

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-NSW/303**
關乎申請編號 A/YL-NSW/303 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/YL-NSW/303		
Location/address 位置／地址	Lots 870 S.A, 870 RP, 877 RP, 878 S.A, 878 S.B, 878 S.C, 878 S.D, 878 S.E, 878 S.F, 878 RP and 892 in D.D. 115 and Adjoining Government Land, Tung Shing Lei, Nam Sang Wai, Yuen Long 元朗南生圍東成里丈量約份第 115 約地段第 870 號 A 分段、第 870 號餘段、第 877 號餘段、第 878 號 A 分段、第 878 號 B 分段、第 878 號 C 分段、第 878 號 D 分段、第 878 號 E 分段、第 878 號 F 分段、第 878 號餘段、第 892 號及毗連政府土地		
Site area 地盤面積	About 約 3,943.3 sq. m 平方米 (Includes Government Land of about 包括政府土地約 1,724.5 sq. m 平方米)		
Plan 圖則	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 南生圍分區計劃大綱核准圖編號 S/YL-NSW/8		
Zoning 地帶	"Undetermined" 「未決定用途」		
Applied use/ development 申請用途/發展	Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Residential Institution (Senior Hostel) development 擬議社會福利設施(安老院舍)及住宿機構(長者住屋)發展		
Gross floor area and/or plot ratio 總樓面面積及／ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	About 約 5,914.95 for senior hostel 長者住屋	About 約 1.5
	Non-domestic 非住用	About 約 5,400 for residential care home for the elderly 安老院舍	About 約 1.37
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 綜合用途	1	

Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	About 約 64.3	m 米
		About 約 69.3	mPD 米(主水平基準上)
		17 <i>1</i>	Storey(s) 層 <i>Exclude 不包括 Basement 地庫</i>
Site coverage 上蓋面積	Below 23m 米以下: Not exceeding 不超過 92 % Above 23m 米以上: Not exceeding 不超過 33.33 %		
No. of units 單位數目	Residential care home for the elderly 安老院舍	About 約 83 units 單位 (127 Beds 床位)	
	Senior hostel 長者住屋	About 約 90 units 單位 (100 Beds 床位)	
Open space 休憩用地	Private 私人	Not less than 不少於 227	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數		54
	Private Car Parking Spaces 私家車車位		52
	Motorcycle Parking Spaces 電單車車位		1
	Light Bus Parking Space 小巴車位		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3
	Light Goods Vehicle Spaces 輕型貨車車位		1
	Loading/Unloading Space for Medium /Heavy Goods Vehicle 中/重型上落客貨車位		1
	Lay-by for taxi or private vehicle 的士或私家車停車處		1

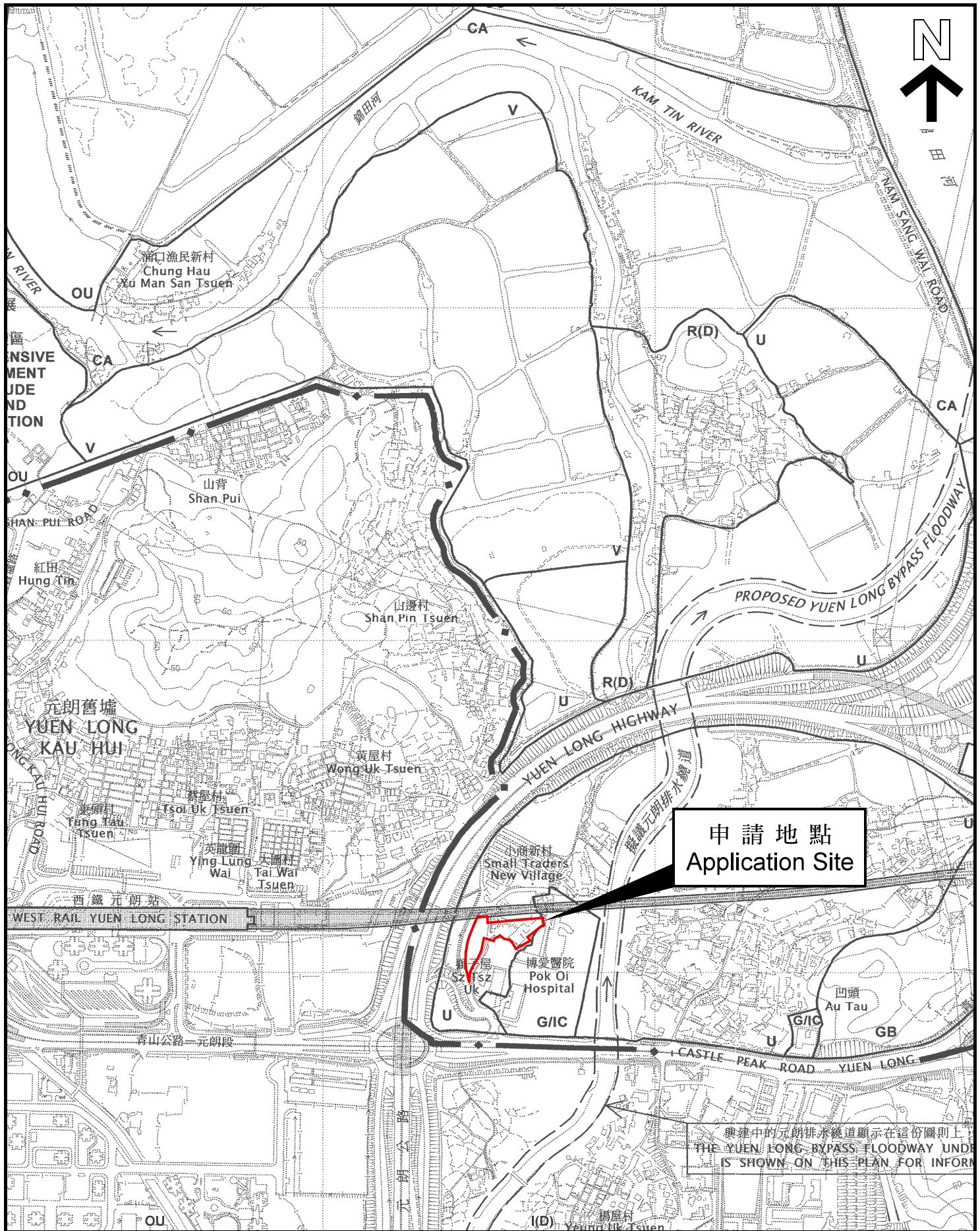
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Air ventilation assessment 空氣流通評估</u>		
<u>Ecological impact assessment 生態影響評估</u>		
<u>Landscape and tree preservation proposal 園境和樹木保育建議</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



