

Submission Number:  
TPB/R/S/YL/28-S1

Representation Number:  
TPB/R/S/YL/28-R1

敬啟者:

元朗分區計劃大綱核准圖編號 S/YL/27 的修訂

按照城市規劃條例第 6(1) 條作出申述

支持 C 項修訂 (把位於元朗炮仗坊以西的一幅用地由「住宅  
(甲類)」地帶改劃為「住宅(甲類)11」地帶)

本人對於 C 項修訂以建安老院舍表示支持。本人眼見本區長者對於安老院舍的需求  
日漸增加，本區大量現有的安老院舍都是在住宅大廈及商場改建，並未能提供非常  
良好的環境區，而且已經很舊，社區很需要這類單幢式院舍。



姓名: 黃承恩

身份證: [REDACTED]

地址: \_\_\_\_\_

日期: 8.9.2025

聯絡電話: [REDACTED]

簽署: 黃承恩

Submission Number:  
TPB/R/S/YL/28-S10

Representation Number:  
TPB/R/S/YL/28-R2

敬啟者:

支持 元朗分區計劃大綱核准圖編號 S/YL/27 的 C 項修訂

(申請編號: No.Y/YL/21)

我十分同意此老人院發展。城市中很多老人院已經很舊，未來可能住戶要搬到更新的院舍，新供應是應該的。

姓名：

蘇玉蘭

身份證：



地址：

\_\_\_\_\_

日期：

6/9/2025

聯絡電話：



簽署：

蘇玉蘭



Submission Number:  
TPB/R/S/YL/28-S18

Representation Number:  
TPB/R/S/YL/28-R3

敬啟者：

元朗分區計劃大綱核准圖編號 S/YL/27 的 C 項修訂

(申請編號: No. Y/YL/21)

支持

本人十分支持該發展。希望會有更多的新發展項目去美化  
或更新整個元朗社區。



姓名：

林評新

身份證：



地址：

\_\_\_\_\_

日期：

8.9.2025

聯絡電話：



簽署：

林評新

Submission Number:  
TPB/R/S/YL/28-S34

Representation Number:  
TPB/R/S/YL/28-R4

敬啟者:

支持 S/YL/28 - C 項修訂

(元朗炮仗坊以西的一幅用地由「住宅(甲類)」地帶改劃為「住宅(甲類)11」地帶)

(申請編號: No. Y/YL/21)

支持社會福利設施(安老院舍)發展

安老服務為政策重大方向之一，十分樂見市場對此行業的投入，打造整體全新專於長者服務的發展項目。這區亦有不少長者人口，但區內老人院多數老舊，現有新力軍進入社區，我十分支持!

姓名: 黃綺云

身份證

地址: \_\_\_\_\_

日期: 4.9.2025

聯絡電話: \_\_\_\_\_

簽署: 云



Submission Number:  
TPB/R/S/YL/28-S42

Representation Number:  
TPB/R/S/YL/28-R5

敬啟者:

城市規劃條例第6(1)條申述

支持修訂項目 C 項 -

由「住宅(甲類)」地帶改劃為「住宅(甲類)11」地帶

(申請編號: No. Y/YL/21)

元朗區老齡人口比例會將會不斷提高,對長者服務的需求亦會不斷提升,而且很多老人院已經很殘舊,甚至不合現今規格,城規會應該支持新建老人院,為日後對老齡人口供應作好準備。發展項目有不少設計亮點,一地多善用土地資源。因此,我贊成此擬議發展項目。



姓名: 周春連

身份證: [REDACTED]

地址: [REDACTED]

日期: 4.9.2025

聯絡電話: [REDACTED]

簽署: [Signature]

Submission Number:  
TPB/R/S/YL/28-S11

Representation Number:  
TPB/R/S/YL/28-R6

敬啟者:

元朗分區計劃大綱核准圖編號 S/YL/27 C 項修訂


支持(朗炮仗坊以西的一幅用地由「住宅(甲類)」地帶改劃為「住宅(甲類11)」地帶)

(申請編號: No. Y/YL/21)

發展社會福利設施項目在社會和環境方面都具有多重好處。它們能夠促進經濟發展，滿足居民需求，提升社區發展，最重要是能幫助老人家。看到設計者這麼用心，真的讓我相信，長者可以在這個環境裡感受到被真心照顧的溫暖。我支持發展這個安老院舍，讓長者在充滿關懷的空間裡安居。




姓名: 

身份證: 

地址: \_\_\_\_\_

日期: 7.9.2025

聯絡電話: 

簽署: 

Submission Number:  
TPB/R/S/YL/28-S13

Representation Number:  
TPB/R/S/YL/28-R7

敬啟者:

S/YL/27 修訂項目 C 項 - 把位於元朗炮仗坊以西的一幅  
用地由「住宅 (甲類)」地帶改劃為「住宅 (甲  
類 )11 」地帶


社會福利設施 (申請編號: No. Y/YL/21) 安老院舍申請

我支持這個方案，因為元朗的長者人口持續增長，對於高品質的照顧服務需求也在不斷攀升。應對老人需求須長時間籌備，優質安老服務亦勢在必行，本人十分支持是項一地多用的改劃原則。




簽署: 

姓名: 黃碧珊

身份證: 

地址: \_\_\_\_\_

日期: 5-9-2025

聯絡電話: 

Submission Number:  
TPB/R/S/YL/28-S19

Representation Number:  
TPB/R/S/YL/28-R8

敬啟者：

城市規劃條例第 6 (1) 條申述

元朗分區計劃大綱核准圖編號 S/YL/27 的修訂

支持 C 項修訂

本人十分支持該發展。

1. 項目位置容易到達，對老院探訪者非常方便。
2. 我深知乾淨的空氣對長者來說不僅是健康的保障，更是他們晚年快樂的源泉。看到“清新客廬”這樣用心的設計，我心裡充滿感激，也支持發展這個安舍，讓長者在潔淨的空氣中安度晚年。



姓名：陳冠強

身份證：[REDACTED]

地址：[REDACTED]

日期：6.9.2025

聯絡電話：[REDACTED]

簽署：

強



Submission Number:  
TPB/R/S/YL/28-S21

Representation Number:  
TPB/R/S/YL/28-R9

致城市規劃委員會,

城市規劃條例第 6 (1) 條申述

元朗分區計劃大綱草圖編號 S/YL/28

(申請編號: No. Y/YL/21)

支持 C 項修訂, 支持社會福利設施 (安老院舍) 用途

我非常贊同這個安老院舍計劃, 因為元朗的長者人口迅速增加, 對專業長者照顧的需求不容忽視。這個方案利用現有的元朗戲院建築, 有效運用資源, 提供一個方便且容易抵達的照顧場所, 解決目前的服務缺口。



姓名: 梁燕媚

身份證: [REDACTED]

地址: [REDACTED]

