2026年 7月 28日
此文件在_____收到，城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。 2026 -07- 28

This document is received on _____.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

(i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;

(ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及

(iii) Renewal of permission for temporary use or development in rural areas or Regulated Areas
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a「✔」at the appropriate box 請在適當的方格內上加上「✔」號

2601663 9/7 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-MP/417
	Date Received 收到日期	2026 -07- 28

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.tpb.gov.hk/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：http://www.tpb.gov.hk/)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

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1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☑ Company 公司 / ☐ Organisation 機構)

Ten Choice Development Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☑ Company 公司 / ☐ Organisation 機構)

Llewelyn-Davies Hong Kong Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Lot No. 4750 RP (Part) in D.D.104, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☐Site area 地盤面積 ..... sq.m 平方米☐About 約 ☑Gross floor area 總樓面面積 973.8 sq.m 平方米☑About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	..... sq.m 平方米 ☐About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/9
(e)	Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group C)"
(f)	Current use(s) 現時用途	Partly occupied by a retail shop and partly vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

☑ is the sole "current land owner"#& (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」#& (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"#& (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」#& (請夾附業權證明文件)。

☐ is not a "current land owner"#.
並不是「現行土地擁有人」#。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上（請繼續填寫第 6 部分）。

5. Statement on Owner's Consent/Notification
就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at . (DD/MM/YYYY), this application involves a total of "current land owner(s)"#.
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」#。

(b) The applicant 申請人 –

☐ has obtained consent(s) of "current land owner(s)"#.
已取得 名「現行土地擁有人」#的同意。

Details of consent of "current land owner(s)"# obtained 取得「現行土地擁有人」#同意的詳情

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)"[#] notified 已獲通知「現行土地擁有人」[#]的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)[#&]
於_____(日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____(日/月/年)在指定報章就申請刊登一次通知[&]

☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於_____(日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於_____(日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

☐ others (please specify)
其他（請指明）

Note: May insert more than one「✔」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註: 可在多於一個方格內加上「✔」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

☑ Type (i) 第(i)類 Change of use within existing building or part thereof 更改現有建築物或其部分內的用途

☐ Type (ii) 第(ii)類 Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程

☐ Type (iii) 第(iii)類 Public utility installation / Utility installation for private project 公用事業設施裝置/私人發展計劃的公用設施裝置

☐ Type (iv) 第(iv)類 Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制

☐ Type (v) 第(v)類 Use / development other than (i) to (iii) above 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one「✓」.
註 1： 可在多於一個方格內加上「✓」號
Note 2: For Development involving columbarium use, please complete the table in the Appendix.
註 2： 如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) *For Type (i) application 供第(i)類申請*

(a) Total floor area involved 涉及的總樓面面積	About 973.8 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Social Welfare Facility (Residential Care Home for the Elderly) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	1	Number of units involved 涉及單位數目	90 Beds
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分	sq.m 平方米	☐About 約
	Non-domestic part 非住用部分 973.8	sq.m 平方米	☑About 約
	Total 總計 973.8	sq.m 平方米	☑About 約

(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用)
(Please use separate sheets if the space provided is insufficient)
(如所提供的空間不足，請另頁說明)

Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
G/F	Partly occupied by a retail shop and partly vacant	Social Welfare Facility (Residential Care Home for the Elderly)

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐About 約 Depth of filling 填塘深度 m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐About 約 Depth of filling 填土厚度 m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 m 米 ☐About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍))
(b) Intended use/development 有意進行的用途／發展	

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模

☐ Public utility installation 公用事業設施裝置

☐ Utility installation for private project 私人發展計劃的公用設施裝置

Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate
請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度

Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)

(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制**並填妥於第(v)部分的擬議用途/發展及發展細節** –