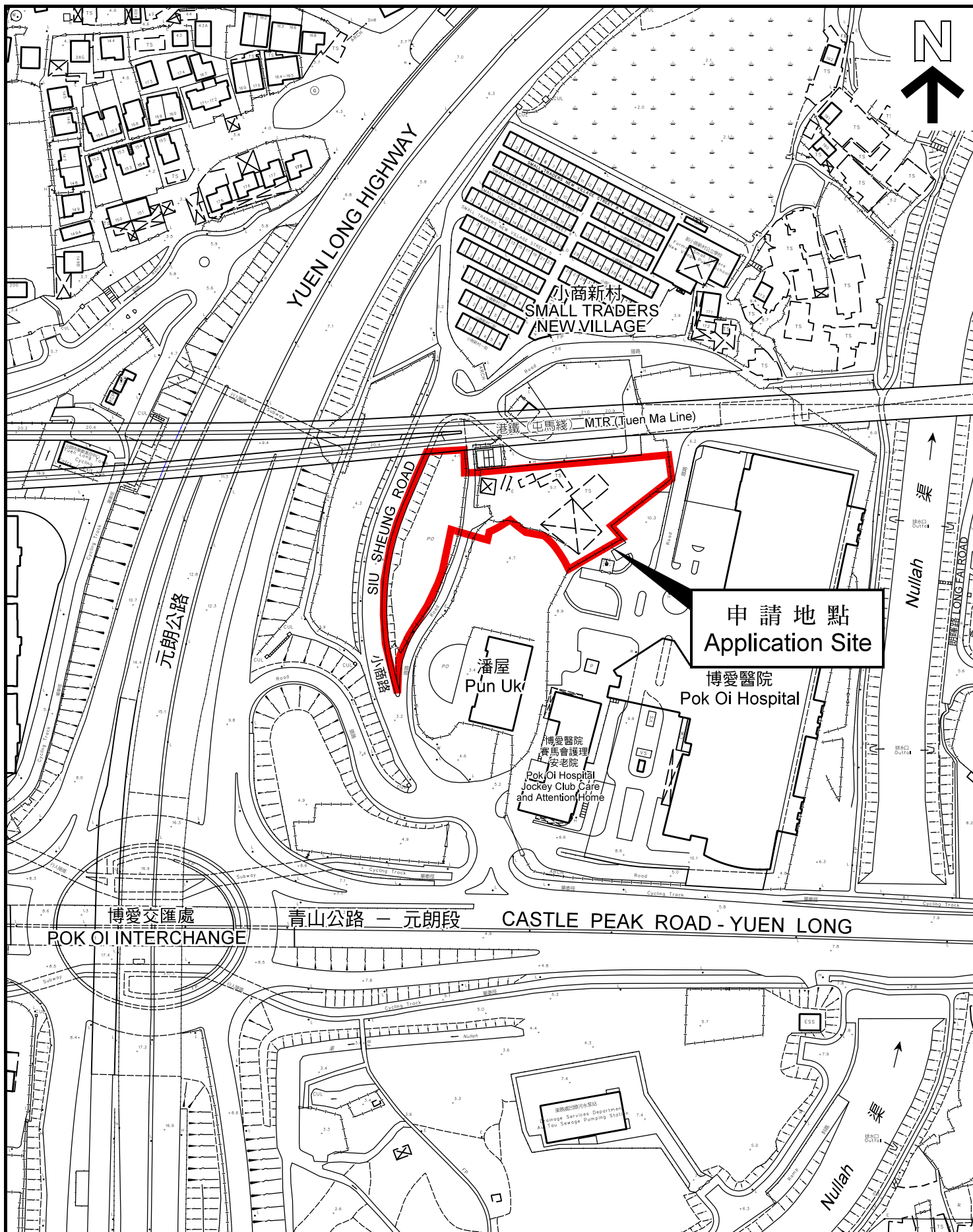
位置圖 LOCATION PLAN

本摘要圖於2022年7月12日擬備，
所根據的資料為於2006年10月17日
核准的分區計劃大綱圖編號 S/YL-NSW/8
EXTRACT PLAN PREPARED ON 12.7.2022
BASED ON OUTLINE ZONING PLAN No.
S/YL-NSW/8 APPROVED ON 17.10.2006

SCALE 1 : 7 500 比例尺
米 100 0 100 200 300 米
METRES

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/YL-NSW/303



平面圖 SITE PLAN

本摘要圖於2022年7月11日擬備，
所根據的資料為測量圖編號
6-NW-10B 及 10D
EXTRACT PLAN PREPARED ON 11.7.2022
BASED ON SURVEY SHEETS No.
6-NW-10B & 10D

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/YL-NSW/303

行政摘要

(內容如有任何差異，應以英文內文為準)

本規劃申請是根據《城市規劃條例》(第131章)第16條，就位處元朗南生圍東成里丈量約份第115約地段第870號A分段、第870號餘段、第877號餘段、第878號A分段、第878號B分段、第878號C分段、第878號D分段、第878號E分段、第878號F分段、第878號餘段、第892號及毗連政府土地的擬議社會福利設施(安老院舍)及住宿機構(長者住屋)發展提出申請。申請地點位於南生圍分區計劃大綱核准圖編號S/YL-NSW/8的「未決定用途」地帶上，面積為約3,943.30平方米。因此，須向城市規劃委員會按第16條提交申請作擬議社會福利設施(安老院舍)及住宿機構(長者住屋)用途。

申請地點主要為平地及臨時構築物佔用之土地。為善用長期丟空、無發展計劃的土地，申請人準備落實在2028年作私人發展。擬議發展以「品味退休」服務為主題，旨在成為香港令人嚮往的長者住屋，以單一運營商模式，提供定制的獨立自主型、生活協助型、專業護理和康復護理，使居民能夠在品味、尊嚴和尊重中變老。

為滿足日益增長的長者住屋需求，為長者創造優質的生活環境，推廣居家安老的退休社區，擬議發展將建設一幢樓高17層和1層地庫的大樓，與園景美化區及配套設施相結合。該項目的重點是提供一站式照顧長者生活服務，包括不同的居住模式：90個獨立自主型單位(100張床位)，供可獨立照顧自己、日常生活無須接受個人護理及照顧的人士而設，延續他們現有的優質生活，旨在優雅地退休；以及83個生活協助型單位(127張床位)，即安老院舍般的模式，供日常生活需要協助的長者入住，隨著身體狀況變化，也能得到持續無縫的照顧。擬議發展致力為退休人士打造優雅自在、頤養人生的理想居停，配套設施包括專業護理/診療室、佳餚區、康樂設施和其他相關配套設施合二為一。擬建發展毗鄰現有的醫療和機構設施(如博愛醫院及博愛醫院賽馬會護理安老院)和元朗市中心，旨在為長者創造一體化的退休體驗。

擬議方案將就規劃方面帶來以下公眾規劃增益：

- 符合政府的目標，加強私營機構提供安老服務角色；
- 平衡全港長者住屋供應；
- 彌補現時安老服務不足，使長者享有多元化的長者住屋選擇；
- 提供優質長者住屋以推廣和實現居家安老，為社會帶來效益；
- 發揮長期未善用的發展潛力以應對社會對長者住屋的需求；
- 為長者提供高質素及融洽的生活環境，從而推動健康積極的生活，促進身心及社交發展；

- 適合的地點提供擬議的垂直一體化的退休社區；
- 與鄰近建築物輪廓相容；
- 符合《可持續建築設計指引》；
- 實現「綠色建築」的環保特色；
- 不會對周邊帶來負面影響；及
- 為善用土地資源作社會用途創立良好先例。

申請人對申請地點發展擬議社會福利設施(安老院舍)及住宿機構(長者住屋)發展項目持有誠懇和積極的態度。基於本規劃報告所闡述的規劃優點和理據，我們誠懇希望城規會支持是次第 16 條規劃許可申請。

EXECUTIVE SUMMARY

This Planning Statement is submitted under Section 16 of the Town Planning Ordinance (Cap. 131) (the “**TPO**”) in support of the Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Residential Institution (Senior Hostel) Development at Lot Nos. 870 S.A, 870 RP, 877 RP, 878 S.A, 878 S.B, 878 S.C, 878 S.D, 878 S.E, 878 S.F, 878 RP, and 892 in D.D. 115 and adjoining Government land in Tung Shing Lei, Nam Sang Wai, Yuen Long (the “**Application Site**”). With an area of about 3,943.30m², the Application Site falls within part of the Tung Shing Lei “Undetermined” (“**U**”) zone on the Approved Nam Sang Wai OZP No. S/YL-NSW/8, which required submission of a Section 16 application to the Town Planning Board for the proposed Social Welfare Facility (Residential Care Home for the Elderly) and Residential Institution (Senior Hostel) uses.