日期: 4.9.2025

聯絡電話: [REDACTED]

簽署: [Signature]

Submission Number:  
TPB/R/S/YL/28-S22

Representation Number:  
TPB/R/S/YL/28-R10

敬啟者:

支持元朗分區計劃大綱草圖編號S/YL/28 C項修訂

社會福利設施(安老院舍)用途申請

(申請編號: No. Y/YL/21)

我由衷支持這個安老院舍用途申請，考慮到元朗作為一個快速發展的地區，長者人口持續上升，對高質量照顧服務的需求迫切。透過善用元朗戲院的既有結構，提供便利的照顧設施，有助於解決社區長者照顧資源不足的問題。



姓名: 黃文偉

身份證: 

地址: \_\_\_\_\_

日期: 6.9.2025

聯絡電話: 

簽署: 文

Submission Number:  
TPB/R/S/YL/28-S26

Representation Number:  
TPB/R/S/YL/28-R11

致城市規劃委員會,

城市規劃條例第6(1)條申述

支持

元朗分區計劃大綱草圖編號S/YL/28 - C項修訂

社會福利設施(安老院舍)用途 (申請編號: No. Y/YL/21)

發展商有意提供優質老院, 有助滿足老齡人口的住宿需求, 擬議發展也與周邊土地相容

姓名: 劉 清文

身份證

地址: \_\_\_\_\_

日期: 1.9.2025

聯絡電話: \_\_\_\_\_

簽署: \_\_\_\_\_



Submission Number:  
TPB/R/S/YL/28-S38

Representation Number:  
TPB/R/S/YL/28-R12

敬啟者:

強烈支持

SYL/27 修訂項目 C 項 - 把位於元朗炮仗坊以西的一幅用地由「住宅  
(甲類)」地帶改劃為「住宅(甲類)11」地帶

支持安老院舍用途修訂

新界西北一帶需要私營高質素社福設施，以照顧不斷攀升的老齡人口。申請項目有明確  
發展重點及目標，應給予支持。



姓名: 姚 錦 輝

身份證: 

地址: \_\_\_\_\_

日期: 2.9.2025

聯絡電話: 

簽署: 027

Submission Number:  
TPB/R/S/YL/28-S49

Representation Number:  
TPB/R/S/YL/28-R13

敬啟者:

元朗分區計劃大綱核准圖編號 S/YL/27 的修訂

支持 C 項修訂

把位於元朗炮仗坊以西的一幅用地由「住宅(甲類)」地帶改劃為「住宅(甲類)11地帶

這項申請非常有意義。我支持申請項目。"清新客廳"讓我覺得長者在這個環境裡一定會感到非常舒適。這種貼心的設計讓我覺得他們真的被照顧到了。我支持發展這個安老院舍。讓長者在溫暖又科技先進的空間中安居。



姓名:

謝玉榮

身份證:



日期:

6.9.2025

聯絡電話:



簽署:

22

Submission Number:  
TPB/R/S/YL/28-S53

Representation Number:  
TPB/R/S/YL/28-R14

敬啟者:


元朗分區計劃大綱草圖編號 S/YL/28

支持 C 項修訂

支持，不論香港或是元朗區皆缺乏高質素的安老設施，加上人口老化下需求日益增加，元朗市區的便利位置也能促進他們與社區的連結，例如舉辦義工探訪，提升長者在安老院舍的生活品質。

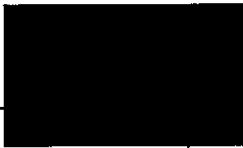


姓名: 莊玉貞

身份證: 

地址: \_\_\_\_\_

日期: 5.9.2025

聯絡電話: 

簽署: 王

Submission Number:  
TPB/R/S/YL/28-S56

Representation Number:  
TPB/R/S/YL/28-R15


敬啟者:

就《元朗分區計劃大綱草圖編號 S/YL/28》作出申述

支持修訂項目 C 項 - 把位於元朗炮仗坊以西的一幅用地由「住宅  
(甲類)」地帶改劃為「住宅(甲類)11」地帶 - 興建安老院舍


本人眼見本區長者對於安老院舍的需求日漸增加，床位的輪候時間又長，難得在毗鄰地  
段興建優質安老院舍，空間寬闊且交通便利，實在應該支持。

姓名: 梁榮年

身份證: 

地址: \_\_\_\_\_

日期: 7.9.2025

聯絡電話: 

簽署: fu



Submission Number:  
TPB/R/S/YL/28-S30

Representation Number:  
TPB/R/S/YL/28-R16

致城市規劃委員會,

城市規劃條例第6(1)條申述

元朗分區計劃大綱草圖編號S/YL/28

(申請編號: No. Y/YL/21)

支持C項修訂, 支持興建社會福利設施(安老院舍)

申請人在遞交的文件中, 已詳細解釋計劃方針, 亦進行技術影響評估, 發覺對當區各方面亦無重大影響。私營發展項目提供社會福利設施造福社會, 為老人謀福利, 應當支持!

姓名: 羅卓鈞

身份證: [REDACTED]

地址: \_\_\_\_\_

日期: 3.9.2025

聯絡電話: [REDACTED]

簽署: [Signature]





Submission Number:  
TPB/R/S/YL/28-S27

Representation Number:  
TPB/R/S/YL/28-R17

敬啟者:

支持 元朗分區計劃大綱核准圖編號 S/YL/27 的 C 項修訂

申請項目符合用地規劃意向，亦為長者帶來益處。發展密度適中，未有為環境帶來重大影響，我支持申請。

姓名: 黎敏新

身份證: [REDACTED]

地址: \_\_\_\_\_

日期: 8.9.2025

聯絡電話: [REDACTED]



簽署: 敏

Submission Number:  
TPB/R/S/YL/28-S33

Representation Number:  
TPB/R/S/YL/28-R18

敬啟者:

元朗分區計劃大綱草圖編號 S/YL/28

支持 C 項修訂

申請人提出的用途維持原本住宅區的規劃原意，更善用土地，以提供安老服務。我認同發展項目，值得支持。

姓名: 張潔宜

身份證: 

地址: \_\_\_\_\_

日期: 19.2025

聯絡電話: 



簽署: 宜

Submission Number:  
TPB/R/S/YL/28-S37

Representation Number:  
TPB/R/S/YL/28-R19

致城市規劃委員會,

城市規劃條例第6(1)條申述

元朗分區計劃大綱草圖編號S/YL/28

No. Y/L/21 申請

支持C項修訂

申請人的計劃將能有效利用土地，亦不會有重大環境影響問題。擬議發展項目能幫助優化元朗社區，尤其是長者。這個規劃申請值得支持!



