yes 是	(Please specify type(s) and number(s) and illustrate on plan)		
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?	No 否	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)		

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9. Impacts of Development Proposal 擬議發展計劃的影響 If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁表示可盡量減少可能出現不良影響的措施,否則請提供理據/理由。 Please provide details 請提供詳情 Yes 是 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? No 否 V (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, Yes 是 the extent of filling of land/pond(s) and/or excavation of land) Does the (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 development 圍) proposal involve the operation on the □ Diversion of stream 河道改道 right? □ Filling of pond 填塘 擬議發展是否涉及 Area of filling 填塘面積 sq.m 平方米 口About 約 右列的工程? (Note: where Type Depth of filling 填塘深度 m 米 □About 約 (ii) application is the □ Filling of land 填土 subject of Area of filling 填土面積 sq.m 平方米 口About 約 application, please Depth of filling 填土厚度 m 米 □About 約 skip this section. 註: 如申請涉及第 □ Excavation of land 挖土 (ii)類申請,請跳至下 Area of excavation 挖土面積...... sq.m 平方米 □About 約 -條問題。) Depth of excavation 挖土深度m 米 □About 約 No 否 On environment 對環境 Yes 會 🗌 No 不會 V Yes 會 🗌 No 不會 On traffic 對交通 V No 不會 Yes 會 🗌 On water supply 對供水 V On drainage 對排水 Yes 會 No 不會 🔽 No 不會 V On slopes 對斜坡 Yes 會 🗌 Affected by slopes 受斜坡影響 Yes 會 □ No 不會 V No 不會 📝 Landscape Impact 構成景觀影響 Yes 會 🗌 No 不會 Tree Felling 砍伐樹木 Yes 會 V Yes 會 🗌 No 不會 Visual Impact 構成視覺影響 V Others (Please Specify) 其他 (請列明) Yes 會 🗌 No 不會 🗌 Would the development proposal cause any adverse impacts? Please state measure(s) to minimise the impact(s). For tree felling, please state the number, 擬議發展計劃會否 diameter at breast height and species of the affected trees (if possible) 造成不良影響? 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) (A tree compensation plan accepted by DLO)

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 planning statement P.12-15)
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11. Declaration 聲明
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief. 本人謹此聲明,本人就這宗申請提交的資料,據本人所知及所信,均屬真實無誤。
I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board 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 口 Applicant 申請人 / 口 Authorised Agent 獲授權代理人 簽署
Lee Kwok Chuen Planning and Development Surveyor
Name in Block LettersPosition (if applicable)姓名(請以正楷填寫)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
Others 其他 FRICS, FHKIS, RPS on behalf of 代表 Drighspect Limited Dright Company 公司 / □ Organisation Name and thop (if applicable) 機構名稱及蓋章(如適用)
Date 日期 12/3/2021 (DD/MM/YYYY 日/月/年)
<u>Remark 備註</u>
The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate. 委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下,有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。
YYY Y There the
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。
- 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。

TPB S16 Application for

Social Welfare Facility in "GB" Drug Rehabilitation Centre Christian Zheng Sheng Association

STT CX 2218 and STT CX 2609

at

Ha Keng Lantau Island, N.T.



Planning and Surveying Consultant

Brighspect Limited

November 2020

~

Executive Summary

TPB S16 Application for

Social Welfare Facility (Drug Rehabilitation Centre) and Utility Installation for Private Project (Pump house and Utility Pipelines) in "Green Belt" Zone Christian Zheng Sheng Association (CZSA)

STT CX 2218 and STT CX 2609 at Ha Keng, Lantau Island, N.T.

This planning statement is to substantiate a S.16 TPB application for a completed improvement project under Short Term Tenancies (STTs) of the existing sub-standard Christian Zheng Sheng Association Drug Treatment and Rehabilitation Center in D.D. no. 339, Ha Keng, Lantau Island. The improvement project is supported by the Commissioner for Narcotics ("C for N"). The application site is zoned "Green Belt" in the South Lantau Coast Outline Zoning Plan ("OZP") No. S/SLC/21.

The **Justifications** for this application are:

- 1. The new "Drug Rehabilitation Center" within same "Green Belt" of the existing old center
- 2. The CZSA drug rehabilitation service considered as essential by the government (The Narcotic Division)
- 3. No alternative sites are available
- 4. Drug rehabilitation as a unique socially-sensitive facility
- 5. Similar Social Welfare Facilities approved in other "GB" zones
- 6. "Drug rehabilitation center" use is permitted by DLO under STTs
- 7. No extensive clearance of existing natural vegetation
- 8. Tree Compensation Proposal approved and implemented
- 9. No additional vehicular traffic flow induced
- 10. No traffic noise and related environment pollution induced
- 11. Proposal on gentle hill-slope and will not aggravate flooding
- 12. Will not overstrain overall G/IC facilities
- 13. Will not overstrain capacity of infrastructures
- 14. On government land with no landownership issue
- 15. General Building Plan (GBP) approved
- 16. Drainage Impact Assessment (DIA) approved
- 17. Development scale/ intensity and building style compatible with the environment
- 18. No adverse social and environment impact as there is no other human activity and residence in the area
- 19. A permanent rehabilitation center for effective and long-term service operation and planning for the benefit of society of HK

申請撮要

<u>城市規劃條例第十六條申請</u> 社會福利設施(戒毒治療及康復中心) 及私人發展計劃的公用設施裝置(泵房及公用設施管道)

「基督教正生會」

於

大嶼山,下徑

(STTCX2218, STTCX2609 DD 339)

本規劃申請乃根據城市規劃條例第十六條申請位於大嶼山,芝麻灣半島下徑基督教正生會(戒毒治療及康復中心)新落成會舍作社會福利設施用途,以改善原有於臨時搭建物之舊會舍。新會舍在地政總署五年短期租約下已完成興建,並得禁毒處支持。唯短期租約將於2021屆滿,需要TPB批准才可繼續運作。本會舍位於大嶼山南岸分區計劃大綱圖No. S/SLC/21之"綠化地帶"(GB)

申請理據如下:

- 1. 新會舍位於原有舊會舍之同一"綠化地帶"
- 2. 正生會戒毒服務受禁毒處支持,為有需要之社會服務
- 3. 新會舍地點經多次討論研究,沒有其它合適地點
- 4. 戒毒服務為獨特社區敏感設施,值得城規會支持 (sympathetic consideration)
- 5. 同類社會服務於其它"綠化地帶",獲城規會批准
- 6. 戒毒康復中心為地政署短期租約批准
- 7. 本申請不會再有樹木砍伐
- 8. 新補償樹木已按/地政總署批准及栽種
- 9. 不引起額外汽車流量
- 10. 不引起汽車噪音及其它環境污染
- 11. 不會引起附近環境水浸
- 12. 不會增加其它 G/IC 需求
- 13. 不會增加公共設施需求
- 14. 不涉及私人土地
- 15. 建築圖則已被批准及建築工程已落成
- 16. 渠務評估已被接納及有關工程已建成
- 17. 建築規模及風格配合環境
- 18. 不會引起社會性及環境性不良影響
- 如本申請獲城規會批准,將使學生有合適的永久校舍環境,及有利服務的 長遠規劃,使香港社會受裨益

1 INTRODUCTION

- 1.1 This S.16 TPB application is for a completed improvement project under Short Term Tenancies (STTs) of existing Christian Zheng Sheng Association Limited (CZSA) Drug Treatment and Rehabilitation Center (the old center) in D.D. no. 339, Ha Keng, Chi Man Wan Peninsular, Lantau Island (Location Plan as **Plan No. 1.1**). The improvement project includes the development of a new CZSA center (the new center) and a supportive pump house (the pump house).
- 1.2 The CZSA is the applicant for this planning permission and the improvement project is supported by the Commissioner for Narcotics ("C for N").
- 1.3 The new center and pump house were proposed, developed and to be operated by the CZSA under 5-years STTs granted by the District Lands Office, Islands ("the DLO") in September 2016. The STTs are due to expire in 2021. For the long term operation of the new center beyond 2021, a S.16 planning permission from the TPB is required.
- 1.4 The application site (including the "center site" and the "pump house site") is zoned "Green Belt" ("GB") in the South Lantau Outline Zoning Plan ("OZP") No. S/SLC/21. Under the OZP, use of Social Welfare Facility (Drug Treatment and Rehabilitation Center) is "Column 2" use which may be permitted with or without conditions on application to the Town Planning Board.



Plan No.: 1.1	Plan Title: Location Plan			
Consultant:	Project:			
BRIGHSPECT	S16 Application for Social Welfare Facility in "GB"	S16 Application for Social Welfare Facility in "GB"		
LIMITED	Drug Rehabilitation Center (Christian Zheng Sheng Association)			
	at CX STT 2218 and STT CX 2609 Ha Keng, Lantau Island, N.T.			
Scale: (not to sale)	Date: 29/10/2020 Draw: CM Approx	ve: KCL		

2 BACKGROUND

An Essential Social Welfare Facility with No Alternative Site Available

- 2.1 The CZSA has been operating the rehabilitation service for drug independent youths in sub-standard environment and building structures in Ha Keng since 1994. The center and the relevant government departments (including the the Narcotic Division (ND), Social Welfare Department (SWD) and the DLO) had been exploring suitable locations/ building structures around the islands (including in Cheung Chau and Mui Wo) for an improvement project to accommodate in long run the rehabilitation service with adequate building environment and facilities. After much effort and liaison, the application site was confirmed as the only viable and suitable location for the improvement project of CZSA.
- 2.2 Under this background and circumstances, the proposed new center is a Social Welfare Facility considered as essential and that no alternative site is available.

STTs for the New Rehabilitation Center and Pump House

- 2.3 With policy support from the C for N, on 19 September 2016, a STT No. CX 2218 (fixed term of five years) was granted to the CZSA by the DLO for Drug Treatment and Rehabilitation Centre purpose at the application site. STT No. CX 2609 was next granted to the CZSA for a pump house site to the south of the center site. Under the terms of the tenancies, both STTs shall expire on 18 September 2021. (The STTs terms documents attached in Appendix A).
- 2.4 The new center is of three blocks of two storeys each. The pump house is of one storey. The construction of both the new center and the pump house has recently completed. A Temporary Occupation Permit (TOP) is pending to be granted for the formal operation of the new center by the end of 2020. However, under the STTs terms and according to the DLO letter (dated 2 September 2020 and in <u>Appendix B)</u>, the tenancies shall expire on 18.9.2021 and "the STT site should be vacated and return, unless the term of the STT has been extended".

2.5 The DLO letter further commented that:

"...according to prevailing land policy, application for extension of tenancy term of STT should accord with, inter alia, the relevant outline zoning plan governing the concerned area. The subjected STT falls within "Green Belt" zone under the Approved South Lantau Coast Outline Zoning Plan No. S/SLC/21 and any temporary use exceeding 5 years shall require planning permission from the Town Planning Board. As such, if the Rehabilitation Center is to continue the development proposal and to operate <u>beyond</u> 18 September 2021, a S.16 planning permission is required."

2.6 A planning approval is thus required for the service provision of the new drug rehabilitation center beyond September 2021. Given the unique service background and the extremely sub-standard condition of the old center, this planning application for the new center (as improvement project) deserves sympathetic consideration of the Town Planning Board.

Existing Rehabilitation Service and Students

Current Rehabilitation Service

2.7 Currently, at about 150 meters to the south of the application site (within the same "GB" zone) located the old center, at which the CZSA has been providing rehabilitation for drug dependent youths since 1994. The old center, including the areas for teaching, training and kitchen, is mainly in temporary structures of dilapidated situation. The photos of the conditions of the old center are shown in **Plan (Photo) No. 2.1.** The CZSA rehabilitation service is endorsed by the Narcotics Division (ND) and the Social Welfare Department (SWD).

Funding and Subsidy

2.8 The development and construction of the new center was 90% funded by the ND and the operation cost is to be subsidized by the SWD and public fund raising.

Students, Rehabilitation Goals and Source of Intakes

2.9 The center provides rehabilitation services to boys and girls with drug abuse behavior. The treatment goal of the center includes long-term and effective rehabilitation to facilitate the students to eventually re-integrate into society.



Class Room



Living Area

<u>Plan No</u> .: 2.1	Plan Title: Conditions of the existing old CZSA Drug		
	Rehabilitation Center at Ha Keng		
Consultant:	Project:		
BRIGHSPECT	S16 Application for Social Welfare Facility in "GB"		
LIMITED	Drug Rehabilitation Center (Christian Zheng Sheng Association)		
	at CX STT 2218 and STT CX 2609 Ha Keng, Lantau Island, N.T.		
Scale: (not to sale)	Date: 29/10/2020 Draw: CM Approve: KCL		

2.10 The sources of student intakes include referrals of the SWD, Non-Government Organizations (NGOs) and the outreaching service of CZSA. Some of the academic and sports related achievements attained by the students of CZSA are attached in **Appendix C.**

Rehabilitation Services in the Proposed New Center

- 2.11 The services to be provided in the new rehabilitation center include:
 - i. Drug rehabilitation
 - ii. Boarding
 - iii. Counseling
 - iv. Education
 - v. Arts and physical training; and
 - vi. Vocational training

3 <u>SITE CONTEXT</u>

Site Location

3.1 The application site is located at a low-lying slope at the south-eastern part of Chi Ma Wan Peninsular in South Lantau.

Sites Characteristics

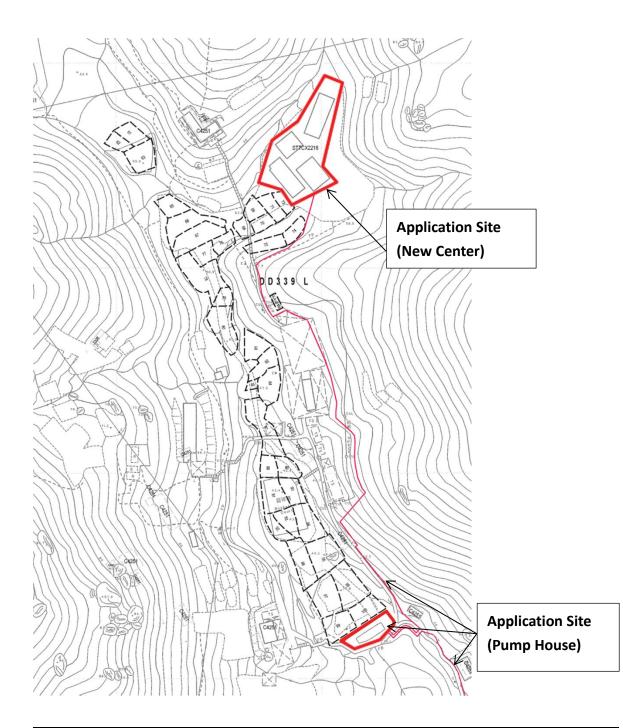
- 3.2 The application site comprises of <u>the center site</u> and <u>the pump house site</u>. (The Lot Index Plan and Site Plan as **Plans No. 3.1** and **3.2**). The center site is about 1,240 m. sq. in area size, irregular in shape and located on hillslope. The pump house site is about 449 m. sq. in area size, roughly rectangular and located about 200 meters to the south of the center site.
- 3.3 Under the STTs of 2016, the constructions of the permitted three building blocks and pump house have already completed. The photos of the existing condition of the site (with the completed building blocks and the pump house) are shown in **Plan (Photo) No.3.3.**

<u>Access</u>

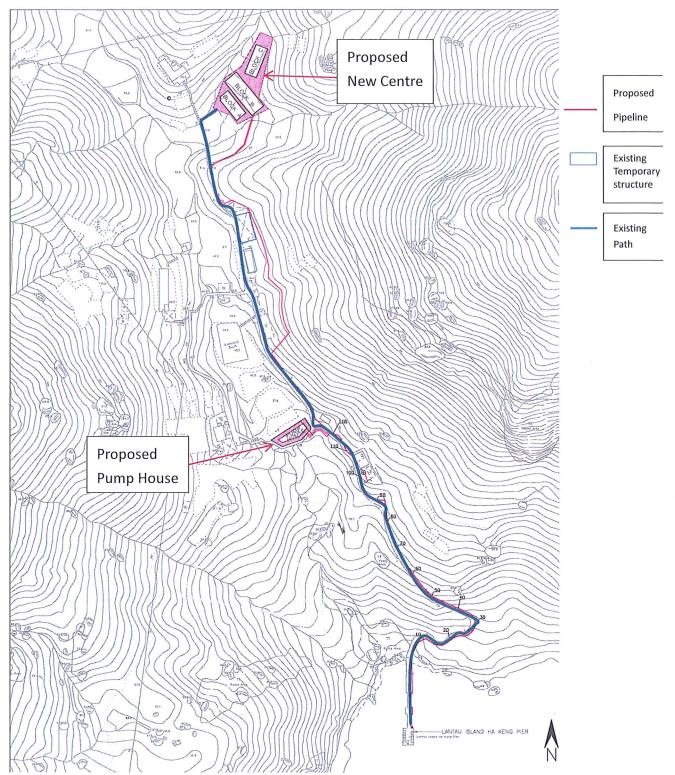
3.4 The new center is accessed by kai-to from Cheung Chau, arriving Ha Keng at an existing pier 400 meters to the south of the new center. The pier and the center are linked up by an existing paved footpath. Photos of the existing Ha Keng Pier and the paved footpath are shown in **Plan (Photo) No. 3.4.**

The Larger Environment

- 3.5 The application sites are located in Chi Ma Wan Peninsular, which is largely of lowlying hillslopes of rural setting covered with natural vegetation and land features. Apart from the CZSA, there is no other human activity or residence in this part of the peninsular. There is also no other active land use to the immediate adjoining area of the center site.
- 3.6 As shown in the Lot Index Plan, to the south-west of the center site along the existing access footpath are pockets of private land. Apart from the existing use of the old center, there is no other active use on those private lots.
- 3.7 The "GB" where the application site is located is enclosed by the Lantau South Country Park at its north, east and west, with the coast and pier at the south.



<u>Plan No</u> .: 3.1	Plan Title: Lot Index Plan (Part Plan)		
Consultant:	Project:		
BRIGHSPECT	S16 Application for Social Welfare Facility in "GB"		
LIMITED	Drug Rehabilitation Center (Christian Zheng Sheng Association)		
	at CX STT 2218 and STT CX 2609 Ha Keng, Lantau Island, N.T.		
Scale: (not to sale)	Date: 29/03/2021 Draw: CM/CC Approve: KCL		



Plan No.: 3.2	Plan Title: Revised Site Plan		
Consultant:	Project: S16 Application for Social Welfare Facility in "GB"		
BRIGHSPECT	Drug Rehabilitation Center (Christian Zheng Sheng Association) at CX STT		
LIMITED	2218 and STT CX 2609 Ha Keng, Lantau Island, N.T.		
<u>Scale</u> : (not to sale)	Date: 3/3/2021	Draw: CM	Approve: KCL



The Completed New Rehabilitation Center



The Pump House

<u>Plan (Photo) No</u> .:	Plan Title: Existing	Site Condition (with co	ompleted new center
3.3	and pump house)		
Consultant:	Project:		
BRIGHSPECT	S16 Application for Social Welfare Facility in "GB"		
LIMITED	Drug Rehabilitation Center (Christian Zheng Sheng Association)		
	at CX STT 2218 and STT CX 2609 Ha Keng, Lantau Island, N.T.		
Scale: (not to sale)	Date: 29/10/2020	Draw: CM	Approve: KCL





Ha Keng Kai-to Pier

Paved path to new rehabilitation center





Paved path to new rehabilitation center

New pump house along the paved path

Plan (Photo) No.:	Plan Title: Photos	of Ha Keng Kai-to Pier a	ind paved pathway
3.4	leading to the pump house and new rehabilitation center		litation center
Consultant:	Project:		
BRIGHSPECT	S16 Application for Social Welfare Facility in "GB"		
LIMITED	Drug Rehabilitation Center (Christian Zheng Sheng Association)		
	at CX STT 2218 and STT CX 2609 Ha Keng, Lantau Island, N.T.		
Scale: (not to sale)	Date: 29/10/2020	Draw: CM	Approve: KCL

4 PLANNING CONTEXT

"Green Belt" in South Lantau Outline Zoning Plan No. S/SLC/21

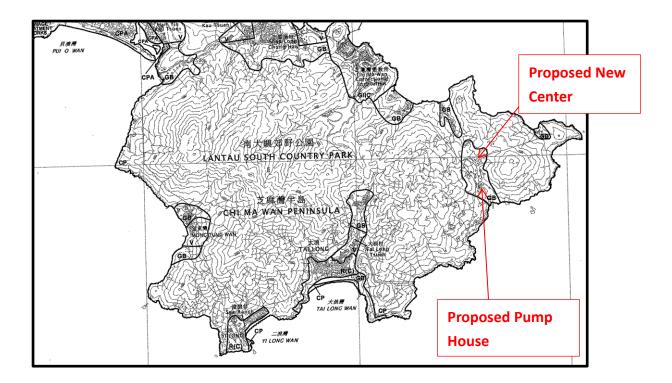
- 4.1 The application site (includes the center site and the pump house) is zoned "Green Belt" ("GB") in the South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/21. The extract of the relevant OZP is shown in Plan No. 4.1. According to the Notes of the OZP, "for temporary uses expected to be over 5 years, the uses must conform to the zoned use of these Notes."
- 4.2 Under the "Schedule of Uses" of the OZP, uses of "Social Welfare Facility" is listed as "Column 2" use which may be permitted with or without conditions on application to the Town Planning Board.

Short Term Tenancies

4.3 The applicant site is on a government land, permitted for the development of the new center under STTs Nos. CX 2218 and CX 2609 for 5 years and due to expire in September 2021.

TPB Guideline for Application for Development within "Green Belt" Zone under S 16 of the TPB Ordinance (TPB PG-No.10)

- 4.4 Under TPB PG-No.10 for development within "GB", the proposed development will be assessed on its individual merits. The main planning criteria <u>relevant to</u> <u>the application of the new center</u> include the followings:
 - i. <u>Exceptional circumstances</u> justified with very strong planning grounds;
 - ii. Application for G/IC uses must demonstrate that the proposed development is essential and that <u>no alternative sites</u> are available;
 - iii. The design and layout should be compatible with the surrounding area;
 - The scale and intensity of the proposed development including the plot ratio, site coverage and building height be compatible with the character of surrounding areas;
 - The development should not involve extensive clearance of <u>existing</u> natural vegetation, affecting existing trees or other natural landscape features;



<u>Plan No</u> .: 4.1	Plan Title: Extract o	of South Lantau Coast (DZP No. S/SLC/21
Consultant:	Project:		
BRIGHSPECT	S16 Application for Social Welfare Facility in "GB"		
LIMITED	Drug Rehabilitation Center (Christian Zheng Sheng Association)		
	at CX STT 2218 and STT CX 2609 Ha Keng, Lantau Island, N.T.		
Scale: (not to sale)	Date: 29/10/2020	Draw: CM	Approve: KCL

- vi. Tree preservation and landscaping proposal should be provided;
- vii. The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply;
- viii. It should not adversely affect drainage or aggravate flooding in the area;
- ix. The proposed development should not overstrain the overall provision of G/IC facilities in the general area;
- x. The proposed development should not be susceptible to adverse environmental effects from pollution source nearby such as traffic noise, and should not itself be the source of pollution; and
- xi. Any proposed development on a slope or hillside should not adversely affect slope stability.
- 4.5 As detailed in Chapter 7 on Justifications, it is opined that the proposed new center meets with the above planning criteria of the TPB Guideline for development within "GB" and deserves sympathetic and favorable consideration of the TPB.

Similar approvals for Social Welfare Facilities in "GB" zone

4.6 From 2010 till present, there were the following approvals for similar Social Welfare Facility within "GB" zones:

Decision	Case Number	Planning	Applied Use
Year		Area	
2010	A/NE-KTS/282	Kwu Tung	Social Welfare Facility (Drug
		South	Rehabilitation and Recreation
			Center)
2010	A/YL-TT/268	Tai Tong	Social Welfare Facility (Treatment
			and Rehabilitation Center for
			Young Drug Abusers)
2014	A/FSS/221	Fanling/	Social Welfare Facility(Residential
		Sheung Shui	Care Home for the Elderly)
2018	A/NE-KTS/457	Kwu Tung	Social Welfare Facility
		South	(Drug Rehabilitation Center)

Other Zonings in the Area

- 4.7 The "GB" of the applicant site touches the sea coast at the south while enclosed by the Lantau South Country Park in its north, east and west.
- 4.8 Chi Ma Wan Peninsular is largely covered by the Lantau South Country Park. There is a "Government, Institution and Community" ("G/IC") locating the Chi Ma Wan Correction Institution. There are some other "GB" zones scattered around the peninsular. To the far south-west from the application site are two "Village" ("V") zones, two "Residential (C)" "R(C)" zones and two narrow strips of "Coastal Protection Area" ("CP") close to Tai Long Wan and Yi Long Wan. It is considered that a planning approval for the new center is <u>not</u> incompatible to the existing zonings and uses of the area.

5 <u>DESIGN/ LAYOUTS/ ELEVATIONS</u>

5.1 Under the STTs, the development of the building blocks of the new center and the pump house has already completed. The GBP approval letters are attached in Appendix D.

The Design

- 5.2 The design of the new center is to provide appropriate setting, facilities and environment in permanent building structures for supporting the CZSA students in their drug rehabilitation process. The design comprises of three building blocks of two storeys setting on a gentle hillslope, with the flows of circulation integrating the indoor and outdoor environment. The exterior design and color tone of the center maintains a basic and minimalist design style respecting the natural setting of site and is considered compatible with the environment.
- 5.3 The design of the pump house also integrates basic aesthetic style with function, enhancing a peaceful and coherent environment with the natural setting.

	The relative center and pump house are listed as follow			
	Center	Pump House		
Site Area (sq.m)	1,240	449		
Site Coverage (SC)	57.205%	14.086%		
Built-up Area (sq.m.)	709.348	63.244		
Plot Ratio (PR)	0.878	0.141		
Domestic GFA	406.557	/		
	(Block C for			
	Dormitories)			
Non-Domestic GFA	682.471	63.244		
	(Block A and B)			
Total GFA (sq.m.)	1089.028	63.244		
No. of building blocks	3	1		
	(Block A, B and C)			
No. of storeys of	2	1		
each building				
Building Height (BH) (m.)	7	3.65		

Development Parameters

Table 5.1

5.4 The Development Parameters of the center and pump house are listed as follow:

S.16 Proposed Social Welfare Facility (Drug Rehabilitation Center CZSA) in "Green Belt" at STT CX 2218 and STT CX 2609, Ha Keng, Lantau Island

Development Parameters of the New Center and Pump house

Development Accommodation

5.5 The Centre will accommodate up to 56 students and a total of 25 teachers/ instructors/ and supportive staff.

Design Layout

5.6 The Master Layout Plan is shown in **Plan No.5.1.** The floor layout plans are shown in **Plan No. 5.2(a) to 5.2(e).**

5.7 The rooms of different uses are allocated in Block A, B and C and illustrated in **Table 5.2** as follows:

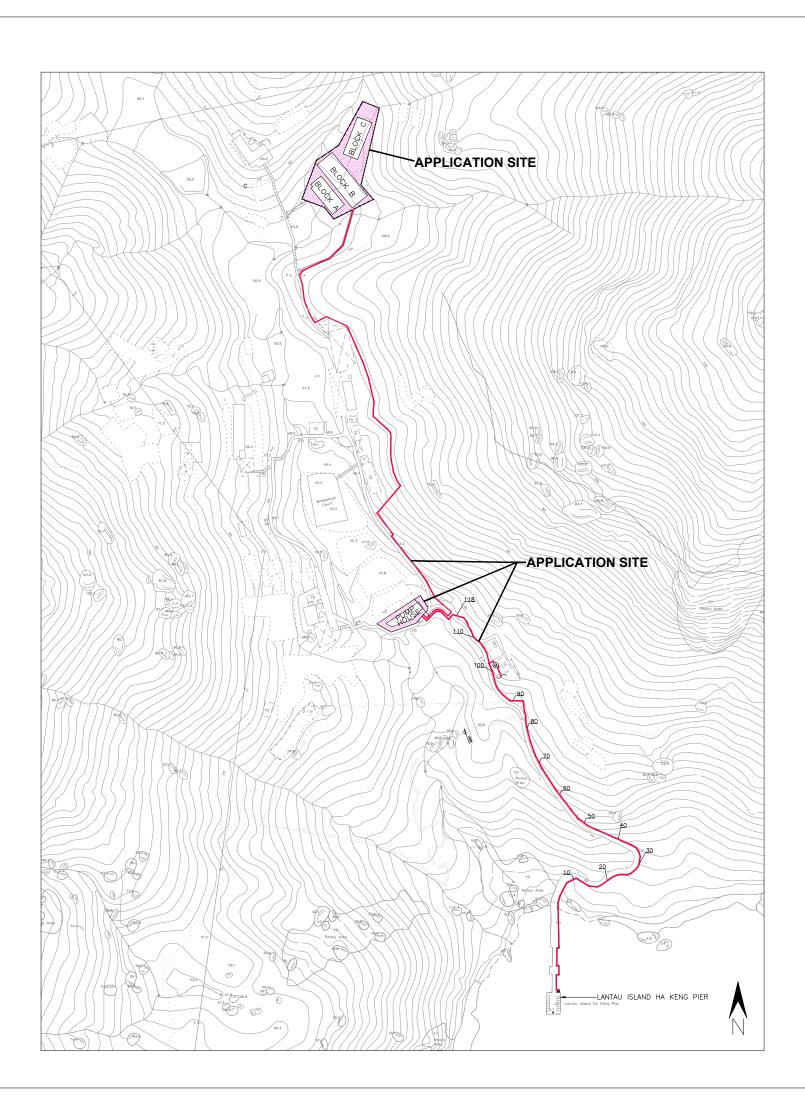
	Block A		Blo	ck B	Block C
1/F	•	Office	•	Kitchen	Multi-function
	•	Multi-function	•	Open Courtyard	room
		Room		and Training	(Proposed for
				Area	Girls Dormitory
			•	Multi-function	Use)
				Room	
G/F	•	Resource center/	•	Workshop	Multi-function
		Computer Room			room
	•	Meeting Room			(Proposed for Boys
	•	Store Room			Dormitory Use)

Table 5.2Floor Area/ Rooms Uses

5.8 The new center is purposely designed as a well-facilitated rehabilitation center. There are a computer room/ resource center, a workshop room, multi-function rooms for coaching, counseling, training and schooling schedules. It is proposed that the floor area of Block C to be for the use of dormitories.