The Application Site is mainly flat land with some areas of temporary structures, and is readily available for development under private initiatives by year 2028, utilizing the site which has been left idle for many years with no solid plan for development. The Proposed Development at the Application Site carries a theme of “Retire In Style”, to become a desirable senior living community in Hong Kong offering a bespoke Independent Living, Assisted Living, Skilled Nursing and Rehabilitation care services that enables the residents to age in style, dignity and respect (the “**Proposed Scheme**”).

With a view to meeting the growing demand of elderly housing, and creating a quality living environment for the elderly, the Proposed Scheme will promote an ageing-in-place and retirement community in a building with 17 storeys plus 1 level of basement, intermixed with abundant landscape area and supporting facilities. The key feature of the Proposed Scheme is the integration of elderly living by proposing different living models: 90 nos of Independent Living Units (offering 100 beds) for elderly who can take care of themselves independently, without the need for personal care and attention in their daily activities and continue the existing quality life and retire gracefully; 83 nos of Assisted Living Units (offering 127 beds) which are residential care home for elderly alike models for elderly who need more day-to-day assistance, and will receive continuous and seamless care when their physical conditions change. Residents can pursue their passion and focus on leading purposeful lives after retirement, supported by a holistic list of facilities that integrates modern living, medical and nursing care, dining and recreational facilities and other associated in one development. Locating in proximity to existing medical and institutional facilities in Yuen Long e.g. Pok Oi Hospital and Pok Oi Hospital Jockey Club Care and Attention Home, and Yuen Long New Town, the Proposed Scheme aims to offer an integrated retirement experience with one-stop service.

With the Proposed Scheme, the following public planning merits could be achieved:

- Echoing with the Government’s Prevailing Objectives to Strengthen the Role of Private Sector in Providing Wide Range of Elderly Services in the Market;
- Balancing Elderly Housing Provision across the Territory;

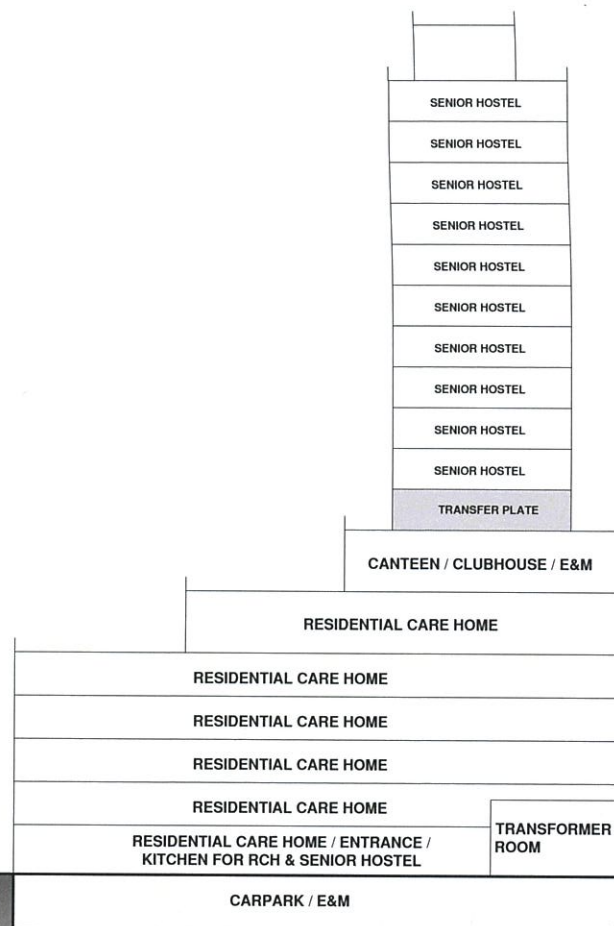
- Filling the Current Service Gap by Offering Elderly with More Diversified 'One-stop' Elderly Housing Options;
- Creating Social Values through Promoting and Realizing Age-In-Place with Quality Elderly Housing;
- Optimizing the Long-Wasted Development Potential in Meeting Senior Residential Need in Society;
- Creating a Quality and Harmonious Living Environment for the Elderly to Foster an Active Lifestyle, Physical, Psychological and Social Well-being;
- Appropriate Location for the Proposed Vertically-Integrated Retirement Community;
- Fully Compatible with the Surrounding Area;
- Compliance with Sustainable Building Design Guidelines;
- Full Consideration of Green Building Design;
- Inducing No Adverse Technical Impacts to the Surrounding Area; and
- Establishing Desirable Precedents to Optimise Land Resources to Meeting Societal Needs.

The Applicant has demonstrated their genuine intention and commitment in taking forward the Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Residential Institution (Senior Hostel) Development at the Application Site. In light of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek for the favourable consideration from the Town Planning Board to give its support to this Section 16 Application.

B.L.

B.L.

EXISTING ROAD
+5.0 (MEAN STREET LEVEL)



64.30m

+69.30mPD R / F

3.30m 16 / F

3.30m

3.30m

3.30m

3.30m

3.30m

3.30m

3.30m

3.30m

3.30m

3.30m 7 / F

3.30m TRANSFER PLATE

5.00m 28.00 6 / F

5.00m 5 / F

3.50m 4 / F

3.50m

3.50m

3.50m

3.50m 1 / F

4.00m G / F

4.50m B1 / F

3300 X 10 STOREY = 33m



KEY PLAN



SCHEMATIC SECTION

申請編號 Application No. : A/YL-NSW/303

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LWK
+PARTNERS



REFERENCE IMAGE



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- LEGEND
- [Red dashed line] SITE BOUNDARY
 - [Blue triangle] VEHICULAR ENTRANCE
 - [Orange triangle] ENTRANCE OF CARPARK
 - [Green circle] NEW PLANTING TREES
 - ① TAI-CHI COURTYARD
 - ② ARRIVAL PLAZA
 - ③ TRELLIS
 - ④ AMPHITHEATRE
 - ⑤ MULTI-FUNCTIONAL DECK
 - ⑥ GATHERING LAWN
 - ⑦ WATER POND WITH AQUATIC PLANTS
 - ⑧ EVA
 - ⑨ CAR PARK
 - ⑩ POCKET SEATING
 - ⑪ F&B DECK

DRAWING TITLE
Landscape Master Plan - Overall

DATE
MAY 2022

DRAWN
RH

CHECKED
CY

APPROVED
CY

FIGURE NO.
FIG 1.5a

SCALE AND ORIENTATION
1:500@A3

JOB TITLE

Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Residential Institution (Senior Hostel) in "Undetermined" Zone, Various Lots in D.D. 115 and Adjoining Government Land, Tung Shing Lei, Nam Sang Wai, Yuen Long

ARUP

Application Site



Existing Condition

Redevelopment of Pun Uk with RCHE



Proposed Scheme (Interim Scenario)

Proposed Scheme at Application Site (69.3mPD)



Proposed Scheme (Ultimate Scenario For Reference)