姓名: 陳乃玲

身份證: [REDACTED]

地址: \_\_\_\_\_

日期: 7.9.2025

聯絡電話: [REDACTED]

簽署: 23

Submission Number:  
TPB/R/S/YL/28-S43

Representation Number:  
TPB/R/S/YL/28-R20

敬啟者:

支持修訂項目 C 項 -

把位於元朗炮仗坊以西的一幅用地由「住宅

(甲類)」地帶改劃為「住宅(甲類)11」地帶

(申請編號: No. Y/YL/21)

就現行的長遠政策目標、土地相容性和技術影響考慮而言，這項申請項目是完全合理和  
為社會帶來益處。發展項目不會對四周環境造成嚴重影響。我支持這個改劃。



姓名: 何欽蓮

身份證: [REDACTED]

地址: [REDACTED]

日期: 8.9.2025

聯絡電話: [REDACTED]

簽署: 何

Submission Number:  
TPB/R/S/YL/28-S46

Representation Number:  
TPB/R/S/YL/28-R21

敬啟者:

元朗分區計劃大綱核准圖編號 S/YL/27 的修訂

支持 C 項修訂

把位於元朗炮仗坊以西的一幅用地由「住宅(甲類)」地帶改劃為「住宅(甲類)1」地帶

Y/YL/21

支持! 支持!

擬議綜合發展與周邊土地相容，能與周邊的建築融合，綠化設計亦能提升整體環境，項

目符合政府老年政策目標，提供高質素住院照顧服務及居家安老環境，有助滿足老齡人

口的住宿需求，申請者亦進行技術影響評估，並不會對周邊環境帶來重大影響。



姓名:

王素卿

身份證:



地址:

日期:

7.9.2025

聯絡電話:



簽署:

921

Submission Number:  
TPB/R/S/YL/28-S52

Representation Number:  
TPB/R/S/YL/28-R22

敬啟者:

就《元朗分區計劃大綱草圖編號 S/YL/28》作出申述

支持修訂項目 C 項 - 把位於元朗炮仗坊以西的一幅用地由「住宅

(甲類)」地帶改劃為「住宅(甲類)11」地帶

- 支持興建安老院舍

本人支持支持修訂項目 C 項, 申請地點位於元朗中心地段, 我不認為發展規模會對附近環境帶來影響, 地盤卻空置已久。相信成功落成後會有不少長者選擇入住。

姓名: 張桂林

身份證

地址: \_\_\_\_\_

日期: 6.9.2025

聯絡電話: \_\_\_\_\_

簽署: \_\_\_\_\_



Submission Number:  
TPB/R/S/YL/28-S47

Representation Number:  
TPB/R/S/YL/28-R23

敬啟者:

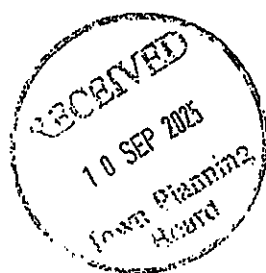
有關元朗分區計劃大綱草圖意見申述

支持修訂同意社會福利設施（安老院舍）用途

支持項目 C 項發展計劃

1. 發展項目將惠及長者和當區居民，公共交通亦非常便利，而且沒有重大技術問題。
2. 申請地點長期空置，不符合市區的土地效益。

我贊同發展項目。



姓名:

林佩云

身份證:

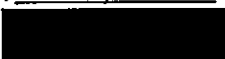


地址:

日期:

2.9.2025

聯絡電話:



簽署:

云

Submission Number:  
TPB/R/S/YL/28-S54

Representation Number:  
TPB/R/S/YL/28-R24

敬啟者:

元朗分區計劃大綱核准圖編號 S/YL/27 的修訂

按照城市規劃條例第 6(1) 條作出申述

支持 C 項修訂 (把位於元朗炮仗坊以西的一幅用地由「住宅  
(甲類)」地帶改劃為「住宅(甲類)1」地帶) - 興建安老院舍

本人支持這個安老院舍的規劃申請，擬議的安老院舍能夠做到善用土地資源，以提供社  
福設施予更多受眾。我認為此地段在市中心很適合作安老院舍，對附近居民而言百利而  
無一害。期望將來更多私營發展商可以有更多類似安老設施，以惠及本區居民，尤其  
長者。



姓名:

陳施承

身份證:



地址:

\_\_\_\_\_

日期:

5.9.2025

聯絡電話:



簽署:

施



Submission Number:  
TPB/R/S/YL/28-S55

Representation Number:  
TPB/R/S/YL/28-R25

敬啟者:

S/YL/27 修訂項目 C 項 - 把位於元朗炮仗坊以西的一幅用地由「住宅  
(甲類)」地帶改劃為「住宅(甲類)11」地帶

支持

本人支持這個安老院舍的規劃申請，新界大西北一向有人口老化的趨勢，如今計劃在大西北的元朗市中心興建安老院正好讓大西北長者有多個好選擇。而且發展與周邊環境相配合，作為當區居民應該支持。

姓名: 劉耀南

身份證號碼: [REDACTED]

地址: \_\_\_\_\_

日期: 6-9-2025

聯絡電話: [REDACTED]

簽署: 南



Submission Number:  
TPB/R/S/YL/28-S2

Representation Number:  
TPB/R/S/YL/28-R26

Support Draft Yuen Long OZP No. S/YL/28  
Amendment Item C –  
Rezoning of a site to the west of Yuen Long Pau Cheung Square  
from (R(A) – R(A)1) for Private Residential-cum-RCHE Development

With the proposed improvement of streetscape, landscape provision and the merit of utilizing the land resources for multiple uses, I strongly support this development project prepared by the Applicant.



Name: 黃國基

Address: \_\_\_\_\_

Date: 11-9-2025

Phone Number: \_\_\_\_\_

Signature: \_\_\_\_\_

A handwritten signature in black ink, appearing to be "黃國基", written over a horizontal line.

[REDACTED]

[REDACTED]

寄件者: tpbpd/PLAND  
寄件日期: 2025年09月11日星期四 8:55  
收件者: [REDACTED]  
主旨: [REDACTED] Draft Yuen Long OZP No. S/YL/28] Supplementary Submission of Personal Information

---

From: Jody Wan [REDACTED]  
Sent: Wednesday, September 10, 2025 5:31 PM  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Cc: [REDACTED]  
Subject: [Draft Yuen Long OZP No. S/YL/28] Supplementary Submission of Personal Information

Dear Mr. Kwok,

Further to your telephone conversation with Mr Wong (黃國森) earlier today regarding the missing personal information (HKID no.) on his signed support for the Draft Yuen Long OZP No. S/YL/28, we herewith supplement the first four alphanumeric characters of his Hong Kong identity card for your record:-

[REDACTED]

Thank you.