☐	Plot ratio restriction 地積比率限制	From 由	to 至	
☐	Gross floor area restriction 總樓面面積限制	From 由	sq. m 平方米 to 至	sq. m 平方米
☐	Site coverage restriction 上蓋面積限制	From 由	% to 至	%
☐	Building height restriction 建築物高度限制	From 由	m 米 to 至	m 米
		From 由	mPD 米 (主水平基準上) to 至	mPD 米 (主水平基準上)
		From 由	storeys 層 to 至	storeys 層
☐	Non-building area restriction 非建築用地限制	From 由	m to 至	m
☐	Others (please specify) 其他（請註明）			

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	sq.m 平方米	☐About 約
Proposed plot ratio 擬議地積比率		☐About 約
Proposed site coverage 擬議上蓋面積	%	☐About 約
Proposed no. of blocks 擬議座數		
Proposed no. of storeys of each block 每座建築物的擬議層數	storeys 層	
	☐ include 包括 storeys of basements 層地庫	
	☐ exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	mPD 米(主水平基準上)	☐About 約
	m 米	☐About 約

Part 6 (Cont'd) 第 6 部分 (續)

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐About 約

number of Units 單位數目

average unit size 單位平均面積 sq. m 平方米 ☐About 約

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分 GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐About 約

☐ hotel 酒店 sq. m 平方米 ☐About 約

(please specify the number of rooms 請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐About 約

☐ Government, institution or community facilities 政府、機構或社區設施 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

☐ other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

(d) Proposed use(s) of uncovered area (if any) 露天地方（倘有）的擬議用途

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Year 2027

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☑ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Palm Springs Boulevard ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度）
	No 否	☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	☑ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ The proposed RCHE will be served by the existing carparking spaces and loading/unloading bays already available in Palm Springs Plaza (including 207 carparking spaces and 7 loading/unloading bays)
	No 否	☐
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	☑ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ The proposed RCHE will be served by the existing carparking spaces and loading/unloading bays already available in Palm Springs Plaza (including 207 carparking spaces and 7 loading/unloading bays)
	No 否	☐

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.
如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☑ Please provide details 請提供詳情 Involving alterations and additions works (A&A works) to Shop Nos. G1-G3 & G5-G8 only
	No 否	☐
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐About 約 Depth of filling 填塘深度 m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐About 約 Depth of filling 填土厚度 m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 m 米 ☐About 約
	No 否	☑
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐ No 不會 ☑
	On traffic 對交通	Yes 會 ☐ No 不會 ☑
	On water supply 對供水	Yes 會 ☐ No 不會 ☑
	On drainage 對排水	Yes 會 ☐ No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐ No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐ No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐ No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☐ No 不會 ☑
	Visual Impact 構成視覺影響	Yes 會 ☐ No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐ No 不會 ☑
	Sewerage	
	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) Please refer to Appendices B to D of the Planning Statement	

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to Section 7 of the Planning Statement

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature 簽署 ..... ☐ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人

Winnie W.Y. Wu — Name in Block Letters 姓名（請以正楷填寫）

Planning Director — Position (if applicable) 職位 （如適用）

Professional Qualification(s) 專業資格
☑ Member 會員 / ☐ Fellow of 資深會員
☑ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會/ ☑ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他 MRTPI

on behalf of 代表 Llewelyn-Davies Hong Kong Limited ..... Llewelyn-Davies Hong Kong Limited Authorized Signature

☑ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期 09/07/2026 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.
委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
   (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
   (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料:

Ash interment capacity 骨灰安放容量@

Maximum number of sets of ashes that may be interred in the niches
在龕位內最多可安放骨灰的數量 _____

Maximum number of sets of ashes that may be interred other than in niches
在非龕位的範圍內最多可安放骨灰的數量 _____