Pun Uk (hidden behind)

Pok Oi Hospital Jockey Club Care and Attention Home

Pok Oi Hospital

Pok Oi Hospital

Pok Oi Hospital

Pok Oi Hospital

Pok Oi Hospital



Figure No.3

Scale-

Figure TitleViewing Point 1: Cycling Track Adjacent to Subway Connecting to Yuen Long New Town

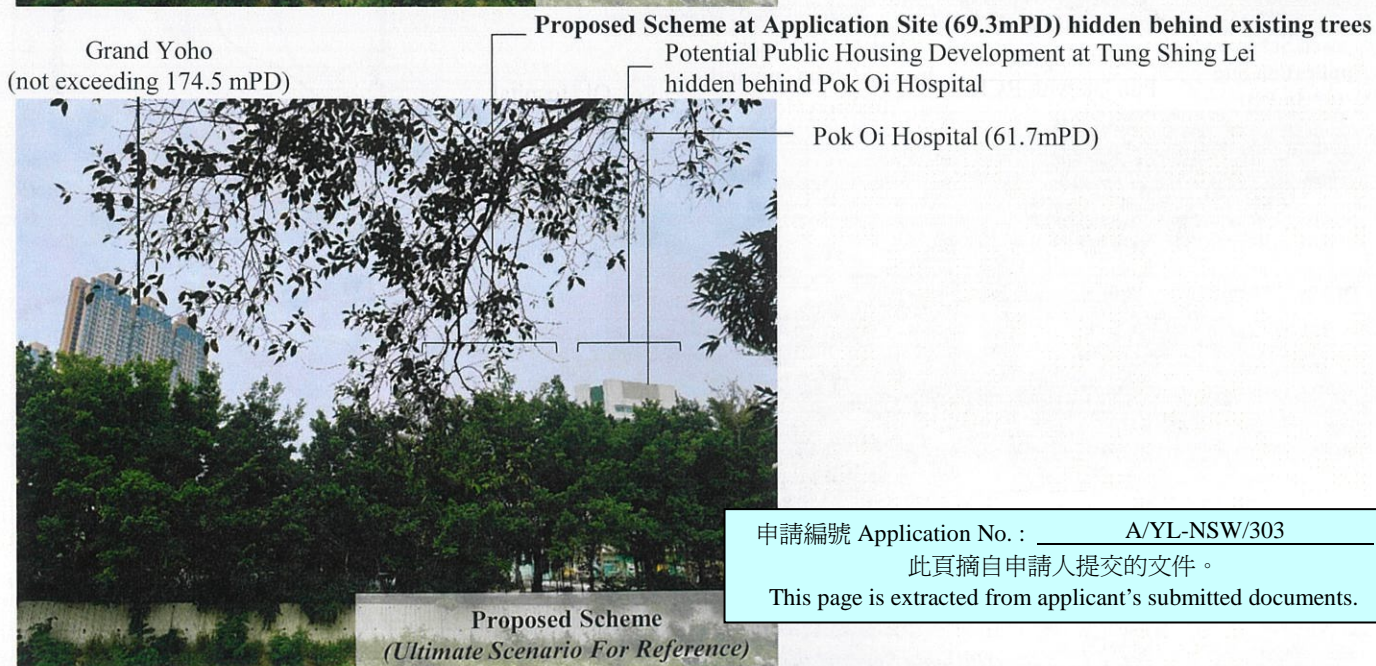
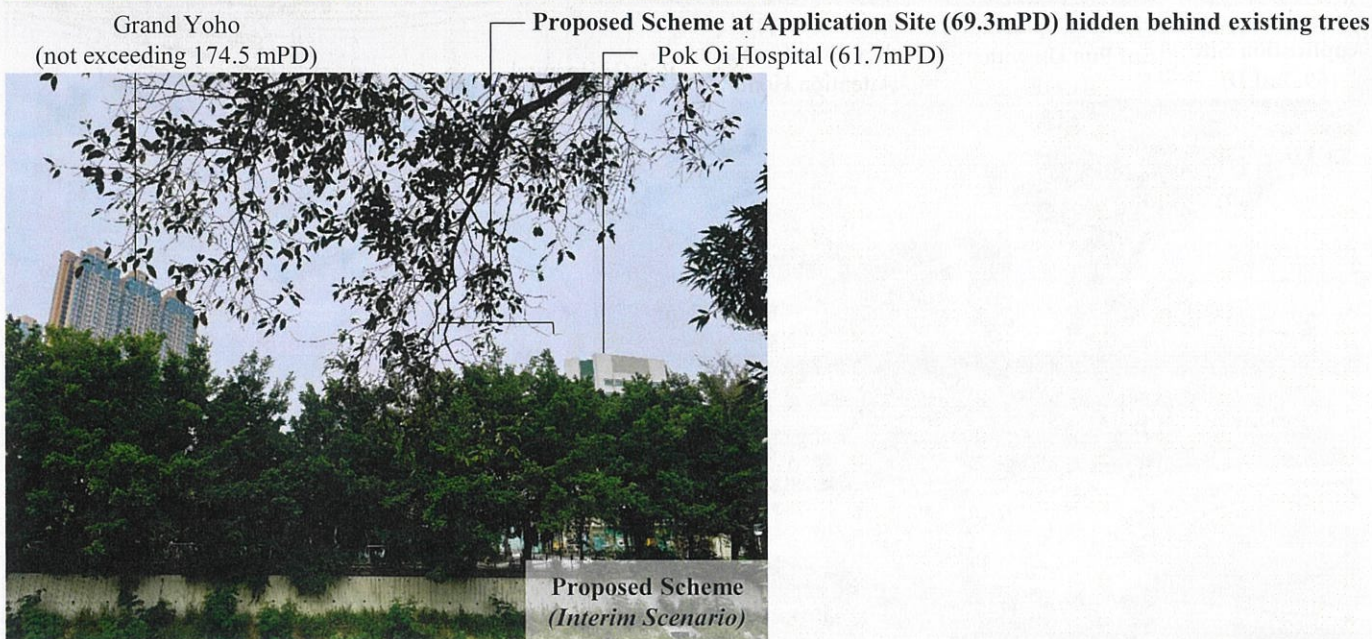
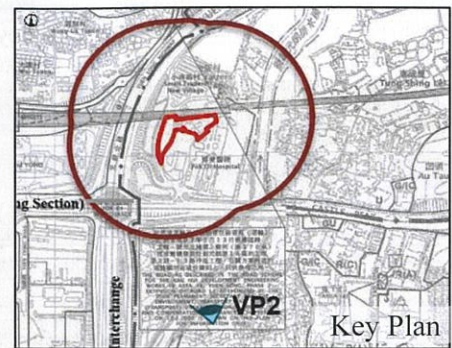
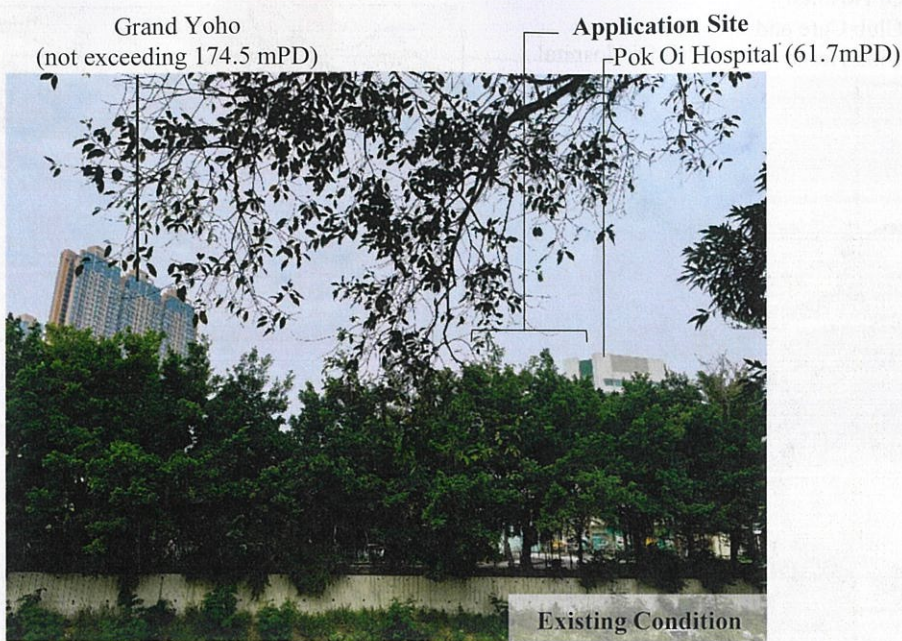
ARUP