Regards,  
Jody Wan

I Consultants & Contracting Co. Ltd.  
[REDACTED]

Submission Number:  
TPB/R/S/YL/28-S23

Representation Number:  
TPB/R/S/YL/28-R27

敬啟者:

就《元朗分區計劃大綱草圖編號 S/YL/28》作出申述

支持 C 項修訂項目- 把位於元朗炮仗坊以西的一幅用地

由「住宅(甲類)」地帶改劃為「住宅(甲類)1」地帶

支持興建安老院舍

因為新增的長椅為長者提供了更方便的休憩空間和安全保障。這不僅方便長者在外散步或等待接送，也讓他們在戶外活動時更有安全感，提升他們在安老院舍的生活質素，讓外出成為一種放鬆和享受。



姓名: 李志偉

身份證: 

地址: \_\_\_\_\_

日期: 5.9.2025

聯絡電話: 

簽署: 李

Submission Number:  
TPB/R/S/YL/28-S24

Representation Number:  
TPB/R/S/YL/28-R28

敬啟者:

城市規劃條例第6(1)條申述

支持修訂項目C項 –

由「住宅(甲類)」地帶改劃為「住宅(甲類)11」地帶

社會福利設施(安老院舍)發展

(申請編號: No. Y/YL/21)

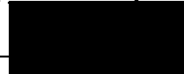
這次街景提升計劃包括鋪面翻新、安裝照明和遮陽設施，這些改善將大幅提升行人的安全性和便利性。特別是在夜間或天氣不佳時，照明與遮陽設施能提供良好的保護，讓長者感受到更安全、更舒適的步行體驗，鼓勵更多長者於日常生活中多利用這些街道空間，促進社區的繁榮發展。



姓名:

梁志德

身份證:



地址:

日期:

8.9.2025

聯絡電話:



簽署:

正

Submission Number:  
TPB/R/S/YL/28-S25

Representation Number:  
TPB/R/S/YL/28-R29

敬啟者：

城市規劃條例第6(1)條申述

元朗分區計劃大綱草圖編號S/YL/28

支持C項修訂，安老院舍發展

我支持興建安老院舍。福德街和元朗寶祥廣場目前的老舊混凝土路面不僅影響整體美觀，也降低了街道的吸引力。透過此次提升工程，將對街道進行全面美化，不但能提升空間的整體吸引力，也讓行人感受到更加舒適和愉快，進一步促進街區的活力與吸引力，為居民和遊客提供更優質的休閒環境。



簽署：

A handwritten signature in black ink, appearing to be "張季輝", written over a horizontal line.

姓名：

The handwritten name "張季輝" in black ink, written over a horizontal line.

身份證：

A black rectangular box redacting the identity card number.

地址：

A black rectangular box redacting the address.

日期：

6.9.2025

聯絡電話：

A black rectangular box redacting the contact phone number.

Submission Number:  
TPB/R/S/YL/28-S29

Representation Number:  
TPB/R/S/YL/28-R30

敬啟者:

S/YL/27 修訂項目 C 項 - 把位於元朗炮仗坊以西的一幅用地由「住宅  
(甲類)」地帶改劃為「住宅(甲類)11」地帶

社會福利設施 (申請編號: No. VYL/21) 安老院舍用途申請

強烈支持

我十分支持申請人提出的綜合發展, 推動一地多用, 善用土地資源。亦有後移及綠化,  
街道美化工程, 改善街區景觀, 增添街上的活力與吸引力。

姓名:

身份證:

地址:

日期:

聯絡電話:

簽署:



Submission Number:  
TPB/R/S/YL/28-S40

Representation Number:  
TPB/R/S/YL/28-R31

致城市規劃委員會,

元朗分區計劃大綱核准圖編號 S/YL/27 的修訂

### 支持 C 項修訂

把位於元朗炮仗坊以西的一幅用地由「住宅(甲類)」地帶改劃為「住宅(甲類)11地帶

跟據申請人提交資料, 長者住宿需求日益增加, 不論照顧服務或是獨立住宅, 申請項目結合兩種用途, 將打造一個多面向的社區。因此, 我支持此規劃項目。建議的後巷的美化為居民提供自然休憩, 也能促進社區凝聚力。本人支持規劃申請。

姓名:

謝 燕 芳

身份證:



地址:

\_\_\_\_\_

日期:

3.9.2025

聯絡電話:



簽署:

芳





Submission Number:  
TPB/R/S/YL/28-S45

Representation Number:  
TPB/R/S/YL/28-R32

致城市規劃委員會,

元朗分區計劃大綱核准圖編號 S/YL/28 項修訂

支持項目 C 修訂

我非常支持這個發展項目，它在入口大堂前設有超過 15% 的後退空間，這能改善街區的空間感和通風條件，後巷美化也提升整體的景觀品質，我亦非常支持推動老院舍的發展。



姓名：

身份證：

地址：

日期：

聯絡電話：

簽署：

Submission Number:  
TPB/R/S/YL/28-S50

Representation Number:  
TPB/R/S/YL/28-R33

敬啟者:

元朗分區計劃大綱核准圖編號 S/YL/27 的修訂

支持 C 項修訂

把位於元朗炮仗坊以西的一幅用地由「住宅(甲類)」地帶改劃為「住宅(甲類)11地帶

(申請編號: No. Y/YL/21)

我十分贊成此發展。我認為元朗社區應該要有更多符合可持續建築設計及街  
景優化的發展項目，可以美化社區發展。計劃應給予支持。



姓名: 陳美娟

身份證: [REDACTED]

地址: \_\_\_\_\_

日期: 6.9.2025

聯絡電話: [REDACTED]

簽署: 美

Submission Number:  
TPB/R/S/YL/28-S17

Representation Number:  
TPB/R/S/YL/28-R34

敬啟者:

城市規劃條例第 6(1) 條申述

支持修訂項目 C 項 -

把位於元朗炮仗坊以西的一幅用地由「住宅  
(甲類)」地帶改劃為「住宅(甲類)11」地帶

(申請編號: No. Y/YL/21)

本人十分同意申請發展計劃。原因如下:

1. 安老院促進健康和福祉
2. 綜合發展提供便利的生活設施
3. 街景優化能改善社區容貌



姓名: 文 19 田

身份證: [REDACTED]

聯絡電話: [REDACTED]

日期: \_\_\_\_\_

簽署: 田

Submission Number:  
TPB/R/S/YL/28-S44

Representation Number:  
TPB/R/S/YL/28-R35

敬啟者：

元朗分區計劃大綱核准圖編號 S/YL/27 的 C 項修訂(申請編號: No.Y/YL/21)

強烈支持

項目設有綠化面積幫助降低熱島效應，改善空氣質素，讓我們的社區變得更美好、更健康、更宜居。我支持這個計畫！



姓名：

林偉宏

身份證：



地址：

日期：

5.9.2025

聯絡電話：



簽署：

偉

Submission Number:  
TPB/R/S/YL/28-S12

Representation Number:  
TPB/R/S/YL/28-R36

敬啟者:

城市規劃條例第6(1)條申述

元朗分區計劃大綱草圖編號S/YL/28

C項修訂

(申請編號: No. Y/YL/21)

本人十分支持該發展。

1. 社會福利設施的建設將加強社區的支援，促進社會整體的健康發展。
2. 私營住宅發展項目也不忘提供社會福利設施造福社會，值得支持！



簽署:

劉燕珍

姓名:

劉燕珍

身份證:

[REDACTED]

地址:

\_\_\_\_\_

日期:

3/9/2025

聯絡電話:

[REDACTED]

Submission Number:  
TPB/R/S/YL/28-S48

Representation Number:  
TPB/R/S/YL/28-R37

致城市規劃委員會,

本人強烈支持 No.Y/YL/21 申請!

