

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-NSW/348**

- Applicants** : Main Start Limited, Universal Faith Development Limited and Right Top Limited represented by DeSPACE (International) Limited
- Site** : Lots 3669 S.A RP (Part), 3669 S.B RP (Part) and 3670 RP (Part) in D.D. 104 and Adjoining Government Land (GL), Nam Sang Wai, Yuen Long, New Territories
- Site Area** : About 1,605m<sup>2</sup> (including GL of about 133m<sup>2</sup> or about 8.3%)
- Land Status** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/11  
(*currently in force*)  
  
Approved Nam Sang Wai OZP No. S/YL-NSW/10  
(*at the time of submission*)
- Zoning** : “Village Type Development” (“V”)  
[*restricted to a maximum building height (BH) of three storeys (8.23m)<sup>1</sup>*]
- Application** : Proposed Social Welfare Facility (Residential Care Home for Persons with Disabilities) (RCHD)

**1. The Proposal**

- 1.1 The applicants seek planning permission for proposed social welfare facility (RCHD) at the application site (the Site), which falls within an area zoned “Village Type Development” (“V”) on the OZP (**Plan A-1a**). According to the Notes of the OZP for “V” zone, ‘Social Welfare Facility’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently partially hard paved and formed, and being part of a temporary public vehicle park with valid planning permission under application No. A/YL-NSW/353 until 19.9.2028 (**Plans A-1b, A-2 and A-4**).
- 1.2 According to the development scheme submitted by the applicants, the proposed development with a plot ratio (PR) of 2.3 and a gross floor area (GFA) of 3,625.5m<sup>2</sup> consists of a three-storey block (with a height of not exceeding 21mPD or not more than 13.9m above ground) for a RCHD with 172 beds (or within a

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<sup>1</sup> According to the Notes of the OZP, the BH restriction is not applicable to ‘Social Welfare Facility’ use.

range of 170 to 220) and supporting facilities including multi-purpose areas, activity rooms, rehabilitation zones, nursing stations, dining area, communal areas (including communal open space of 223m<sup>2</sup> on G/F), electrical and mechanical (E&M) and back-of-house (BOH) facilities, above one basement floor for ancillary car parking, E&M and BOH facilities (**Drawings A-1 to A-7**). According to the applicants, the proposed RCHD would comply with the licensing requirement and the requirement for all facilities to be located at a height of not more than 24m above ground level as stipulated in the Residential Care Homes (Persons with Disabilities) Ordinance (Cap. 613), Residential Care Homes (Persons with Disabilities) Regulation (Cap. 613A) and ‘Code of Practice for Residential Care Homes (Persons with Disabilities) (revised in June 2024)’. The proposed RCHD will be a privately-operated facility and the applicants are committed to lining up experienced RCHD operator(s) to adopt high service quality standard and there may be more than one operator in the proposed RCHD in order to provide different kinds of specialised services at different levels. The proposed RCHD is tentatively scheduled for completion by 2030.

- 1.3 The floor plans, section plan, Emergency Vehicular Access (EVA) plan, open space plan of the proposed development, as well as the modification plans to the existing noise barriers and planters along Kam Pok Road East, submitted by the applicants are at **Drawings A-1 to A-11**. The major development parameters and floor uses of the proposed development are as follows:

<b>Major Development Parameters</b>	
<b>Site Area</b>	about 1,605m <sup>2</sup>
<b>Total Plot Ratio (PR)</b>	about 2.3
<b>Total Gross Floor Area (GFA)</b>	about 3,625.5m <sup>2</sup>
<b>No. of RCHD beds</b>	172 (or within a range of 170 to 220)
<b>Building Height (BH)</b>	3 storeys above 1 storey of basement (not exceeding 21mPD or not more than 13.9m above ground)
<b>Site Coverage</b>	About 70%
<b>Communal Open Space</b>	not less than 223m <sup>2</sup>
<b>Green Coverage</b>	not less than 20%
<b>Main Floor Uses</b>	
<b>B/F</b>	<ul style="list-style-type: none"> <li>• Carpark, E&amp;M and BOH facilities</li> </ul>
<b>G/F</b>	<ul style="list-style-type: none"> <li>• 38 RCHD beds</li> <li>• Entrance lobby, ancillary office, multi-purpose area, rehabilitation zone, nursing station, communal area, staff facilities, E&amp;M facilities</li> <li>• Light-bus lay-by and loading and unloading (L/UL) bay for light goods vehicle (LGV)</li> </ul>
<b>1/F</b>	<ul style="list-style-type: none"> <li>• 56 RCHD beds</li> <li>• Multi-purpose area, rehabilitation zone, ancillary office, dining area, nursing station, communal area, staff facilities, E&amp;M and BOH facilities</li> </ul>

<b>2/F</b>	<ul style="list-style-type: none"> <li>• 78 RCHD beds</li> <li>• Nursing station, staff facilities, ancillary office, E&amp;M and BOH facilities</li> </ul>
<b>R/F</b>	<ul style="list-style-type: none"> <li>• Planters, lawn and garden</li> </ul>
<b>Transport Facilities</b>	
- Private Car Parking Space	11 (including one disabled parking space)
- LGV L/UL Bay	1
- Light Bus Lay-by	1

- 1.4 The applicants have submitted Environmental Assessment (EA), Traffic Impact Assessment (TIA) and Sewerage Impact Assessment (SIA) in support of the current application.
- 1.5 The Site will be accessible via a proposed new vehicular access at the east of the Site abutting Kam Pok Road East, which also serves as the EVA for the Site and the adjoining site of application No. A/YL-NSW/349 (which will also be considered at the same meeting for a proposed Residential Care Home for the Elderly (RCHE) development) (**Drawings A-2 and A-7**). The above vehicular access will be constructed, managed and maintained by the applicants. Parts of the existing noise barriers and planters along Kam Pok Road East are proposed to be demolished and modified for the proposed new vehicular access (**Drawings A-9 to A-11**). Mitigation measures, such as acoustic windows, silencers and acoustic linings, would be provided according to the updated noise impact assessment (NIA) and imposition of approval conditions (paragraph 12.2).
- 1.6 To minimise the potential visual impact, the applicants will adopt an ambient environment design, which includes a biophilic design to integrate the adjacent wetland as an extension of the RCHD environment with the provision of roof-top lawn and planters, skylight, balconies for every 6 to 8 beds on 1/F and 2/F, vertical greening, a barrier-free leisure walking trail, a “Well-being Garden” at the south-western corner on R/F and interactive connection zones with activities such as bird observatory, active recreation area, barbecue spots and viewing deck (**Drawings A-2 to A-5**). These facilities will also facilitate social interaction, enhance intellectual and emotional well-being and alleviate feelings of isolation among residents.
- 1.7 In support of the application, the applicants have submitted the following documents:

- (a) Application Form received on 28.5.2025 **(Appendix I)**
- (b) Further Information (FI) received on 3.3.2026\* enclosing **(Appendix Ia)** the revised Application Form and Consolidated Supporting Planning Statement (SPS)

[SPS received on 28.5.2025 as well as FIs received on 10.7.2025#, 28.7.2025#, 17.10.2025#, 19.11.2025#, 14.1.2026#, 26.1.2026#, 4.2.2026\* and 9.2.2026\* were superseded and are attached at **Appendices Ib to Ij** respectively]

Remarks:

\* *accepted and exempted from publication and recounting requirements*

# *accepted but not exempted from publication and recounting requirements*

- 1.8 On 19.9.2025 and 19.12.2025, the Rural and New Town Planning Committee (the Committee) agreed to the applicants' request to defer making a decision on the application for two months each.