Elevations and Photos of Completed Development

- 5.9 The elevation drawings of the building blocks are shown in Plan No.5.3 (a) to
 (c). The layout and elevations of the pump house are shown in Plan No. 5.4. The photos of the completed building blocks are shown in Plan (Photo) No. 5.5.
- 5.10 The DLO approved the Tree Compensation Plan (in Appendix E) and the photos of compensation trees already planted accordingly as shown in Plan (Photo) No. 5.6.



STT 2218 SITE AREA: 1,240 m²

STT 2609 SITE AREA: 449 m²

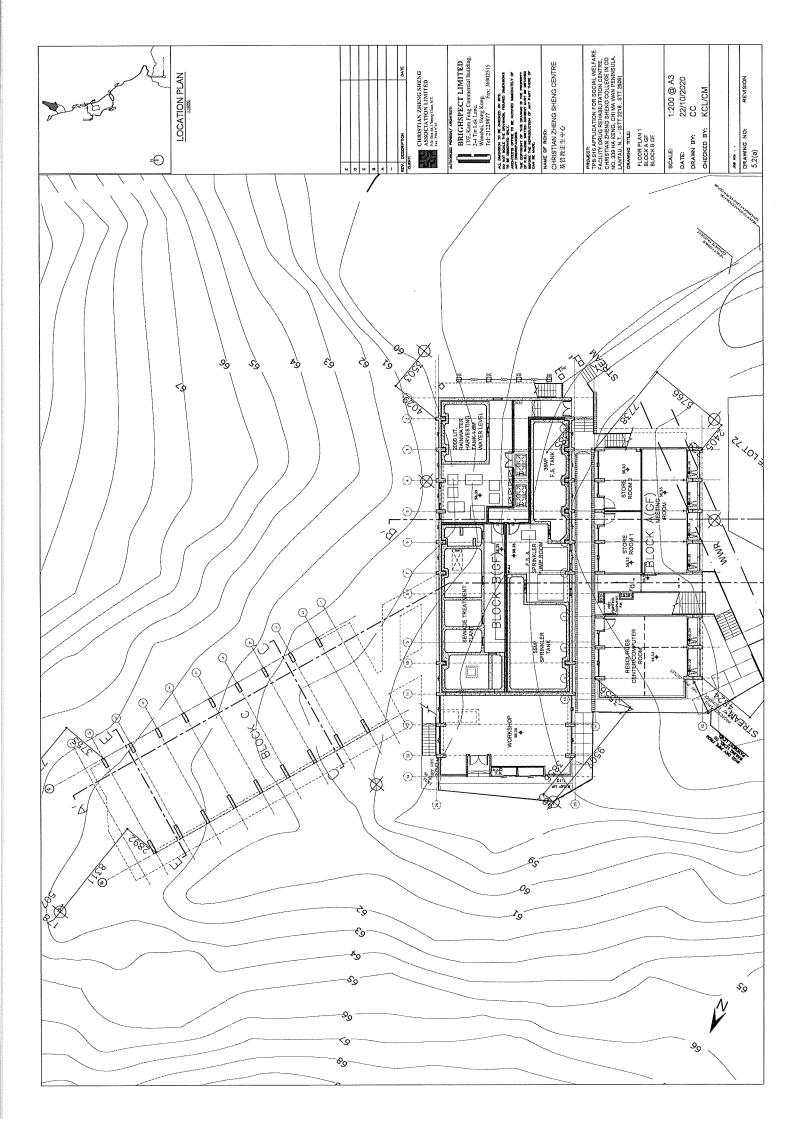
PIPE DESCRIPTION:

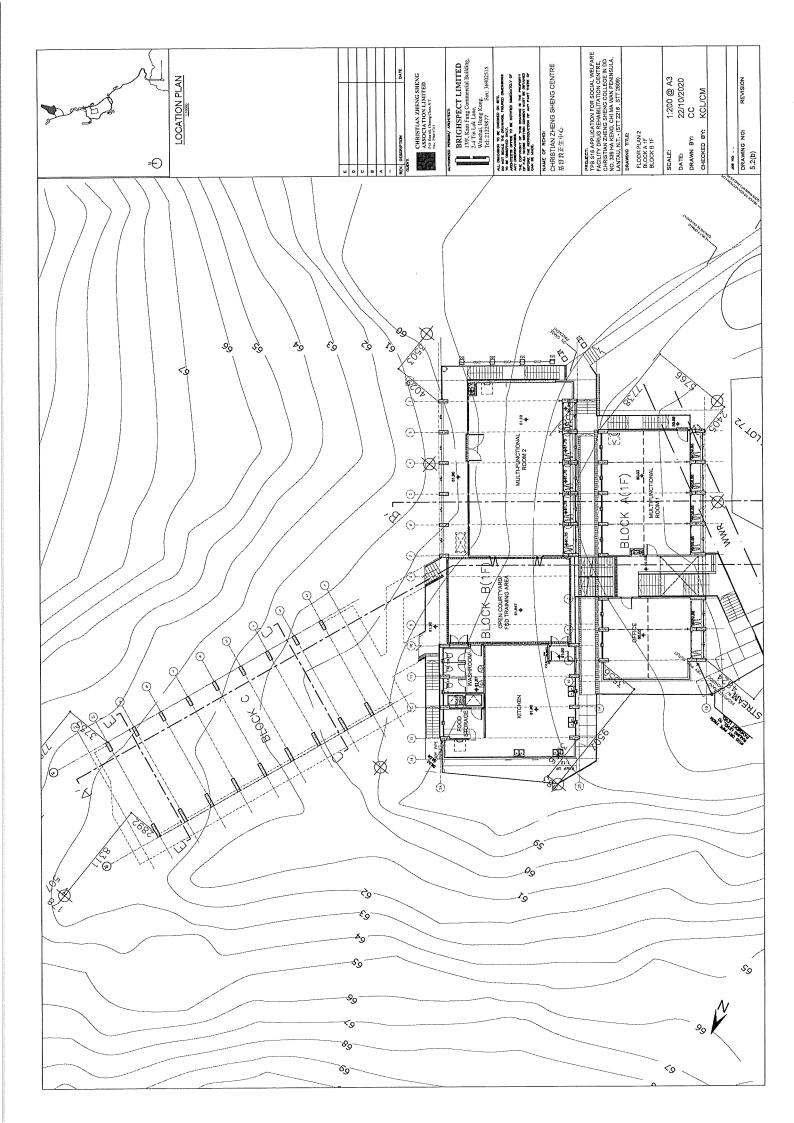
- (i) One fire services water pipe not exceeding 61 millimetres diameter and 150 metres in length from nearby existing a
- One fire services dry pipe with the dimensions of not exceed millimetres in outer diameter and 605 metres in length with ancillary supporting structures;
- One fire services water pipe with the dimensions of not exc millimetres in outer diameter and 352 metres in length with ancillary supporting structures;
- (iv) One sprinkler pipe with the dimensions of not exce millimetres in outer diameter and 352 metres in length with ancillary supporting structures;
- One fresh water pipe with the dimensions of not exce millimetres in outer diameter and 352 metres in length with ancillary supporting structures;
- (vi) One flush water pipe with the dimensions of not exce millimetres in outer diameter and 352 metres in length with ancillary supporting structures;
- (vii) Four cables with the respective dimensions of not exc millimetres, 20 millimetres, 25 millimetres and 50 mill outer diameter and 352 meters in length with its ancillary supporting structures; and
- (viii) One waste water pipe with the dimensions of not exc millimetres in outer diameter and 352 metres in length with ancillary supporting structures;

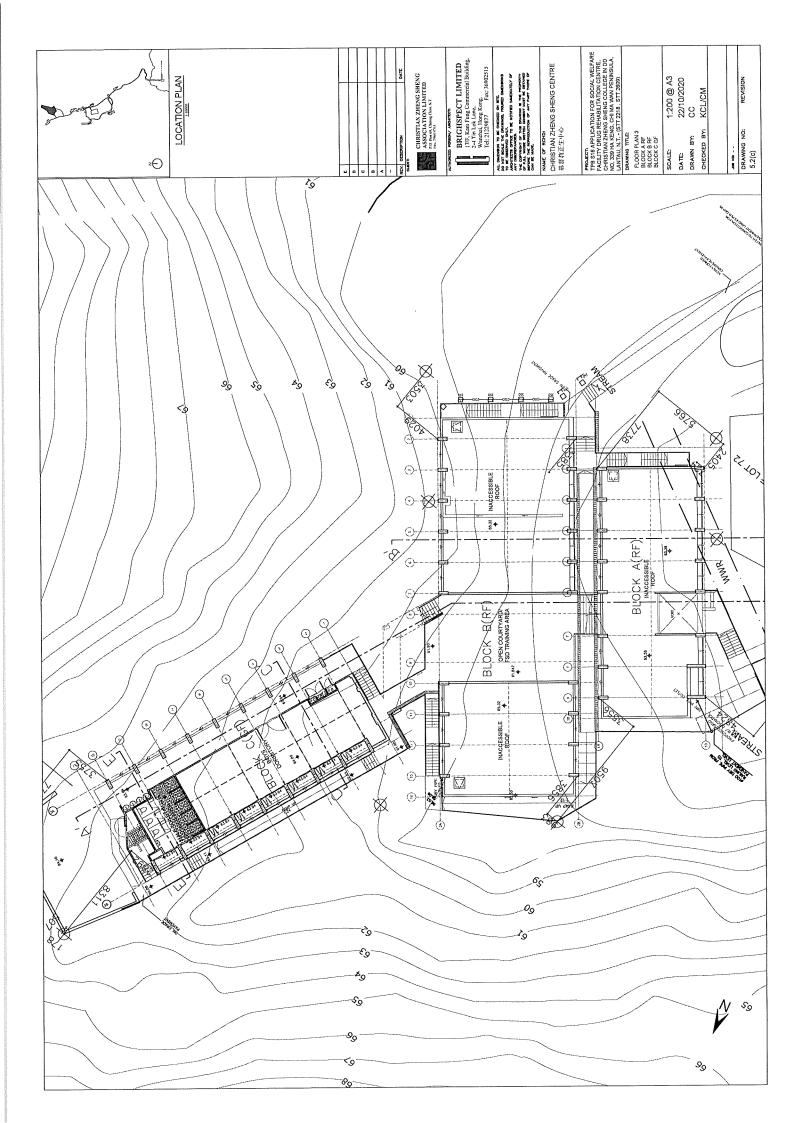
STT 2609 UTILITY SERVICE AREA:

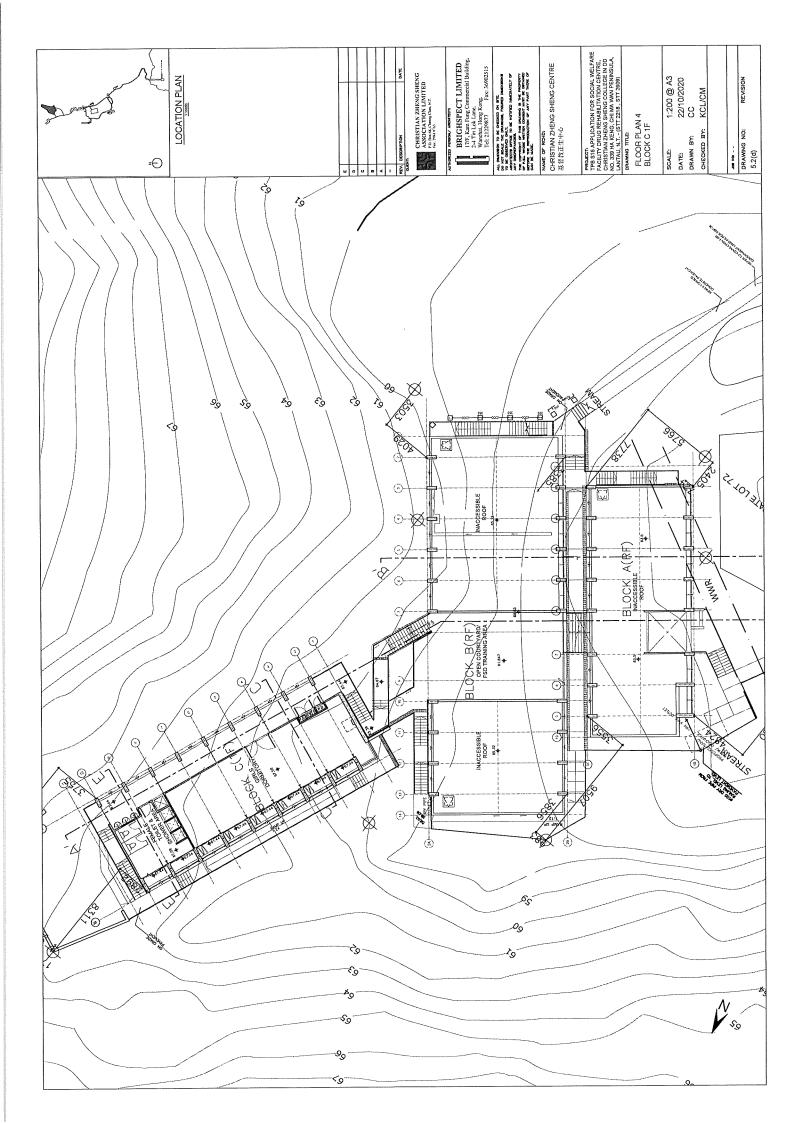
 $(0.061 \times 150) + (0.115 \times 605) + [(0.061 + 0.061) + 0.020] + 0.020 + 0.020 + 0.025 + 0.050 + 0.061 = 9.15 + 69.575 + 137.984 = 216.709 m²$

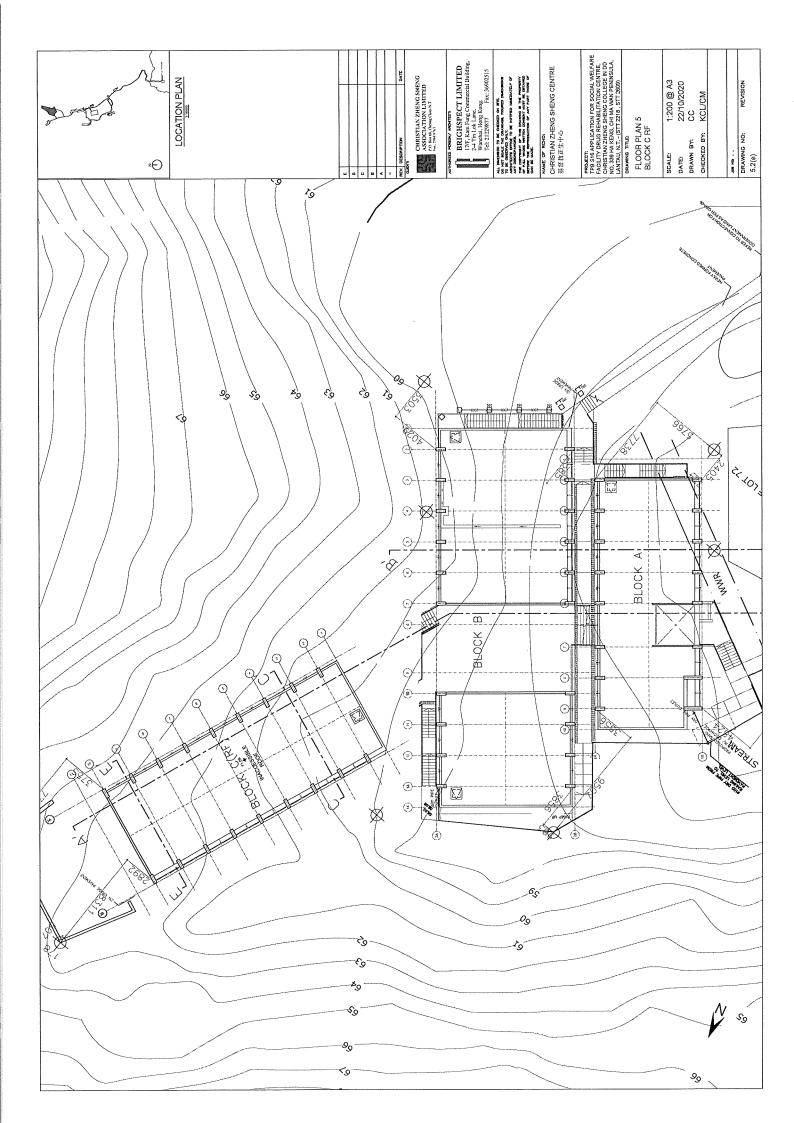
<u>LEGENDS</u> — PIPES & CABLES
E
B 29/03/2021 - 05/03/2021 REV. DESCRIPTION DATE CLENT: CLENT:
CHRISTIAN ZHENG SHENG ASSOCIATION LIMITED P.O. Box 68, Cheung Chau, N.T. Fax: 2984 9763
BRIGHSPECT LIMITED 17/F, Kam Fung Commercial Building, 2-4 Tin Lok Lane, Wanchai, Hong Kong. Tel: 21229877 Fax: 36902515
DO NOT SCALE THE DRAWINGS, FIGURED DIMENSIONS TO BE OBSERVED ONLY. ARCHITECTS OFFICE TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCES. THE COPPRICHT OF THIS DRAWING IS THE PROPERTY OF P.S.I. WHOSE WRITTEN CONSENT MUST BE OBTAINED BEFORE THE REPRODUCTION OF ANY PART THERE OF CAN BE MADE.
NAME OF RCHD: CHRISTIAN ZHENG SHENG CENTRE 基督教正生中心
PROJECT: TPB S16 APPLICATION FOR SOCIAL WELFARE FACILITY DRUG REHABILITATION CENTRE, CHRISTIAN ZHENG SHENG COLLEGE IN DD NO. 339 HA KENG, CHI MA WAN PENINSULA, LANTAU, N.T (STT 2218, STT 2609) DRAWING TITLE:
SITE LAYOUT PLAN(REVISED)
SCALE: 1:2000 @ A3 DATE: 29/03/2021 DRAWN BY: CC CHECKED BY: KCL/CM
Job No: DRAWING NO: REVISION 5.1

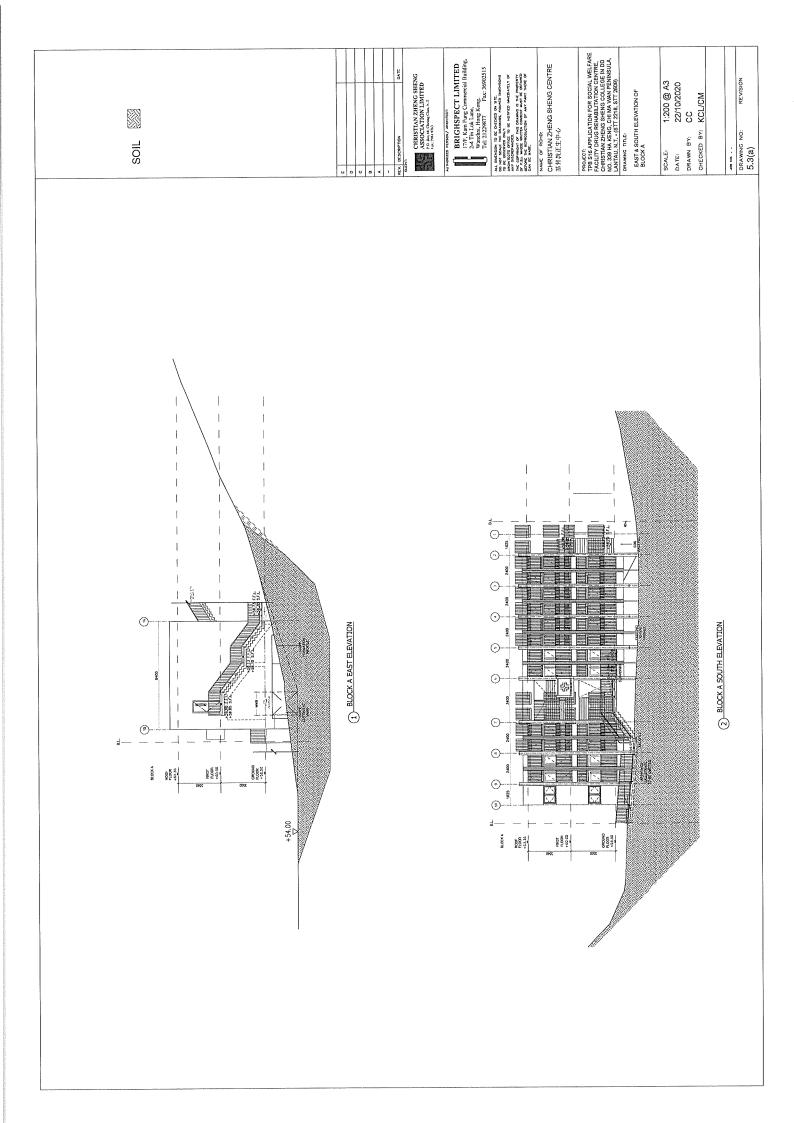


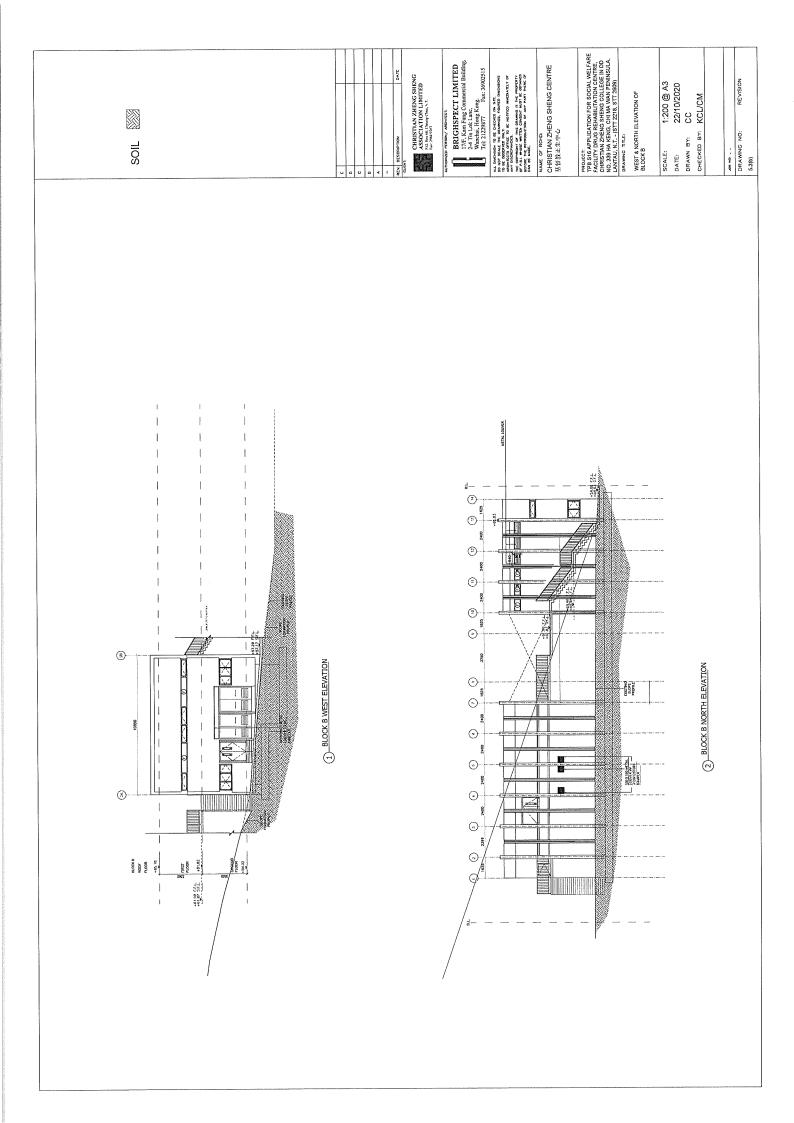


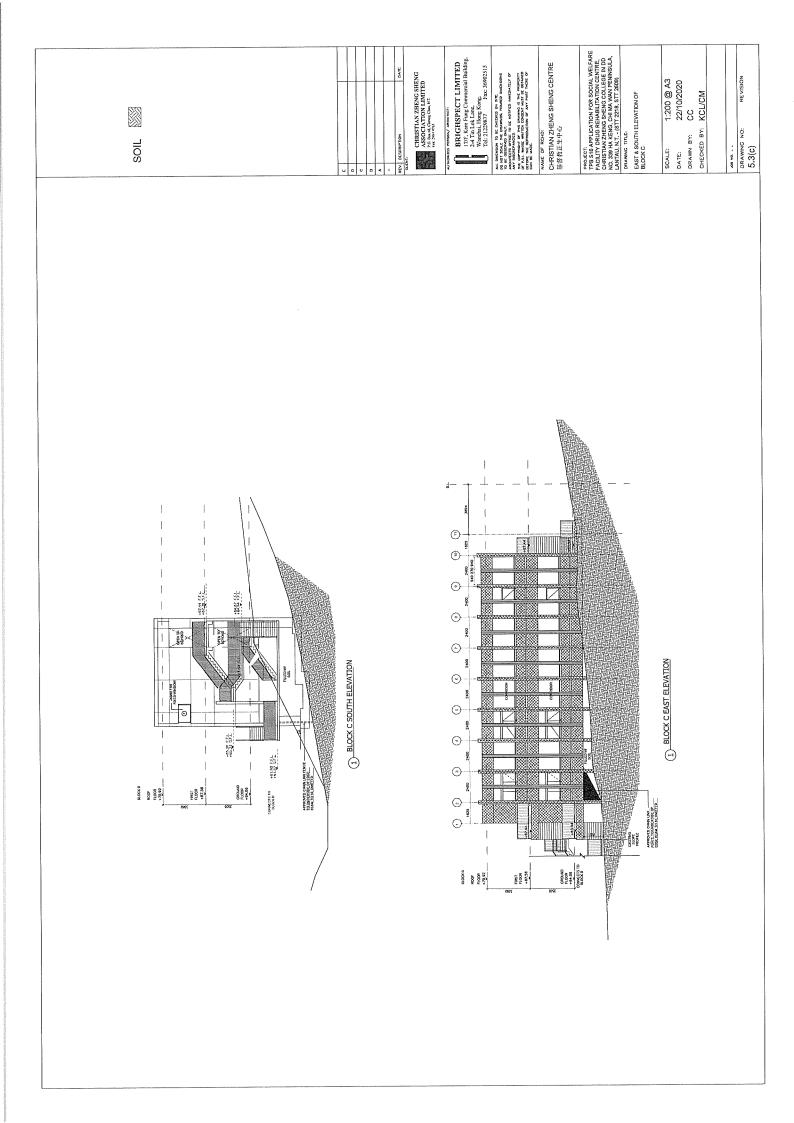


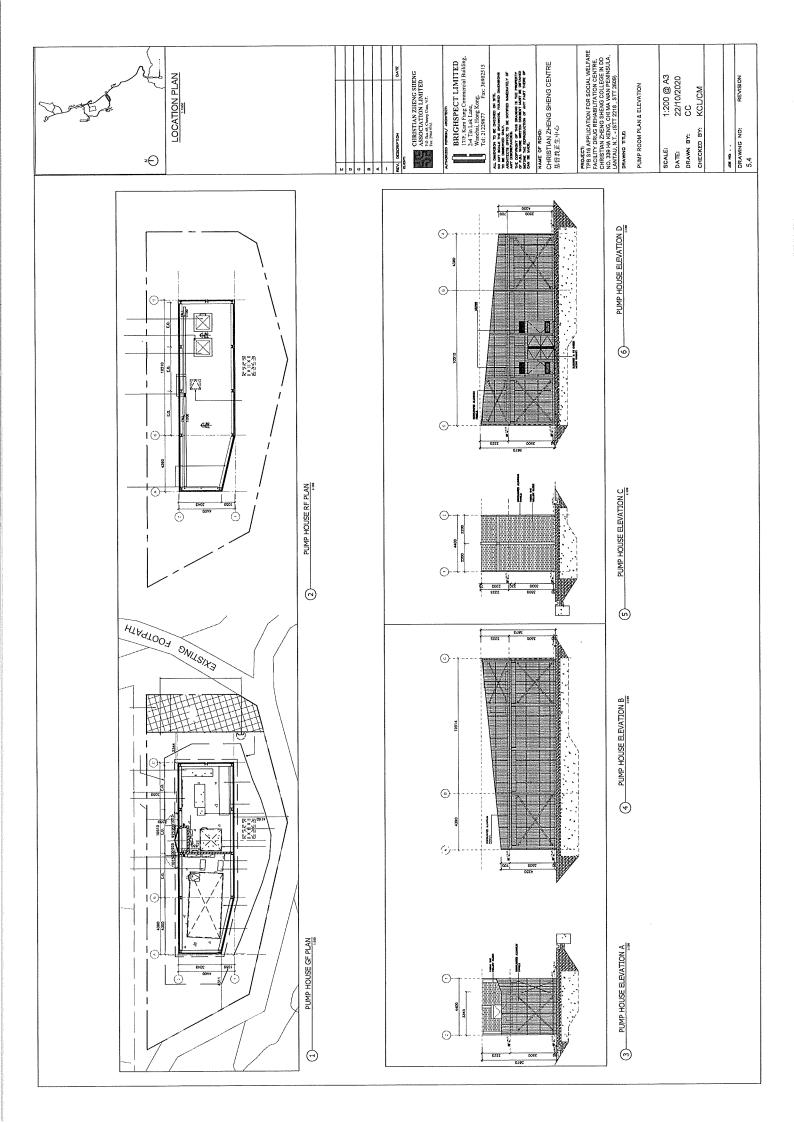














Completed Building Blocks (view towards NE)



Completed Building Blocks (view of Roof level towards SE and the coast)



Interior of New Center

<u>Plan (Photo) No</u> .: 5.5	Plan Title: Phot	os of Completed Buildi	ng Blocks	
Consultant:	Project:			
BRIGHSPECT LIMITED	S16 Application for Social Welfare Facility in "GB"			
	Drug Rehabilitation Center (Christian Zheng Sheng Association)			
	at CX STT 2218 and STT CX 2609 Ha Keng, Lantau Island, N.T.			
Scale: (not to sale)	Date:	Draw: CM	Approve: KCL	
	29/10/2020			



<u>Plan (Photo) No</u> .: 5.6	Plan Title: Pho	otos of Compensation T	ree Planted	
Consultant:	Project:			
BRIGHSPECT LIMITED	S16 Application for Social Welfare Facility in "GB"			
	Drug Rehabilitation Center (Christian Zheng Sheng Association) at			
	CX STT 2218 and STT CX 2609 Ha Keng, Lantau Island, N.T.			
Scale: (not to sale)	Date:	Draw: CM	Approve: KCL	
	29/10/2020			

6 APPROVALS AND REQUIREMENTS FULLFILLED

(a) General Building Plans (GBPs) Approved

The GBPs of the new center and pump house were approved by the Building Authority (BA) dated 27.08.2020. The Temporary Occupation Permits (TOPs) were issued dated 02.11.2020. (**Appendix D**)

(b) Tree Compensation Plan approved by DLO

A Tree Compensation Plan was approved by the DLO (Appendix E) and these compensation trees have been planted at the site accordingly as per Plan (Photo) No. 5.6.