元朗分區計劃大綱核准圖編號 S/YL/27 的 C 項修訂

把位於元朗炮仗坊以西的一幅用地由「住宅(甲類)」地帶改劃為「住宅(甲類)1」地帶

發展安老院舍

擬議用途不但回應政府政策方針,亦善用土地回應社會需求,提升社區生活水平,應值得市民支持!



姓名: 馮倩婷

身份證

地址: \_\_\_\_\_

日期: 6.9.2025

聯絡電話: \_\_\_\_\_

簽署: 倩婷

Submission Number:  
TPB/R/S/YL/28-S8

Representation Number:  
TPB/R/S/YL/28-R38

敬啟者:

元朗分區計劃大綱核准圖編號 S/YL/27 的修訂

支持 C 項修訂

把位於元朗炮仗坊以西的一幅用地由「住宅(甲類)」地帶改劃為「住宅(甲類)11地帶

本港一直欠缺優質老人院，希望此項目可以幫助更多老人家。本人十分支持該發展。



姓名:

身份證:

地址:

日期:

聯絡電話:

簽署:

李偉力

[Redacted]

[Redacted]

10-9-2025

[Redacted]

[Signature]

Submission Number:  
TPB/R/S/YL/28-S14

Representation Number:  
TPB/R/S/YL/28-R39

To: The Town Planning Board Secretariat

Draft Yuen Long OZP No. S/YL/28

Support Amendment Item C – Rezoning of a site to the west of Yuen

Long Pau Cheung Square for Private Residential-cum-RCHE

Development

Hong Kong requires more new residential care home for the elderly to promote better caring services within the community development. The applicant has a clear objective and a comprehensive proposal. I express my support for this proposed development.



Name: Chan Suk Hon

Address: \_\_\_\_\_

Date: 6-9-2025

Phone Number: \_\_\_\_\_

Signature: [Handwritten Signature]



Submission Number:  
TPB/R/S/YL/28-S16

Representation Number:  
TPB/R/S/YL/28-R40

To: The Town Planning Board Secretariat

Full Support for Amendment Item C of the Draft Yuen Long OZP No. S/YL/28


Rezoning of a site to the west of Yuen Long Pau Cheung Square for Private

Residential-cum-RCHE Development

I sincerely support this development because the demand for elderly care services in Hong Kong is very urgent in the time of ageing population. This facility can help alleviate the shortage of care resources. Its convenient location makes it accessible for elderly residents and their families, allowing them to receive more loving care in a familiar environment.



Signature: 

Name: Wong Hei Yu 

Address: \_\_\_\_\_

Date: 6-9-2025

Phone Number: 

Representation Number:  
TPB/R/S/YL/28-R41

簽署:

Submission Number:  
TPB/R/S/YL/28-S3

Representation Number:  
TPB/R/S/YL/28-R42

TO: THE TOWN PLANNING BOARD SECRETARIAT

*Draft Yuen Long OZP No. S/YL/28*

Support Amendment Item C – Rezoning of a site to the west of

Yuen Long Pau Cheung Square

for Private Residential-cum-RCHE Development

I am pleased to see that new property developments coming out in the era of economic downturn, especially when construction loans are so difficult to gain approval from banks. New property developments which can generate jobs and economic activities today should be supported by all means.



Name: 

Address: 

Date: 6-9-2024

Phone Number: 

Signature: 

Submission Number:  
TPB/R/S/YL/28-S4

Representation Number:  
TPB/R/S/YL/28-R43

敬啟者:

元朗分區計劃大綱核准圖編號 S/YL/27 的修訂

按照城市規劃條例第 6(1) 條作出申述

支持 C 項修訂 (把位於元朗炮仗坊以西的一幅用地由「住宅  
(甲類)」地帶改劃為「住宅(甲類)1」地帶)

在現金經濟低迷的環境中，一地多用能實現更有效的建築成本開支，多種用途能針對市場不同需求，確保發展項目的財務可行性以迎接未來的市場的不確定性及挑戰，本人支持該改劃！



簽署: 

姓名: 

身份證

地址: \_\_\_\_\_

日期: 2025/9/6

聯絡電話: \_\_\_\_\_

Submission Number:  
TPB/R/S/YL/28-S7

Representation Number:  
TPB/R/S/YL/28-R44

敬啟者:

有關 Y/YL/21 意見申述

支持修訂元朗分區計劃大綱草圖項目 C 項

同意社會福利設施（安老院舍）用途

本人十分同意修訂元朗分區計劃大綱申請計劃對本區帶來大效益。今天全港經濟低迷，幾大發展商紛紛淡出房產發展市場，沒有足夠承接力，香港經濟難以穩定發展。如今，還肯投資房產發展的發展商應該得到社會的全力支持。而且這個項目設有安老院舍惠及居民，本人非常支持，希望此申請能盡快通過。



姓名: Wong Kwok Chiu

身份證: 

地址: \_\_\_\_\_

日期: \_\_\_\_\_

聯絡電話: \_\_\_\_\_

簽署: 

Submission Number:  
TPB/R/S/YL/28-S41

Representation Number:  
TPB/R/S/YL/28-R45

敬啟者:

強烈支持

S/YL/27 修訂項目 C 項 - 把位於元朗炮仗坊以西的一幅用地由「住宅

(甲類)」地帶改劃為「住宅(甲類)11」地帶

我支持這修訂，現在的經濟狀況，有能力的發展商已經越來越少，難得有有能力，亦提供社會福利設施的發展，在位者應該給予支持，好好珍惜發展機會！



姓名: 何石富

身份證: [REDACTED]

地址: [REDACTED]

日期: 5.9.2025

聯絡電話: [REDACTED]

簽署: 何

Submission Number:  
TPB/R/S/YL/28-S6

Representation Number:  
TPB/R/S/YL/28-R46

敬啟者:

元朗分區計劃大綱核准圖編號 S/YL/27 的修訂

按照城市規劃條例第 6(1) 條作出申述

支持 C 項修訂 (把位於元朗炮仗坊以西的一幅用地由「住宅

(甲類)」地帶改劃為「住宅(甲類)1」地帶)