## **2. Justifications from the Applicants**

The justifications put forth by the applicants in support of the application are detailed in the SPS at **Appendix Ia**. They can be summarised as follows:

- (a) Pursuant to the “Incentive Scheme to Encourage Provision of RCHDs in New Private Developments” (the Incentive Scheme) announced by the Government in 2023, the applicants intend to provide a quality RCHD of 172 (or within a range of 170 to 220) beds to cope with the surging demand for residential care service places for persons with disabilities in the market and may involve more than one operator in the proposed RCHD to provide different kinds of specialised services at different levels. It is compatible with the surrounding area and in compliance with the intention of the “V” zone.
- (b) The proposed development is in line and echoes with the latest Government’s policies on providing a wider range of accommodation options for persons with disabilities and support in the market and more bed spaces of purpose-built RCHD by developers in new private developments.
- (c) The proposed development could help meet the shortfall in RCHDs and facilities for persons with disabilities in the Yuen Long District and provide an alternative with improved living conditions and care quality.
- (d) The proposed low-rise and low-density social welfare development would not cause any adverse ecological impact to the Deep Bay Area as it would not obstruct the flight paths of migratory birds or affect the surrounding wetland habitats.
- (e) The applicants also commit to exploring opportunities for further improvement in visual and landscape terms during the detailed design stage, such as innovative design of building form, quality outdoor spaces, sufficient landscape treatment and outdoor greenery and furniture.
- (f) Technical assessments, including TIA, EA and SIA, have been conducted and concluded that the proposed development would not result in significant adverse impacts in terms of traffic, environment, air quality, noise and sewerage aspects. During the construction and operation stages, relevant good site practices would be adopted by the applicants to avoid nuisance to the surroundings.

## **3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicants are the sole “current land owners”. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion of the Site, the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) are not applicable.

#### 4. **Background**

4.1 According to the TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). The relevant extract of the Guidelines is attached at **Appendix II**. ‘Social Welfare Facility’ (other than free-standing building exceeding three storeys) is exempted from the requirement of ecological impact assessment within the WBA.

4.2 The Site is not subject to any active planning enforcement action.

#### 5. **Previous Applications**

The Site is involved in two previous applications (No. A/YL-NSW/312 and 353) for temporary open storage and temporary public vehicle park (excluding container vehicle) with associated filling of land respectively. The considerations for the said applications are irrelevant to the current application which involves a different use. Details of these previous applications are shown in **Appendix III** and their locations are shown on **Plan A-1b**.

#### 6. **Similar Application**

There is no similar application within the same “V” zone on the OZP approved in the past five years. Application No. A/YL-NSW/349 for a proposed Social Welfare Facility (RCHE) development adjacent to the Site is to be considered at the same meeting (**Plan A-1a**).

#### 7. **The Site and Its Surrounding Areas** (Plans A-1a, A-1b, A-2 to A-4)

7.1 The Site:

- (a) is bounded by Kam Pok Road East along its eastern boundaries and will be accessible via a proposed new vehicular access at the east of the Site abutting Kam Pok Road East;
- (b) is currently partially hard paved and formed, and being part of a public vehicle park (excluding container vehicle) with valid planning permission under application No. A/YL-NSW/353 until 19.9.2028 (**Plans A-1b, A-2 and A-4**);
- (c) falls outside the ‘village environs’ (‘VE’) of Pok Wai (**Plan A-1a**); and
- (d) is located within the WBA of the Deep Bay Area.

7.2 The surrounding areas comprise predominantly low-rise village settlements, ponds, parking of vehicles (with valid planning permissions), grassland and vacant land. A planned residential development with wetland habitat and filling of ponds/land and excavation of land under application No. A/YL-NSW/314 (with a PR of 0.4 and a BH of 19.6mPD) is located to the immediate west of the Site (**Plan A-1a**).

## **8. Planning Intention**

The planning intention of the “V” zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

## **9. Comments from Relevant Government Bureau and Departments (B/Ds)**

9.1 The following government B/Ds have been consulted and their views on the application and/or the public comments are summarised as follows:

### **Social Welfare**

9.1.1 Comments of the Secretary for Labour and Welfare (SLW):

he has no comment on the application.