(c) Fire Certificate

The Fire Certificate was issued by the Fire Services Department dated 18.06.2020 (Appendix F).

(d) Water Connection and Supply

The water connection for the Centre was confirmed by the Water Authority dated 15.06.2020 (Appendix G)

(e) The Drainage Proposal and Installations

The Drainage Proposal was approved by the DSD (Approval letter as **Appendix H).** And the installations were built to the satisfaction of the department.

(f) Boulder Mitigation Works completed and approved by the AFCD

The Boulder mitigation works for the surrounding area with consent of the Agriculture, Fisheries and Conservation Department (AFCD) were completed. The works were inspected and approved by the department **(Appendix I)**.

(g) Certificate of Exemption for Drug Rehabilitation Service (to be applied)

A Certificate of Exemption (COE) from the SWD for the provision of drug rehabilitation service in the new center is to be applied.

7.1 Existing "Drug Rehabilitation Center" Use within same "Green Belt"

The proposed use of Social Welfare Facility (Drug Rehabilitation Center) has existed in the same "GB" zone as existing use since 1994. This is an improvement project to facilitate a more effective rehabilitation service provision in an adequate and permanent built environment.

7.2 The CZSA drug rehabilitation service considered as essential by government

The CZSA rehabilitation service has a long history in Hong Kong. It is endorsed by the ND and accepts referral from the SWD and NGOs. The service is considered essential by the government.

7.3 No alternative sites are available

The old center has been operating at sub-standard environment for an extended long period of time. An improvement project was widely regarded as urgently needed. With the assistance of government departments, various alternative locations for the project had been previously explored and no other alternative sites were available.

7.4 Drug rehabilitation as a unique socially-sensitive facility

Given the unique nature of drug rehabilitation service, the location selection process of the improvement project has been under active discussion in communities and society. The application site was finally considered as the most viable both geographically and socially. This development deserves sympathetic consideration of the TPB for its exceptional circumstances.

7.5 Similar Social Welfare Facilities approved in other "GB"

From 2010 till present, the TPB has approved 4 application cases of similar Social Welfare Facility uses (3 cases for drug rehabilitation center and 1 case for Residential Care Home for the Elderly) in other "GB" zones in the New Territories.

7.6 "Drug rehabilitation center" use is permitted by DLO under STTs

The new center was developed and built under 5-years STTs granted by the DLO with relevant development requirements already fulfilled and satisfied.

7.7 No extensive clearance of existing natural vegetation

Under the STTs, the development of the new center and pump house has already completed. There will not be further clearance of <u>existing</u> vegetation affecting the existing natural landscape, or cause any adverse visual impact on the surrounding environment.

7.8 Tree Compensation Proposal Approved and Implemented

A tree compensation proposal was approved by the DLO and the compensation trees have already been planted.

7.9 No additional vehicular traffic flow induced

The access to the application site is only via kai-to to the nearby pier from Cheung Chau. There will not be adverse vehicular traffic and parking issue.

7.10 No traffic noise and related environment pollution

As there is no additional vehicular traffic created, there will not be traffic noise and related environmental pollution caused to the area.

7.11 Proposal on gentle hill-slope and will not aggravate flooding

The proposed new center is located on hillside with drainage facilities already installed to the satisfaction of department. There is no major concern on aggravating flooding in the area.

7.12 Will not overstrain overall G/IC facilities

The proposed new center is itself a G/IC facility and an improvement project to accommodate existing service and users. An approval for the new center will not overstrain overall provision of G/IC facilities in the general area.

7.13 Will not overstrain capacity of infrastructures

As an improvement project, the new center will not overstrain the capacity of existing and planned infrastructure such as sewage, roads and water supply.

7.14 On government land

The application site is located on government land. It thus will not lead to any adverse private land ownership issue.

7.15 General Building Plan (GBP) approved and TOPs issued

The GBP was approved by the BA with all relevant requirements fulfilled and the Temporary Occupation Permits (TOP) issued.

7.16 Drainage Impact Assessment (DIA) approved

The DIA was approved by the DSD and the required drainage installations have been built accordingly to the satisfaction of the department.

7.17 Development scale/ intensity and building style compatible with environment

The new center comprises of smaller building blocks to reduce building bulk and making the center readily adapts to the natural landscape environment. Further, the minimalist design style with the basic color tone adopted is considered harmonious with the natural environment setting.

7.18 No adverse social and environment impact

The operation of the center will not cause to any negative social and environmental impact to the area. There is also no adverse visual impact caused as the application site is not at any major public visual view point and area of recognized scenic value.

7.19 A permanent rehabilitation center for effective and long-term service operation and planning

The CZSA has helped many drug-dependent youths through their rehabilitation and re-integration into society. A permanent purpose-built rehabilitation center, with adequate facilities and setting, will undoubtedly encourage the youths to feel more at ease during rehabilitation process for enhancing a more effective rehabilitation outcome. It will also render long-term quality service planning by the CZSA possible, and all in all, for the benefit of the society of HK.

8 CONCLUSION

8.1 This application is for an improvement project of an existing drug rehabilitation center of a long operation history within the same "GB". The site selection of the new CZSA center was the joint effort of government departments, granted with STTs and supported by the D of N, and with no other alternative site available. The uniqueness of this application in fact meets with the TPB Guideline for Application for Development within "GB" zone deserving sympathetic consideration of the TPB.

8.2 The development scale and intensity of the proposal is compatible with the character of surrounding areas, will not induce significant adverse traffic, environmental and social impact. There will not be further clearing of existing trees with the new compensation trees already planted as required. The application center has already completely and has fulfilled all relevant government requirements.

8.3 Under the prevailing land development control policy, only with a TPB approval will make possible the new CZSA center to operate beyond the STTs expiry in 2021 and their final settle down in an adequate environment, for the long term benefit of society. The applicant thus cordially requests the favorable consideration of the TPB for this s16 planning application.

Appendix A

Copy of

STT No. CX 2218 and STT No. CX 2609

Tenancies Documents

電 話	Tel:	2852 4294
圖文傳真	Fax:	2850 5104
電郵地址	Email:	esis4@landsd.gov.hk
本署檔號	Our Ref.:	(83) in DLO/IS CX 2218 Pt.2
來函檔號	Your Ref.	HK-0087/2014



地政總署 離島地政處 DISTRICT LANDS OFFICE, ISLANDS LANDS DEPARTMENT 香港統一碼頭道38號海港政府大樓十九樓 19/F., HARBOUR BUILDING, 38 PIER ROAD, HONG KONG.

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

By Collection

1 3 JUL 2015 7 July 2016

Christian Zheng Sheng Association Ltd c/o Brighspect Limited Room 603, 6/F Eastern Commercial Centre, 395-399 Hennessy Road, Wanchai, Hong Kong

(Attn: Mr. K C LEE)

Dear Sirs,

Proposed Short Term Tenancy No. CX 2218 By way of Direct Grant to Christian Zheng Sheng Association Limited for Drug Treatment and Rehabilitation Centre Purposes <u>Government Land at Ha Keng, Lantau Island, N.T.</u>

I refer to our previous correspondences on the captioned matter and your email on 7 July 2016 requesting to change the date of possession of the site to 19 August 2016.

I enclose herewith the Tenancy Agreement with plan (in duplicate) which should be executed by you under seal in accordance with your Articles of Association, or in accordance with sections 127(3) and 127(5) of the companies Ordinance (Cap.622), in the presence of a witness.

Please leave the Tenancy Agreement with plan <u>undated</u> and return it to me on or before <u>27 July 2016</u> together with the documents as listed in the Annex.

Subject to your return of the tenancy agreement duly executed to my satisfaction together with the documents listed in the Annex, I shall arrange for execution of the tenancy agreement. On completion I shall forward the original tenancy agreement to your for your retention.

Yours faithfully, (Henry WONG)

for District Lands Officer/Islands

Encl.

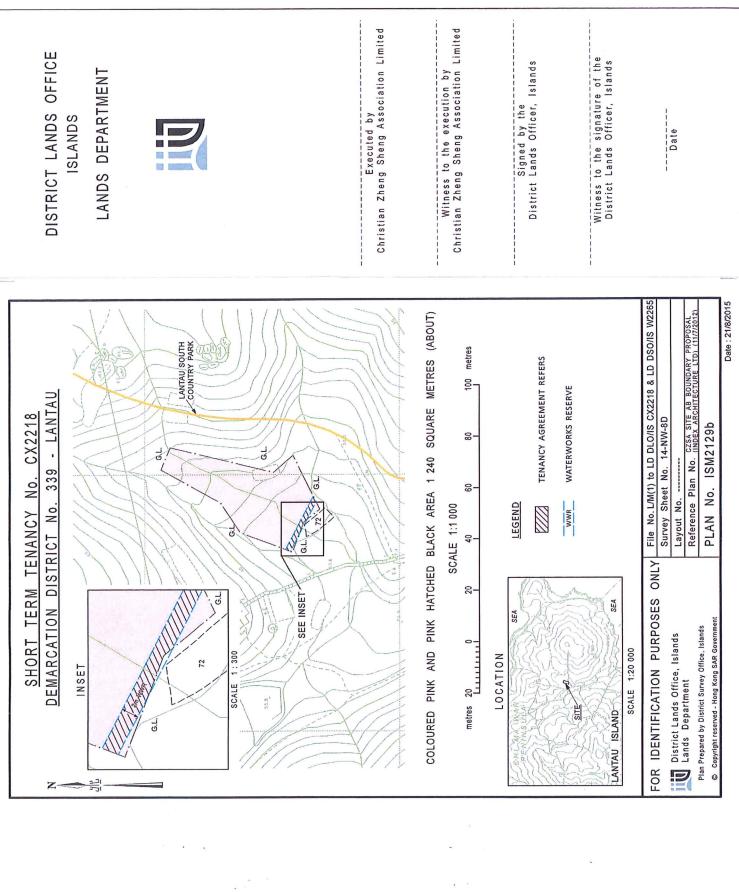
<u>c.c. (fax only)</u> SS, LACO/Is C.R.V.

(Attn: Ms. Teresa KIN)

Fax: 2692 4440

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電 話 Tel: 2852 4285

圖文傳真 Fax: 2850 5104

電郵地址 Email: esis2@landsd.gov.hk

本署檔號 Our Ref: (60) in LD DLO/IS CX 2609 Pt.2

來函檔號 Your Ref:

來函請註明本署檔號 Please quote our reference in your reply



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

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

香港統一碼頭道 38號海港政府大樓十九字樓 19/F, HARBOUR BUILDING, 38 PIER ROAD, HONG KONG.

網址 Website : www.landsd.gov.hk

By Registered Service

17 September 2020

Christian Zheng Sheng Association Limited c/o Brighspect Limited 17/F, Kam Fung Commercial Center, 2-14 Tin Lok Lane, Wanchai, Hong Kong (Attn.: Mr. K. C. Lee)

Dear Sirs,

Short Term Tenancy ("STT") No. CX 2609 Government land at Ha Keng, Lantau Island, New Territories

I refer to the captioned STT No. CX 2609 commencing on 4 September 2017.

I enclose herewith a Tenancy Agreement with Plan ("the Tenancy Agreement") in duplicate for your execution under your common seal and in accordance with your Articles of Association. Please note that the Tenancy Agreement should be <u>left</u> <u>undated</u>.

Your execution must be duly witnessed. I also enclose a data sheet for completion by your witness.

After execution, please return the Tenancy Agreement to me <u>within 1 month</u> from the date of this letter together with the following :

- (a) a certified copy of your Articles of Association;
- (b) where the Tenancy Agreement is executed with your common seal affixed, if required by your Articles of Association, a certified copy of the resolution of your Board of Directors whereby authority to affix the common seal to the Tenancy Agreement and authority to sign is given. Please note that the subject transaction should be mentioned in the resolution;
- (c) a certified copy of each of the latest Annual Return, the Notice of Change of Company Secretary and Director and the Notice of Change of Particulars of Company Secretary and Director filed with the Companies Registry, if any, showing the name(s) of your current director(s) and, where the Tenancy

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Agreement is also signed by the company secretary, the name of your current company secretary;

- (d) a certified copy of your Certificate of Incorporation;
- (e) a certified copy of your up-to-date Notice of Situation of Registered Office; and
- (f) the enclosed data sheet duly completed by the witness to facilitate the tracing of witness, if necessary.

Remarks: Please note that the documents mentioned in items (a) to (e) above should be certified by either a solicitor or a director of your company.

Yours faithfully,

(Ms. Stephanie CHONG) for District Lands Officer, Islands

Encl.

<u>c.c.</u> LACO/Is CRV To: District Lands Officer, Islands

Short Term Tenancy ("STT") No. CX 2609 Government land at Ha Keng, Lantau Island, New Territories

I/We refer to the Tenancy Agreement with Plan duly executed by me/us and returned together with this letter and hereby supply you with the ID Card No. of my/our witness as follows for your record purposes to facilitate the tracing of the witness, if necessary: -

Name of witness:

ID Card No. of the witness:

Yours faithfully,

For and on behalf of Christian Zheng Sheng Association Limited

Appendix B

Copy of DLO Letter on Expiry of STT of New Center (September 2021)

電 話	Tel:	2852 4211
圖文傳真	Fax:	2850 5104
電郵地址	Email:	esis4@landsd.gov.hk
本署檔號	Our Ref.:	(139) in LD DLO/IS CX2218 Pt.3
來函檔號	Your Ref.	



地政總署 離島地政處 DISTRICT LANDS OFFI CE, ISLANDS LANDS DEPARTMENT 香港統一碼頭道38號海港政府大樓十九樓 19/F., HARBOUR BUILDING, 38 PIER ROAD, HONG KONG.

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

By Post and By Fax (3690 2515)

2 September 2020

Christian Zheng Sheng Association Ltd.

c/o Brightspect Limited
 17/F, Kam Fung Commercial Building
 2-4 Tin Lok Lan
 Waichai, Hong Kong

Dear Sirs,

Short Term Tenancy (STT) No. CX 2218 By way of Direct Grant to Christian Zheng Sheng Association Limited ("CZSA") for Drug Treatment and Rehabilitation Centre Purposes <u>Government Land at Ha Keng, Lantau Island, N.T.</u>

I refer to STT No. CX2218 granted to you since 19 September 2016 regarding the captioned development proposal.

As you may be aware that under the 1st Schedule of Tenancy Agreement dated 4 January 2017 and the Supplementary Agreement dated 14 September 2017, the captioned STT is only for <u>a fixed term of 5 years certain commencing on 19 September 2016</u>. Thus, the STT shall expire by 18 September 2021 and the STT site should be vacated and return, unless the term of the STT has been extended.

According to prevailing land policy, application for extension of tenancy term of STT should accord with, inter alia, the relevant outline zoning plan governing the concerned area. The captioned STT falls within "Green Belt" zone under Approved South Lantau Coast Outline Zoning Plan No. S/SLC/21 and any temporary use exceeding 5-year shall require planning permission from the Town Planning Board. As such, if you wish to continue the captioned development proposal <u>beyond</u> 18 September 2021, the planning permission is required. For details, please contact Sai Kung and Islands District Planning Office direct for information.

Apart from the above planning issue, you may also wish to solicit the policy support from the Commissioner for Narcotics if you intend to apply for extension of the tenancy term of the captioned STT.

Yours faithfully,

(Peter WONG) for District Lands Officer/Islands

c.c.

Narcotics Div, Security Bureau (Attn: Mr. CHAN Long Hin, Ivans) DPO/SK & Islands (Attn: Mr. KWOK Chung Kit, Kanic) Fax: 2810 1790 Fax: 2367 2976

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Appendix C

Achievements attained by the students of CZSA

(Source: www.zhengsheng.org.hk/about)

2020/10/29

Charity



(index.html) 工作成效 多年來,正生接收了超過1200個戒毒學生/學員,其中八百多個離校時已成功戒毒,150個 更能完成中學會 考,而其中更不乏能進入大學者,進入社會而重建人生者.

Macy,榮豪和信彥,是三個令人感動的個案.

Macy, 慢慢的走在正路上



(<u>case1.htm</u>))今年在正生踏入第十個年頭了,十年前因藏霉罪被判入正生,在入正生之前,我在別人眼中是一個壞女孩,不單如此,我更染上了毒癮,在我十四歲的那年,在朋友的邀讀下,我接觸了我人生中第一次的毒品(搖頭丸),當時自

2020/10/29

Charity

榮豪,祂必不丟棄我

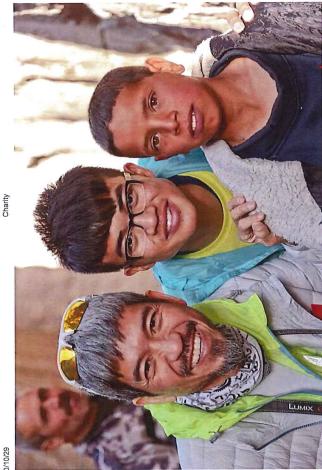


[<u>case2.html]</u>,自12歲起自己已經無心向學,經常流連於球場公國等地方,在13歲時更因自己好勝心重,為要在朋友面前逞強甚至一度加入黑社會,時常聯群結黨,到處為非作歹,任意放縱;將家人完全抛諸腦後,只求面前的利益,朋友肯定,終於染上毒癮,被毒癮綁著自己,沒有想過將來... 閱讀更多>>(case2.html).

信彦,跑過人生逆境

www.zhengsheng.org.hk/about_2.html

1/3



(case3.html),2008年2月,我因兩項盜竊罪被法庭判入基督教正生書院,讓原本已綴學半年的我重新獲得讀書的 機會。不過.當時的我.對正生中惡劣的環境、刻苦的生活毫不適應,心中只盼望盡快完成兩年的刑期,回復自由。然而,當我住在正生的時間越來越長,我看見老師身教的榜樣,讓我感受到生命對生命的影響力... 閱讀更多>> (case3.html)

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Appendix D

Copies of GBP Approval Letters and Temporary Occupation Permits

BUILDING AUTHORITY OF HONG KONG FORM BD 105 BUILDINGS ORDINANCE (Chapter 123) Section 21



Permit for temporary occupation of a new temporary building or of the whole/part of a new building

Permit No.	NT 3/2020(TOP)		
Our Ref. No.	BD 2/9191/13(TB) (Pt.IV)		
To : Christi	an Zheng Sheng Association Ltd.		
c/o Mr	LEE Kwok Chuen		
17/F, Kam Fung Commercial Building,			
2-4 Tin Lok Lane,			
Wan Chai, Hong Kong.		Date	2 November 2020

I hereby permit the occupation of the new temporary building at Ha Keng, Lantau Island on Short Term Tenancy No. CX2218 for the following purposes:-

3 nos. of building for use as Drug Rehabilitation Centre comprising

<u>Block A</u>	
Ground Floor	: Meeting room, resources centre/computer room and ancillary accommodation for
	non-domestic use
First Floor	: Office, multifunctional room and ancillary accommodation for non-domestic use
Block B	
Ground Floor	: Workshop, plant rooms and ancillary accommodation for non-domestic use
First Floor	: Multifunctional room, kitchen and ancillary accommodation for non-domestic use
Block C	: 2 storey of multifunctional rooms and ancillary accommodation for non-domestic
	use

for a period until <u>2 September 2025</u>.

/to be cont'd...

Mayllon (CHAN Yuen ming, Mary)

Chief Building Surveyor for Building Authority

Note: The uses of the building described in this Permit are those shown on the plans approved by the Building Authority. Any subsequent changes are subject to the control under section 25 and other relevant provisions of the Buildings Ordinance.



 Permit No.:
 NT3/2020(TOP)

 Ref.:
 BD 2/9191/13(TB) (Pt.IV)

 Date:
 2 November 2020

- 2. The permit is granted subject to the following conditions:-
 - (a) During the period of temporary occupation all fire service installations and equipment covered by the Certificate signed by the Director of Fire Services dated <u>18 June 2020</u> and referenced <u>FP19/23723(C)</u> must at all times be maintained in efficient working order.
 - (b) No building works are to be carried out contrary to the provisions of the Buildings Ordinance and regulations made thereunder.
 - (c) All precautionary measures necessary to ensure the safety and convenience of the public, the occupiers of the premises or any workmen employed in the construction work should be maintained in good condition during the period of temporary occupation.
 - (d) All fire escape routes are to be kept clear at all times.
 - (e) All requirements stated in the approved plans should be complied with during the period of temporary occupation.
 - (f) Upon expiry of this permit, the temporary buildings should cease to be used and be removed forthwith, unless a new occupation permit of the buildings has been issued.
 - (g) Prior approval and consent should be obtained from the Building Authority for the demolition of temporary buildings and reinstatement of the affected area.
- 3. Your attention is drawn to the provision of section 21(3) and (5) of the Buildings Ordinance.

Many dem

(CHAN Yuen-ming, Mary) Chief Building Surveyor for Building Authority

BUILDING AUTHORITY OF HONG KONG FORM BD 105 BUILDINGS ORDINANCE (Chapter 123) Section 21



Permit for temporary occupation of a new temporary building or of the whole/part of a new building

Permit No.	NT 4/2020(TOP)		
Our Ref. No.	BD 2/9231/17(TB) (Pt.II)		
To : Christi	an Zheng Sheng Association Limited		
c/o Mr	LEE Kwok Chuen		
17/F, K	am Fung Commercial Building,		
2-4 Ti	n Lok Lane,		
Wan C	hai, Hong Kong.	Date	2 November 2020

I hereby permit the occupation of the new temporary building at Ha Keng, Lantau Island on Short Term Tenancy No. CX2609 for the following purposes:-

A single storey plant building comprising water pump rooms and ancillary accommodation for non-domestic use.

for a period until <u>2 September 2025</u>.

- 2. The permit is granted subject to the following conditions:-
 - (a) During the period of temporary occupation all fire service installations and equipment covered by the Certificate signed by the Director of Fire Services dated <u>18 June 2020</u> and referenced <u>FP19/23723(C)</u> must at all times be maintained in efficient working order.
 - (b) No building works are to be carried out contrary to the provisions of the Buildings Ordinance and regulations made thereunder.
 - (c) All precautionary measures necessary to ensure the safety and convenience of the public, the occupiers of the premises or any workmen employed in the construction work should be maintained in good condition during the period of temporary occupation.
 - (d) All fire escape routes are to be kept clear at all times.

/to be cont'd...

Manychon

(CHAN Yuen-ming, Mary) Chief Building Surveyor for Building Authority

Note: The uses of the building described in this Permit are those shown on the plans approved by the Building Authority. Any subsequent changes are subject to the control under section 25 and other relevant provisions of the Buildings Ordinance.



 Permit No.:
 NT4/2020(TOP)

 Ref.:
 BD 2/9231/17(TB) (Pt.II)

 Date:
 2 November 2020

- (e) All requirements stated in the approved plans should be complied with during the period of temporary occupation.
- (f) Upon expiry of this permit, the temporary buildings should cease to be used and be removed forthwith, unless a new occupation permit of the buildings has been issued.
- (g) Prior approval and consent should be obtained from the Building Authority for the demolition of temporary buildings and reinstatement of the affected area.

11.

3. Your attention is drawn to the provision of section 21(3) and (5) of the Buildings Ordinance.

Many than

(CHAN Yuer-ming, Mary) Chief Building Surveyor for Building Authority



YOUR REF 來函檔號: OUR REF 本署檔號: FAX 圖文傳真: TEL 電話: www.bcl.gov.hk

BD 2/9191/13(TB)(Pt.IV) 2845 1559 3106 8953

August 2020

Mr. LEE Kwok Chuen 17/F, Kam Fung Commercial Building, 2-4 Tin Lok Lane, Wan Chai, Hong Kong.

Dear Sir,

Ha Keng, Lantau Island - STT CX 2218

I refer to your application <u>received on 31 July 2020 and a supplementary plan</u> <u>received on 25 August 2020</u> for approval of proposals in respect of <u>Building (Temporary)</u> <u>Amendment</u>.

2. Your submission of plans has been checked under the curtailed check system announced in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-19. On this basis, I am satisfied that your submission is fundamentally acceptable and may be approved.

3. You are reminded that the curtailed check system covers only the fundamental issues of a building proposal. Although non-fundamental issues will not be raised as reasons for disapproving a submission, I expect that all contraventions of the Buildings Ordinance and its subsidiary legislation are rectified as and when they are discovered and in any event, before completion of the works is certified. In this connection, I ask you to note that the Building Authority attaches great importance to the proper assumption of duties and responsibilities by authorized persons and registered structural engineers.

4. In accordance with the provisions of regulation 30(1) of the Building (Administration) Regulations, this is to notify that the <u>above – mentioned</u> plans submitted with your application <u>received on 31 July 2020 and a supplementary plan received on 25 August 2020</u> are hereby approved. One set of the said plans, on which I have signified my approval, is enclosed. Your client has been sent a copy of this letter but I would request that you ensure that the contents are understood by him.

5. This approval should not be deemed to confer any title to land or to act as a waiver of any term in any lease or licence. This approval does **NOT** authorize the commencement or the carrying out of any works shown in the approved plans. Section 14(2) of the Buildings Ordinance refers.

6. The approval given herein is confined to the coloured/ delineated portions as shown on the plans and should not be construed as approval to the other portions of the plans.

7. Your plans have been referred to the Director of Fire Services for comments. Since a fire certificate is not available, your attention is drawn to BO s.4(3) and s.21(6)(d) in case any amendments are required.

/8.

SL 9 (11/20T3)I(TubHINTEKa) Wan Road, Taikoo Shing, Hong Kong. 香港太古城太古灣道 14號7 樓至9 樓

Our Ref.: BD 2/9191/13(TB)(Pt.IV)

- 2 -

8. District Lands Officer / Islands (DLO/Is) will convey his comments to you directly. You attention is drawn to section 14(2) of the Buildings Ordinance.

9. It is noted that comments from District Planning Officer / Sai Kung and Islands (contact officer: Mr. Kenneth YEUNG at tel. no. 2158 6382) was copied to you via a memo dated 26 August 2020. Please follow up.