透過結合住宅、商業及社會福利設施，這個方案能提供完整的生活配套，滿足社會不同群體的需求，並且符合政府推動的「一地多用」、經濟發展及社會福利等政策，促進城市多元化發展。



姓名: Benjamin Wong

身份證

地址:

日期: 15-9-2025

聯絡電話

簽署:

Submission Number:  
TPB/R/S/YL/28-S31

Representation Number:  
TPB/R/S/YL/28-R47

敬啟者:

就《元朗分區計劃大綱草圖編號 S/YL/28》作出申述

支持修訂項目 C 項 - 把位於元朗炮仗坊以西的一幅用地由「住宅

(甲類)」地帶改劃為「住宅(甲類)11」地帶

支持安老院舍用途

我認為，將安老院舍、商業和文化設施集中於一個地點，除了提升土地利用效率外，也有助於促進區域經濟發展，激活本地商圈，並降低居民的交通負擔，符合政府推動綜合性城市規劃，創造多元豐富的社區生活。



姓名:

周美卿

身份證:

[REDACTED]

地址:

[REDACTED]

日期:

5.9.2025

聯絡電話:

[REDACTED]

簽署:

周美卿



Submission Number:  
TPB/R/S/YL/28-S32

Representation Number:  
TPB/R/S/YL/28-R48

敬啟者:

支持 元朗分區計劃大綱核准圖編號 S/YL/27 的 C 項修訂

(申請編號: No. Y/YL/21)

此項目加入了社會福利設施，彰顯出對社區多樣化需求的重視，並且與政府推行的「一地多用」策略相呼應。元朗市中心交通便利，是個生活豐富多元的居住環境，長者入住不會孤獨。



姓名: 郭伙仔

身份證: 

地址: \_\_\_\_\_

日期: 7.9.2025

聯絡電話: 

簽署: 伙

Submission Number:  
TPB/R/S/YL/28-S35

Representation Number:  
TPB/R/S/YL/28-R49

敬啟者:

就《元朗分區計劃大綱草圖編號 S/YL/28》作出申述 - 支持修訂項目 C 項

支持社會福利設施（安老院舍）用途申請

(申請編號: No. Y/YL/21)

我支持這個發展，因為它緊貼香港政府「一地多用」模式，最大化土地的價值，將住宅、商業和公共設施集中於一個地點，為社區帶來更完善的生活配套。而很多老人院開始變舊，社會需要新院舍。

姓名: 曹美蓮

身份證: 

地址: \_\_\_\_\_

日期: 3.9.2025

聯絡電話: 

簽署: 



Submission Number:  
TPB/R/S/YL/28-S36

Representation Number:  
TPB/R/S/YL/28-R50

敬啟者:

元朗分區計劃大綱核准圖編號 S/YL/27 的修訂

按照城市規劃條例第 6(1) 條作出申述

支持 C 項修訂 (把位於元朗炮仗坊以西的一幅用地由「住宅  
(甲類)」地帶改劃為「住宅(甲類)11」地帶)

No. Y/YL/21 安老院舍用途申請

現時本港老人人口上升，有必要增加院舍去照顧老人家，而且本人十分支持「一地多用」  
模式和街景優化的方案，使社區設施更好。此發展計劃應給予支持。



姓名:

胡珣楷

身份證:



日期:

6.9.2025

聯絡電話:



簽署:

楷

Submission Number:  
TPB/R/S/YL/28-S28

Representation Number:  
TPB/R/S/YL/28-R51

致城市規劃委員會,

城市規劃條例第6(1)條申述

元朗分區計劃大綱草圖編號S/YL/28

支持C項修訂, 支持社會福利設施(安老院舍)用途

項目位置容易到達, 對老院探訪者方便。住宅、商業及社會福利設施這個方案能提供完整的配套, 促進社會經濟發展, 支持。

姓名: 黎唐芳

身份證: 

地址: \_\_\_\_\_

日期: 9.9.2020

聯絡電話: 



簽署: 黎唐芳

Submission Number:  
TPB/R/S/YL/28-S9

Representation Number:  
TPB/R/S/YL/28-R52

敬啟者:

城市規劃條例第6(1)條申述

元朗分區計劃大綱草圖編號S/YL/28

支持C項修訂

我支持修訂大綱發展這個安老院舍，元朗市中心發展老人院將會很便利，長者不會怕孤獨。



姓名: 黃國偉

身份證: [REDACTED]

地址: \_\_\_\_\_

日期: 6-9-2025

聯絡電話: [REDACTED]

簽署: [Signature]

Submission Number:  
TPB/R/S/YL/28-S5

Representation Number:  
TPB/R/S/YL/28-R53

敬啟者:

就《元朗分區計劃大綱草圖編號 S/YL/28》作出申述

支持修訂項目 C 項 – 把位於元朗炮仗坊以西的一幅用地由「住宅  
(甲類)」地帶改劃為「住宅(甲類)1」地帶

我真的非常支持安老院舍發展，因為我自己很在意長者的  
心理健康。地點在元朗市中心，能方便家人探訪，也讓長  
者能在熱鬧的社會圈安享晚年。我覺得這個安老院舍發展  
具條件能讓長者快樂地生活，值得支持



姓名: 

身份證

地址: \_\_\_\_\_

日期: 6.9.2025

聯絡電話

簽署: 

Submission Number:  
TPB/R/S/YL/28-S15

Representation Number:  
TPB/R/S/YL/28-R54

To: The Town Planning Board Secretariat

Draft Yuen Long OZP No. S/YL/28

Support Amendment Item C –  
Rezoning of a site to the west of Yuen Long Pau Cheung Square  
from (R(A) – R(A)11)  
for Private Residential-cum-RCHE Development

I hold concern about the existing elderly care facilities in the Northwest New Territories region. The number of elderly residents is growing rapidly in the region and yet the existing facilities are getting old. The rezoning site has a convenient location, which is great for providing the RCHE development.