Total number of niches 龕位總數 _____

Total number of single niches
單人龕位總數 _____

Number of single niches (sold and occupied)
單人龕位數目 (已售並佔用) _____

Number of single niches (sold but unoccupied)
單人龕位數目 (已售但未佔用) _____

Number of single niches (residual for sale)
單人龕位數目 (待售) _____

Total number of double niches
雙人龕位總數 _____

Number of double niches (sold and fully occupied)
雙人龕位數目 (已售並全部佔用) _____

Number of double niches (sold and partially occupied)
雙人龕位數目 (已售並部分佔用) _____

Number of double niches (sold but unoccupied)
雙人龕位數目 (已售但未佔用) _____

Number of double niches (residual for sale)
雙人龕位數目 (待售) _____

Total no. of niches other than single or double niches (please specify type)
除單人及雙人龕位外的其他龕位總數 (請列明類別)

_____

Number. of niches (sold and fully occupied)
龕位數目 (已售並全部佔用) _____

Number of niches (sold and partially occupied)
龕位數目 (已售並部分佔用) _____

Number of niches (sold but unoccupied)
龕位數目 (已售但未佔用) _____

Number of niches (residual for sale)
龕位數目 (待售) _____

Proposed operating hours 擬議營運時間 _____

_____

@ Ash interment capacity in relation to a columbarium means –
就靈灰安置所而言，骨灰安放容量指：
- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Lot No. 4750 RP (Part) in D.D.104, Yuen Long, New Territories 新界元朗丈量約份第104約地段第4750號餘段（部分）加州花園廣場（G1-G3及G5-G8號鋪位）
Site area 地盤面積	sq. m 平方米 ☐ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/9 米埔及錦綉花園分區計劃大綱草圖編號 S / Y L - MP/ 9
Zoning 地帶	Residential (Group C) 住宅（丙類）
Applied use/ development 申請用途/發展	Proposed Social Welfare Facility (Residential Care Home for the Elderly) 擬議社會福利設施（安老院）

(i) 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 ☐ Not more than 不多於	☐About 約 ☐Not more than 不多於
	Non-domestic 非住用	973.8	☑ About 約 ☐ Not more than 不多於	☐About 約 ☐Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用			
	Non-domestic 非住用			
	Composite 綜合用途			

(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ *Include 包括* / ☐ *Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Non-domestic 非住用	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			1 Storeys(s) 層 ☐ (Not more than 不多於) (☐ *Include 包括* / ☐ *Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Composite 綜合用途	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ *Include 包括* / ☐ *Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
(iv)	Site coverage 上蓋面積		% ☐ About 約
(v)	No. of units 單位數目	90 Beds	
(vi)	Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於
		Public 公眾	sq.m 平方米 ☐ Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	The proposed RCHE will be served by the existing carparking spaces and loading/ unloading bays already available in Palm Springs Plaza (including 207 carparking spaces and 7 loading/ unloading bays)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	The proposed RCHE will be served by the existing carparking spaces and loading/ unloading bays already available in Palm Springs Plaza (including 207 carparking spaces and 7 loading/ unloading bays)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☑
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☐
_____		
_____		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☑
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Traffic Review Report, Noise Impact Review		
_____		

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。

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Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in "Residential (Group C)" Zone at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories

llewelyn davies

ARCHITECTS PLANNERS DESIGNERS

Llewelyn-Davies Hong Kong Ltd

in association with

ATKINSRÉALIS ASIA LIMITED

RAMBOLL HONG KONG LTD.

July 2026

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EXECUTIVE SUMMARY

1. PURPOSE OF SUBMISSION

This planning statement is submitted to the Town Planning Board (the Board) under Section 16 of the Town Planning Ordinance to seek permission for proposed Social Welfare Facility (Residential Care Home for the Elderly) use (hereafter referred to as "the Proposed RCHE") at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories (hereafter referred to as "the Application Premises").

The Application Premises falls within an area zoned "Residential (Group C)" ("R(C)") on the Draft Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/9. This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. According to the Notes of the OZP for the subject "R(C)" zone, 'Social Welfare Facility' is a Column 2 use which requires planning permission from the Board.

