



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

Planning Application No. A/I-CC/33

Further Information 3

Prepared by : PlanPlus Consultancy Limited

September 2024

Reference : PPC-PLG-10157



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CONSULTANCY 雋問

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

Planning Statement

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In Association with

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September 2024

Reference : PPCL-PLG-10157

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EXECUTIVE SUMMARY

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

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

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

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

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

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

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

內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

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

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

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

擬議發展的理據充分，包括以下規劃考量因素：

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

基於上述規劃考量因素，懇請城規會委員給予考慮並批准是次規劃申請。

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1 INTRODUCTION

1.1 Purpose of the Application

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

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

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

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

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

1.2 Structure of the Planning Statement

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

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

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

2 THE APPLICATION PREMISES AND ITS SURROUNDINGS

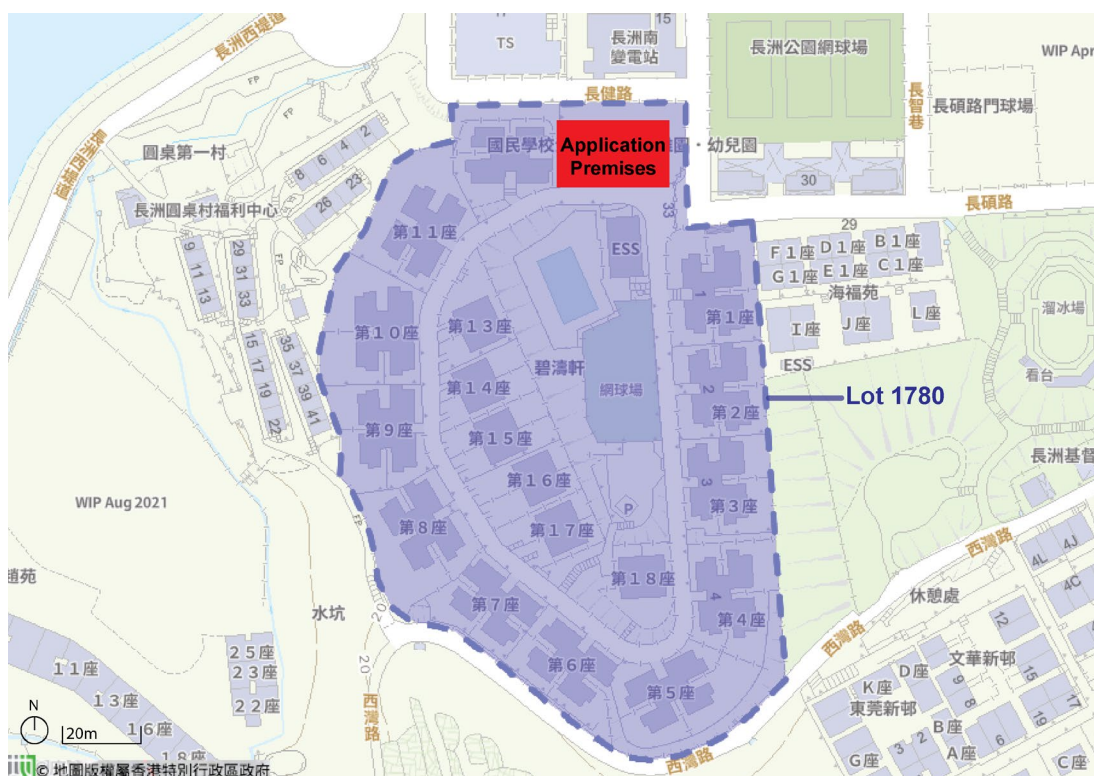
2.1 The Application Premises

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

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

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

Figure 2.1 Location Plan



2.2 Surrounding Context

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

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

¹ <https://kgp2022.azurewebsites.net/edb/schoolinfo.php?lang=tc&schid=6004&district=&category=&voucher=&schoolname=&otherkeywords=&ctype=>

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

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

Figure 2.2 The Site and Its Surroundings



2.3 Accessibility and Pedestrian Flow

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

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

Table 2.1 Sailing Schedules between Cheung Chau and Central

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

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

(Source: Sun Ferry)

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

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

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



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

3 PLANNING CONTEXT

3.1 Statutory Planning Context

The Application Premises falls within “R(C)2” zone on the OZP, as shown in **Figure 3.1**. According to the Notes of the “R(C)” zone on the OZP, “R(C)2” is subject to a maximum PR of 0.7, maximum SC of 40% and maximum BH of 3 storeys (9m).