10. Chief Geotechnical Engineer / Mainland West, Geotechnical Engineering Office (contact officer: Mr. Carlos LAM at tel. no. 2762 5046) has no geotechnical objection to the approval of the general building plans amendment. Please be reminded that all the conditions and requirements as set out in Appendix C of BD's approval letter ref. BD 2/9191/13(TB) dated 17 April 2014 are still applicable for the subject amendment proposal. Please follow up.

11. Your plans have been referred to Agriculture, Fisheries and Conservation Department for comments, if available, will be conveyed to you when available. Your attention is drawn to section 4(3) of the Buildings Ordinance in case any amendments are required.

12. This records that you took away plans for amendment and returned plans on 21 August 2020 and 25 August 2020 respectively. As you have amended the plan, you are reminded to forward copies of the approved plan to the above departments for record.

c.c. Christian Zheng Sheng Association Ltd. (Attn.: Dr. Alman Siu-cheuk CHAN)
- Fax: 2984 9763

> Narcotics Division, Security Bureau (Attn.: Ms. Denise PANG) – Fax: 2810 1790

D of FS DPO/SK&Is DLO/Is CGE/MW, GEO DAFC Yours faithfully,

(TONG Lung-ling, Fiona) Senior Building Surveyor for Building Authority

CO/SM

一 定 で し に の の の の の の の の の の の の の	YOUR REF 來函檔號 OUR REF 本署檔號: FAX 圖文傳真: TEL 電話: www.bd.gov.hk	• • • •	BD 2/9231/17([*] 2845 1559 3106 8953	ГВ) Pt.II
Mr LEE Kwok Chuen 17/F, Kam Fung Commercial Building 2-4 Tin Lok Lane, Wan Chai, Hong Kong.	(D) 152	27	August 2020	
Dear Sir,		1		* * * 3
et	Ha Keng, Lantau Island, N.T. - STT CX 2609		1	à

I refer to your application <u>received on 4 August 2020</u> for approval of proposals in respect of <u>Building (Temporary) Amendment</u>.

2. Your submission of plans has been checked under the curtailed check system announced in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-19. On this basis, I am satisfied that your submission is fundamentally acceptable and may be approved.

3. You are reminded that the curtailed check system covers only the fundamental issues of a building proposal. Although non-fundamental issues will not be raised as reasons for disapproving a submission, I expect that all contraventions of the Buildings Ordinance and its subsidiary legislation are rectified as and when they are discovered and in any event, before completion of the works is certified. In this connection, I ask you to note that the Building Authority attaches great importance to the proper assumption of duties and responsibilities by authorized persons and registered structural engineers.

4. In accordance with the provisions of regulation 30(1) of the Building (Administration) Regulations, this is to notify that the <u>above – mentioned</u> plans submitted with your application received on <u>4 August 2020</u> are hereby approved. One set of the said plans, on which I have signified my approval, is enclosed. Your client has been sent a copy of this letter but I would request that you ensure that the contents are understood by him.

5. This approval should not be deemed to confer any title to land or to act as a waiver of any term in any lease or licence. This approval does **NOT** authorize the commencement or the carrying out of any works shown in the approved plans. Section 14(2) of the Buildings Ordinance refers.

Yours faithfully,

(TONG Fung-ling, Fiona) Senior Building Surveyor for Building Authority

 c.c. Christian Zheng Sheng Association Ltd. (Attn.: Dr. Alman Siu-cheuk CHAN)
 – Fax: 2984 9763

> Narcotics Division, Security Bureau (Attn.: Ms. Denise PANG) – Fax: 2810 1790

D of FS DLO/Is

SL 9 (11/20月3)F(下山中NDKa) Wan Road, Taikoo Shing, Hong Kong. 香港太古城太古灣道 14號7樓至9樓

6.

Our Ref.: BD 2/9231/17(TB) Pt.II

- 2 -

6. The approval given herein is confined to the coloured portions as shown on the plans and should not be construed as approval to the other portions of the plans.

7. Your plans have been referred to the Director of Fire Services for comments. Since a fire certificate is not available, your attention is drawn to BO s.4(3) and s.21(6)(d) in case any amendments are required.

8. Comments from District Lands Officer / Islands (DLO/Is) if any, will be conveyed to you when available. Your attention is drawn to Section 14(2) of the Buildings Ordinance.

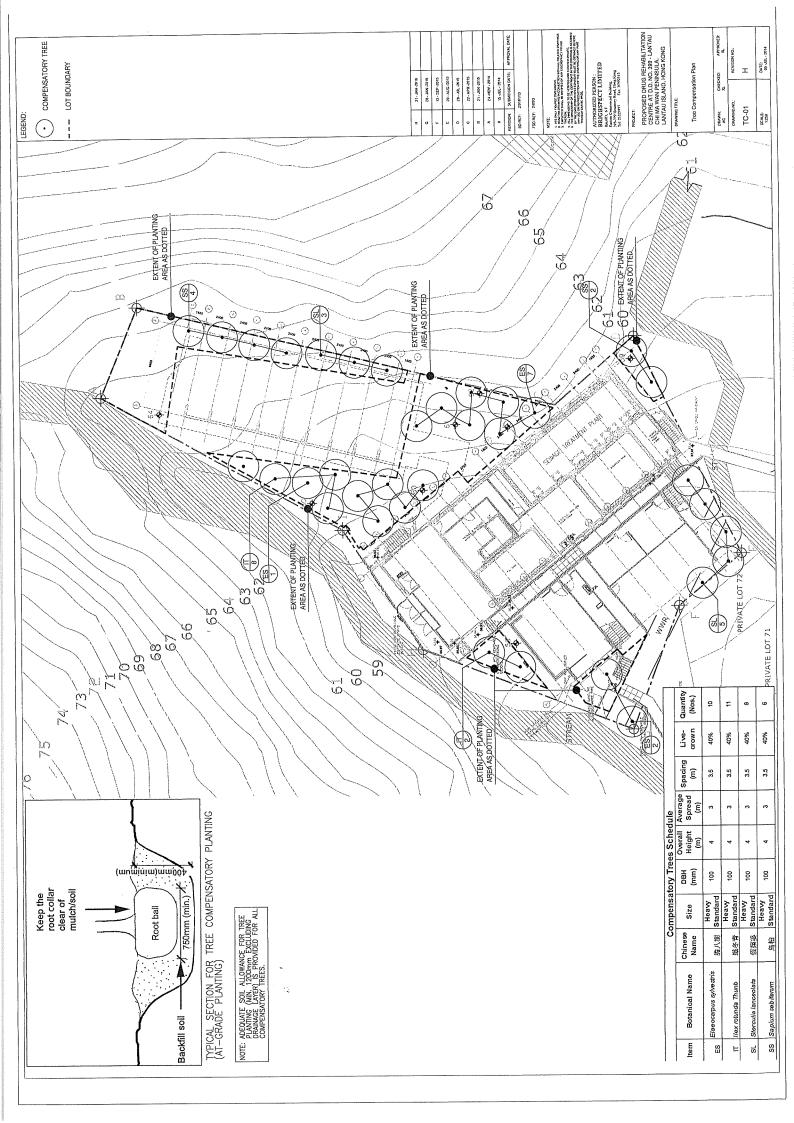
9. It appears that trees in or around your site may be affected by your development proposal. You are advised to liaise with the District Lands Office in this regard prior to commencement of works.

10. Please note that the corresponding Temporary Building Permit application is being processed separately.

11. This records that you took away plans for amendment and returned plans on 21 August 2020 and 25 August 2020 respectively. As you have amended the plan, you are reminded to forward copies of the approved plan to the above departments for record.

Appendix E

DLO Approved Tree Compensation Plan



Appendix F

Copy of Fire Certificate by FSD

FIRE SERVICES DEPARTMENT



HONG KONG

DATE: 18/06/2020

OUR REF. : FP 19/23723(C) YOUR REF. :

Fire Service Installations and Equipment at:-

Ha Keng, Lantau Island, New Territories – STT No.CX 2218 and Ha Keng, Lantau Island, New Territories - STT No.CX 2609

(Three 2-storey Institutional Building used as Drug Rehabilitation Centre as delineated on approved GBP stamped by this Department on 26/09/2019 and a single-storey pump house as delineated on approved GBP stamped by this Department on 26/08/2019)

This certificate is issued in accordance with Section 21 of the Buildings Ordinance Subsection 6(d), and certifies that the Director of Fire Services is satisfied that the fire service installations and equipment shown on the building plans approved by him have been installed in accordance with Subparagraph (ii) of Paragraph (b) of Subsection (1) of Section 16 of the Buildings Ordinance and were in efficient working order and satisfactory condition at the time of their inspection on 03/06/2020.

As the direct telephone link facilities required to link up the Automatic Fire Detection System / Manual Fire Alarm and Automatic Sprinkler System with a Computerized Fire Alarm Transmission System (CFATS) of an authorized service provider ^{Note 1} cannot be provided by a Fixed Telecommunications Network Services Operator licensed by the Office of the Telecommunications Authority, a 24-hour 'attendant' service with normal telephone link is accepted as a temporary substitute pending completion of the direct telephone link facilities.

Note 1 : Service provider entered into the Contract with the Government of the HKSAR for the provision of service, maintenance and operation of the CFATS.

This certificate shall only be valid when the permanent water supply for the fire service installation/s has been connected.

mm

(LEUNG Kwun-hong) for Director of Fire Services

Mr. LEE Kwok-chuen c/o Brighspect Limited 17/F, Kam Fung Commercial Building, 2-4 Tin Lok Lane, Wan Chai, Hong Kong.

c.c. Mang Yip Engineers Limited Room 1801, 18/F, Sunbeam Plaza, 1155 Canton Road, Mong Kok, Kowloon. (Excluding portable equipment) c.c.

Mr. WAN Ka-chun
 c/o Mang Yip Engineers Limited
 Room 1801, 18/F,
 Sunbeam Plaza,
 1155 Canton Road,
 Mong Kok, Kowloon.
 (For portable equipment only)

防 處 滔 牌照及審批總區 消防設備課 香港九龍九龍灣常悅道 11 號 新明大廈2樓



FIRE SERVICES DEPARTMENT LICENSING & CERTIFICATION COMMAND **Fire Service Installations Division** 2/F, Centre Parc, 11 Sheung Yuet Road,

Kowloon Bay, Kowloon

FP 19/23723(C) 本處檔號 OUR REF.: 來函檔號 YOUR REF.: 2367 3206 圖文傳真 FAX: 話 TEL. NO.: 3961 5288 雷

Serial No. : L001592 18 June 2020

Mr. LEE Kwok-chuen VIT. LEE KWOK-chuen c/o Brighspect Limited 17/F, Kam Fung Commercial Building, 2-4 Tin Lok Lane, Wan Chai, Hong Kong. (Fax: 3690 2515)

Dear Sir,

Fire Services Certificate : Ha Keng, Lantau Island, New Territories -STT No.CX 2218 and Ha Keng, Lantau Island, New Territories - STT No.CX 2609

The above certificate for your premises is now awaiting collection at :

Licensing & Certification Command Headquarters, Room No. 515, 5th Floor, Fire Services Headquarters Building, No. 1, Hong Chong Road, Tsim Sha Tsui East, Kowloon.

Would you therefore arrange to collect the certificate, at your earliest convenience, during the following hours :-

> 9:00 a.m. – 12:30 noon 2:00 p.m. – 4:30 p.m. Monday to Friday (except public holidays) 2:00 p.m.

In accordance with Section 25(e)(iii) of the Fire Services Ordinance and the Table to the Fire Services Department (Reports and Certificates) Regulations, a fee of HK\$4,130.00 is charged for the Certificate.

The HK\$4,130.00 can be paid in cash or by cheque, on collection of the Certificate and a receipt will be given.

Cheque should be crossed and made payable to "The Government of the Hong Kong Special Administrative Region" and not to any person.

Please bring this letter with you when collecting the Certificate.

Yours faithfully,

4:30 p.m.

im

(LEUNG Chun-fai) for Director of Fire Services

Ref. number and date should be quoted in reference to this letter 凡提及本信時請引述編號及日期

Appendix G

Copy of Letter

Water Authority on Water Connection



The Water Authority 43/F Immigration Tower, 7 Gloucester Road, Hong Kong. Fax : 2802 7333 Tel: 2824 5000 email : wsdinfo@wsd.gov.hk

Part V(b) (To be completed by the Water Authority)

LEE KWOK CHUEN, 17/F, KAM FUNG COMMERCIAL BUILDING 2-4 TIN LOK LANE WAN CHAI, HONG KONG

F.W & S.W -STT CX 2218 IN D.D. NO. 339, HA KENG CENTRE, CHI MA WAN, LANTAU ISLAND

Random sampling of the water supply has been carried out at inside service *and at connection point, and satisfactory as required by the Water Authority. There is no irregularity apparent water test results were received on _____28-7-2020 to us.

Attention of the Licensed Plumber is drawn to the Licensed Plumber's duty to construct, install, alter or remove the Approved Plumbing Works covered by this Form in compliance with the approved plumbing proposals and the Waterworks Regulations. Neither the issuance of this Form nor approval of the plumbing proposals nor the granting of the connection to the main *and the installation of the part of the fire service or inside service on land held by the Government shall be construed as a ratification of any contravention of any of the provisions of the Waterworks Ordinance or the Waterworks Regulations.

	(\mathcal{A})		
	/	Name :	CHUNG Chun Wah, Allen
	(Signed for the Water Authority)	Post :	PI(CS)/HK(CS)L2
		Tel No :	2564 9643
Date :	4 August 2020	Fax No :	

To: CHU SING FUNG

LEE KWOK CHUEN CC:

CHRISTIAN ZHENG SHENG ASSOCIATION LIMITED

The meaning of 'consumer' and 'agent' shall be as defined in Section 2 of the Waterworks Ordinance. WWO 46 (1/2018)

^{*} Delete whichever is not applicable.

Appendix H

Copy of Approval Letter

Drainage Proposal

clara mak

寄件者:	K C Lee <kclee@brighspect.com></kclee@brighspect.com>
寄件日期:	2020年10月29日星期四 16:33
收件者:	'Claramak'
主旨:	FW: ZS - Photo record of the existing stream and surrounding

From: asmchu@dsd.gov.hk [mailto:asmchu@dsd.gov.hk]
Sent: Tuesday, September 01, 2020 4:42 PM
To: kclee@brighspect.com
Cc: samcheung@brighspect.com
Subject: Fwd: ZS - Photo record of the existing stream and surrounding

Dear KC,

I have no further comment on the discharging point to the existing stream for the site from drainage point of view.

Regards

Amy CHU

從我的 iPhone 傳送

angelleung@brighspect.com 於 2020年8月31日 下午9:58 寫道:

Dear Ms. Chu,

As per our tel-con last Thurs regarding your comment on 21.07.2020 site inspection, , if there is no further comment kindly please reply this email for acknowledgement. Thanks Best Regards Angel Leung Architectural Assistant Brighspect Limited Authorized Person. Surveyor. Architect. Planner 17/F, Kam Fung Commercial Building, 2-4 Tin Lok Lane, Wanchai, Hong Kong T 2122 9877 F 3690 2515 E angelleung@brighspect.com W www.brighspect.com

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samcheung@brighspect.com

From: angelleung@brighspect.com] Sent: Saturday, August 22, 2020 11:17 Asamcheung@brighspect.comM

To: 'asmchu@dsd.gov.hk' <asmchu@dsd.gov.hk>

Cc: 'K C Lee' <<u>kclee@brighspect.com</u>>; 'Sam Cheung' <<u>samcheung@brighspect.com</u>> Subject: ZS - Photo record of the existing stream and surrounding

Dear Ms. Chu,

As requested, please find the photo record of the existing stream and the surrounding for your review. Should you need any other information please feel free to contact me, if there is no further comment, please reply this email to acknowledge. Thanks

Best Regards Angel Leung Architectural Assistant **Brighspect Limited Authorized Person. Surveyor. Architect. Planner** 17/F, Kam Fung Commercial Building, 2-4 Tin Lok Lane, Wanchai, Hong Kong T 2122 9877 F 3690 2515 E <u>angelleung@brighspect.com</u> W <u>www.brighspect.com</u>

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From: <u>angelleung@brighspect.com</u> [mailto:angelleung@brighspect.com] Sent: Thursday, August 13, 2020 11:52 AM To: <u>'asmchu@dsd.gov.hk</u>' <<u>asmchu@dsd.gov.hk</u>>

Cc: 'K C Lee' <<u>kclee@brighspect.com</u>>; 'Sam Cheung' <<u>samcheung@brighspect.com</u>> **Subject:** RE: ZS - Photo of completion of Work after Site inspection on 21 July 2020

Dear Ms. Chu,

Further to the site inspection on 21 July, 2020 of captioned project, please noted that the debris near the concrete apron was cleared, enclosed please find the photo for your review and record.

Best Regards Angel Leung Architectural Assistant **Brighspect Limited Authorized Person. Surveyor. Architect. Planner** 17/F, Kam Fung Commercial Building, 2-4 Tin Lok Lane, Wanchai, Hong Kong T 2122 9877 F 3690 2515 E <u>angelleung@brighspect.com</u> W www.brighspect.com

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disseminate, copy or take any action in reliance on it and we ask you to delete this message and any attachments from your computer system and notify us immediately by reply email and notify us immediately. Further, we make every effort to keep our computer network free from viruses. However, if you check this email and open any attachments to it, we can take no responsibility and therefore disclaim all liability for any computer virus that might be transferred by way of this email.

From: angelleung@brighspect.com [mailto:angelleung@brighspect.com]
Sent: Friday, July 17, 2020 3:18 PM
To: 'asmchu@dsd.gov.hk' <asmchu@dsd.gov.hk>
Cc: 'K C Lee' <<u>kclee@brighspect.com</u>>; 'Sam Cheung'
<<u>samcheung@brighspect.com</u>>; 'Colman' <<u>colman@legendz.com.hk</u>>;
'chunchaip@hk.wtt-mail.com' <<u>chunchaip@hk.wtt-mail.com</u>>
Subject: ZS - Site inspection on 21 July 2020

Dear Ms. Chu,

As per our tel-con this morning, I am writing to confirm the site inspection of captioned project is scheduled on 21 July 2020 (Tues) 10:15 a.m. at Cheung Chau pier, you can take 9:45 a.m. (fast ferry) from Central to Cheung Chau. Enclosed please find below link for the site formation and drainage drawing of both sites for your perusal. Should you have any question, please feel free to contact me at 91622200. Thanks

https://drive.google.com/drive/folders/1z4jr1nrgFi5UKVaOb3HOkdLruKQXs0 RD?usp=sharing

Best Regards Angel Leung Architectural Assistant **Brighspect Limited Authorized Person. Surveyor. Architect. Planner** 17/F, Kam Fung Commercial Building, 2-4 Tin Lok Lane, Wanchai, Hong Kong T 2122 9877 F 3690 2515 E <u>angelleung@brighspect.com</u> W <u>www.brighspect.com</u>

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This message has been analyzed by Deep Discovery Email Inspector.

<ZS-Photo record of existing stream 20200820.pdf>

Appendix I

Boulder Mitigation Works completed and approved by the AFCD

clara mak

寄件者:	K C Lee <kclee@brighspect.com></kclee@brighspect.com>
寄件日期:	2020年9月16日星期三 16:39
收件者:	'K C Lee'; 'clara mak'
副本:	'Eugene'
主旨:	RE: FW: ZS - Boulder Mitigation Works for Proposed Drug Rehabilitation Center at D.D 339
	Lantau Island within Lantau South Country Park

This is AFCD's final comment. KC

From: K C Lee [mailto:kclee@brighspect.com]
Sent: Wednesday, September 16, 2020 4:38 PM
To: 'clara mak'
Cc: 'Eugene'
Subject: FW: FW: ZS - Boulder Mitigation Works for Proposed Drug Rehabilitation Center at D.D 339 Lantau Island within Lantau South Country Park

From: colette_kl_yan@afcd.gov.hk [mailto:colette_kl_yan@afcd.gov.hk]
Sent: Thursday, April 16, 2020 10:38 AM
To: angelleung@brighspect.com
Cc: 'K C Lee'; samcheung@brighspect.com
Subject: Re: FW: ZS - Boulder Mitigation Works for Proposed Drug Rehabilitation Center at D.D 339 Lantau Island within Lantau South Country Park

Dear Angel

Your email dated 26.2.2020 and the enclosed photo record refer.

Please be advised that we have no comment on the completed boulder mitigation works.

Regards Colette Yan AFCD Tel: 2150 6871

 From:
 <angelleung@brighspect.com>

 To:
 <colette_kl_yan@afcd.gov.hk>

 Cc:
 "K C Lee" <kclee@brighspect.com>, <samcheung@brighspect.com>

 Date:
 26/03/2020 12:21

 Subject:
 FW: ZS - Boulder Mitigation Works for Proposed Drug Rehabilitation Center at D.D 339 Lantau Island within Lantau

 South Country Park

Dear Dr. Yan,

As per our tele-con just now, please find below e-mail for your information and record. Kindly if you could reply our email for record. Thanks

Best Regards Angel Leung Architectural Assistant

MEMO

From	:	Director of Agriculture, Fisheries and Conservation	То	;	District Lands Officer/Islands
Ref.	:	(14) in AF GR CPDA LS/079/2019			
Tel.	:	2150 6606	Yr Ref,	:	Fax: 2850 5104
Fax	:	2311 3731			
Date	;	19 December 2019	Dated	:	1 + 5

Boulder Mitigation Works for Proposed Drug Rehabilitation Centre at D.D. No. 339, Lantau Island within Lantau South Country Park

I refer to a letter from Brighspect Limited, consultant of Christian Zheng Sheng Ha Keng Centre, dated 7 July 2019 applying for AFCD's consent on the subject boulder mitigation works within Lantau South Country Park. An updated drawing showing the proposed works approved by the Buildings Department was submitted on 23 October 2019 by email.

2. As per our joint site inspection with Brighspect Limited on 30 October 2019, most of the proposed works had been completed. Remaining works include removal of construction materials on Boulder D36, D62 and D64, and sealing up a crack by concrete mortar at D47 as shown in drawing no. SF-05E submitted by email on 23 October 2019.

3. I have no objection in principle to the remaining proposed works as described in para. 2 above, subject to the conditions attached.

4. Please ensure that the attached conditions are conveyed in full to the applicant when the applicant is informed of the Government's decision. Please send me a copy of your co-ordinated reply.

5. If you have any enquiries, please contact Dr. Colette YAN at 2150 6798.

(Patrick LAI)

for Director of Agriculture, Fisheries and Conservation

Encls.

c.c. BD (Lo Yuen-wan, Joyce)

Fax: 2845 1559

<u>Internal</u> FO/NS via SFO/L RI/L S.16 Application for Social Welfare Facility (Drug Rehabilitation Center) in "GB"

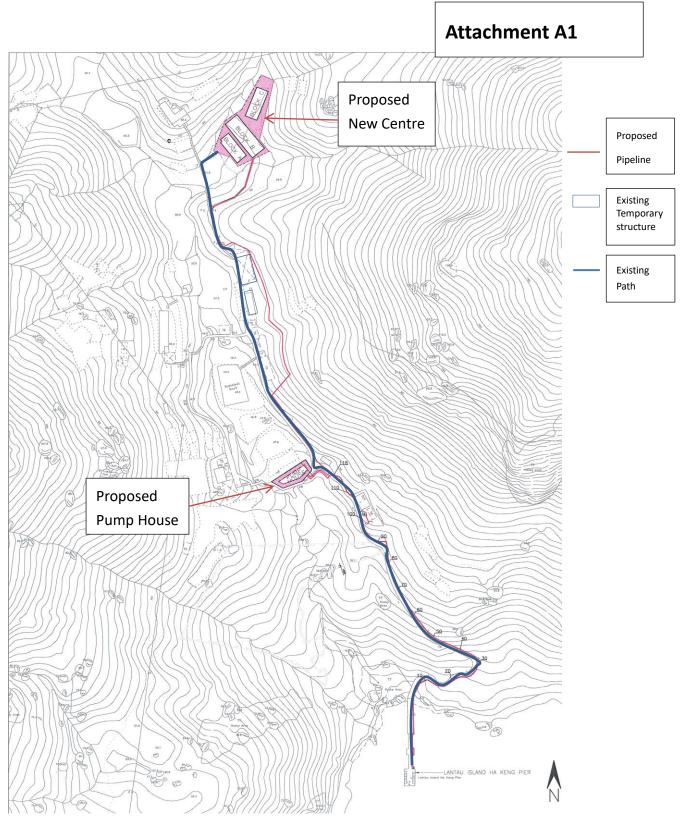
Christian Zheng Sheng Association at STT CX 2218 and STT CX 2609

DD 339, Ha Keng, Lantau Island, N.T.

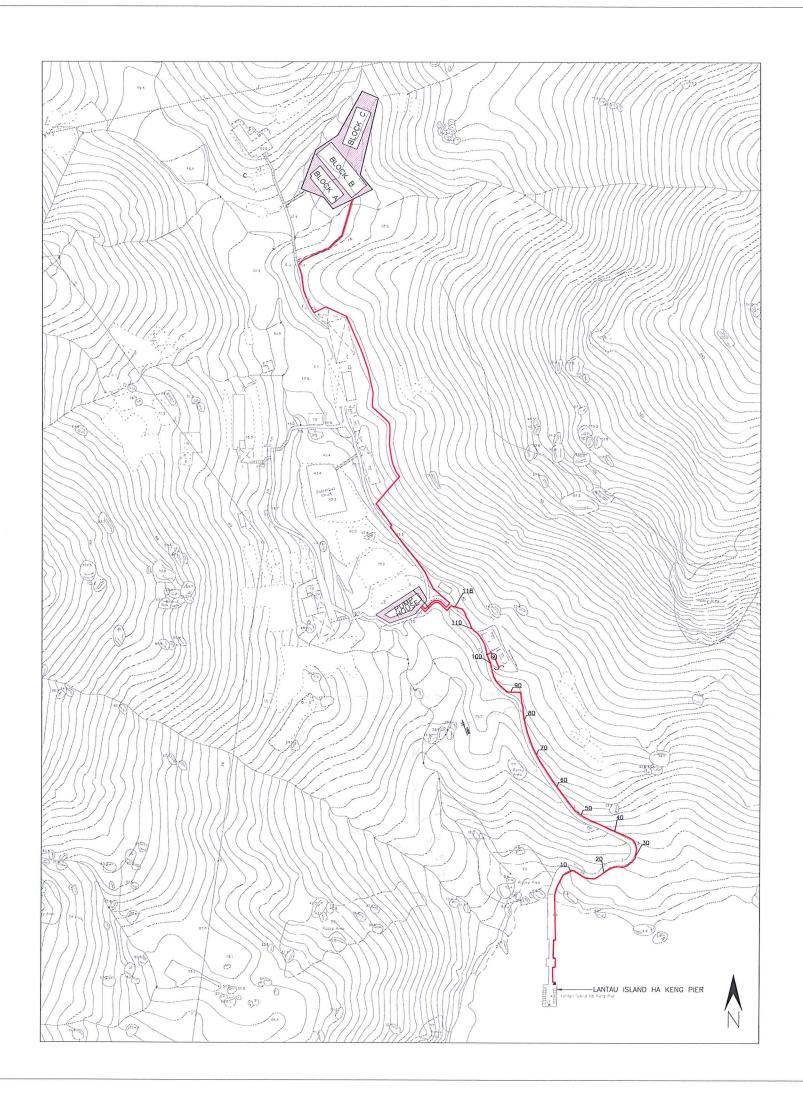
Responses to Comments

Comments from Sai Kung & Islands District Planning Office, Planning Department

Comments	Responses
The proposed development covering 2 STTs No. CX2218 and CX2609 involves (i) a drug treatment and rehabilitation center (the center) and (ii) a pump house	
It is noted in our record that the proposed pipe connecting between the center and the pump house is also covered under the STT. No. CX2609.	
(1) Please confirm whether the proposed pipe would be included in the planning application.	(1) It is confirmed that the proposed pipe is included in
(2) If affirmative, please also indicate in relevant site plan/location plan and demonstrate the details of the proposed pipe (e.g. area, length, construction method, etc.);	(2) i. The <u>Revised Site Plan</u> and <u>Site Layout Plan</u> including the pipeline are attached herewith as Attachment A1 and A2 (*The revised plans
	ii. The details (diameter and length) of the proposed pipe are provided in the Site Layout Plan.
	iii. For the construction method of the pipes, please refer to Attachment A : Installation Details.