9.1.2 Comments of the Director of Social Welfare (DSW):

he has no adverse comment on the application from social welfare point of view. His advisory comments are at **Appendix IV**.

### **Land Administration**

9.1.3 Comments of the District Lands Officer/Yuen Long, LandsD (DLO/YL, LandsD):

- (a) no adverse comment on the application from land administration point of view;
- (b) the Site falls within portions of private lots, i.e. Lots 3669 s.A RP, 3669 s.B RP and 3670 RP in D.D. 104, which are Old Schedule Agricultural Lots held under Block Government Lease and a strip of GL. No structure is allowed to be erected on the Site without prior approval of the Government;
- (c) the area of Site is about 1,605m<sup>2</sup> including 133m<sup>2</sup> of GL. The actual site area, site boundary and lease details, etc. of the Site involved will be subject to survey and verification at the stage of land exchange, if applied;
- (d) there is no SH grant application approved or under processing at the Site;

- (e) the total number of outstanding SH grant applications and 10-year SH demand for Pok Wai are 35 and 55 respectively; and
- (f) his advisory comments are at **Appendix IV**.

### **Traffic**

#### 9.1.4 Comments of the Commissioner for Transport (C for T):

- (a) no objection to the application from traffic engineering point of view;
- (b) should the application be approved, approval condition(s) requiring the submission and implementation of run-in/out proposal for the development to the satisfaction of C for T and the Director of Highways (D of Hy) or of the Board should be incorporated; and
- (c) her advisory comments are at **Appendix IV**.

#### 9.1.5 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) no objection to the application from highways maintenance point of view;
- (b) the proposed run-in/out would involve modification of existing noise barriers, for which any modification proposed should be agreed prior to commencement of construction;
- (c) should the application be approved, approval condition(s) requiring the submission and implementation of run-in/out proposal for the development to the satisfaction of C for T and D of Hy or of the Board should be incorporated; and
- (d) his advisory comments are at **Appendix IV**.

#### 9.1.6 Comments of the Chief Highway Engineer/Major Works (CHE/MW), HyD:

based on the latest Northern Metropolis Highway (NMH) alignment, the Site are located away from the NMH project and have no direct interfacing issue. The NMH alignment is subject to review and design in the on-going investigation study.

### **Nature Conservation**

#### 9.1.7 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

although the Site falls within the WBA under TPB PG-No. 12C, it is paved and disturbed. He has no adverse comments on the application from nature conservation perspective.

### **Environment**

9.1.8 Comments of the Director of Environmental Protection (DEP):

having reviewed the submitted information, he has no objection to the application from environmental planning perspective subject to the imposition of relevant approval conditions to require the applicants to submit an updated NIA and SIA, and to implement any measures identified in the assessments to his or the Board's satisfaction.

### **Drainage**

9.1.9 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN,DSD):

- (a) no objection in principle to the application from public drainage point of view;
- (b) should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicants to submit and implement a drainage proposal, as well as to submit an updated SIA and implement the mitigation measures identified therein, to the satisfaction of the Director of Drainage Services or of the Board; and
- (c) her advisory comments are at **Appendix IV**.

### **Fire Safety**

9.1.10 Comments of the Director of Fire Services (D of FS):

- (a) no specific comment on the application;
- (b) detailed fire services requirements will be formulated upon receipt of a formal submission of general building plans or referral of application via relevant licensing authority; and
- (c) his advisory comments are at **Appendix IV**.

### **Urban Design, Air Ventilation and Visual Aspects**

9.1.11 Comments of the Chief Architect/Advisory & Statutory Compliance, Architectural Services Department (CA/ASC, ArchSD):

- (a) she has no comment on the proposed BH; and
- (b) it is noted that the proposed development involves the construction of one building block with a BH of three storeys (excluding one basement floor) (13.9m above ground).