DateJune 2022

Source-

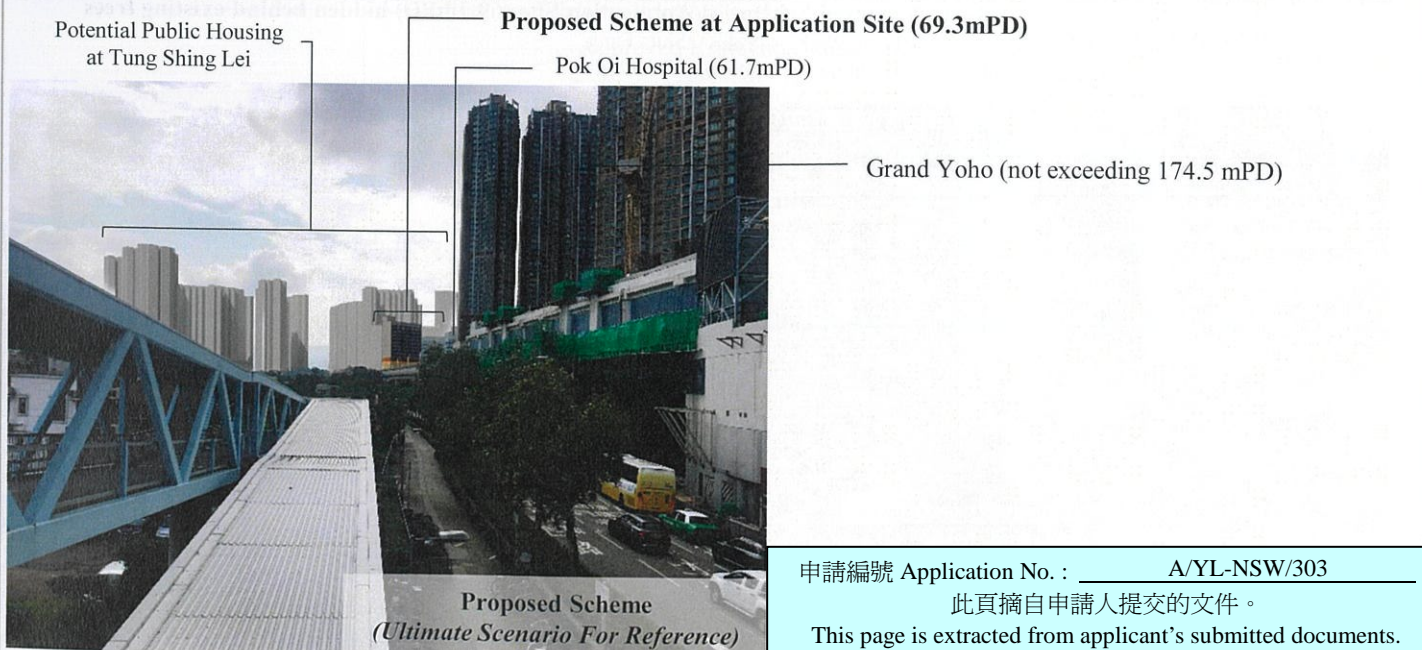
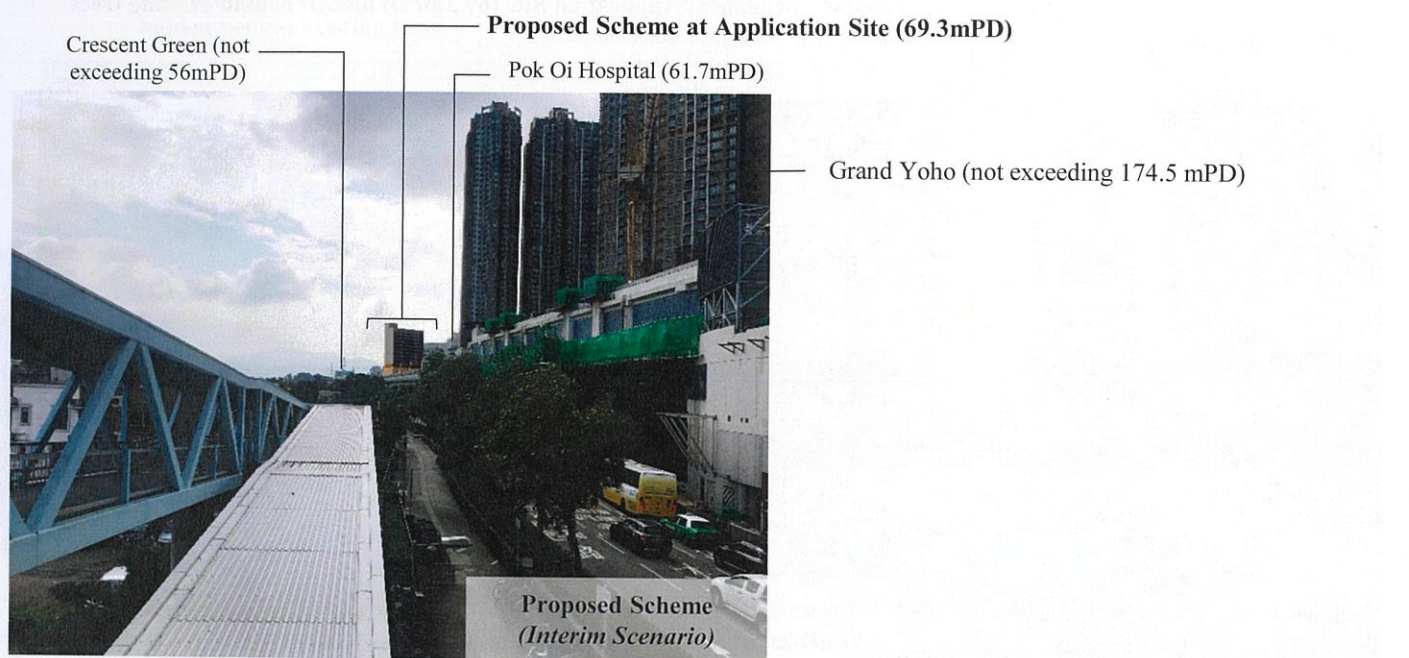
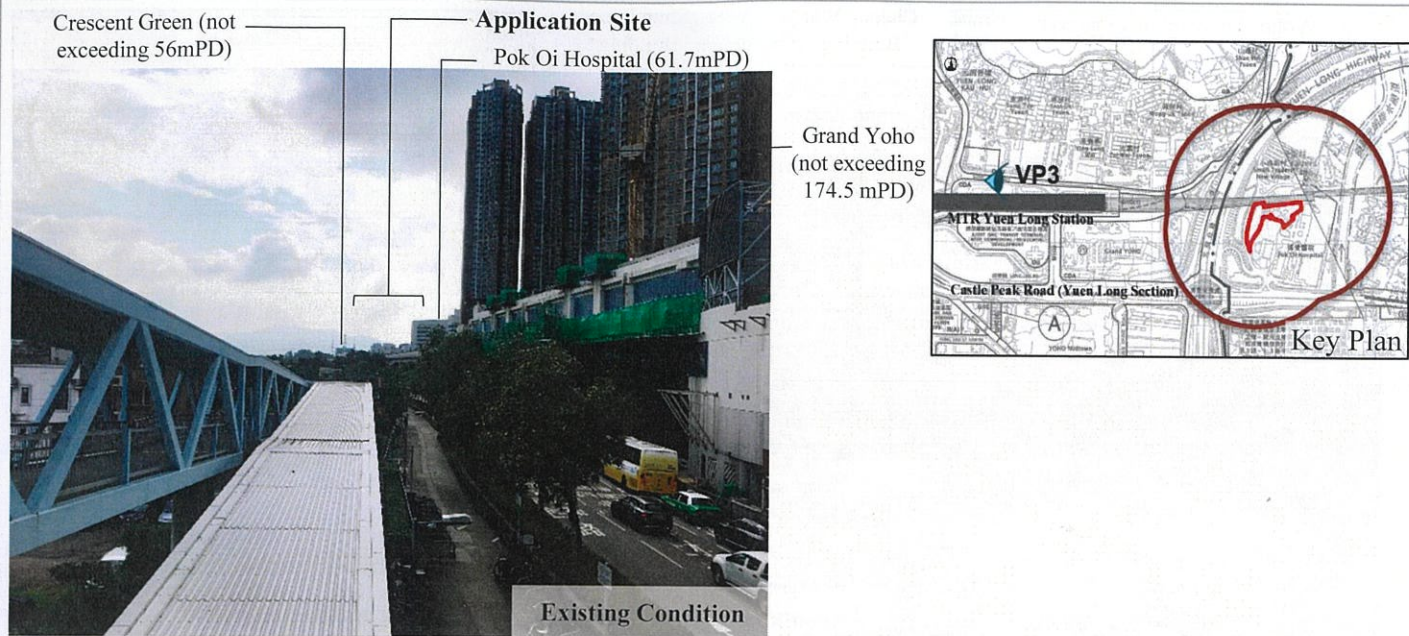
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Figure No.	Scale	Figure Title
3	-	Viewing Point 1: Cycling Track Adjacent to Subway Connecting to Yuen Long New Town
ARUP	Date	Source
	June 2022	-