Plan No.: 3.2 Plan Title: Revised Site Plan			
Consultant:	Project: S16 Application for Social Welfare Facility in "GB"		
BRIGHSPECT	Drug Rehabilitation Center (Christian Zheng Sheng Association) at CX STT		
LIMITED	2218 and STT CX 2609 Ha Keng, Lantau Island, N.T.		
Scale: (not to sale)	Date: 3/3/2021	Draw: CM	Approve: KCL



STT 2218 SITE AREA: 1,240 m²

STT 2609 SITE AREA: 449 m²

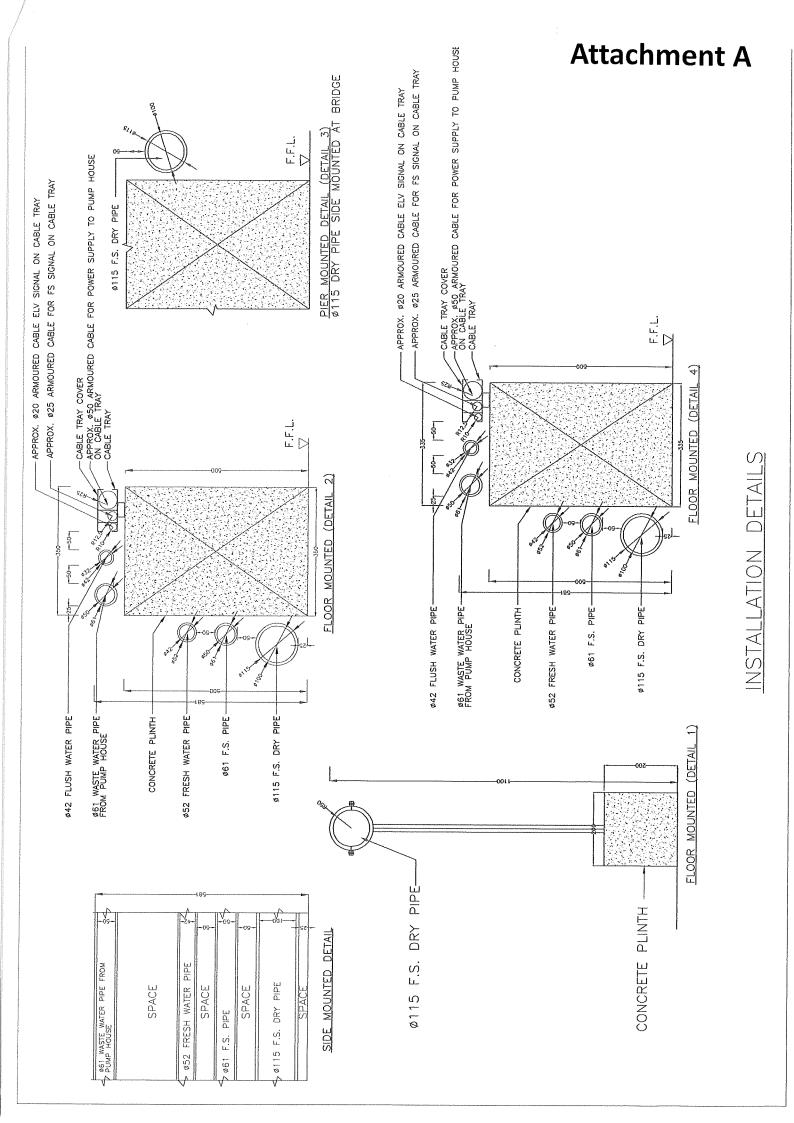
PIPE DESCRIPTION:

- (i) One fire services water pipe not exceeding 61 millim diameter and 150 metres in length from nearby exist
- One fire services dry pipe with the dimensions of not millimetres in outer diameter and 605 metres in length ancillary supporting structures;
- (iii) One fire services water pipe with the dimensions of no millimetres in outer diameter and 352 metres in length ancillary supporting structures;
- (iv) One sprinkler pipe with the dimensions of not millimetres in outer diameter and 352 metres in length ancillary supporting structures;
- (v) One fresh water pipe with the dimensions of not millimetres in outer diameter and 352 metres in length ancillary supporting structures;
- (vi) One flush water pipe with the dimensions of not millimetres in outer diameter and 352 metres in lengt ancillary supporting structures;
- (vii) Four cables with the respective dimensions of not millimetres, 20 millimetres, 25 millimetres and 50 outer diameter and 352 meters in length with its ancisupporting structures; and
- (viii) One waste water pipe with the dimensions of not millimetres in outer diameter and 352 metres in length ancillary supporting structures;

STT 2609 UTILITY SERVICE AREA:

 $(0.061 \times 150) + (0.115 \times 605) + [(0.061 + 0.061 + 0.020 + 0.020 + 0.025 + 0.050 + 0.061) = 9.15 + 69.575 + 137.984 = 216.709 m²$

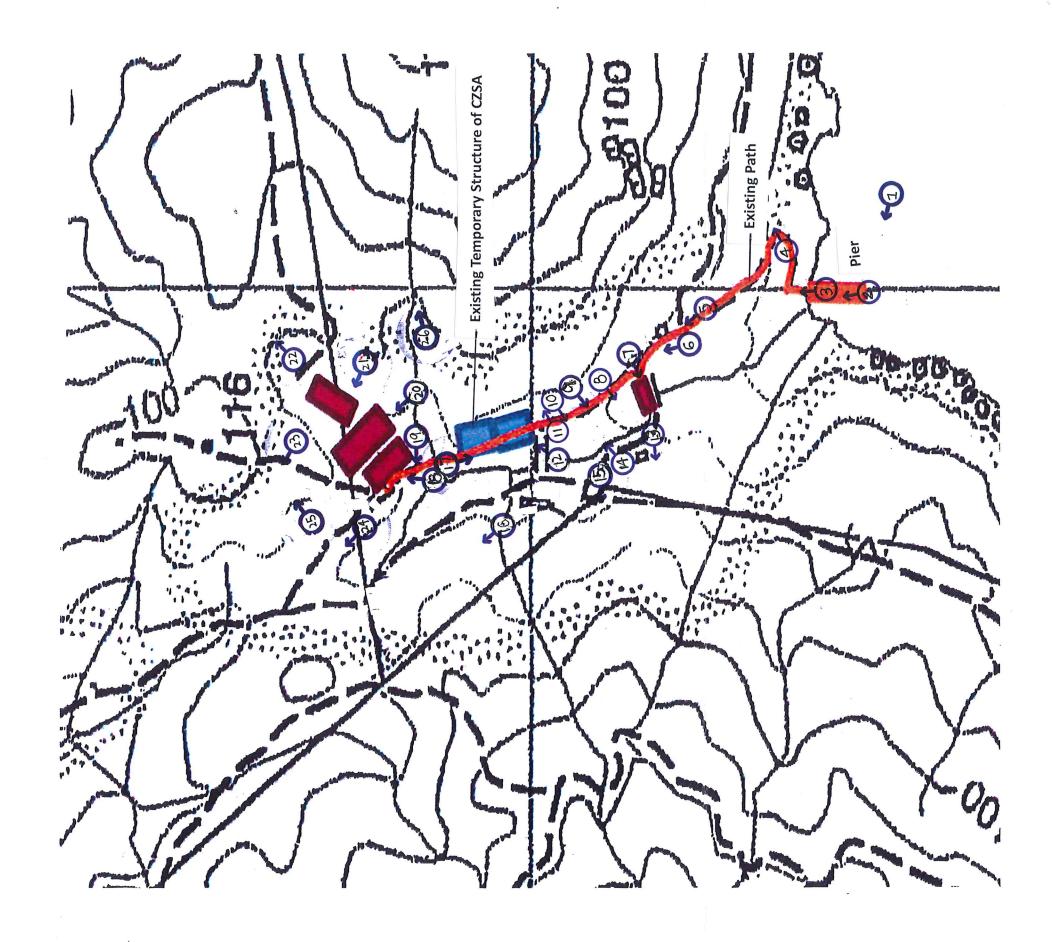
	Attachment A2
	LEGENDS — PIPES & CABLES
etres in outer ting stream;	
exceeding 115 n with its	
ot exceeding 61 a with its	E
exceeding 61 h with its	D
exceeding 52 h with its	REV. DESCRIPTION DATE CLENT: CLENT: CLENT: CHRISTIAN ZHENG SHENG ASSOCIATION LIMITED P.O. Box 68, Cheung Chau, N.T. Fax: 2984 9763
t exceeding 42 h with its	AUTHORIZED PERSON/ ARCHITECT: BRIGHSPECT LIMITED 17/F, Kam Fung Commercial Building, 2-4 Tin Lok Lane, Wanchai, Hong Kong. Tel: 21229877 Fax: 36902515
t exceeding 20 millimetres in illary	ALL DIMENSION TO BE CHECKED ON SITE. DO NOT SCALE THE DRAWINGS, FIGURED DIMENSIONS TO BE OBSERVED ONLY. ARCHITCCIS OFFICE TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. THE COPYRIGHT OF THIS DRAWING IS THE PROPERTY OF P.S. WHOSE WRITEN CONSENT MUST BE OBTAINED BEFORE THE REPRODUCTION OF ANY PART THERE OF CAN BE MADE.
t exceeding 61 h with its	NAME OF RCHD: CHRISTIAN ZHENG SHENG CENTRE 基督教正生中心
	PROJECT: TPB S16 APPLICATION FOR SOCIAL WELFARE FACILITY DRUG REHABILITATION CENTRE, CHRISTIAN ZHENG SHENG COLLEGE IN DD NO. 339 HA KENG, CHI MA WAN PENINSULA, LANTAU, N.T (STT 2218, STT 2609) DRAWNG TITLE:
	SITE LAYOUT PLAN(REVISED)
+ 0.052 + x 352]	SCALE: 1:2000 @ A3 DATE: 05/03/2021 DRAWN BY: CC CHECKED BY: KCL/CM
	JOB NO: DRAWING NO: REVISION 5.1



Comments from Urban Design and Landscape Unit of the Planning Department

Comments	Responses
3. The applicant should provide sufficient information to demonstrate that the proposed development is visually compatible with its surrounding context with aid of visualization materials, including but not limited to, photographs to show the views to the proposed development in relation to the surroundings and/or other existing development from public viewing points.	We provide a Site Context Plan (Attachment B) which provides the visual and physical environment of the neighboring area of the application site from various major public viewing points. The Plan shows the landscape features, the Pier area, the physical environment along the path and the existing structures along (including the old CZSA site). The photos (with denoted location on Plan) shows the neighboring area of the Application Site from various public viewing points. The Site Context Plan shows that the design style of minimalism and the application of white and stone color-tones of the proposed new CZSA are visually compatible with the natural landscape and existing structures in the neighboring environment of the Ha Keng.
4. It seems that the location of pump house indicated in Plan 3.2 is different from that of the other submitted plans. Please clarify and rectify where necessary.	The Revised Plan No. 3.2 is attached herewith (as Attachment A1) with the correct location of pump house rectified accordingly. This revised plan supersedes the Plan No. 3.2 in the Planning Statement.

Attachment B



`

<u>Plan No.:</u> 3.5	Plan Title: Site Context Plan	tt Plan	
Consultant:	Project: S16 Application	Project: S16 Application for Social Welfare Facility in "GB"	y in "GB"
BRIGHSPECT	Drug Rehabilitation Cen	Drug Rehabilitation Center (Christian Zheng Sheng Association) at CX STT	ng Association) at CX STT
LIMITED	2218 and STT CX 2609 H	STT CX 2609 Ha Keng, Lantau Island, N.T.	T.
Scale: (not to sale) Date: 9/2/2021	Date: 9/2/2021	Draw: CM	Approve: KCL

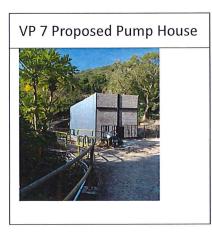








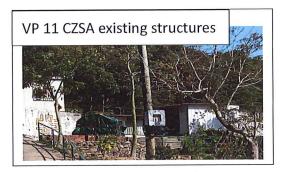






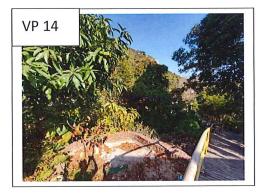




































Comments from District Land Officer/ Island, Lands Department

Comments	Responses
(1.a). There is a short pipeline and cable as shown edged blue on the attached Land Status Plan ("LSP"), the Enquirer shall confirm whether the said short pipeline and cable is the fire service water pipe leading from the pump house erected on STT CX 2609 to the nearby steam, which is permitted under the tenancy agreement of STT CX 2609.	(1a.) It is clarified and confirmed that the "short pipeline and cable" is included in the application and allowed in the STT tenancy document (extract of STT Document in Attachment D1).
(1b.) It is noted that a section of the pipeline and cable of STT CX No. 2609 that intersects with the site of STT CX 2218 falls outside the boundary of STT CX N. 2609 and encroaches onto the adjacent private lots with Lot Nos. 74 & 75 both in D.D. 339. The Enquirer should be advised to check and revised to ensure that the said concerned section of the pipeline and cable is within the boundary of STT CX No. 2609.	(1b.) It is clarified and confirmed that the pipeline and cable of STT CX 2609 (the pump house) that intersects with the site of STT CX 2218 falls on government land and does not encroach onto the adjacent private lots with Lot Nos. 74 &75 in D.D. 339. We provide in Attachment D2 the STT Plan approved in 22 December 2020 and the photos of the concerned pipe line (red dashed line). They show that the pipeline does not encroach into Lot Nos. 74 and 75.
 The Applicant should ensure that proposed development on both STT sites comply with their respective tenancy agreement (including but not limited to the user restriction.) 	Noted.
 The application for modification of tenancy, if approved, will be subject to such terms and conditions as imposed by LandsD as appropriate. 	Noted.

SECOND SCHEDULE

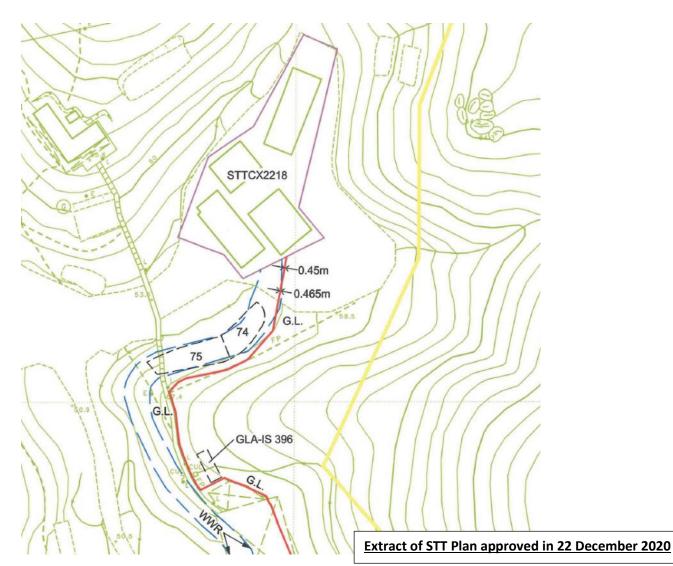
Special Conditions referred to in Clauses 2(f), 2(l)(iii), 2(n) and 4(d) of this Agreement.

- 1. (a) The Tenant shall not use or permit or suffer any part of the Premises to be used for any illegal or immoral purposes and the determination of the District Lands Officer as to what constitutes illegal or immoral purposes shall be final and binding on the Tenant.
 - (b) In the event of any breach, non-performance or non-observance of sub-clause (a) of this Special Condition the Landlord shall be entitled to terminate the tenancy hereby created by giving to the Tenant written notice to that effect to expire at any time (whether within the fixed term specified in the First Schedule hereto or otherwise) without payment of compensation or refund of rent already paid or any part thereof. Upon the expiry of such notice and without prejudice to any right of action of the Landlord in respect of any antecedent breach, non-performance or non-observance of the other terms and conditions herein contained, the tenancy shall cease and determine and the Tenant shall quit and deliver up possession of the Premises to the Landlord in accordance with the terms and conditions of this Agreement.
 - (c) In the event of termination of Short Term Tenancy No. CX2218 for any reason whatsoever, the Landlord shall be entitled to terminate the tenancy hereby created by giving to the Tenant written notice to that effect to expire at any time (whether within the fixed term specified in the First Schedule hereto or otherwise) without payment of compensation or refund of rent already paid or any part thereof. Upon the expiry of such notice, the tenancy shall cease and determine and the Tenant shall quit and deliver up possession of the Premises to the Landlord in accordance with the terms and conditions of this Agreement.
- 2. Subject to Clause 2(c) hereof, the design, disposition and location of any building(s) or structure(s) erected or to be erected on the Premises shall be subject to the prior written approval of the District Lands Officer and no building works (other than site formation works) shall be commenced on the Premises until such approval shall have been obtained and for the purpose of this Agreement, "building works" and "site formation works" shall be as defined in the Buildings Ordinance (Cap. 123), any regulations made thereunder and any amending legislation.
- 3. (a) Subject to Clause 2(c), Special Condition Nos. 2, 32(a) and 32(b) hereof, the Tenant may at his own expense construct and maintain on the Premises the following building or structures:-
 - (i) One building or structure containing no more than one storey and having a height not exceeding 3.65 metres above ground level and a total gross floor area not exceeding 66 square metres which shall be used for pump house purposes only and a fire services water pipe not exceeding 61 millimetres in outer diameter and 150 metres in length from nearby existing stream, provided that machine rooms, air-

. .

Attachment D2





- As indicated in the extract of STT Plan approved in 22 December 2020, the pipeline (red) runs from the STT CX 2218 and along on government land. It does not encroach into any private land lots, including Lot Nos. 74 and 75.
- (ii) Further, as shown from the STT Plan, the topography of Lot Nos. 74 & 75 is a relatively lower-land area and of similar contour height with the entrance area of the drug rehabilitation center. As shown in the Plan, the connection of the pipe line runs along on a topographically higher area <u>outside</u> the lot boundary of Lot Nos. 74 and 75, which tallies with the marked (red dashed line) location in the photos, which is on a higher ground area compared to Lot 74 & 75 at a lower ground area as indicated in the photos.

Comments from Transport Department

Comments	Responses
There is no public pier at Ha Keng	Revised s.16 Planning Statement Paragraph
	<u>3.4 as follow:</u>
There is no kaito service serving Ha Keng.	Diam
Please clarify and review Paragraph 3.4 of the submission.	Pier Noted
	Noted
	There is an existing Pier at Ha Keng for the
	general transportation use for CZSA and
	other users.
	Kaito
	There is no public kaito service serving Ha
	Keng. The Applicant (CZSA) will provide
	private transportation by own motor lounge
	where necessary.
	For "non CZSA people", private kaito service
	is provided by private small boats at Cheung
	Chau Pier, to provide shuttle service by
	private bookings and payments. Currently,
	HKD 100 is normally charged for a single trip
	of up to 5 persons of this private kaito service.
The existing access roads in the vicinity of	Noted.
the application site are not managed by	
Transport Department.	

Comments from Agriculture, Fisheries and Conservation Department

Comments	Responses
We have no particular input regarding any technical assessment/ proposal required for this submission and have no comment on the boulder mitigation works completed insider Country Park as mentioned in	Noted.
Section 6 of the planning statement.	

Comments from Environmental Protection Department

Comments F	Responses
It is noted that in drawing no. 5.2(a) of the planning statement that there is a sewage treatment plant in the facility while the arrangements of sewage disposal are not mentioned in the submission. In this respect, the applicant may wish to include a discussion of the sewage disposal arrangements in her submission.	The following supplementary information on the Sewage Treatment Disposal Arrangement is provided in the TPB s.16 Application: Sewage Disposal Arrangement There is a sewage treatment plant located on G/F Block B as shown in Drawing No. 5.2 (a) in the Planning Statement The sewage treatment plant is developed for buildings in remoted area with limited space, where ordinary wastage infrastructure is not supported. It runs with an auto computer monitoring system for wastewater treatment and disposal. The Wastewater will be processed through a few stages, including screen/grit removal, Aeration/Oxic and UV Disinfection. The treatment system involves combine membrane separation, biological treatment and aeration technologies. At final stage, the wastewater will be separated into disposable water and sludge to be transported away physically. A copy of EPD's license is attached in Attachment D3.

Attachment D3



Licence No.: WT00030485-2018 牌原编辑: WT00030485-2018

This Licence is Valid to: 31/08/2023 本際照有数期至《二零二三年八月卅一日

ENVIRONMENTAL PROTECTION DEPARTMENT 環境保護署

and the line of the second second WATER POLLUTION CONTROL ORDINANCE (CAP. 358) 水污染管制条例(第358章)

LICENCE PURSUANT TO SECTION 45/20/22/4* 按第15/20/234*保袋發的牌照

The Director of Environmental Protection ("the Authority") grants this licence under the Water Pollution Control Ordinance ("the Ordinance") on the terms and conditions stated below.

環境保護署署長(「監督」)按下列的條款及條件,根據水污染管制條例(「本條例」)批給此牌照。

16/08/2018 Date 日期

LEE Chi-ming, Gary For the Authority

監督(李志銘

代行)

EP0106

)

Ka Kai

PART A GENERAL TERMS 一般條款

Name of Licensee ("the Licensee")	Christian Zheng Sheng Association Limited
持牌人名稱(「持牌人」)	基督教正生會有限公司
Discharge Premises ("the premises") 排 放 處 所(「處 所」)	Christian Zheng Sheng Ha Keng Centre STTCX2218 In DD no. 339, Ha Keng, Chi Ma Wan Peninsula, Lantau Island, Hong Kong 基督教正生書院 香港 大嶼山 芝麻瀾半島 下徑 丈量約份地段第 339 號短期租約 CX2218
Water Control Zone	Southern Water Control Zone
水質管制區	南區水質管制區
Discharge Category	Discharge of institutional trade effluent
排 放 種 類	機構污水排放
Nature of Discharge and Wastewater	Effluent arising from sewage treatment plant
Treatment Facilities	源自污水處理廠處理的污水
排放性質及廢水處理設施	Screening, pH adjustment, membrane bloreactor, chlorination and UV
	disinfection 隔濾、酸鹼值調節、薄膜生物反應器、氨氣消費及紫外光消費
Discharge Point(s)	Discharge Into Inland waters
排 放 點	排放入內陸水域
Sampling Point(s)	Sampling point(s) at discharging outlet(s) of the premises
取 様 點	取樣點位於上址的出水口
Delete as appropriate 約不婚用者開去	
eference No. @ #1091 EP/RS/0000374241	

SPECIFIC CONDITIONS 特別條件 乙部 PART B

B1. Limitations on Discharge 排放限制

The quantity and composition of any discharge from the premises shall not exceed the limits stated in the table below^(Note *). All figures are upper limits unless otherwise indicated. All units are expressed as concentration in milligramme per litre unless otherwise stated.

任何源自處所之排放的量和成份不得超過下表所列的限度的推測。除另予表明外,所有數字均為上限。除另予說明

low Rate (m ^a / day) (遺覺(立方米/日) uspended Solids	147
uspended Solids	
浮商體	30
iochemical Oxygen Demand (5 days, 20 °C) =化쫆氧量 (5 天, 20°C)	20
mmonia Nitrogen , , , , , , , , , , , , , , , , , , ,	20
coli (count/100ml) 腸桿菌(個/100 竈升)	1000

Self-monitoring and Reporting B2. 自行监测及報告

The Licensee shall perform self-monitoring as and when required by the Authority. 持牌人須在監督要求時進行自行監測。

The Licensee shall sample the discharge at the Sampling Point(s) and, at his own expense carry out analyses in accordance with the sample type and measurement frequency specified for each determinand named below:-

6. '' 14 (**'** 15

持牌人須在取樣點為排放抽取樣本,並依照下列指定的測量物。取樣形式及頻率、自資予以分析。

Suspended Solids mg/L Grab 懸浮固體 毫克/升 隨意取集	Bimonthly
懸浮固體 毫克/升 觸意取集	
	每兩個月一次
Biochemical Oxygen mg/L Grab	Bimonthly
Demand (5 days, 20 °C) 毫克/升 隧意取集	n in pr
生化儒氣量 (5 天, 20°C)	每兩個月一次
Ammonia Nitrogen mg/L	Bimonthly
氨氮 毫克/升 隨意取集	每兩個月一次,
E. coli (count/100ml) count/100 ml Grab	Bimonthly
大腸桿菌(個/100毫升) 個	每兩個月一次

monitoring shall summarized in a Results these be of report a Monthly/Bi-monthly/Quarterly/Yearly* basis and shall be submitted to the Authority 所有監測結果須以摘要形式,每一個月/兩個月/三個月/年*作出報告,並須呈交監督審閱。

Comments from Fire Services Department

Comments	Responses
No specific comment on the application	Noted.
subject to fire service installations and water	
supplies for firefighting being provided to the	The GBP has already been submitted.
satisfaction of this Department. EVA	
arrangement shall comply with the Code of	We attach herewith the Fire Certificate (as
Practice administrated by the BD. Details fire	Attachment E) for the information of FD. We
safety requirements will be formulated upon	further confirm that there is no EVA provided
receipt of formal submission of general	for the proposed development.
building plans.	

Comments from Geotechnical Engineering Office of the Civil Engineering and Development Department

Comments	Responses
The GEO has no in-principle geotechnical objection to the application	Noted.

Attachment E

26 August 2019

FPB(HQ)/301 (Rev. 9/08)

消防 處 消防安全總區 新建設課 香港九龍九龍灣常悅道11號 新明大廈2樓



140284 FIRE SERVICES DEPARTMENT FIRE SAFETY COMMAND

New Projects Division 2/F, Centre Parc 11 Sheung Yuet Road Kowloon Bay, Kowloon Hong Kong

本處檔號	Our Ref.	:	FP 8/24083 II <28>
圖文傳真	Fax No.	:	(852) 2722 6234
電 話	Tel. No.	:	(852) 3971 4637
電子郵件	E-mail	:	ado_np_23@hkfsd.gov.hk

LEE Kwok-chuen c/o Brighspect Limited 17/F. Kam Fung Commercial Building, 2-4 Tin Lok Lane, Wanchai, Hong Kong

Dear Sir/Madam,

Fire Services Certificate

Ha Keng, Chi Ma Wan Peninsula, Lantau Island, N.T. - STT CX 2609 (Is Misc. 85)

The Fire Services Certificate for the project of the captioned address is now awaiting collection at:

Licensing and Certification Command Headquarters, Room No. <u>515</u>, 5th Floor, Fire Services Headquarters Building, No. 1, Hong Chong Road, Tsim Sha Tsui East, Kowloon.

Payment can be made according to the instructions on the attached Payment Notice.

Please be reminded that the return set of relevant building plans/drawings should be collected in **person** with the original copy of the approval letter and the payment receipt / electronic payment record.

Yours faithfully,

(CHAN Kim-man) for Director of Fire Services

CKM/LSF/YCK/rc

FC 335

Comments from Drainage Services Department

Comments	Responses
(a) No current/planned DSF projects nor DSD facilities would be affected by the application based on the latest record of this department	(a) Noted.
(b) Drainage impact assessment (DIA) shall be provided with the application.	 (b) The DIA reports previously submitted to the BD/DSD during STT stage are attached herewith as Attachment F1 and F2 for the information of the department and the TPB. (Attachment F1 was submitted dated 15 Nov 2019. Attachment F2 was submitted dated 24 September 2019).
(c) Please be reminded that the proposed drainage submission shall demonstrate adequate stormwater drainage collection and disposal facilities to deal with the surface runoff of the site or the same flowing on to the site from the adjacent areas shall be provided with the application. The applicant shall check and ensure that the proposed drainage works and their downstream drainage system have the adequate capacity and are in good conditions to accommodate the surface runoff collected from the application site and its upstream catchments. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary.	(c) Noted. For DIA submission, please see attachment F1 and F2.

Attachment F1

Drug Rehabilitation Centre DIA Report

Drainage Impact Assessment

for

Drug Rehabilitation Centre

at

D. D. 399 Ha Keng

Chi Ma Wan, Lantau Island

Prepared by : Chun Chaip Consulting Engineers Ltd.

Drug Rehabilitation Centre DIA Report

CONTENTS

- **1.0 INTRODUCTION**
- 2.0 EXISTING DRAINAGE CONDITIONS
- 3.0 DRAINAGE IMPACT ASSESSMENT
 - 3.1 Check for Surface Run-off
 - 3.2 Justification on the Flow Capacity of U-channels
- 4.0 CONCLUSION
- 5.0 APPENDIX
 - Topographic Survey Plan No. HC-12766/02A

SK-01

SK-02

SK-03

1.0 Introduction

- 1.1 Christian Zheng Sheng Association Limited proposed to construct a rehabilitation centre at the site which comprises of 2-storey for institutional purpose.
- 1.2 This DIA report outline the catchment areas in the vicinity of the site, identifies and quantifies the potential drainage impact due to the erection of the building both during construction period and after completion as per DSD's comment.

2.0 Existing Drainage Conditions

- 2.1 Run-off is drained to nearby stream at the western side of the site which discharged to sea near Ha Keng Pier.
- 2.2 No serious flooding were recorded in the nearby area recently.
- 2.3 Existing drainage system is shown in Drainage Topographic Survey Plan(drawing no. HC-12766/02 A).

3.0 Drainage Impact Assessment

- 3.01 The catchment areas in the vicinity of the site are shown in drawing no. SK-01& 02.
- 3.02 Surface run-off collected from catchments is collected by U-channels mainly at the perimeter of the site and discharged to existing stream at the western side via a sand trap and apron at a width of 3 times for that of 450 mm U-channel. The invert level at discharge is +54.80 mPD Please refer to the Site Formation Plan of drawing no. SK-03.
- 3.03 In according to Storm-water Drainage Design Manual, the recommended design return Periods adopted in this assessment is *1 in 50 year*.

Drug Rehabilitation Centre DIA Report

3.1 Check for Surface Run-off

Using Rational Method from Drainage Design Manual

 $Q_p = ciA/3600$ where,

 $Q_p = Maximum runoff (m^3/second)$ c = Runoff coefficient i = Design mean intensity of rainfall (mm/hr.)A = Total catchment area

Assume c = 0.90 for catchment area A3a, b & c

C = 0.3 for catchment area A1 & A2

(refer cl. 7.5.2(b), Storm-water Drainage Design Manual, DSD)

For a 1 in 50 year design rainfall return period,

i = 249 mm/hr. (for return period 1 in 50 years, duration interval 1.5-2.5 min.)