9.1.12 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) she has no adverse comment from urban design and landscape planning perspective;
- (b) based on the latest aerial photo (**Plan A-3**), the Site is located in a miscellaneous rural fringe landscape character comprising village houses, ponds, open storage, temporary structures and scattered tree groups. The proposed development is not incompatible with the landscape character in the proximity; and
- (c) according to the site photos (**Plan A-4**), the Site is mainly vacant with hard surfacing, with some self-seeded vegetation observed along the periphery of the Site. Significant adverse landscape impact arising from the proposed development is not anticipated; and
- (d) her advisory comments are at **Appendix IV**.

**Building Matters**

9.1.13 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) it is noted that one structure is proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land fillings, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO);
- (b) detailed checking under the BO will be provided during the plan submission stage; and
- (c) his advisory comments are at **Appendix IV**.

**District Officer's Comments**

9.1.14 Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

his office has not received comment from the locals upon close of consultation.

- 9.2 The following government departments have no objection to or no adverse comment on the application and their advisory comments, if any, are in **Appendix IV**:

- (a) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- (b) Head of of Geotechnical Engineering Office (H(GEO)), CEDD;
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Director of Leisure and Cultural Services (DLCS);
- (e) Director of Electrical and Mechanical Services (DEMS);
- (f) Director of Food and Environmental Hygiene (DFEH); and
- (g) Commissioner of Police (C of P).

## 10. **Public Comments Received During Statutory Publication Periods**

10.1 The application was published for public inspection on 10.6.2025, 18.7.2025, 12.8.2025, 31.10.2025, 28.12.2025 and 3.2.2026. During the statutory public inspection periods, 257 public comments were received, with 247 supporting, nine objecting to and one providing views on the application. Full set of public comments are at **Appendices Va to Vc**. Their major views are summarised as follows:

### Supporting Comments (Appendix Va)

10.2 247 comments supporting the application were submitted by a Legislative Council member, six Yuen Long District Council (YLDC) members, nearby residents (including 215 residents from Fairview Park, Pok Wai, Yau Tam Mei and Chuk Yuen in four types of standard formats) and individuals (**Appendix Va**). Their major supporting grounds are summarised as follows:

- (a) there is a very high demand for RCHD, especially in Yuen Long District. The proposed development can provide high quality RCHD for the district and reduce the waiting time for admission to RCHDs;
- (b) the location is suitable for provision of RCHD to meet the demand in Yuen Long District. The design and service provision of the proposed RCHD could cater the needs of persons with disabilities;
- (c) the density of the proposed development is low and is compatible with the surrounding environment. It will not cause adverse impacts on visual, traffic and noise aspects; and
- (d) while supporting the proposed development, it is noted that the layout of bed spaces lacks privacy and may not be suitable for permanent stay.

### Objecting Comments (Appendix Vb)

10.3 Nine comments objecting to the application were submitted by the Indigenous Inhabitant Representatives of Pok Wai, two YLDC members, the Heung Yee Kuk and an individual (**Appendix Vb**). Their major objecting grounds/concerns are summarised as follows:

- (a) the proposed development of RCHD will infringe the SH concessionary rights held by indigenous villagers. There is a lack of land for SH development in Pok Wai and San Tin and thus the Site might best be retained for SH development;

- (b) the proposed BH is too high and the proposed development is incompatible with the surrounding environment comprising mainly low-rise developments which are rural in nature;
- (c) the proposed development would cause adverse impact on drainage system in the neighbourhood. The proposed development involves demolition of portions of noise barriers. The development might induce noise impacts and worsen the noise pollution problem at Kam Pok Road East. The proposed development might disrupt birds' habitats and foraging; and
- (d) the two proposed ingress/egress under the applications No. A/YL-NSW/348 and A/YL-NSW/349 (also considered at the same meeting) and their locations might induce threats to drivers and disruption to pedestrian network. Technical assessments could not reflect the traffic demand from future residential development, NOL and the Northern Metropolis University Town development.