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Figure No.	Scale	Figure Title
4	-	Viewing Point 2: Footpath besides the Yuen Long Bypass Floodway (Yeung Uk Tsuen)
ARUP	Date	Source
	June 2022	-

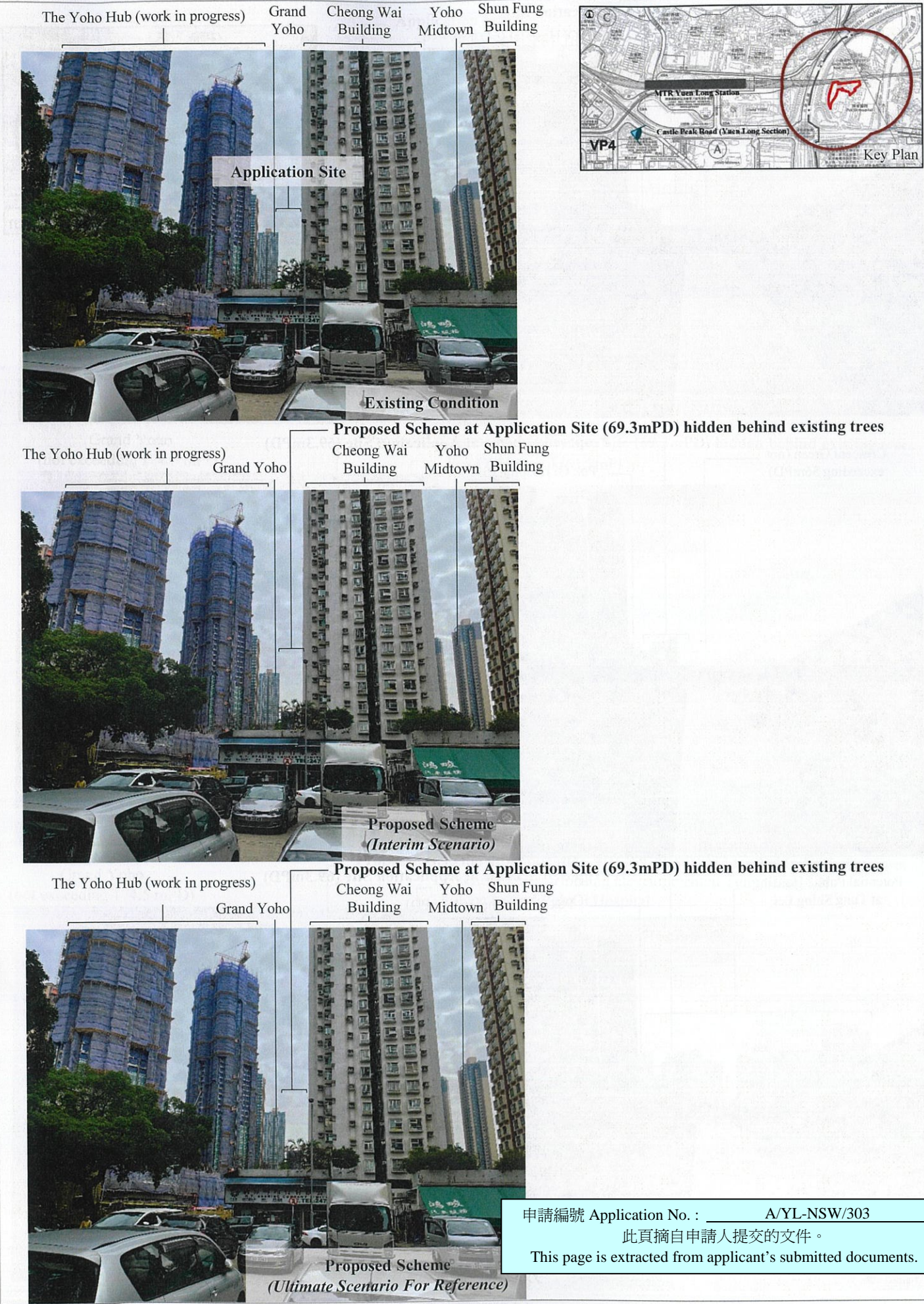


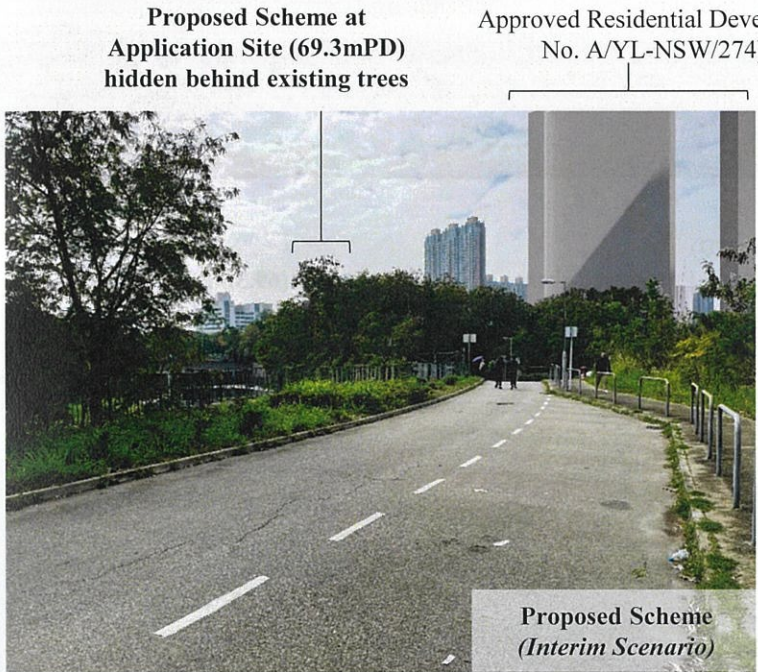
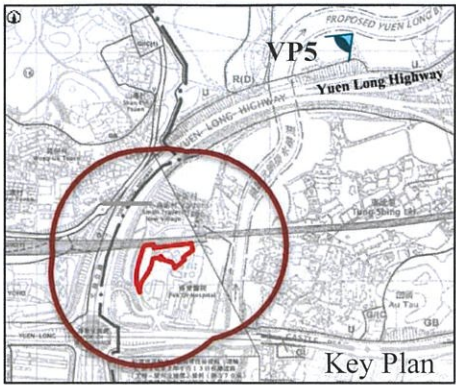
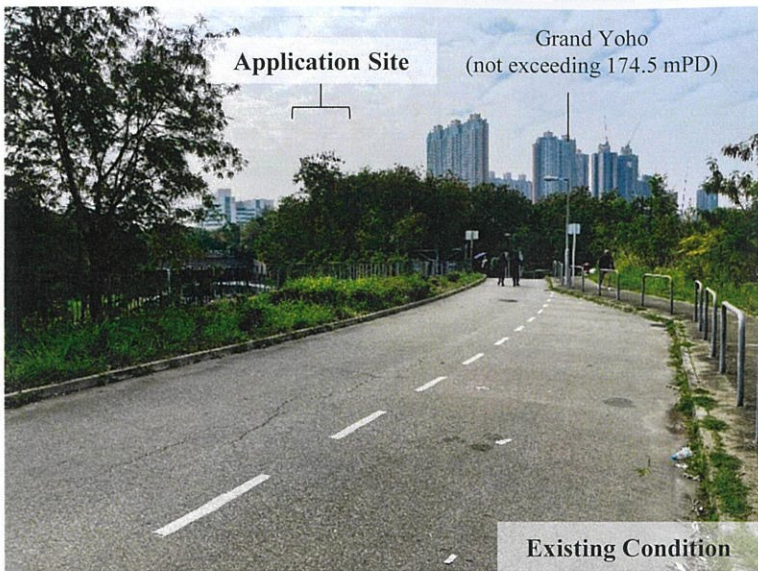
申請編號 Application No. : A/YL-NSW/303

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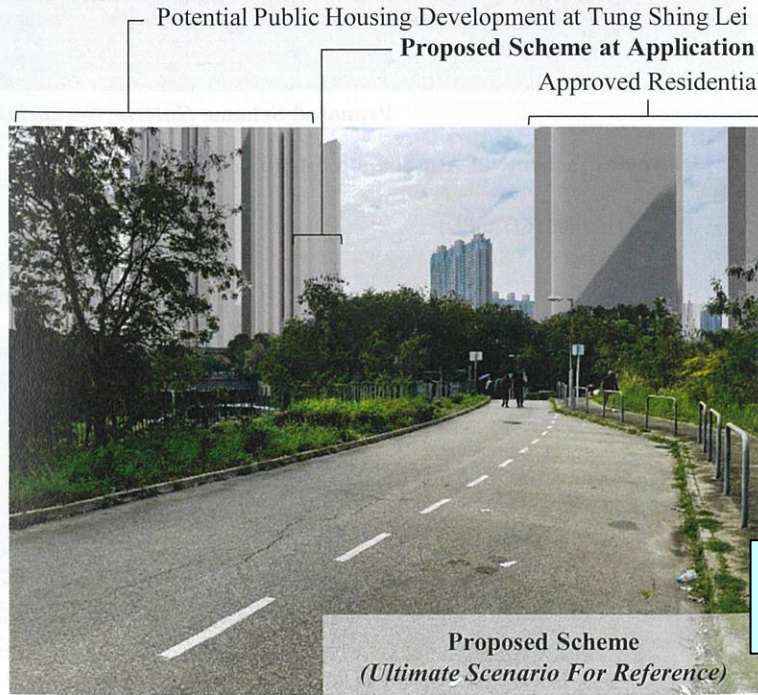
This page is extracted from applicant's submitted documents.

Figure No.	Scale	Figure Title
5	-	Viewing Point 3: Footbridge at Long Yat Road
ARUP	Date	Source
	June 2022	-





Approved Residential Development (Planning Application No. A/YL-NSW/274) (not exceeding 75mPD)



Proposed Scheme at Application Site (69.3mPD) hidden behind future development

Approved Residential Development (Planning Application No. A/YL-NSW/274) (not exceeding 75mPD)

申請編號 Application No. : A/YL-NSW/303
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

Figure No.	Scale	Figure Title
7	-	Viewing Point 5: Nam Sang Wai River Education Trail
ARUP	Date	Source
	June 2022	-