Combination of Catchment Area

Zone 1 = 1/2 of A1 + A3a

Zone 2 = 1/2 of A1 + A3b

Zone 3 = A2 + A3c

Zone	Area (m²)	с	Intensity (mm/hr.)	Run-off (m³/s)	Total(Q _P) (m³/s)
1	½ A1 : 11085 A3a : 590	0.3 0.95	249 249	0.3 x 0.249 x11085÷3600 =0.23 0.95 x 0.249 x 590÷3600 =0.039	0.269
2	½ A1:11085 A3b:280	0.3 0.95	249 249	0.3 x 0.249 x11085÷3600 = 0.23 0.95 x0.249 x 280÷3600=0.0184	0.248
3	A2 : 3780 A3c : 540	0.3 0.95	249 249	0.3x 0.249 x 3780÷360 = 0.0784 0.95x 0.249 x 540÷3600=0.0355	0.114

Total run-off collected from catchment area A1, A2 & A3 is 0.631m³/s

Surface run-off is discharged to existing stream at the western side via concrete apron with 3 times the width of 450 UC at an invert level of +54.8 mPD

3.2 Justification on the Flow Capacity of U-channel

3.2.1 Calculation of flow capacity for U-channel

Manning's Formula can be use to determine the flow rate of storm water in uniform channel

$$\mathbf{Q} = \mathbf{K} \mathbf{A} \mathbf{R}^{2/3} \mathbf{S}^{1/2} \div \mathbf{n}$$

Q = flow rate A = cross sectional area of channel R = hydraulic radius S = slope of the channel K = constant which is 1 for S.I. unit n = surface roughness (0.01 for concrete channel)

3.2.2 Justification of 450 mm UC at eastern side for run-off of zone 1

Point	Invert level	Level diff.	Distance	Slope	Area	Wetted perimeter	Hydraulic radius	Max. flow
P1 CP12	+66.5 +62.4							
Section								
P1-CP12		4.1	38	0.108	0.0795	0.706	0.113	0.61

 $\label{eq:conclusion} \textbf{Conclusion} \ : \ \ Max. \ flow \ > Q_{P1}$

Point	Invert level	Level diff.	Distance	Slope	Area	Wetted perimeter	Hydraulic radius	Max. flow
P1 CP11 CP10 P2 CP9 CP5 CP8 CP7	+66.5 +63.9 +57.95 +63.9 +58 +57.55 +56.3 +55.8							
Section								
P1-CP11 CP11-CP CP11-CP CP10-CP CP9-CP8 CP8-CP7	10 25	2.6 1.9 5.8 0.4 1.7 0.5	16.6 12.8 9.2 25 13 18.2	0.156 0.148 0.63 0.016 0.13 0.027	0.0353 0.0353 0.0353 0.0795 0.0353 0.0353	0.471 0.471 0.706 0.471 0.471	0.075 0 075 0.075 0.113 0.075 0.075	0.31 0.30 0.49 0.235 0.226 0.103

3.2.3 Justification of 300 mm UC at eastern side for run-off of zone 2

 $\label{eq:conclusion} \textbf{Conclusion} \ : \ \ Max. \ flow \ > \ Q_{P2}$

3.2.4. Justification of 450 mm UC at western side for run-off of zone 3

Point	Invert level	Level diff.	Distance	Slope	Area	Wetted perimeter	Hydraulic radius	Max. flow
CP12 CP5 Sand trap	+62.4 +57.55 +55.0							
Section								
CP12-CP CP5-	5	4.2	32	0.131	0.0795	0.706	0.113	0.67
Sand trap		2.55	24	0.106	0.0795	0.706	0.113	0.60

 $\label{eq:conclusion} \textbf{Conclusion} \ : \ \ Max. \ flow \ > \ Q_{P3}$

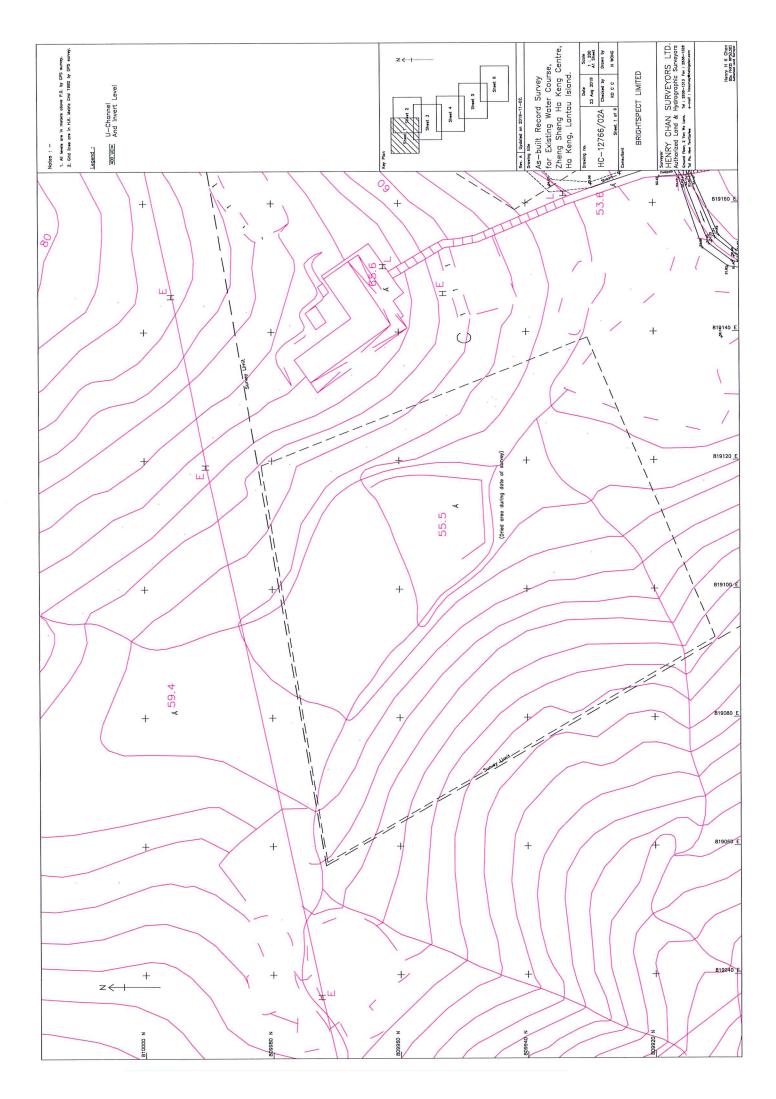
Drug Rehabilitation Centre DIA Report

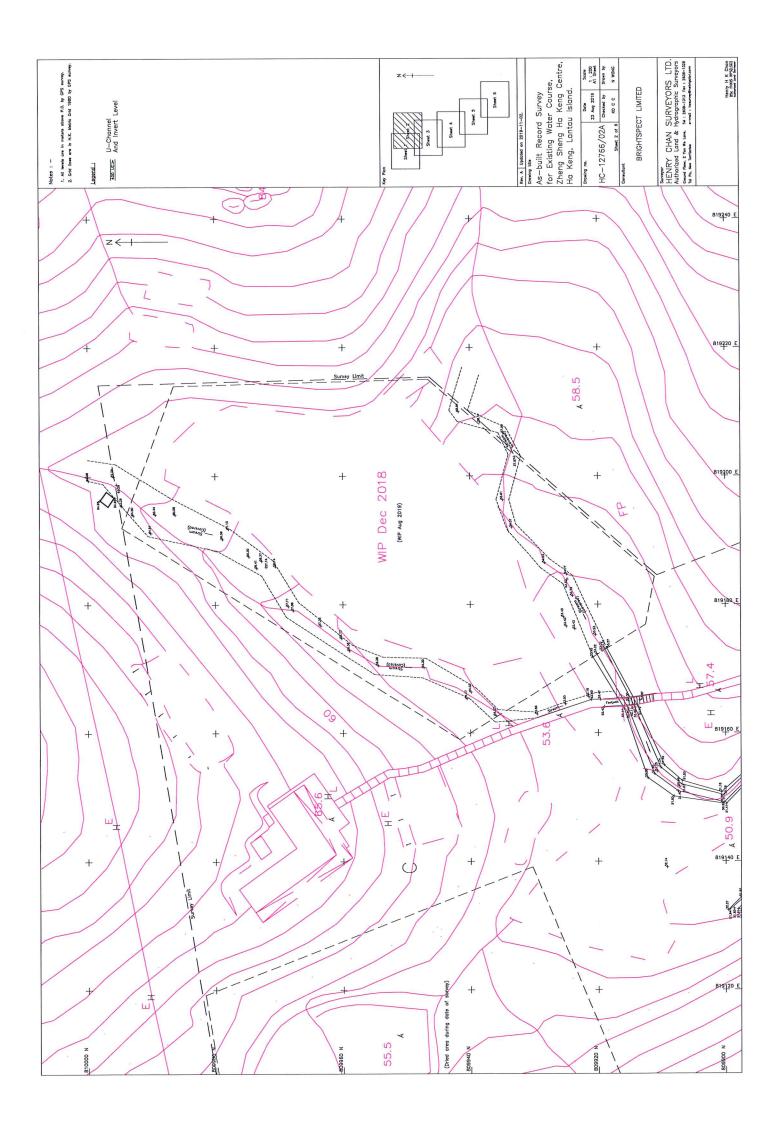
4.0 Conclusion

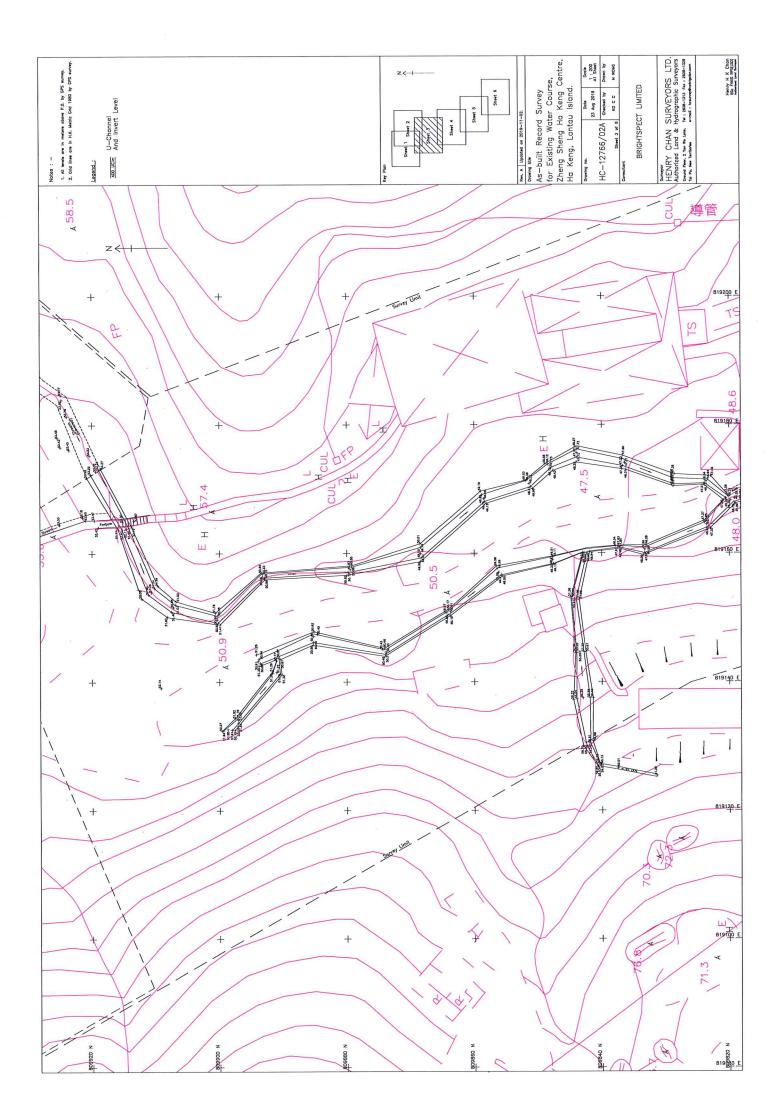
From the above justification, it can be drawn up that surface run-off is effectively collected by U-channels at different section mainly at the perimeter of site, and then discharged to existing stream via sand trap and apron of 3 times the width of 450 U-channel at the western side of the site.

Therefore, there is NO impact to the adjoining Lots before and after erection of the Rehabilitation Centre.

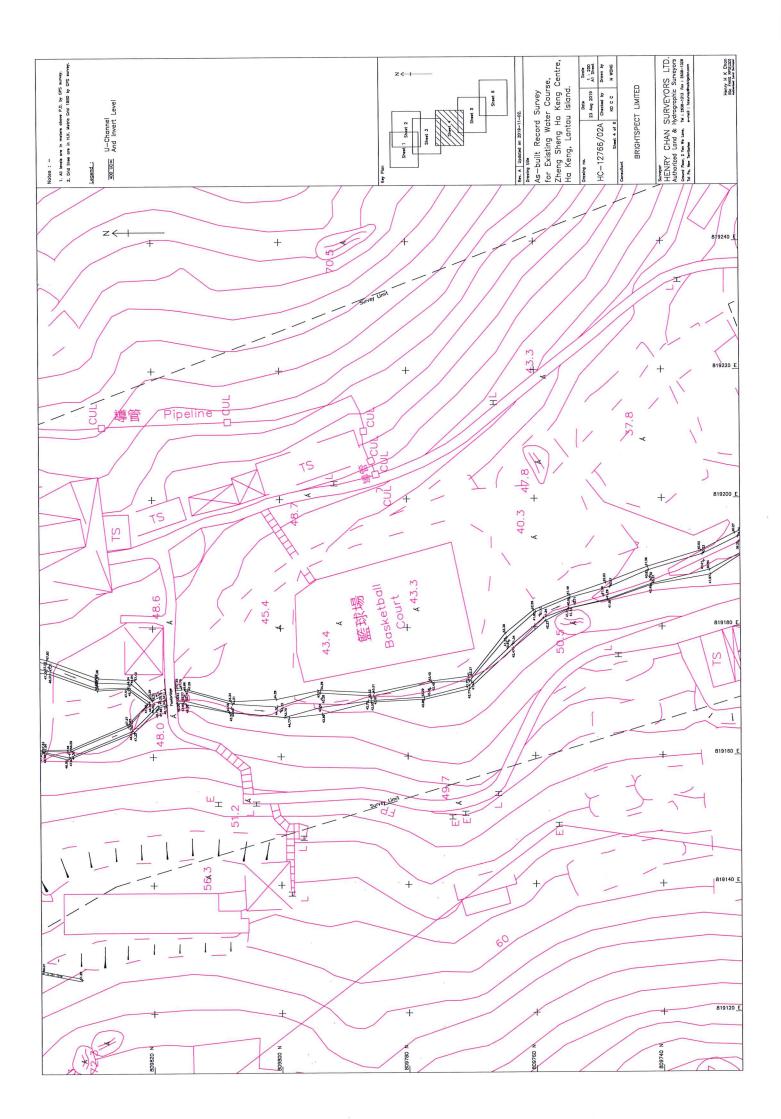
5.0 Appendix

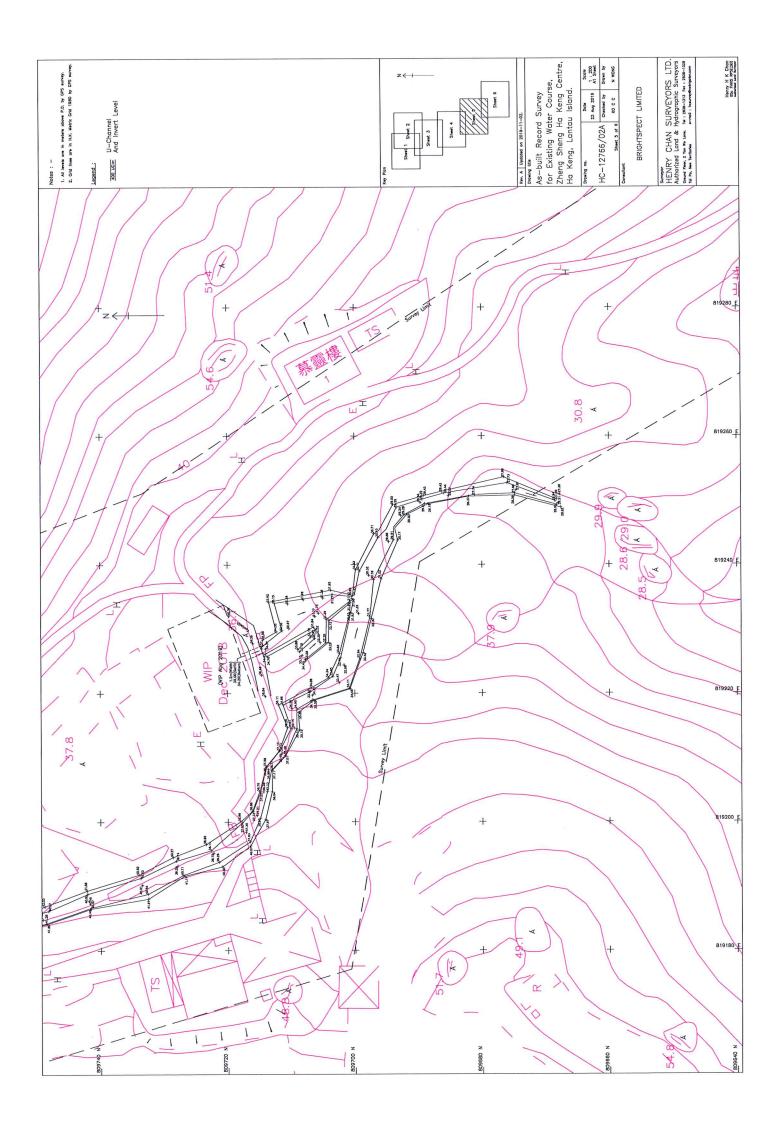


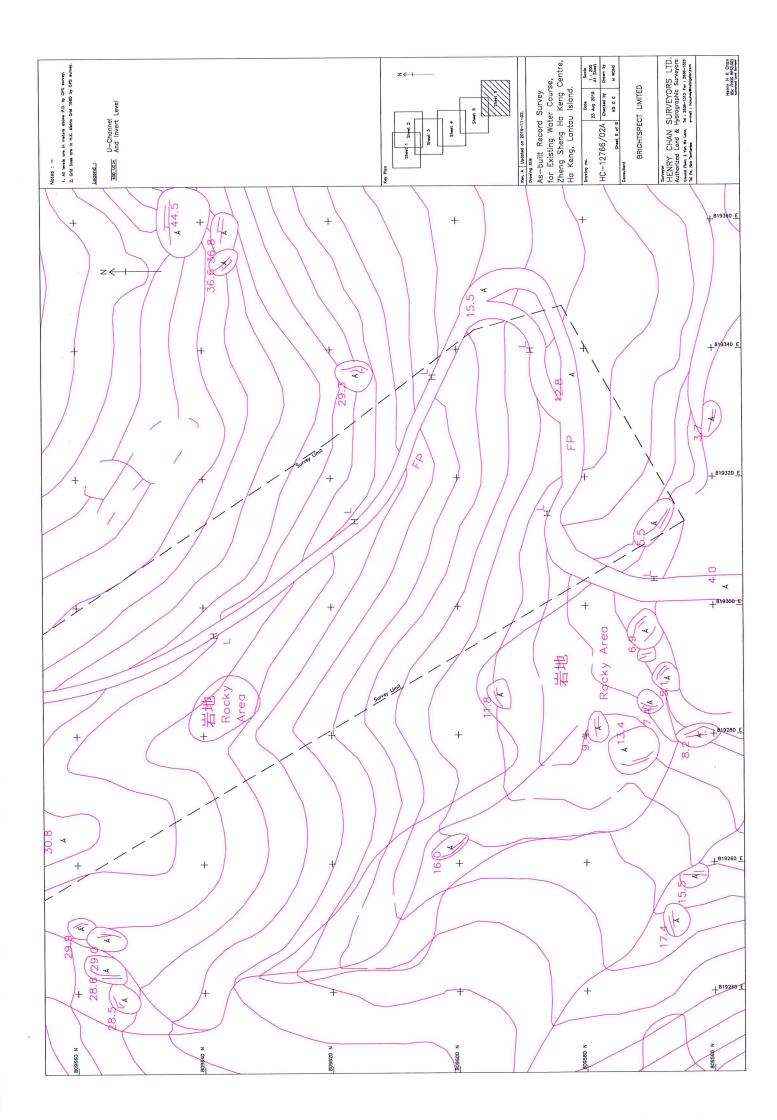


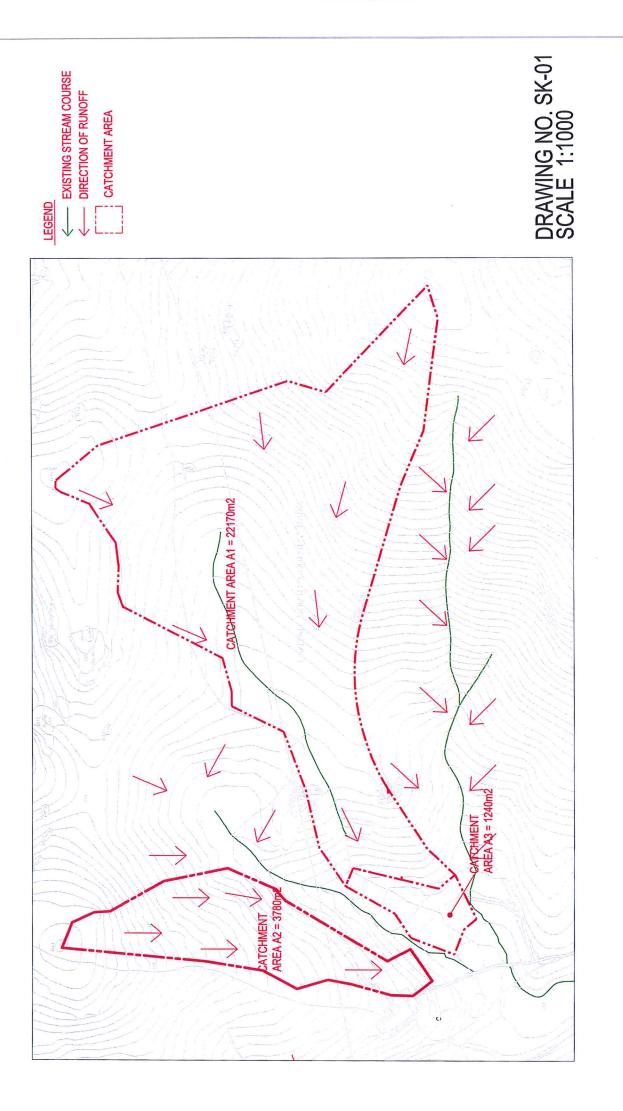


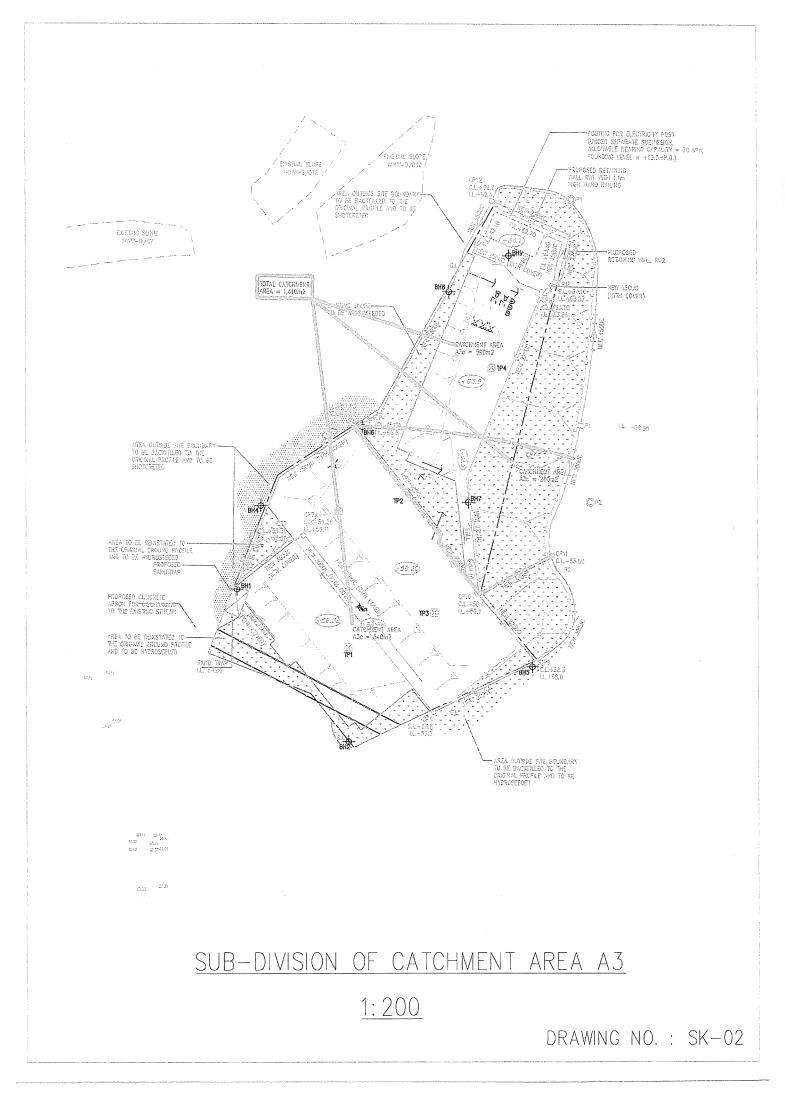


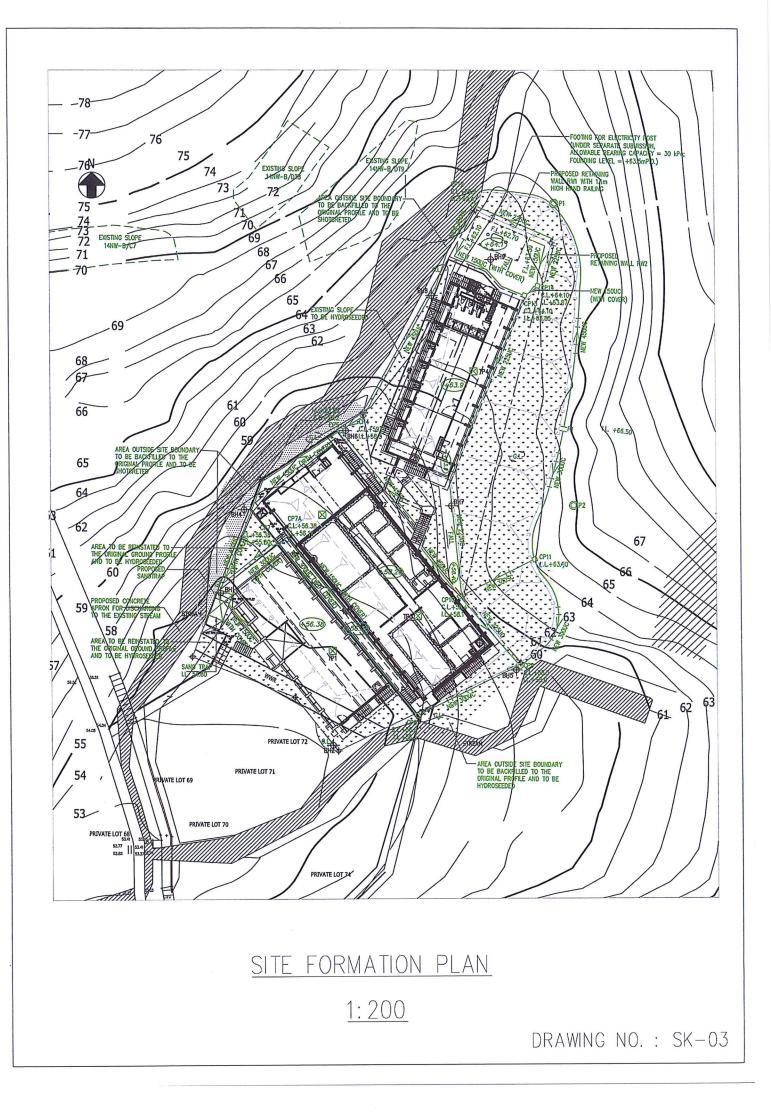












Attachment F2



BRIGHSPECT LIMITED 珀 限 百 旨 有 公

Authorized Person • Surveyor • Architect • Planner







Our Ref: HK-377/2019

Your Ref: 6/9231/17(TB)

Buildings Department, 7/F, Cityplaza Three (CP3), 14 Taikoo Wan Road, Taikoo Shing, HK

2019 SEP 24 A 9:01

18 September 2019 By Hand 11461

R & D Rapi, my (HEDs) BUILDING'S DEPARTMENT

Dear Sirs,

Submission of Site Formation Amendment Plan (Type II works) Improvement of Christian Zheng Sheng Ha Keng Centre at STT CX2609 in D.D. No. 339, Ha Keng, Lantau, N.T.