#### Providing Views (Appendix Vc)

- 10.4 One comment submitted by an individual (**Appendix Vc**) expressed an observation that the Site was part of the approved for public vehicle park (excluding container vehicle) under Application No. A/YL-NSW/353 (**Plans A-1b, A-2 and A-4**).

### **11. Planning Considerations and Assessments**

- 11.1 The application is for proposed RCHD with a PR of 2.3 and a BH of three storeys above a basement storey (not exceeding 21mPD or not more than 13.9m above ground) at the Site zoned "V" (**Plan A-1a**). The proposed development will provide 172 beds (or within a range of 170 to 220) and supporting facilities including multi-purpose areas, activity rooms, rehabilitation zones, nursing stations, dining area, communal areas (including communal open space of 223m<sup>2</sup> on G/F), E&M and BOH facilities within the three-storey block, and ancillary car parking, E&M and BOH facilities will be accommodated within the basement level. According to the applicants, the proposed development would comply with the licensing requirements as stipulated in the relevant ordinance, regulations and code of practice (as set out in paragraph 1.2 above).

#### Planning Intention

- 11.2 The Site falls within the "V" zone of Pok Wai which is primarily intended for development of SHs by indigenous villagers. Other commercial, community and recreational uses may be permitted on application to the Board. The Site, which is largely owned by the applicants (i.e. about 91.3% of the Site area while the remaining is GL), does not fall within the 'VE' of Pok Wai or any other recognized village within the subject "V" zone (**Plan A-1a**). According to DLO/YL, LandsD, there is no SH application approved or under processing at the Site and according to PlanD's latest estimate, there is sufficient land in the concerned "V" zone in Pok Wai to meet the SH demand<sup>2</sup>. Whilst the proposed

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<sup>2</sup> According to DLO/YL, LandsD's record, the total number of outstanding Small House applications and 10-year Small House demand for Pok Wai are 35 and 55 respectively. Based on the latest estimate by PlanD,

development is not entirely in line with the planning intention of the “V” zone, according to the applicants, the proposed RCHD can help meet the demand for RCHD and provide various care and supporting services to the persons with disabilities<sup>3</sup>. SLW and DSW have no comment and no adverse comment on the application respectively from social welfare perspective.

#### Land Use Compatibility and Development Intensity

- 11.3 The surrounding areas of the Site comprise predominately low-rise village settlements, ponds, parking of vehicles (with valid planning permissions), grassland and vacant land (**Plans A-1a, A-2 and A-3**). A planned residential development with wetland habitat and filling of ponds/land and excavation of land under application No. A/YL-NSW/314 (with a PR of 0.4 and a BH of 19.6mPD) is located to the immediate west of the Site (**Plan A-1a**). The proposed development is generally not incompatible with the existing and planned land uses in the surrounding areas.
- 11.4 The proposed development is of a low-rise (BH of three storeys above one-storey basement and not exceeding 21mPD or not more than 13.9m above ground) and low-density (PR of 2.3) character. According to the applicants, mitigation measures, such as biophilic design, roof-top lawn, vertical greening and planters at balconies on 1/F and 2/F and edge planters on R/F (as detailed in paragraph 1.6 above), are proposed to minimise the potential visual impacts and enhance visual quality of the proposed development (**Drawings A-3 to A-5**). The applicants also commit to exploring opportunities for further improvement in visual and landscape terms during the detailed design stage, such as innovative design of building form, quality outdoor spaces, sufficient landscape treatment and outdoor greenery and furniture. CTP/UD&L, PlanD has no adverse comments on the application from urban design and landscape planning perspectives and considers that the proposed development is not incompatible with the landscape character in the proximity and no significant adverse landscape impact arising from the proposed development is anticipated. In this regard, the proposed development scale and intensity is considered not incompatible with the existing low-rise village settlements and the planned low-rise development in the surroundings.