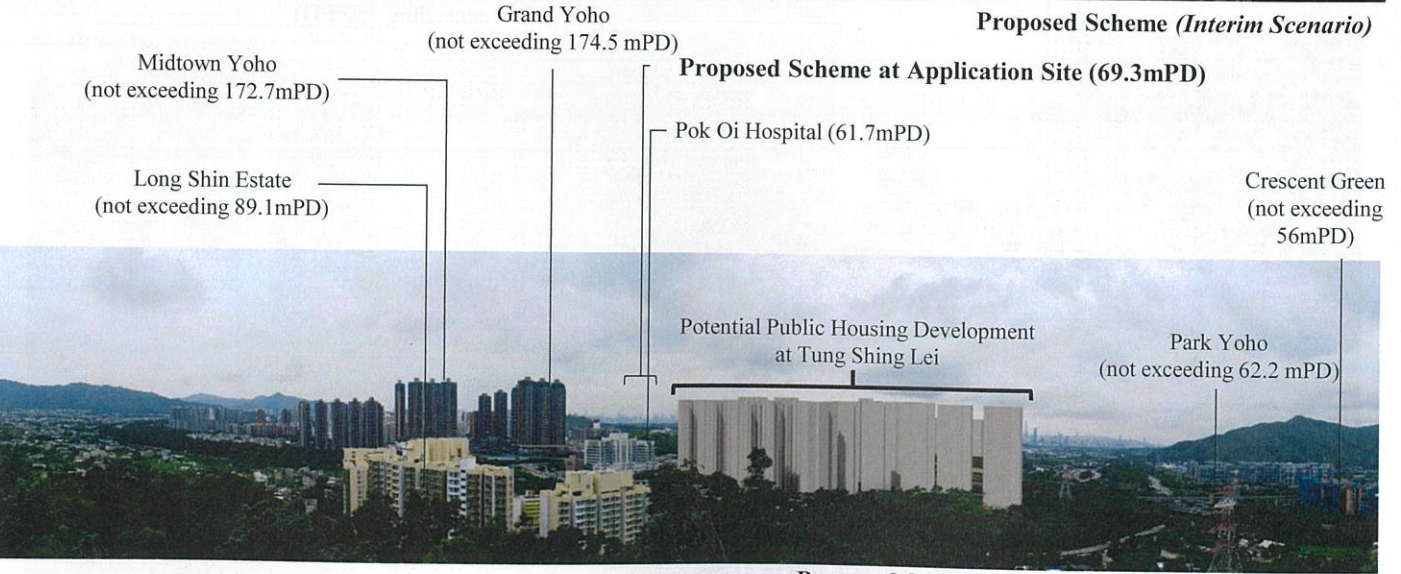
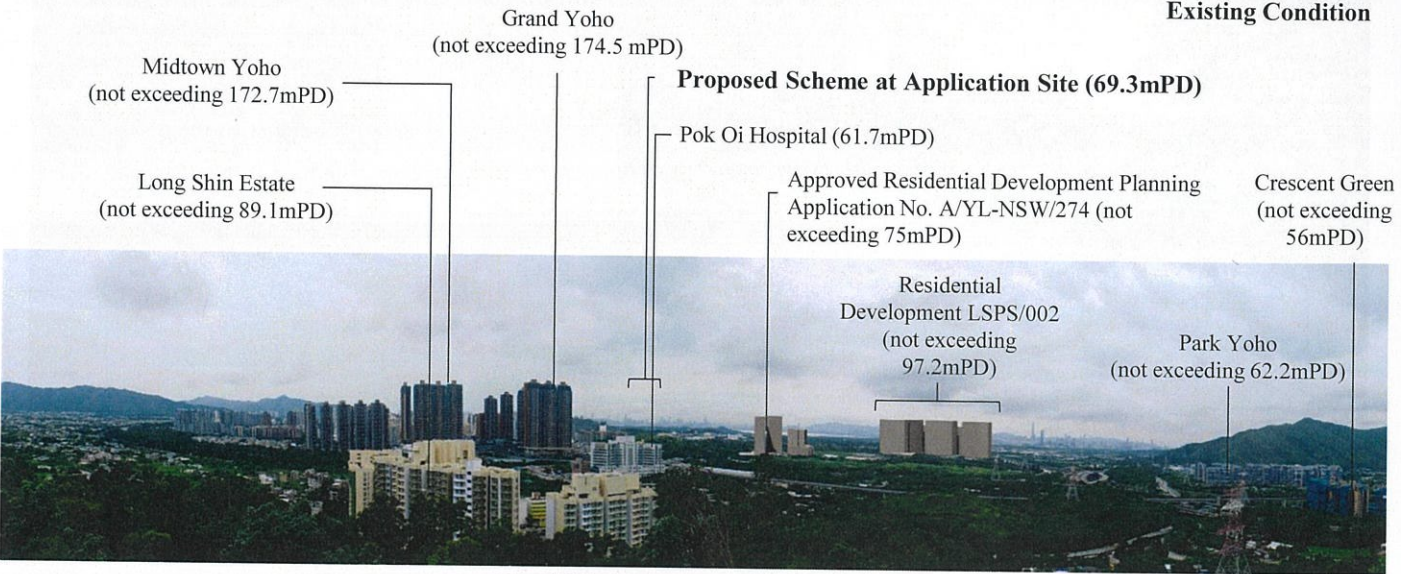
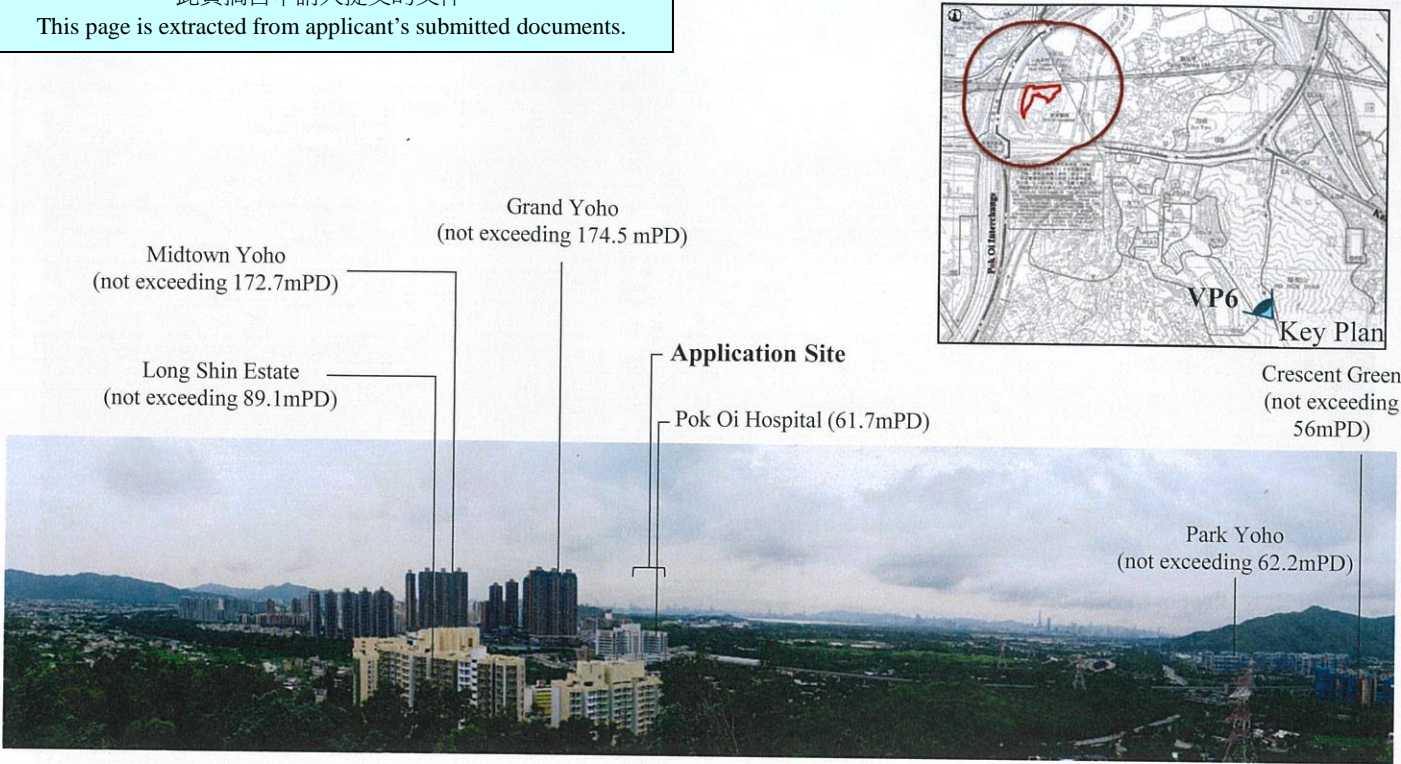


Figure No.	Scale	Figure Title
8	-	Viewing Point 6: Ho Lok Shan
ARUP	Date	Source
	June 2022	-