We refer to the captioned and write to submit the following for your approval:-

- & sets of Site Formation Plan (with 2 sets duly signed); 1.
- 2 set of Design Report for Permanent Site Formation Works (Amendment No.1) 2.
- 1 set of Form BA16 3.
- 4. 1 set of Form BA5
- 1 set of Drainage Impact Assessment (DIA) for Submission to DSD 5.
- 1 set of Typographic Surveyor Plan and Photo Location Plan for Submission to DSD 6.

Should you require further information, please do not hesitate to contact our Ms. Angel Leung or Mr. Sam Cheung at 2122 9877. Thank you for your attention.

Yours Faithfully For and on behalf of

Brighspect Ltd.

K.C. Lee Authorized Person Encl.

Christian Zheng Sheng Association Limited - Mr. Chan Siu Cheuk cc. Project Coordinator - Mr. Freeman Chan Index Architecture Limited - Mr. Anderson Lee P&T Architect and Engineer Limited - Mr. Lau Wing Yin P&T (M&E) Group Limited - Mr. K.M., Lau / Mr. Gary Lau Legendz Consultants Ltd. - Mr. Colman Fung

By e-mail w/o KCL//SC/AL/al/v

Regulated by RICS

17/F Kam Fung Commercial Building 2-4 Tin Lok Lane Wanchai Hong Kong Tel 2122 9877 Fax 3690 2515



Drainage Impact Assessment

for

Proposed Pump House

at

STT CX 2609 Ha Keng

Chi Ma Wan, Lantau Island

Prepared by : Chun Chaip Consulting Engineers Ltd.

CONTENTS

- **1.0 INTRODUCTION**
- 2.0 EXISTING DRAINAGE CONDITIONS
- 3.0 DRAINAGE IMPACT ASSESSMENT
 - 3.1 Check for Surface Run-off
 - 3.2 Mitigation Measure to Avoid Flooding to Surrounding Lots & the Footpath
 - 3.3 Hydraulic Analysis
 - 3.4 Preventive Measure to the Drain System during Summer Season
- 4.0 CONCLUSION

5.0 APPENDIX

Photo No. 6 & 7 Plan No. ISM 2642-ca Topographic Survey Plan No. HC-13916/02 Site Formation Plan No. PM-SF-01 Manning's Pipe Calculation Sheet SK-01 SK-02 SK-03

1.0 Introduction

- 1.1 Christian Zheng Sheng Association Limited proposed to construct a pump house at the site for fire fighting purpose. The pump house is a single storey building constructed at the site with approx. area of 226 m².
- 1.2 Plan no. ISM 2642 Ca shows the location of the proposed pump house.
- 1.3 This DIA report outline the catchment areas up-stream of the site, identifies and quantifies the potential drainage impact due to the proposed pump house both during construction period and after completion as per DSD's comment.

2.0 Existing Drainage Conditions

- 2.1 Run-off is drained to nearby stream which discharged to sea near Ha Keng Pier.
- 2.2 No serious flooding were recorded in the nearby area recently.
- 2.3 Existing drainage system is shown in Drainage Topographic Survey Plan(drawing no. SK-02).

3.0 Drainage Impact Assessment

- 3.01 The catchment areas up-stream of the pump house is shown in drawing no. SK-01
- 3.02 Site Formation Plan of the proposed pump house is shown in drawing no. PM-SF-01C, this plan indicated that the site is away from nearby stream-course.
- 3.03 Photos of No. 6 & 7 showing foundation construction of the pump house whereas it is sited is away from nearby stream-course. However, the pump house building will diminish storage capacity of surface run-off from catchment area **3** during construction period and after completion.
- 3.04 In according to Storm-water Drainage Design Manual, the recommended design return Periods adopted in this assessment is *1 in 50 year*.

3.1 Check for Surface Run-off

Using Rational Method from Drainage Design Manual

 $Q_p = ciA/3600$ where,

Assume c = 0.95 for catchment area 1 &

C = 0.3 for catchment area 3

(refer cl. 7.5.2(b), Storm-water Drainage Design Manual, DSD)

For a 1 in 50 year design rainfall return period,

i = 249 mm/hr.(for return period 1 in 50 years, duration interval 1.5-2.5 min.)

Catchment Area	Area (m²)	с	Intensity (i) (mm/hr.)	Max. Run-off(Q♭) (m³/s)
1	226	0.95	249	0.015
3	21,227	0.3	249	0.4405
<u>Total</u>	21,453			0.455

3.2 Mitigation Measure to Avoid Flooding to Surrounding Lots & the Footpath

450 and 300 U-channels at the north and east side respectively of the site is constructed to collect run-off, from catchment area **3**, which is drained-off via internal drain system through sand trap and 500 mm dia. pipe to the nearby stream course at a max. discharge rate of **0.6 m³/second**, thus, it implies that the run-off discharge rate is larger than the in-flux rate.

Furthermore, the existing out-fall opening at bottom level + 35.6 (please refer to photo no. 7) of dimensions 1400 x 930 (H) shall be retained to serve as overflow mechanism to prevent the flooding of adjoining structure and properties for surface run-off discharge under very abnormal scenario.

3.3 Hydraulic Analysis

By using Manning's Equation, the maximum velocity and flow volume of the 500 mm dia. for rain water discharge to be installed at this site is estimated by use of Manning's Equation (please refer to calculation sheet)

3.4 Preventive Measure to the Drain System during Summer Season

Surface channel and sand trap within the Lot Boundary shall always be clear of any debris and leaves. No blockage to existing 1400 x 930 (H) out-fall opening to be ensured.

4.0 Conclusion

450 U-channel at the north side and 300 U-channel at the east side of this site collect surface run-off from catchment area 3 and conveyed by internal U-channels pass through CP1, CP2, CP5 & ST1 prior to discharge to nearby stream course as shown in the site formation plan(drawing no. PM-SF-01C) and drawing no. SK-03.

As a matter of fact that the existing out-fall opening of $1400 \ge 930$ (H) at bottom level +35.6(please refer to photo no. 7) at the site will be retained upon completion of pump house to serve as overflow mechanism to prevent the flooding of the adjoining structure & properties for surface run-off discharge under very abnormal scenario.

Construction of the pump house will not imposed any potential flooding to its surrounding area and the footpath/footbridge.

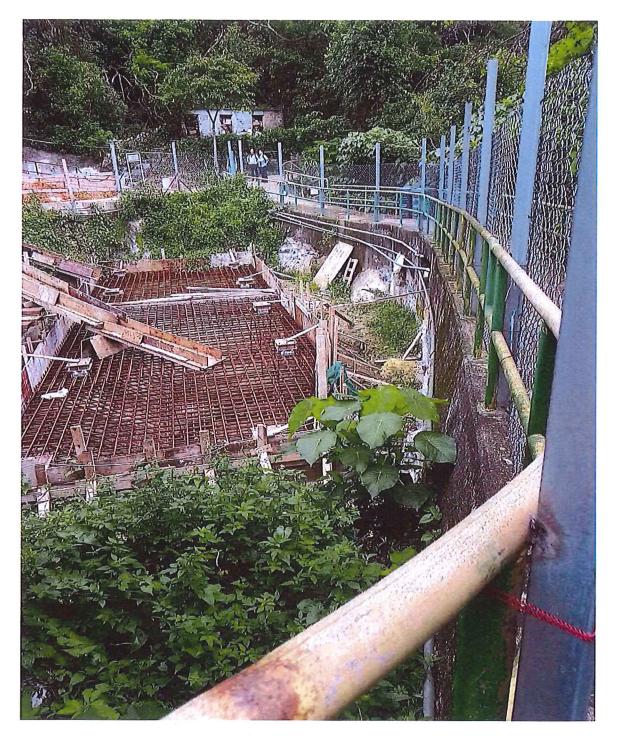


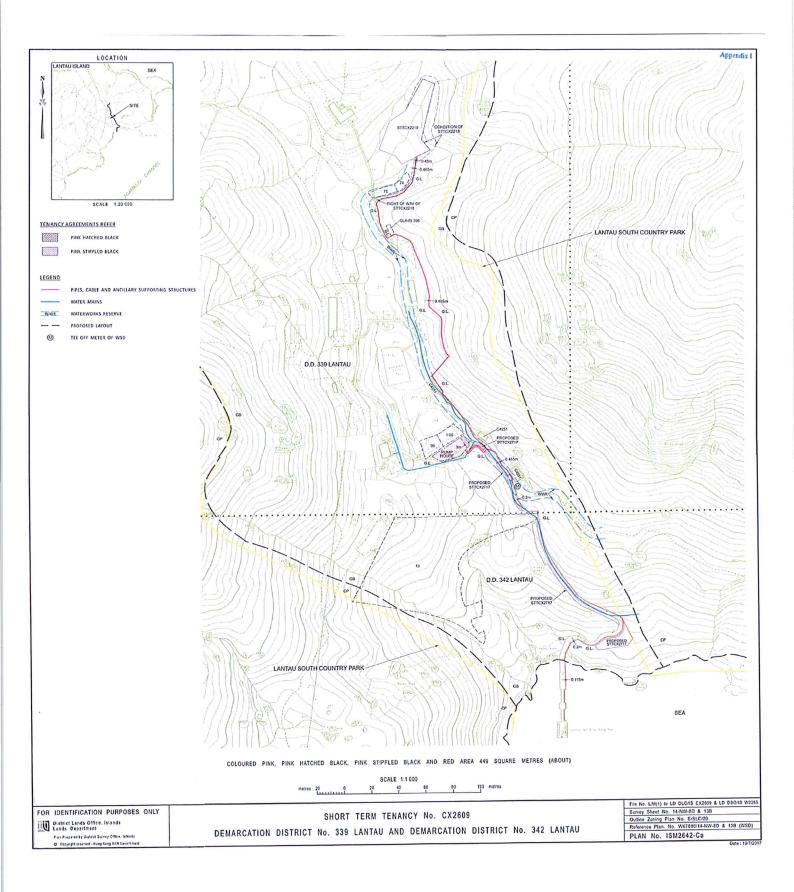
Photo No. 6

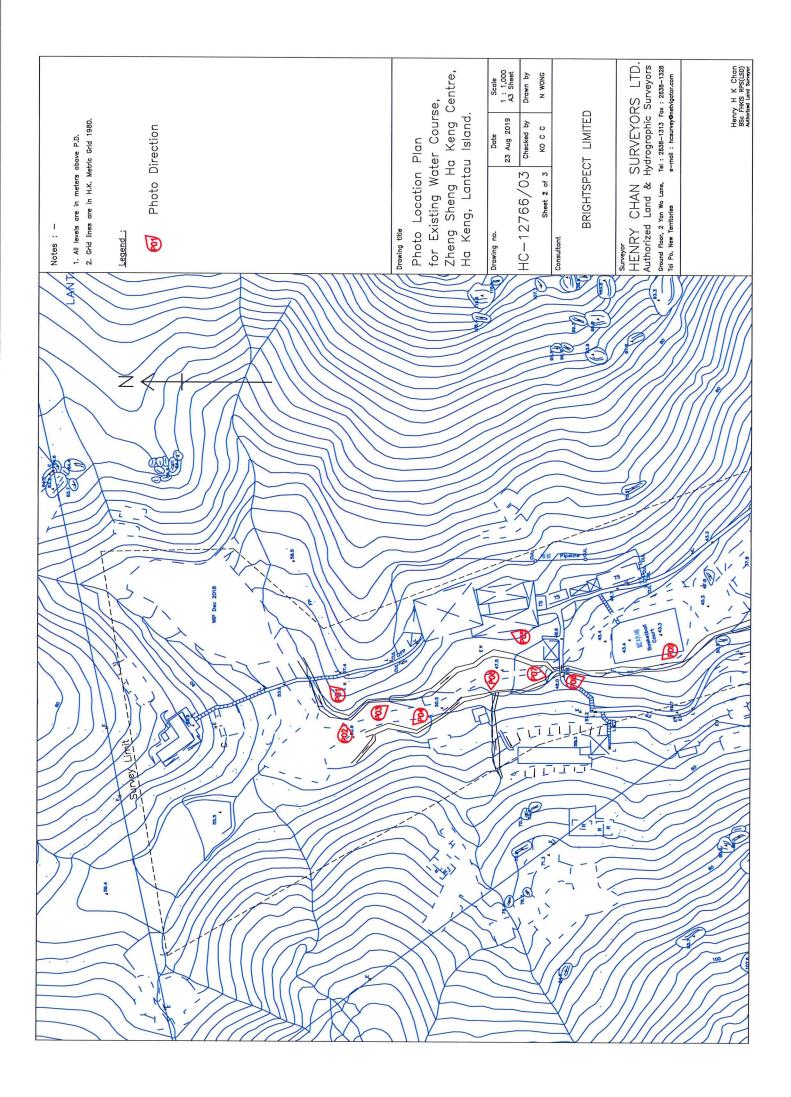
Foundation works for the proposed pump house which shows it is sited away from existing nature water course

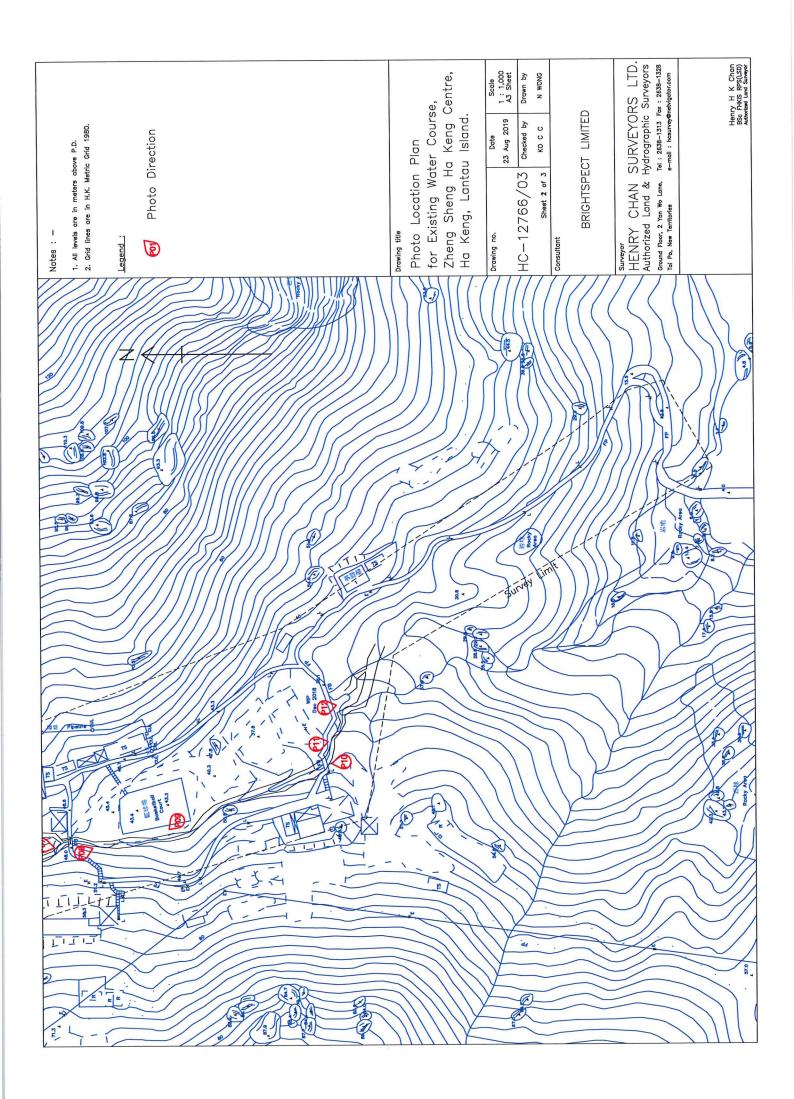


Photo No. 7

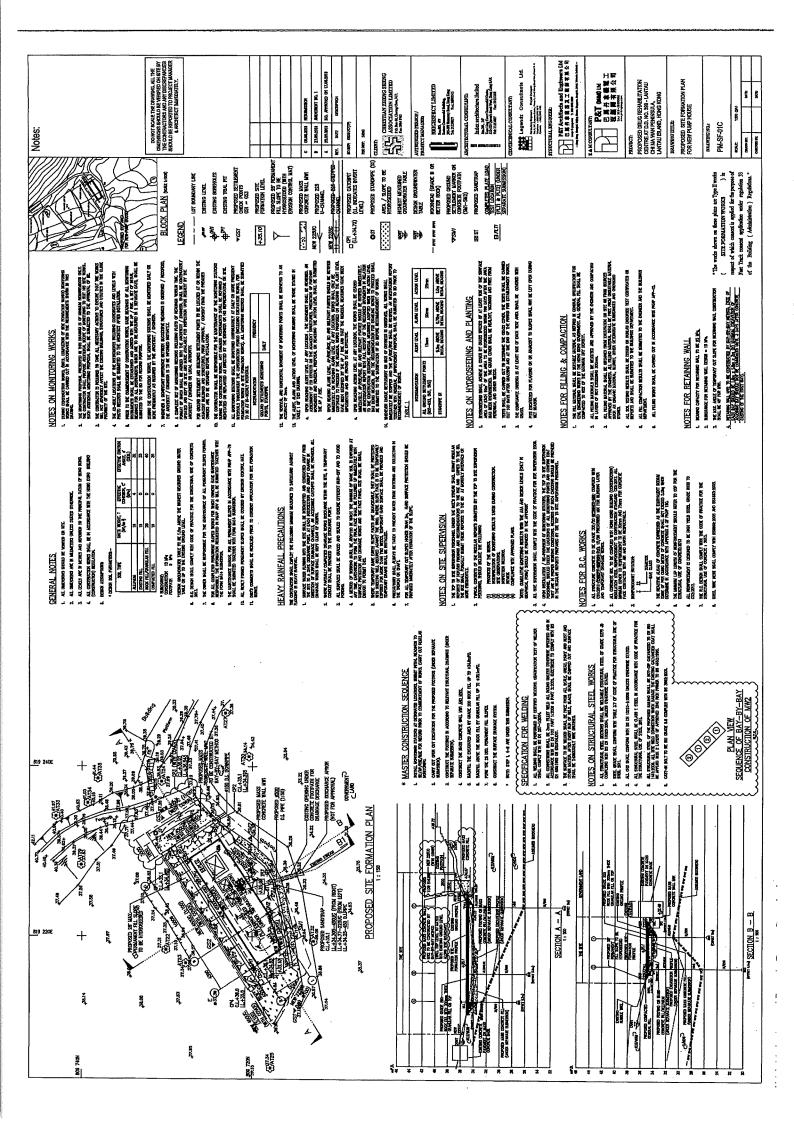
Foundation works for the proposed pump house which shows it is sited away from existing stream course at the other side of footbridge. Existing outfall opening measured 1400 mm(W) x 930 mm(H) will be retained to serve as overflow mechanism







Notes : - 1. All levels are in meters above P.D. 2. Grid lines are in H.K. Metric Grid 1980. Legend : Photo Direction		Prowing title Photo Location Plan for Existing Water Course, Zheng Sheng Ha Keng Centre, Ha Keng, Lantau Island.	Drawing no. Date Scale Scale 1::1,000 2:3 Aug 2019 1::1,000 HC-12766/03 Checkad by Drawn by Sheet 3 of 3 K0 c c N WONG Consultant BRIGHTSPECT LIMITED	Surveyor HENRY CHAN SURVEYORS LTD. Authorized Land & Hydrographic Surveyors Geourd Fion, 2 Yan Wo Lane, Tai : 2538–1313 Fax : 2558–1328 Tai Po, New Territories e-mail : heaurrey@netVigator.com	Henry H K Chon BSc FHICS RPS(LSD) Authorized Land Surger
	Photo 04	Photo 08		Photo 12	
	Photo 03	Photo 07		Photo 11	
	Photo 02	Photo 06		Photo 10	
	Photo 01	Photo 05		Photo 09	



Pipe Flow Calculator Manning's Formula

★ Results

Pipe Size: 500mm

Maximum Flow Volume: 631.424L/s

Maximum Flow Velocity: 3.408m/s

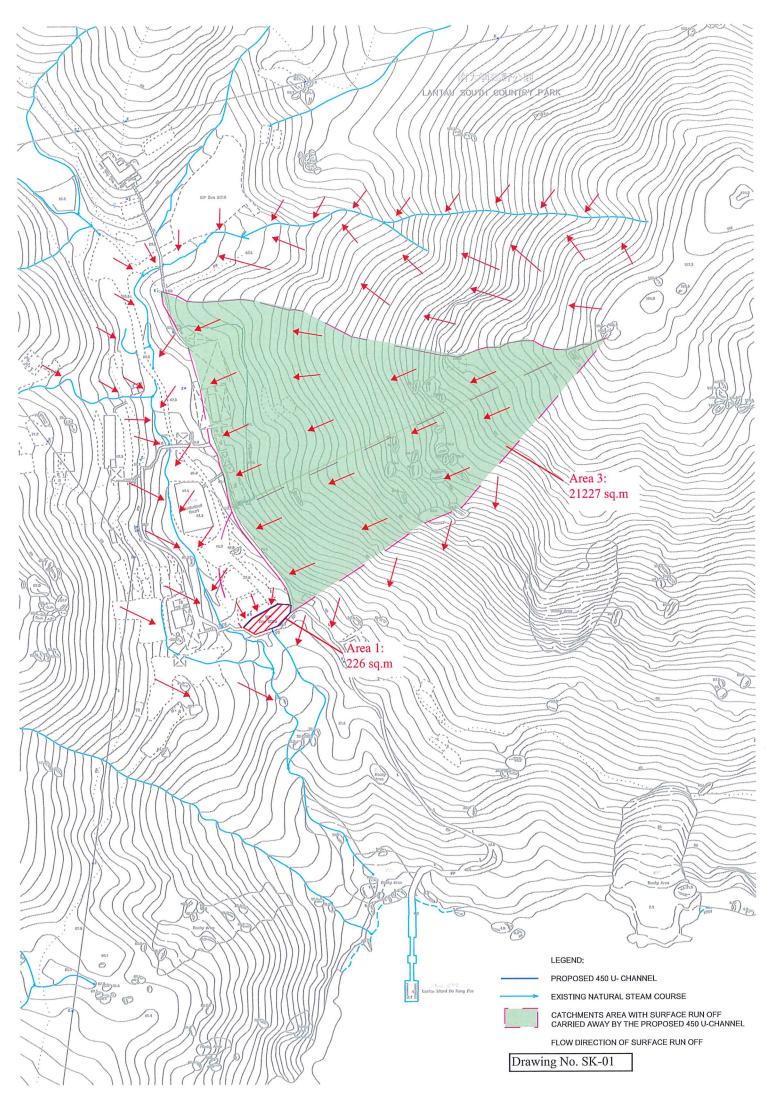
🕼 Input

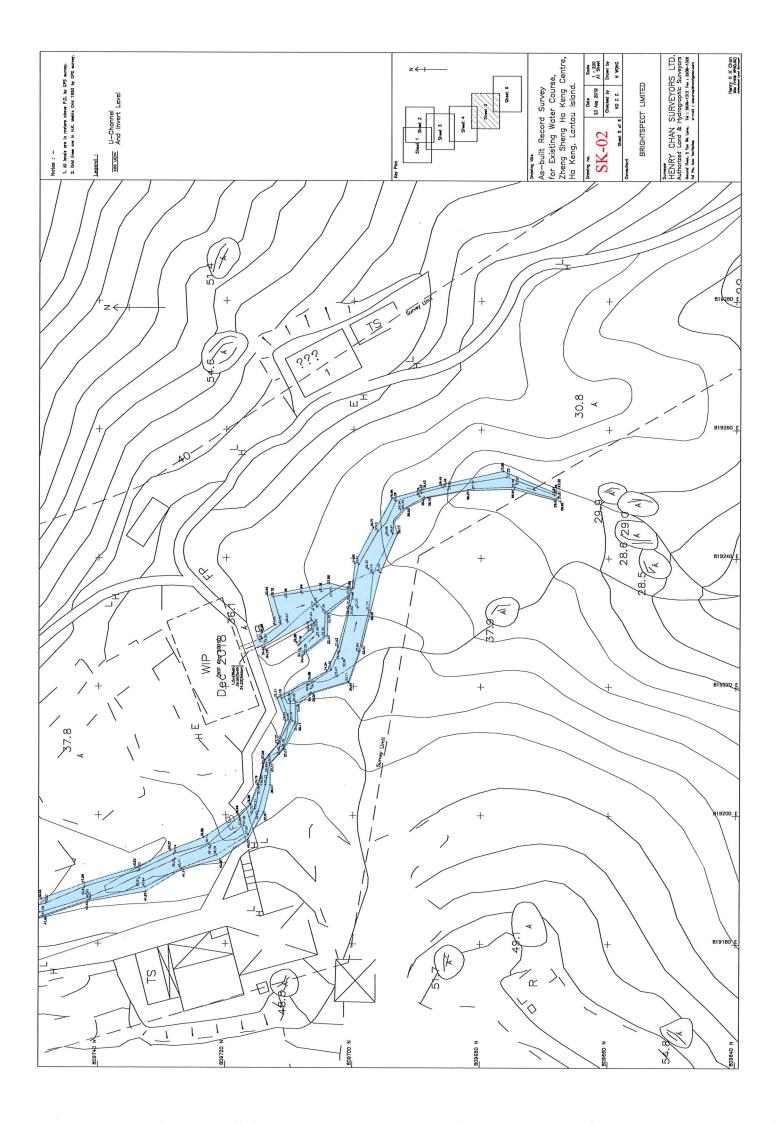
Circular		•••••	• • • · · <u>·</u>		▼
Diameter (mm)			··· · · · · · ·		· · · ·
500					
Pipe Material					
PE or PVC		, , , , , , , , , , , , , , , , , , ,	, , ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,,	··· <u>··</u> · <u>·</u>	• ••• •• •• ••
Roughness (n)		·-· .			··· ·· ·
0.01					
Pipe Slope (m/m)	••••				
0.0143					
Design Flow Rate (L/s)					
design flow					
Submit					

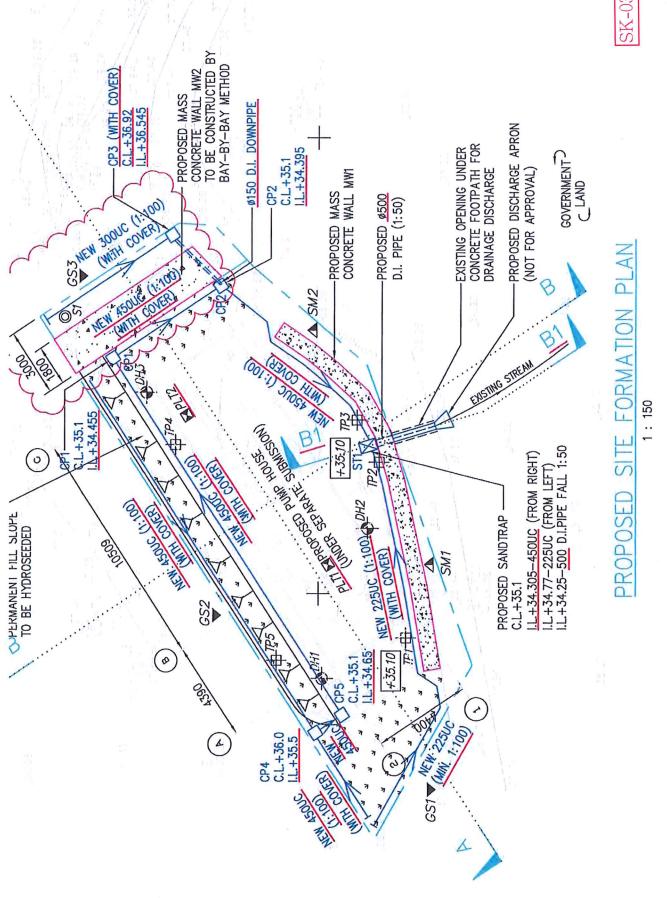
By using the calculators provided on this website you agree to Ingeniir's Privacy Policy

(https://ingeniir.com/pages/privacy), Terms & Conditions (https://ingeniir.com/pages/terms) and End User Licence Agreement (https://ingeniir.com/pages/legal).

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SK-03





2021 APR 14 🏳 1:55

By Hand Only

TOWN PLANNING BOARD

14 April 2021

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

Dear Sir/Madam,

Our Ref: HK- 557-TPB

(File Ref: A/SLC/168)

Superseding document for Application for s.16 Approval for Social Welfare Facility (Drug Rehabilitation Center) in "GB" Christian Zheng Sheng Association at STT CX 2218 and STT CX 2609 DD 339, Ha Keng, Lantau Island, N.T.

On behalf of the Christian Zheng Sheng Association Limited, we would like to have superseding document for the application of the S.16 planning approval for Social Welfare Facility (Drug Rehabilitation Center) use at the captioned site. The following documents are submitted herewith:

1. 8 sets of Site layout plan

And the above document will supersede the following in our s16 application:

1. Site layout plan in the Planning Statement

2. Attachment A2 in the R to C document

Should there be any queries, please kindly contact the undersigned at 2122 9877.

