

Date : 29 August 2024
Our Ref. : PPCL/PLG/10157/L002

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

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

Submission of Further Information 1

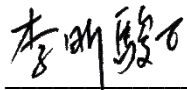
Reference is made to the captioned application, which was submitted to the Town Planning Board (“**the Board**”) on 31.7.2024.

To address departmental comments received on 22.8.2024, we herewith submit, on behalf of the Applicant, a Further Information (“**FI**”) in support of the captioned application, for the consideration of the Board. The enclosed materials in the current submission include a Responses-to-Comments Table.

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

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

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Derek Li
Assistant Town Planner

Encl As above

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



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

Planning Application No. A/I-CC/33

Further Information 1


Prepared by : PlanPlus Consultancy Limited

August 2024

Reference : PPC-PLG-10157

Responses-to-Comments

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

Item	Departmental Comments	Applicant's Responses
		
2.	<p>Please also clarify whether the HKPSG standard on Table 5.1 of the planning statement for Kindergarten/ Nursery should be referred as 34 classrooms for 1,000 persons aged 3 to under 6.</p>	<p>Noted and we would like to clarify that the column under 'HKPSG' on Table 5.1 of the Planning Statement should be referred as '<u>34</u> classrooms for 1,000 persons aged 3 to under 6'.</p>

August 2024

PlanPlus Consultancy Limited

Ref: PPCL-PLG-10157