#### Technical Aspects

- 11.5 While the Site falls within the WBA of the TPB PG-No. 12C, planning application for free-standing building social welfare facility not more than three storeys is exempted from the requirement of ecological impact assessment. DAFC also advised that the Site has been paved and disturbed, and has no adverse comment on the application from nature conservation perspective.
- 11.6 A new vehicular access, which will also serve as the proposed EVA for the Site and the adjoining site of application No. A/YL-NSW/349 (to be considered at the same meeting), will be constructed, managed and maintained by the applicants to

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with the Site and the adjacent site of application No. A/YL-NSW/349 excluded, about 4.25 ha (equivalent to 170 Small House sites) of land is available within the “V” zone of Pok Wai. The land available can meet the outstanding and 10-year demand of Small Houses for Pok Wai.

<sup>3</sup> Based on the Hong Kong Planning Standards and Guidelines, there is a deficit of two district support centres for persons with disabilities in the Yuen Long District.

serve the proposed development. Regarding the existing noise barriers and planters affected by the proposed new vehicular access (**Drawings A-9 to A-11**), the modification plans for noise barriers and planters submitted by the applicants are considered acceptable by relevant government departments, including C for T, CHE/NTW of HyD, DLCS and DEP.

- 11.7 The applicants have submitted various technical assessments, including TIA, EA and SIA, to demonstrate the proposed development is acceptable from traffic, environmental and sewerage perspectives, with proposed mitigation measures mentioned in paragraph 1.5 above. During the construction and operation stages, relevant good site practices would be adopted by the applicants to avoid nuisance to the surroundings. Relevant government B/Ds consulted, including C for T, CHE/NTW of HyD, DEP and CE/MN of DSD, have no in-principle objection to or no adverse comment on the application, and their technical requirements could be addressed by imposing relevant approval conditions as recommended in paragraph 12.2 below should the application be approved.

#### Public Comments

- 11.8 Regarding the public comments as stated in paragraph 10 above, the planning considerations and departmental comments above are relevant.

## **12. Planning Department's Views**

- 12.1 Based on the assessment made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10, PlanD has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 13.3.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' reference:

#### Approval Conditions

- (a) the submission and implementation of a run-in/out proposal for the proposed development to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board;
- (b) the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (c) the submission of a updated noise impact assessment and the implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (d) the submission of a updated sewerage impact assessment and the implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection and Director of Drainage Services or of the Town Planning Board.

### Advisory Clauses

The recommended advisory clauses are attached at **Appendix IV**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed development is not in line with the planning intention of the "Village Type Development" zone which is primarily for development of Small Houses by indigenous villagers. There is no strong planning justification in the submission for a departure from the planning intention.

### **13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reasons for rejection should be given to the applicants.

### **14. Attachments**

<b>Appendix I</b>	Application Form received on 28.5.2025
<b>Appendix Ia</b>	FI received on 3.3.2026 with the Revised Application Form and Consolidated SPS
<b>Appendix Ib</b>	SPS received on 28.5.2025
<b>Appendix Ic</b>	FI received on 10.7.2025
<b>Appendix Id</b>	FI received on 28.7.2025
<b>Appendix Ie</b>	FI received on 17.10.2025
<b>Appendix If</b>	FI received on 19.11.2025
<b>Appendix Ig</b>	FI received on 14.1.2026
<b>Appendix Ih</b>	FI received on 26.1.2026
<b>Appendix Ii</b>	FI received on 4.2.2026
<b>Appendix Ij</b>	FI received on 9.2.2026
<b>Appendix II</b>	Relevant Extracts of TPB PG-No. 12C
<b>Appendix III</b>	Previous Applications
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Appendix Va</b>	Public Comments (supporting)
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<b>Appendix Vc</b>	Public Comments (providing views)
<b>Drawings A-1 to A-5</b>	Floor Plans
<b>Drawing A-6</b>	Section Plan
<b>Drawing A-7</b>	EVA Plan
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<b>Drawings A-9 to A-11</b>	Modification Plans to Existing Noise Barriers and Planters

<b>Plan A-1a</b>	Location Plan
<b>Plan A-1b</b>	Previous Application Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
MARCH 2026**