Yours faithfully,

For and on behalf of Brighspect Limited

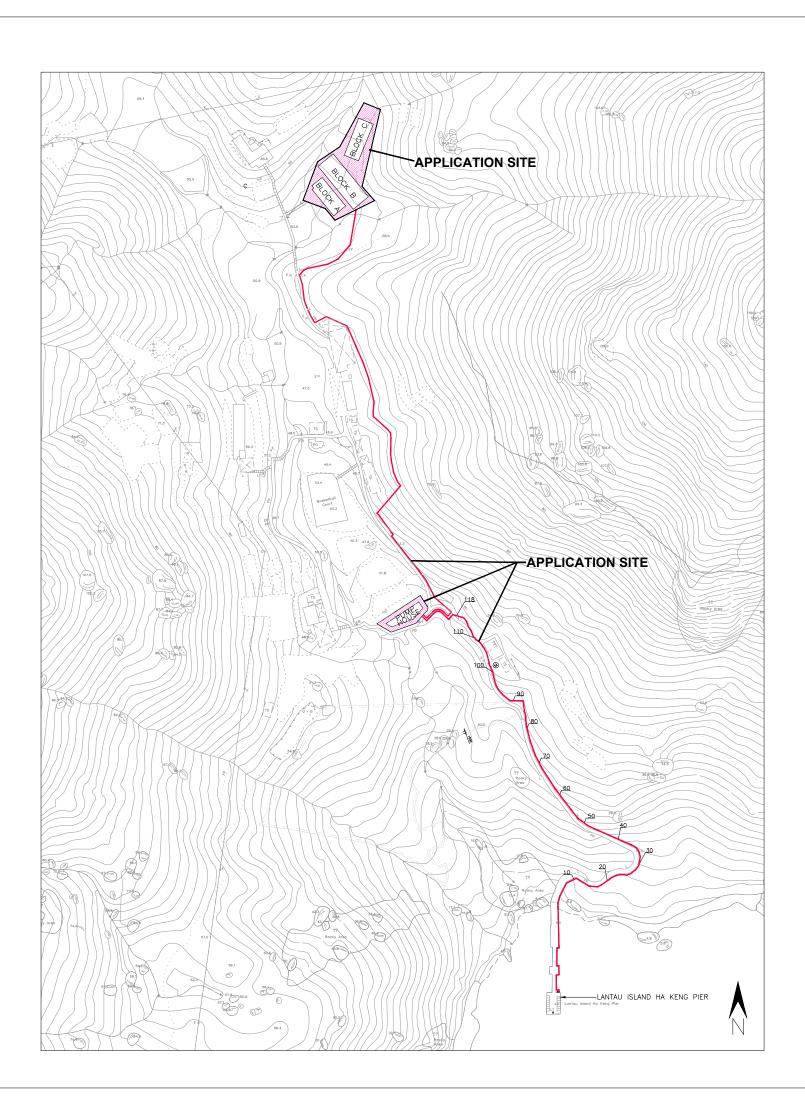
K.C. Lee

Planning & Development Surveyor, FRICS, FHKIS, RPS cc Client- Christian Zheng Sheng Association Limited cc District Planning Office (Mr. Kanic Kwok) – email only

KCL/CM/CC/cc

Regulated by RICS





STT 2218 SITE AREA: 1,240 m²

STT 2609 SITE AREA: 449 m²

PIPE DESCRIPTION:

- (i) One fire services water pipe not exceeding 61 millimetres diameter and 150 metres in length from nearby existing a
- One fire services dry pipe with the dimensions of not exceed millimetres in outer diameter and 605 metres in length with ancillary supporting structures;
- One fire services water pipe with the dimensions of not exc millimetres in outer diameter and 352 metres in length with ancillary supporting structures;
- (iv) One sprinkler pipe with the dimensions of not exce millimetres in outer diameter and 352 metres in length with ancillary supporting structures;
- One fresh water pipe with the dimensions of not exce millimetres in outer diameter and 352 metres in length with ancillary supporting structures;
- (vi) One flush water pipe with the dimensions of not exce millimetres in outer diameter and 352 metres in length with ancillary supporting structures;
- (vii) Four cables with the respective dimensions of not exc millimetres, 20 millimetres, 25 millimetres and 50 mill outer diameter and 352 meters in length with its ancillary supporting structures; and
- (viii) One waste water pipe with the dimensions of not exc millimetres in outer diameter and 352 metres in length with ancillary supporting structures;

STT 2609 UTILITY SERVICE AREA:

 $(0.061 \times 150) + (0.115 \times 605) + [(0.061 + 0.061) + 0.020 + 0.020 + 0.025 + 0.050 + 0.061] = 9.15 + 69.575 + 137.984$ = 216.709 m²

	LEGENDS — PIPES & CABLES
s in outer stream;	
eeding 115 h its	
ceeding 61 h its	
eeding 61 th its	ε D C
ceeding 52 th its	B 29/03/2021 - 05/03/2021 REV. DESCRIPTION CLENT: 0
ceeding 42 th its	CHRISTIAN ZHENG SHENG ASSOCIATION LIMITED P.O. Box 68, Cheung Chau, N.T. Fax: 2984 9763
ceeding 20 llimetres in	BRIGHSPECT LIMITED 17/F, Kam Fung Commercial Building, 2-4 Tin Lok Lane, Wanchai, Hong Kong. Tel: 21229877 Fax: 36902515
y ceeding 61	ALL DIMENSION TO BE CHECKED ON SITE. DO NOT SCALE THE DRAWINGS, FICURED DIMENSIONS TO BE OBSERVED ONLY. ARCHITECTS OFFICE TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. THE COPYRIGHT OF THIS DRAWING IS THE PROPERTY OF P.S.I. WHOSE WHITEN CONSENT MUST BE OBTAINED BEFORE THE REPRODUCTION OF ANY PART THERE OF CAN BE MADE.
th its	NAME OF RCHD: CHRISTIAN ZHENG SHENG CENTRE 基督教正生中心
	PROJECT: TPB S16 APPLICATION FOR SOCIAL WELFARE FACILITY DRUG REHABILITATION CENTRE, CHRISTIAN ZHENG SHENG COLLEGE IN DD NO. 339 HA KENG, CHI MA WAN PENINSULA, LANTAU, N.T (STT 2218, STT 2609) DRAWING TITLE:
	SITE LAYOUT PLAN(REVISED)
1 + 0.052 + I) x 352]	SCALE: 1:2000 @ A3 DATE: 13/04/2021 DRAWN BY: CC CHECKED BY: KCL/CM
, -	JOB NO: DRAWING NO: REVISION 5.1

Appendix Id of RNTPC Paper No. A/SLC/168

Urgent 🗌 Return receipt 🗌 Sign 🗌 Encrypt 🗌 Mark Subject Restricted 🗌 Expand personal&public groups



Responses to Comments from various department - Planning Application No. A/SLC/168 14/05/2021 16:53

 From:
 "Mars Lee" <marslee@brighspect.com>

 To:
 <tpbpd@pland.gov.hk>

 Cc:
 <kckkwok@pland.gov.hk>, <kclee@brighspect.com>, "'Mars Lee'''

 <marslee@brighspect.com>

1 attachment

R to C Ha Keng_2021.05.14 (Rev.1).pdf

Dear Sir,

Please find the enclosed initial responses to comments from various department for your perusal. Thank you.

Best Regards Mars Lee Project Officer

Brighspect Limited Authorized Person. Surveyor. Architect. Planner

17/F Kam Fung Commercial Building 2-4 Tin Lok Lane Wanchai Hong Kong T2122 9877 F3690 2515 E marslee@brighspect.com W www.brighspect.com

Disclaimer

The contents of this email contain or may contain privileged and confidential information. If you are not the intended recipient or for any reason think that this message may have reached you in error, you must not read, disseminate, copy or take any action in reliance on it and we ask you to delete this message and any attachments from your computer system and notify us immediately by reply email and notify us immediately. Further, we make every effort to keep our computer network free from viruses. However, if you check this email and open any attachments to it, we can take no responsibility and therefore disclaim all liability for any computer virus that might be transferred by way of this email.

Responses to Comments from Buildings Department (BD)

Com	ments of the Subject Officer	Applicant's Responses
1)	2 Temporary Occupation Permits (TOP) were Issued by this Department on 2 November 2020 with expiry date on 2 September 2025 for the 3 nos. of Drug Rehabilitation Centre buildings (Block A. B & C) and 1no. of plant building all for non-domestic use at the subject sites. In the subject planning application, a change in use of Block C from the non-domestic use under TOP to dormitories of domestic use was noted. The proposed change in use and associated new building works, if any, should be subject to the control under the Buildings Ordinance (BO) and I have the following comments under the BO:	The proposed change of use for Dormitory at G/F and 1/F of Block C will be carried out under A&A work upon approval by Town Planning Board. It is not a new building development.
1a)	Before any new building works are to be carried out on the application sites, prior approval and consent from the Building Authority (BA) should be obtained, otherwise they are unauthorized building works. An AP must be appointed to coordinate all new building works in accordance with the BO.	Noted
1b)	If the site does not abut on a specified street of width not less than 4.5m, the development intensities and building height shall be determined I)y the Building Authority under B(P)R19(3) upon formal submission of building plans to this Department.	Noted
1c)	The site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with B(P)R5 and 41D respectively.	Noted

Com	ments of the Subject Officer	Applicant's Responses
1d)	Detailed comments under the BO on the private	Noted
	development / building such as permissible plot ratio, site	
	coverage, emergency vehicular access, provision of means	
	of escape, fire resisting construction, barrier free access'	
	and facilities, open space, service lane, compliance with the	
	sustainable building design guidelines, etc. will be	
	formulated at the formal building plan submission stage.	
1e)	If the proposed use under application is subject to the issue	Noted. We will incorporate the licensing requirement for
	of a licence, please be reminded that the building safety	submission to BD at later stage.
	and other relevant requirements as may be imposed by the	
	licensing authority would need to be complied with.	
1f)	Any intended material change in use of building should	Noted
	comply with BO s.25.	

Responses to Comments from Director of Social Welfare (DSW)

Comments of the Subject Officer		Applicant's Responses
 It is noted from paragraphs 5. study report that the two mu 1/F of Block C are for resident Boys Dormitory Use' and 'P Use' respectively while 'the ce 56 students and a total of supportive staff'. In this regand whether the two multi- training/activity use or 	Itifunction rooms on G/F and tial purpose, as 'Proposed for roposed for Girls Dormitory entre will accommodate up to 25 teachers/instructors/ and rd, CZSA is required to clarify function rooms are for dormitory use. If any ntended for residential pendent persons, CZSA shall g Office of Drug Dependents or change of layout to include the concerned DTRCs, and on a relevant government sought in due course in order	Noted, our client would like to propose for Dormitory use at G/F and 1/F of Block C. Upon approval by TPB, we will submit to Buildings Department for the change of use and will comply with relevant building regulations and we will also amend the licensing plans upon approval by BD and submit to SWD.

Responses to Comments from Planning Department (PlanD)

Comments of the Subject Officer		Applicant's Responses	
1)	· ·	The temporary water retention is outside site boundary. Noted and the debris and construction waste will be removed upon	
	waste and debris are observed near the new centre,		
	adjoining and outside the site boundary. The applicant is reminded to reinstate the disturbed area as soon as		
	possible.		

Responses to Comments from Lands Department (LandsD)

Comments of the Subject Officer		Applicant's Responses
1)	The applicant claimed in paragraph 6(b) and Appendix E of	The compensatory trees have been completed with some
	the planning statement of the submission that the Tree	defects found on the trees, the Landscape Architect has issued
	Compensation Plan No. TC-01(Rev. H) had been approved	comments to the Main Contractor for rectification. The
	by his office. Also, it is claimed in paragraph 7.8 of the	contractor has in the process of replacement of trees and
	planning statement that the planting of compensatory	rectification work. Upon completion, the Landscape Architect
	trees is already completed. According to his record, his	will have self certificate to be issued upon his satisfaction. Upon
	office has not given any approval to the Tree	completion, we will inform DLO accordingly.
	Compensation Plan No. TC-01(Rev. H) under tenancy	
	agreement of STT CX2218 or the tenancy agreement of STT	
	CX2609. Also, the applicant has not informed to his office	
	of the completion of planting compensatory trees. The	
	applicant should check and clarify.	

Responses to Comments from Drainage Services Department (DSD)

Com	ments of the Subject Officer	Applicant's Responses
1)	The applicant shall include the photo record of the existing stream and the completed drainage works as mentioned in the email correspondence in Appendix H of the planning study report.	
		<image/> <image/>





TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR DEVELOPMENT WITHIN GREEN BELT ZONE <u>UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE</u>

(Important Note :

The guidelines are intended for general reference only. The decision to approve or reject an application rests entirely with the Town Planning Board and will be based on individual merits and other specific considerations of each case.

Any enquiry on this pamphlet should be directed to the Planning Information and Technical Administration Unit of the Planning Department, 17th Floor, North Point Government Offices, 333 Java Road, Hong Kong - Tel. No. 2231 5000.

These guidelines are liable to revision without prior notice. The Town Planning Board will only make reference to the guidelines current at the date on which it considers an application.)

1. Introduction

- 1.1 The planning intention of the "Green Belt" ("GB") zone is primarily to promote the conservation of the natural environment and to safeguard it from encroachment by urban-type developments.
- 1.2 The "GB" zone covers mainly slopes and hillsides, most of which is naturally vegetated. Some "GB" areas are also designated as Country Parks. Most of the land within the "GB" zone is Government land, although there are also small pockets of private land, generally near built-up areas.
- 1.3 The main purposes of the "GB" zone include the following :
 - a. to conserve existing landscape features, areas of scenic value and areas of recognised "fung shui" importance;
 - b. to define the outer limits of urbanized districts and to serve as a buffer between and within urban areas; and
 - c. to provide additional outlets for passive recreational uses.
- 1.4 To preserve the character and nature of the "GB" zone, the only uses which will always be permitted by the Town Planning Board (the Board) are compatible uses which are essential and for public purpose such as waterworks, water catchment areas, nature reserves, agriculture, forestry and certain passive recreational uses. Other uses, including government/institution/community (G/IC), residential development and public utility installations will require planning permission from the Board and each proposal will be assessed on its individual merits. Applications for development will

be considered by the Board according to the criteria set out below.

2. Main Planning Criteria

- a. There is a general presumption against development (other than redevelopment) in a "GB" zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- b. An application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- c. Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- d. Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- e. Applications for G/IC uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- f. Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- g. The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- h. The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- i. The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect

drainage or aggravate flooding in the area.

- j. The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- k. The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- 1. The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- m. Any proposed development on a slope or hillside should not adversely affect slope stability.

TOWN PLANNING BOARD JULY 1991

tpbpd@pland.gov.hk

寄件者: 寄件日期: 收件者: 主旨:

2021年05月06日星期四 3:23 tpbpd A/SLC/168 Christian Zheng Sheng College, Ha Keng, Chi Ma Wan

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A/SLC/168

Short Term Tenancy Nos. CX2218 and CX2609, D.D. 339L, Ha Keng, Chi Ma Wan Site area : About 1,689sq.m Government Land / Short Term Tenancy No. CX2218 & CX2609 Zoning : "Green Belt"

Applied development : Drug Rehabilitation Centre / Utility Installation for Private Project

Dear TPB Members,

This application is not clear. Is it for Utility Installation? Christian Zheng Sheng College has been operating since 1985. There is no history of previous applications/approvals.

If the application is for electric supply then why is it not from CLP?

If it is for electric supply then object. It would require extensive excavation of GB. An isolated outpost like this should using solar panels or some of the many hi teck green power generation mechanisms on the market to provide power.

And there is no information on the Private Project?

Who is paying for this? According to recent media reports CZSC is running out of funds. It would certainly be a costly installation.

The information provided is certainly not sufficient.

Mary Mulvihill



世界自然基金 香港分會

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WWF-Hong Kong

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6 May 2021

Chairman and members Town Planning Board 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong (E-mail: <u>tpbpd@pland.gov.hk</u>)

By E-mail ONLY

Dear Sir/Madam,

Re: Proposed Social Welfare Facility (Drug Rehabilitation Centre) with associated Utility Installation for Private Project (A/SLC/168) RECEIVED

WWF would like to express our concern on the captioned application.

Concern on legitimizing suspected unauthorized development

According to the Section 2.4 of the Planning Statement submitted by the applicant of the captioned application, the construction of the proposed new centre and the pump house has already been completed. However, we found that there is no previous town planning approval record for the captioned with reference to the latest information from the Statutory Planning Portal 2. Moreover, as per Section 2.3 of the aforesaid Planning Statement, Short-term Tenancies (STTs) were granted by the Lands Department on 19 September 2016 for the new centre and the new pumping house. In this regard, we would like the Town Planning Board to investigate if the captioned application is an unauthorized development or not. If yes, we consider that this application should be rejected so as to avoid legitimizing any unauthorized developments through planning applications in the future which would cause cumulative ecological impacts in the concerned "Green Belt" zone.

together possible.

營助人: 新港特別行政處行政長官 林鄭川焼女士、大紫荊動路.GBS 主席: 白丹尼先生 署理行政總裁: 黃碧茵女士 義務核數師:香港立信德蒙會計師事務所有限公司 司 義務公司秘書:嘉信秘書服務有限公司

義務司庫:匯幣銀行 註冊慈善機構 Patron: The Honourable Mrs Canie Lam Cheng Yuet-ngor, GBM, GBS The Chief Executive of the HKSAR Chairman: Mr Daniel R Bradshaw Actina CEO: Ms Nicole Wona norary Auditors: BDO Limited Honorary Company Secretary: McCabe Secretarial Services Limited Honorary Treasurer. HSBC Registered Charity (Incorporated With Limited Liability)

紅冊名稿 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong (你香港莊珊戒官的條保有限公司 Incorporated in Hong Kong with limited lability by guarantee) - 6 MAY 2021

Doved

We would be grateful if our comment could be considered by the Town Planning Board.

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Yours faithfully,

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Andrew Chan Senior Conservation Officer, Policy

就規劃申請/覆核提出意見 Making Comment on Plan 參考編號	ning Application / Review		
学の開始 Reference Number:	210507-005504-34812		
提交限期 Deadline for submission:	07/05/2021 5-3		
提交日期及時間 Date and time of submission:	07/05/2021 00:55:04		
有關的規劃申讀編號 The application no. to which the comment relates:	A/SLC/168		
「提意見人」姓名/名稱 Name of person making this comment:	守護大嶼聯盟		
意見詳情 Details of the Comment :			
守護大興聯盟對A/SLC/168的規劃申請有以下意見: 1. 若有關申請只供社會福設施(戒毒中心)使用,大聯盟並不反對; 2. 不過,有關申請包括相關的私人發展計劃的公用設施裝置,聯盟要求申請人提交為那私 人發展計劃提供的裝置? 3. 根據聯盟的查冊,該帶的私人地段,包括DD339L 61, 63, 65, 67, 68, 70, 71, 74, 75, 77, 79, 80, 81, 82, 85, 87, 89, 91, 93, 94, 95, 96, 98, 99 及 100 由HANG TAT SING INVESTMENT C OMPANY LIMITED 於1978年持有,而有關 [包括相關的私人發展計劃的公用設施裝] 是否 配合上述公司在該帶地段的發展?			
懇請申請人提供相關資料,再作研究			

Previous s. 16 Application covering the majority of the Site

Approved Application

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/SLT/52	A special school and a residential institution for drug rehabilitation purposes	16.1.1998	A1 – A5

Approval Conditions

- A1. The submission and implementation of landscaping and tree preservation proposals to the satisfaction of the Director of Planning or of the Town Planning Board.
- A2. The submission of a slope investigation report and implementation of the improvement measures identified therein to the satisfaction of the Principal Government Geotechnical Engineer or of the Town Planning Board.
- A3. The provision of sewage treatment and disposal facilities to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.
- A4. The provision of emergency vehicular access/marine access for fire services to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- A5. The permission shall cease to have effect on 16.1.2001 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

Advisory Clauses

- (a) to note the comments of the Director of Social Welfare that it is noted from paragraphs 5.5, 5.7 and 5.8 of the Planning Study Report that the two multi-function rooms on G/F and 1/F of Block C are for residential purpose, as 'Proposed for Boys Dormitory Use' and 'Proposed for Girls Dormitory Use' respectively while 'the centre will accommodate up to 56 students and a total of 25 teachers/instructors/ and supportive staff'. In this regard, the applicant is required to clarify whether the two multi-function rooms are for training/activity use or dormitory use. If any area/facility/room is intended for residential accommodation for drug dependent persons, the applicant shall make application to Licensing Office of Drug Dependents Treatment Centres of Social Welfare Department for change of layout to include such into the licensed area of the concerned drug dependent persons treatment and rehabilitation centres, and on which comments from relevant government bureau/departments will be sought in due course in order to determine whether approval will be granted;
- (b) to note the comments of the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD) that:
 - (i) if the application is approved by the Board, the applicant has to apply for his office's approval to materialise the developments approved by the Board. There is however no guarantee that such approval will be given by LandsD. The said approval, if given, will be subject to such terms and conditions as imposed by LandsD;
 - (ii) the tree works should be implemented in compliance with the latest Tree Preservation and Removal Proposal(s) approved by his Office; and
 - (iii) the submission of the Self-Certification of Compliance by the Registered Landscape Architect should be prepared and submitted to his Office in accordance with Land Administration Office (LAO) Practice Note No. 2/2020.
- (c) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department that it is noted from the site photos that land excavation for temporary water retention use, piling of construction waste and debris are observed near the new centre, adjoining and outside the site boundary. The applicant is reminded to reinstate the disturbed area as soon as possible;
- (d) to note the comments of the Chief Building Surveyor/New Territories East 1 & Licence, Buildings Department (CBS/NTE1&L of BD) that two TOPs were issued by his department on 2.11.2020 with expiry date on 2.9.2025 for the three Centre buildings (Blocks A, B and C) and one plant building all for non-domestic use at the Site. It is noted a change in use of Block C from the non-domestic use under TOP to dormitories of domestic use in the submission. The proposed change in use and associated new building works, if any, should be subject to the control under the Buildings Ordinance (BO) and he has the following comments under the BO:
 - before any new building works are to be carried out at the Site, prior approval and consent from the BA should be obtained, otherwise they are unauthorised building works (UBW). An Authorised Person (AP) must be appointed to coordinate all new building works in accordance with the BO;

- (ii) if the Site does not abut on a specified street of width not less than 4.5m, the development intensities and building height shall be determined by the BA under the Building (Planning) Regulations (B(P)R) 19(3) upon formal submission of building plans (BP) to his department;
- (iii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access (EVA) in accordance with B(P)R5 and 41D respectively;
- (iv) detailed comments under the BO on the private development / building such as permissible plot ratio, site coverage, EVA, provision of means of escape, fire resisting construction, barrier free access and facilities, open space, service lane, compliance with the sustainable building guidelines, etc. will be formulated at the formal BP submission stage;
- (v) if the proposed use under application is subject to the issue of a licence, please be reminded that the building safety and other relevant requirements as may be imposed by the licensing authority would need to be complied with; and
- (vi) any intended material change in use of building should comply with section 25 of the BO.
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that the Site has interfered with existing water mains and the applicant should note the Conditions of Working in the Vicinity of Waterworks Installations (Annex A);
- (f) to note the comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD) that:
 - (i) no existing DSD facilities would be affected by the application based on the latest record; and
 - (ii) the applicant shall check and ensure that the proposed drainage works and their downstream drainage systems have adequate capacity and are in good conditions to accommodate the surface runoff collected from the Site and its upstream catchment.

Conditions of Working in the Vicinity of Waterworks Installations

Water Mains

- 1. No water mains or their support shall be interfered with or buried without the prior approval of WSD.
- 2. The Contractor shall check the location of water mains and cables and other services by hand dug trial holes and take precautionary measures to protect them.
- 3. Free access shall be maintained at all times for the staff of WSD, their contractors and vehicles to go into and/or through the site to carry out installation, inspection, operation, maintenance or repair works.
- 4. No additional filling material is to be deposited over a water main without the approval of WSD.
- 5. No structures shall be crected or materials stored within 3 metres from the centre line of mains of 900mm diameter or under, and 5 metres for mains exceeding 900mm in diameter.
- 6. Full details of any proposed temporary works affecting waterworks installations and of any temporary support or protective measure to mains shall be submitted to the Client Department where appropriate for approval and to WSD for information. Work shall not commence until approval is given by the Client Department.
- 7. Diversion of WSD mains, other than those already shown on the contract drawings, shall only be considered when all other options such as protection of the mains or modification of design have been considered and found to be impracticable.
- 8. The programme for laying or diversion of all WSD mains shall be agreed with WSD in advance. A 14-day notice shall be served to WSD to confirm site availability for the commencement of any agreed diversion. WSD shall also be notified of any change required in the agreed programme as soon as possible.
- 9. All excavation works within 1.5m of water mains exceeding 900 mm in diameter shall be carried out by hand. No excavation shall be carried out within lines 45° below the centre line of such mains or 45° below the edges of the foundation of their supports without approved ground support. If the

support is in the form of steel sheets, they shall be left in place after works. Removal of support from underneath the mains is not permitted.

- 10. No earth fill ramps are to be used to form temporary crossings of the large diameter mains. Temporary ramps/bridges in steel, timber, or concrete shall be used with the deck and support piers clear of the mains so that no loading is imposed on the mains.
- 11. All temporary works near the large diameter water mains shall be kept to at least 1 metre away from the edge of the mains and the length of mains affected shall be well protected by a temporary timber cover raised 250 mm clear of the mains to ensure no impact damage.

Blasting, Drilling and Piling near Waterworks Installations

- 12. No blasting, drilling, or pile driving (including sheet piling) within a distance of 60m from waterworks tunnels shall be carried out. Furthermore, blasting within 50m from any water retaining structure other than watermains; 6m from watermains of 600mm diameter and above; and 6m from any non-water-retaining structure shall not be carried out without the prior approval of WSD.
- 13. The maximum particle velocity and amplitude of ground movements due to blasting or pile driving as measured at the nearest waterworks tunnel or other water retaining structures shall not exceed 13mm/sec. and 0.1mm respectively.
- 14. The maximum particle velocity and amplitude of ground movements due to blasting or pile driving as measured at the nearest water mains shall not exceed 25mm/sec. and 0.2mm respectively.
- 15. The size of charge, pattern and timing of detonation etc. will be decided by the Commissioner of Mines after carrying out test firing at site.
- 16. The movement of mains and structures shall be monitored by surveys jointly attended by WSD, the project Department and the Contractor. One week's notice shall be given to WSD for any survey request.
- 17. Vibration from blasting, piling or other causing activities shall be monitored by means of agreed vibrograph readings. The vibrograph shall comply with the Specification below and shall be provided free by the Contractor.
- 18. The results of monitoring of the vibration and any movement of water mains and waterworks structures shall be submitted to WSD for record purpose. If

the aforementioned vibration limits are exceeded or movement in excess of 5mm is detected, works shall be suspended until approved remedial works are completed. Full details of the proposed works shall be approved by WSD before any work commences.

Specification for Vibrograph

- (a) The machine shall be a direct reading type peak particle velocity vibrograph.
- (b) It shall have 3 channels, recording in 3 mutually perpendicular directions.
- (c) It must be able to record particle velocity and amplitude, although not necessarily at the same time.
- (d) It must produce a permanent trace on paper, preferably by using ultraviolet light.
- (e) The recording paper must be easily obtainable locally.
- (f) The instrument must be portable and battery operated (or else a generator must be supplied free).
- (g) Operating instructions must be in English.

Excavation near Waterworks Installations

- 19. Excavation shall not be permitted within lines drawn at 45° downwards from a point 6m away from the foundation lines of any waterworks structures.
- 20. No excavation should be carried out within 60 metres, horizontally of any tunnel and no excavation or well driving shall be carried out above any tunnel.
- 21. No quarrying operations shall be carried out above and/or within 150 metres horizontally from any waterworks tunnel.

Prevention of Pollution of Waterworks Catchments

22. Site formation, construction and drainage plans shall be submitted to WSD for approval prior to commencement of work.

- 23. Protective measures shall be taken by the Contractor to prevent pollution or siltation to the catchment area. Any bulk excavation within the catchment shall be provided with silt traps to prevent any particular matter from entering streams or intakes. The details of silt traps shall be submitted to WSD for approval. Silt traps shall be cleared out regularly and in particular after any rainstorm.
- 24. The storage and discharge of pesticides, toxicant, flammable or toxic solvents, petroleum oil, diesel, tar or other toxic substances are strictly prohibited within the gathering grounds.

25. No labour lines shall be allowed within waterworks catchment area.

- 26. Only dry-type portable toilet facility with regular desludging schedules is allowed during the construction period. The sludge must be disposed of properly outside the gathering grounds. Portable toilets shall be kerbed on all sides, located at least 30 metres away from the streams and desludged on a regularly basis.
- 27. The Contractor shall be responsible for cleaning frequently any waterworks roads and associated drainage works of mud and debris.
- 28. Should pollution be detected in future due to the development, immediate remedial actions to clear the pollution must be taken by the Contractor.

Waterworks Installations (e.g. Treatment Works) Nearby

- 29. The Contractor will not be permitted access to any adjacent waterworks installations.
- 30. An unimpeded free vehicular access shall be maintained at all times to and from the adjacent waterworks installations in the vicinity.

Special provisions

31. WSD may impose further conditions as deemed necessary for the protection of waterworks that may be adversely affected by the proposed works including but not limited to the appointment of independent checking engineer and specialists at the expense of the project.