Name: Wong Siu Yan

Address: \_\_\_\_\_

Date: 3-9-2025

Phone Number: \_\_\_\_\_

Signature: \_\_\_\_\_

Submission Number:  
TPB/R/S/YL/28-S20

Representation Number:  
TPB/R/S/YL/28-R55

敬啟者:

S/YL/27 修訂項目 C 項 - 把位於元朗炮仗坊以西的一幅用地由「住宅  
(甲類)」地帶改劃為「住宅(甲類)11」地帶

社會福利設施 (申請編號: No. Y/YL/21) 安老院舍用途申請

### 支持

我真心支持這個發展,因為元朗地區的長者照顧需求非常迫切,這個設施能幫助  
緩解照顧資源不足的問題。其位置交通便利,方便長者及家庭成員,讓他們能在  
熟悉的環境中獲得良好的照料。



姓名:

黎詠玲

身份證:

[REDACTED]

地址:

[REDACTED]

日期:

7.9.2025

聯絡電話:

[REDACTED]

簽署:

黎詠玲



Submission Number:  
TPB/R/S/YL/28-S51

Representation Number:  
TPB/R/S/YL/28-R56

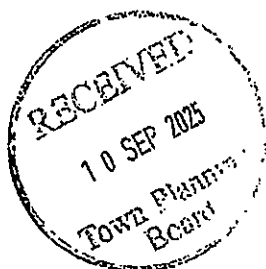
致城市規劃委員會,

城市規劃條例第6(1)條申述

元朗分區計劃大綱草圖編號S/YL/28.C項修訂

No. Y/YL/21 申請

我深切認同這個方案, 因為元朗區對長者照顧服務的需求日益增加, 這個項目能有效緩解資源不足的問題。選址交通便利, 方便長者和家屬前往, 讓長者能在熟悉且方便的环境中獲得貼心照料。



姓名: 莊良深

身份證: 

地址: \_\_\_\_\_

日期: 6.9.2025

聯絡電話: 

簽署: 

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]  
Sent: 2025-09-11 星期四 23:15:48  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: AMENDMENTS TO YUEN LONG OZP NO. S/YL/27

Submission Number:  
TPB/R/S/YL/28-S57

Representation Number:  
TPB/R/S/YL/28-R57

## AMENDMENTS TO YUEN LONG OZP NO. S/YL/27

Dear TPB Members,

**Item A** – About 0.70ha. Rezoning of a site at the junction of Shap Pat Heung Road and Tai Shu Ha Road East from "V" to "Res (Group A)9"

Y/YL/19 approved 10 Jan 2025 NWD

Various Lots in D.D. 120 and Adjoining GLand, Shap Pat Heung Road, Yuen Long

Site area: About 6,290sq.m Includes Government Land of about 2,968sq.m

Zoning: "VTD"

Proposed Amendment: Rezone to "Res (Group A) 9" / 2 Towers – 1,116 Units / PR 6 / 120mPD / OS 3,125sq.m / 139 Vehicle Parking

### STRONG OBJECTIONS.

No **government** data re the demand and supply for small houses in the 'V' zone. Members can refer to 26 Jan decision re Y/SK-SKT/4

32. The Chairman concluded that while Members considered that the proposed residential development at the Site might not be unacceptable, there was still a need to reserve suitable land as "V" zone to address the potential demand for Small House development in Sha Ha. Hence, it was appropriate to retain the zoning of "V" for the Site, unless it could be demonstrated that the potential Small House demand could be met even if part of the "V" zone was rezoned for other uses. For rezoning of the "V" zone, adequate land must be retained to cater for the future Small House demand, and the reserved land should be of adequate size, e.g. at least should be more than the government land currently within the Site.

***"The applicant has reviewed the supply and demand for Small Houses (SHs) development within the three "V" zones of Ma Tin Tsuen. Even after excluding the land area of the Site, there is about 3.77 ha available land (i.e. equivalent to about 151 SH sites) within the three "V" zones encircling Ma Tin Tsuen, which is about 1.4 times more than the outstanding SH applications and 10-year demand forecast (i.e. 107) for Ma Tin Tsuen"***

HAS THIS DATA BEEN VERIFIED? AFTER ALL IT IS IN THE DEVELOPER'S INTERESTS TO UNDERPLAY THE DEMAND.

If demand is greater than supply then the outcome would be that villagers will subsequently make applications to build homes on lots designated "Open Space", "Green Belt", Agriculture", etc on the excuse that there is no land available in the "V" zone.

The striking issue of this plan is the incredible amount of space devoted to asphalt, 50% of the site is devoted to roads or the artfully described 'decorative paving'. No wonder temperatures are soaring in NT with so much concrete covering the land.

The Visual Impact is also quite shocking as the high towers overwhelm the low-rise district.

In exchange for almost 3,000sq.m of Government Land ZERO community facilities are to be provided. Even the tiny Social Welfare Centre featured in the original application was subsequently dropped.

Concern also with regard to the tree groves at the Shap Pat Heung side of the site. Only 8 trees are to be preserved.

During the statutory publication periods, a total of 159 public comments were received including **149 objecting comments/expressing adverse comments** from a representative of the Hang Heung Hop Kee Investment Company Limited, the owner of adjoining land, nearby residents and other individuals; and ten providing views from a Yuen Long District Council member, the chairman of the Yuen Long Town Centre and Rural East Area Committee, nearby land owners and other individuals.

**IT IS CLEAR FROM THE MINUTES THAT THE OBJECTIONS WERE NOT ADEQUATELY ADDRESSED**

*Mr Lawrance S.C. Chan, Assistant Director/Regional 3, LandsD, said that inclusion of government land in land exchanges would generally be assessed on some established criteria, including whether the land was incapable of reasonable separate alienation or development, whether the land had any foreseeable public uses, etc. Given the extensive government land involved, **whether the concerned criteria could be fulfilled was in doubt.***

**And "After deliberation, the Committee decided to partially agree to the application"**

**NO INDICATION AS TO WHAT PART IS AGREED BUT THE OZP AMENDMENT IS BEING PUSHED THROUGH ANYWAY. THIS IS ABUSE OF PROCESS**

**Item B – About 0.61ha. Rezoning of a site near the junction of Shap Pat Heung Road and Yuen Long Tai Yuk Road from "GIC" to "Res (Group A)10"**

Y/YL/20 approved 20 Dec 2024

Various Lots in D.D. 120 and Adjoining Government Land, Shap Pat Heung Road, Yuen Long

Site area: About 6,060sq.m Includes Government Land of about 744sq.m

Zoning: "GIC"

Proposed Amendment: Rezone to "**Res (Group A) 9 / 2 Towers / 943 Units / PR 6.5 / 90mPD / Clubhouse / OS 2,640 / 127 Vehicle Parking / 150-place Child Care Centre and a 60-place Day Care Centre for the Elderly**

**STRONG OBJECTIONS AND NOTE THAT WHILE SEC 12 WAS FOR RA 9 THE PAPER NOW SHOWS RA 10. THERE IS NO EXPLANATION AS TO WHY AND WHAT THE RAMIFICATIONS ARE.**

Zoning is "GIC" and site includes around 750sqm Government Land but the only community facilities mentioned are two small day care centres.

While the original GIC zoning may have been intended for a school that is no longer required, with the changes in demographics and societal aspirations there are alternative community facilities that need to be added urgently, like the increased provision of RCHE to accommodate the growing number of elderly who have nobody to care for them and the urgent need for facilities to handle the significant increase in mental health issues. There is also urgent need to develop additional residential facilities to accommodate the increase in university student numbers. Instead, the administration is resorting to manipulation of the planning process to fill the gap, see Item C.

Moreover, as NWD has approval to build what it describes as assisted housing close by, the concept could be extended to include this site.