“R(C)” zone is intended ‘primarily for low-rise, low-residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board’.

According to the Definition of Terms adopted by the Board, the Proposed Development of RCHD is a ‘Social Welfare Facility’ which is a Column 2 use that may be permitted with or without conditions on application to the Board.

Figure 3.1 Extract of the OZP



3.2 Previous Planning Applications

There is no previous planning application covering the Application Premises.

3.3 Similar Planning Applications for Social Welfare Facilities in Residential (Group C) Zones

There is no similar planning application within the “R(C)2” zones on the same OZP. However, there are similar planning applications in “R(C)” zones in other OZPs demonstrating that the subject application is not a precedent case in this circumstance. **Table 3.1** summarises the similar applications for Social Welfare Facilities in R(C) zones:

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

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

4 THE DEVELOPMENT PROPOSAL

4.1 Key Development Parameters

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

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

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

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

Table 4.1 Major Development Parameters

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

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

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

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

5 PLANNING JUSTIFICATIONS

5.1 Meet the Surging Demands for RCHD Facilities

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

Surplus of Early Children Facilities in Cheung Chau

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

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

Table 5.1 Provision of Kindergarten in Cheung Chau⁵

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

Soaring Territorial Demand for RCHD

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

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

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

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

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

⁵ RNTPC Paper No. 5/20 in 4.9.2020

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

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

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

Insufficient Provision of RCHD in Cheung Chau

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

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

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

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

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

Relevant Schemes endorsed by the Government

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

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

Guiding Directions from the recent publications of PA

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

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

⁹ LC Paper No. CB(2)535/2023(05)

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

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

5.3 Optimise Land Resources to Meet Societal Needs

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

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

5.4 Comply with Relevant Ordinances and Regulations regarding RCHD Provision

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

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

5.5 Compatible with the Surrounding Land Uses and Development Intensity

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

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

5.6 No Adverse Impact on Technical Aspects

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

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

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

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

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

Traffic

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

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

Environmental

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

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

Sewerage and Drainage

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

Figure 5.1 Existing Sewerage and Drainage Facilities



Legend

●	Catchpit	↗	Outlet	⊠	Combined Manhole	—	Pipe (Sewer)
↘	Inlet	—	Pipe (Storm)	⊗	Overflow (Combined)	⊠	Sewer Manhole
○	Storm Water Manhole	⊠	Sand Trap	—	Pipe (Combined)		

6 CONCLUSION

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

The Proposed Development is well justified on the following grounds:

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

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

September 2024
PlanPlus Consultancy Limited

Annex 1

Site Photos



Viewpoint 1 North view via Cheung Shek Road



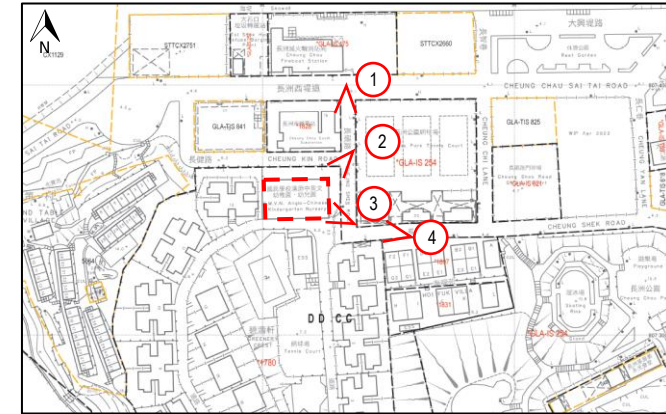
Viewpoint 2 View between Cheung Kin Road and Cheung Shek Road junction



Viewpoint 3 View at the Application Premises



Viewpoint 4 South view of Cheung Shek Road



Legend:

 **Application Premises**
(For identification Only)



Figure Title:
Site Photos

Figure No:
PPC-PLG-10157

Project:

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

Figure:
1A

Scale:
NA

Date:
July 2024



Viewpoint 5 North-west view from Cheung Kin Road



Viewpoint 6 West view from Cheung Kin Road



Viewpoint 7 West view from Cheung Kin Road



Viewpoint 8 View from Cheung Kin Road

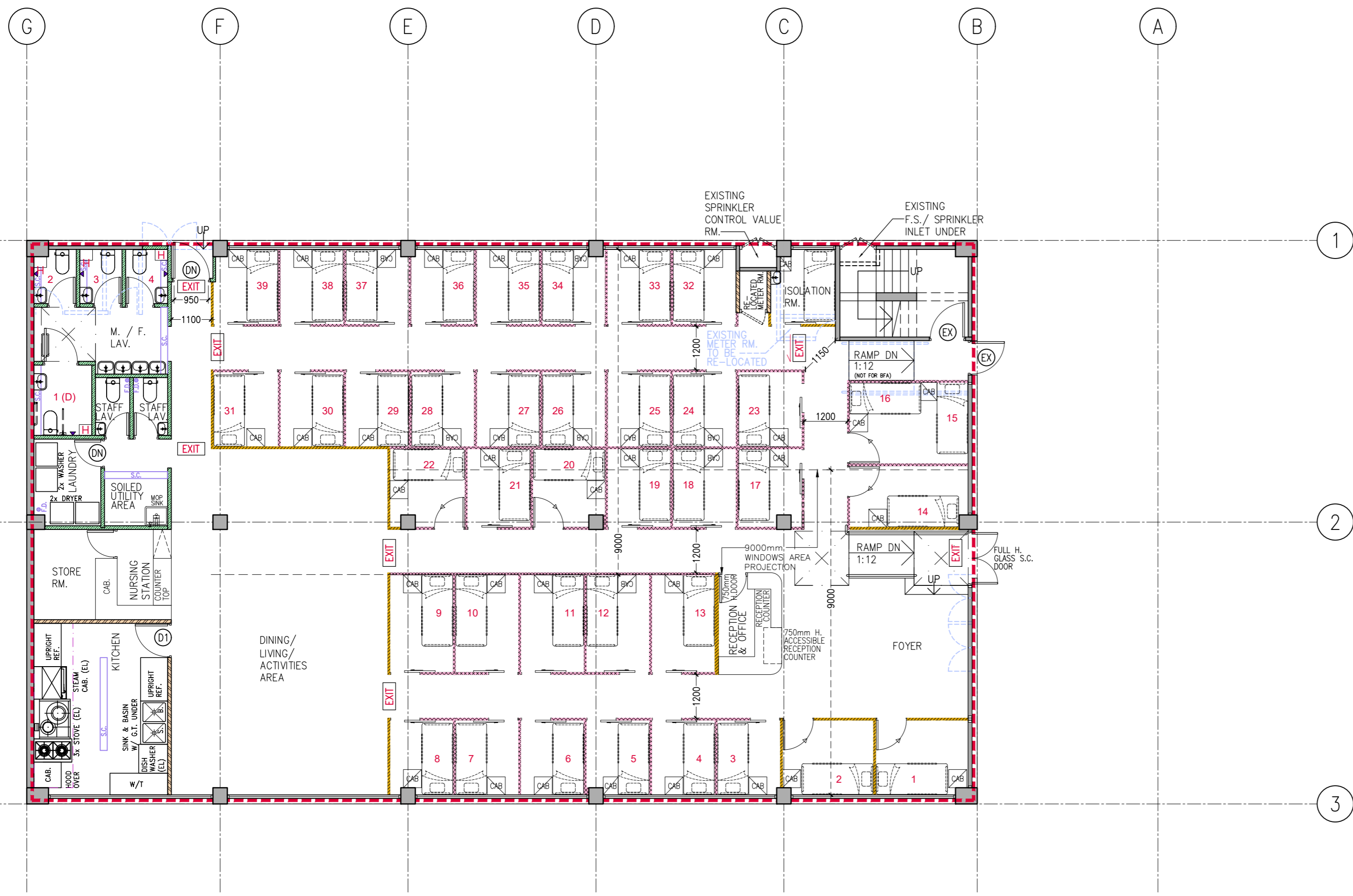


Legend:

 **Application Premises**
(For identification Only)

Annex 2

Architectural Drawing



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

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

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

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

G/F LAYOUT PLAN

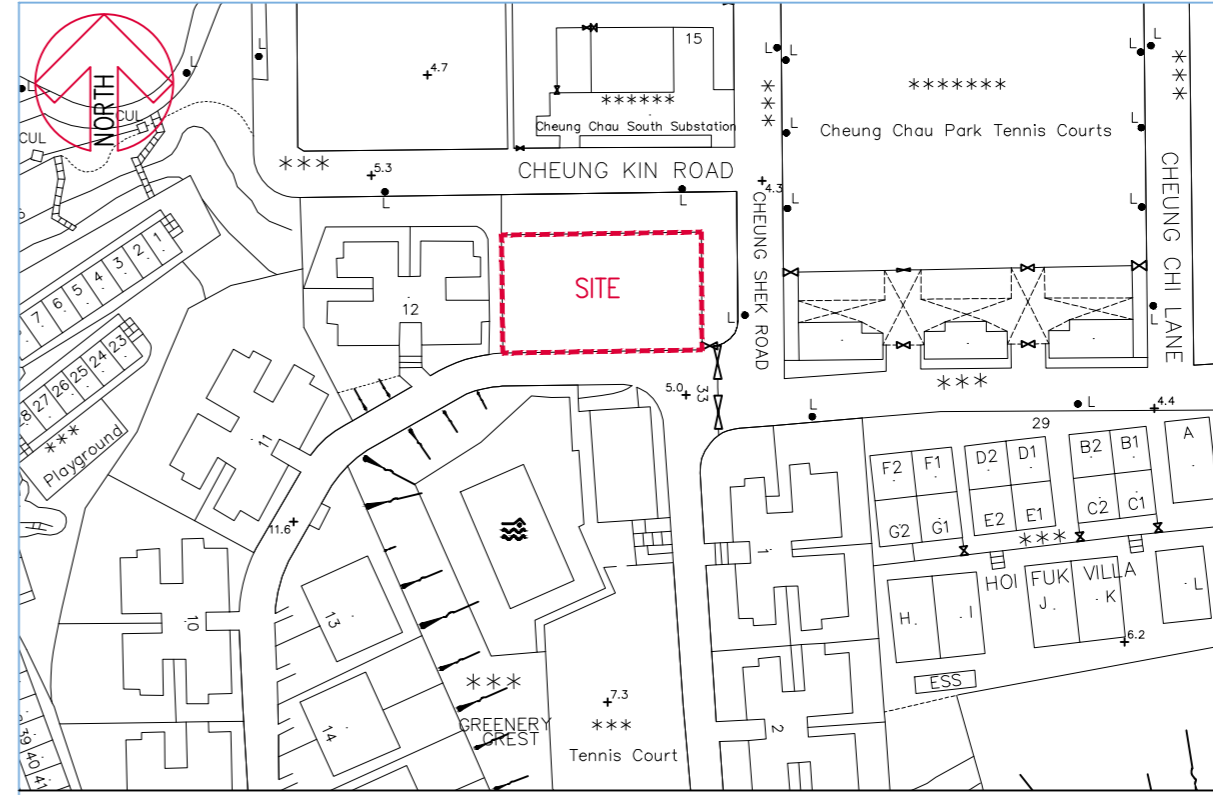
SCALE : 1:100

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

CALCULATION FOR RCHD

TOTAL NET OPERATION FLOOR AREA = 376.31²m - 5.33²m [SOLID PARTITIONS/WALLS (KITCHEN / LAUNDRY / TOILETS / STORE)]

MAX. NOS. OF BED ALLOWED $\frac{370.98}{9.5} = 39$ NOS. OF BED
 ACTUAL NOS. OF BED PROVIDED 39 NOS. OF BED (EXCLUDED 1 NO. OF ISOLATION BED)



LOCATION PLAN

SCALE : N.T.S.

CONSULTANT / ARCHITECT / AUTHORIZED PERSON :			
啟傑			
K & K Chartered Architect & Associates			
Unit E, 33/F., Legend Tower, 7 Shing Tip Street, Kwun Tong, Kowloon			
TEL : (852) 3187-7009 FAX : (852) 3186-2686			
E MAIL : kkaoa2004@gmail.com			
DRAWING TITLE :			
GENERAL LAYOUT PLAN			
DRAWING NO.			
GL	01	c	plot view = window
DRAWING TYPE	SEQUENCE NO.	REVISION CODE	
DESIGNED BY	NAME	INITIAL	DATE
DRAWN BY			SCALE : AS SHOW
CHECKED BY			DATE : JAN/23
APPROVED BY			VERSION : 3