Then there is the issue of the 'multi-functional courtyard' that effectively bridges over what appears to be a public road providing access to a number of operations. This is to facilitate the inclusion of additional land to accommodate the PR by extending the footprint of the site. It is bad enough that more footbridges are enclosing roads in urban areas, totally unacceptable in new development districts.

Ventilation is blocked by the podium extension, 11.15mPD, between the two towers, despite that fact that this is a wind corridor.

*55 objecting comments/expressing adverse comments (Appendix Vb) from the Shap Pat Heung Rural Committee, Owners' Committees of the nearby residential developments (i.e. Emerald Green and Park Signature), a Yuen Long District Council member, Village Representatives of Lam Hau Tsuen, etc*

**AGAIN, MEMBERS HAVE NOT ADEQUATELY ADDRESSED THE OBJECTIONS**

### **STRONGEST OBJECTIONS TO:**

**Item C** – About 0.08 ha. Rezoning of a site to the west of Yuen Long Pau Cheung Square from "Res (Group A)" to "Res (Group A)11"

YYL/21 approved 14 Mar 2025

74 Units / 170 bed RCHE / PR 11.97 / 83Mpd – 21 floors / 29 Vehicle Parking

A/YL/319 Rejected 22 Nov 2024

8 Yuen Long Pau Cheung Square, Yuen Long

Site area: 780m<sup>2</sup> Zoning: "Res (Group A)"

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Applied Development: MR of PR of **non-domestic PR** restriction from 2.23 to 8.3 / 21 Storey Commercial/Res Building / 72 Units / 160 bed RCHE / PR 12.12 / 90Mpd / 27 Vehicle Parking

Rejected because: *"the proposed relaxation of non-domestic plot ratio (PR) from 1.98 to 8.01 (i.e. +305%), resulting in an increase in total PR from 5.94 to 11.97 (i.e. +101%), is considered excessive and cannot be regarded as minor. Approving the application will undermine the PR control of the "Residential (Group A)" zone and the cumulative impact of which will overstrain the capacity of the existing and planned infrastructures in the area."*

**SO IN THE SPACE OF A MERE FOUR MONTHS THE ABOVE DECISION WAS DITCHED AND THE SAME PLAN APPROVED. THIS BECAUSE OF YET ANOTHER TRICKY MANOEUVRE THAT MAKES A MOCKERY OF THE PROCESS.**

**THIS DEVELOPMENT GREATLY EXCEEDS THE PERMITTED PR AND SITE COVERAGE FOR A GROUP A SITE. THE PR IS DOUBLE THAT OF THE OTHER TWO ITEMS AND THE PREVAILING DOMESTIC PR OF 6 FOR YUEN LONG.**

The original Application 251 for a commercial building was withdrawn. Application 310 was a manoeuvre to gain commercial PR on a Res site.

While fully supporting the development of RCHE, exploitation of this service cannot be supported. In addition, the members did not discuss the various issues with the development:

Res Group A - Planning Intention: This zone is intended primarily for high-density residential developments. **Commercial uses are always permitted on the lowest three floors of a building.** The podium is traditionally 15mts high. But this building would effectively have a podium of 36mts.

Note also that there is zero OPEN SPACE. The residential units alone should have an OS provision of around 170sq.mts. The RCHE around 200sq.mts.

While a setback is proposed, this does not provide the required OS as this is a public pavement and ingress to the parking and unloading bays. Streetscape improvement is welcome, but cannot substitute for the OS requirements for the building itself. Some green wash walls do not tick this box. The Streetscape Landscaping is irrelevant because the land involved does not belong to the applicant.

Moreover, there is no guarantee that a RCHE would eventually be provided. The intention could be to induce course to come up with some excuse to convert these floors to office space.

Approval of this application sets a most undesirable precedent of encouraging similar plans that would effectively impact ventilation and penetration of natural light to residential buildings.

Members should check carefully the Schematic Section and question

Why for such a RCHE of less than 200 beds would 5 floors only be devoted to dormitories but two floors to office and BOH?

Why would the 7/F dormitory have 4.5mt height and the two BOH 4.8mt.

Clearly the plan is to maximize GFA for an eventual diverse use to that of RCHE.

The images indicate that there is no genuine intention to provide RCHE. Check the windows in the images. **Director of SWD has picked up on this as RCHE must have natural ventilation.** It is members' duty to question whether RCHE has been included in order to gain brownie points for the PR of 12 that also exceeds the permitted Commercial PR for Yeun Long of 9.5.

As for greening, a carpet on part of the facade is not genuine provision.

Why have govt depts not questioned the complete lack of OS to serve both the RCHE and residential units?

Locking people up in dormitories with no provision for exposure to natural light should be no longer acceptable. Going forward RCHE must have a terrace or roof top, particularly as some residents have difficulties in getting out. What was accepted in the past should no longer be permitted.

Members failed in their duty to look into matters, in this case the layout and its impact and that the Res A zoning is not compatible with the limitations of the zoning.

The development is in essence Commercial with a minor residential component on the lines of

A/K1/271, 43-49A Hankow Road, Tsim Sha Tsui

Site area: About 1,074.5sq.m

Zoning: "Commercial (6)"

Applied development: 95 Flats / 110 Hotel Rooms / Office / Shop and Services / Eating Place / PR 12 / 110mPD

Expediency on the part of the administration in getting the private sector to provide the community facilities that it neglected for a decade, 2008 – 2018, when RCHE was stripped from HKPSG, cannot be permitted as justification for abandoning all the prevailing guidelines.

Members should reject the OZP. The need for more private units is a ship that has now sailed. HK is effectively facing a glut of private units.

What is required is more affordable housing and the retention of GIC sites to fulfil their intended function to serve the community.

### **Amendments to the Notes of the Plan**

(b) Incorporation of 'Government Refuse Collection Point' and 'Public Convenience' under Column 1 of the Notes for the "V" zone; and corresponding deletion of 'Government Refuse Collection Point' and 'Public Convenience' under Column 2 of the Notes for the "V" zone.

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OBJECT. COL 2 ENSURES THAT THE UTILITY IS SUBJECT TO PUBLIC SCRUTINY AND THAT LOCATION AND DESIGN ARE NOT INTRUSIVE, TOO BULKY OR AN EYE SORE

(c) Incorporation of 'Field Study/Education/Visitor Centre' under Column 2 of the Notes for the "V" zone

OBJECT. THE PLANNING INTENTION OF "V" ZONE IS TO PROVIDE FAMILY HOMES FOR INDIGENOUS VILLAGERS. THE PROPOSED AMENDMENTS ENCOURAGE THE ALREADY RAMPANT ABUSE OF THE NTEH POLICY THAT HAS RESULTED IN MOST OF THE RECENT DEVELOPMENTS BEING ACTUALLY UNITS FOR SALE TO OUTSIDERS

Mary Mulvihill