Palm Springs Plaza is an existing 2-storey commercial complex surrounded by various low-density low-rise residential developments (i.e. Palm Springs, Royal Palms and Wo Shang Wai). The plaza could be conveniently accessed via Palm Springs Boulevard, which is a road that branches off from Castle Peak Road – Mai Po Section. The plaza contains a wide variety of retail/commercial business that serve mainly the residents of the surrounding local neighbourhood.

The Application Premises is located on the G/F of Palm Springs Plaza (i.e. Shop Nos. G1-G3 & G5-G8) and has a total floor area of about 973.8 m^2. The Application Premises is currently partly occupied by a retail shop (which will cease operation soon) and partly vacant (previously occupied by a kindergarten under the previously approved planning application No. A/YL-MP/7, which has ceased operation already).

2. PROPOSED RCHE

Upon review of the overall demographic changes in Hong Kong and the demand of the local neighbourhood, the Application Premises is proposed to be converted into a privately-operated and self-financed RCHE with 90 nos. of private bed spaces. The Proposed RCHE will have a total GFA of about 973.8 m^2.

3. DEVELOPMENT JUSTIFICATIONS AND PLANNING MERITS

The subject application is supported by the following development justifications and planning merits:

- the Proposed RCHE is in line with the prevailing policy on promoting "Caring for the Elderly";

- the Proposed RCHE is able to reflect the local demand for community facilities in the Yuen Long District;

- the Proposed RCHE would not substantially jeopardise the supply of retail facilities in the area;

- the Proposed RCHE will not alter the existing building bulk and only involves alterations and additions works and is technically feasible; and

- the Application Premises is readily available to deliver the Proposed RCHE in timely manner.

In light of the supporting justifications presented in this Planning Statement, the Board is cordially invited to consider this planning application favourably.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

1. 申請目的

申請人現根據《城市規劃條例》第 16 條，向城市規劃委員會（下稱「城規會」）遞交規劃申請，於新界元朗加州花園廣場（G1-G3 及 G5-G8 號鋪位）（下稱申請處所），擬議社會福利設施（安老院）（下稱擬議安老院）。

申請處所於米埔及錦繡花園分區計畫大綱草圖編號 S/YL-MP/9 (下稱大綱圖)中劃作「住宅（丙類）」地帶。此地帶的規劃意向，主要是作低層、低密度的住宅發展；服務住宅區一帶地方的商業用途，如向城市規劃委員會提出申請，或會獲得批准。根據大綱圖對「住宅（丙類）」地帶的註釋，「社會福利設施」屬於第二欄用途，需要獲得城規會的規劃許可。

加州花園廣場現為一座兩層高的商場，並被多個低密度、低層的住宅發展包圍（如加州花園、加州豪園及和生圍）。商場交通便利，並可經由連接青山公路－米埔段的加州花園大道前往。商場內設有各種零售及商業設施，並主要服務週邊的居民。

申請處所位於加州花園廣場地下（G1－G3 及 G5－G8 號鋪位），其總建築面積約為 973.8 平方米。申請處所的一部分目前由一間零售店使用（該店即將結業），其餘部分則目前空置（該空置部分先前為一所幼稚園，並根據一宗先前獲批的規劃申請編號 A/YL-MP/7 落成，但現已停止運作）。

2. 擬議安老院

在檢視香港整體人口結構變化及當區需求之後，申請人擬議將申請處所改建為一所私營自資安老院，並提供 90 個私營床位。擬議安老院的總建築面積約為 973.8 平方米。

3. 發展理據及規劃增益

以下為支持是次規劃申請的主要發展理據及規劃增益:

- 擬議安老院符合現行推廣「老有所養」的政策；
- 擬議安老院能夠反映元朗區對社區設施的需求；
- 擬議安老院不會對附近地區的零售設施供應造成重大影響；
- 擬議安老院不會改變現有建築的外形，僅涉及改動及加建工程，且在技術上可行；及
- 申請處所可以適時落實擬議安老院。

基於以上理據，現懇請城規會接納是次規劃申請。

1 INTRODUCTION

1.1 Purpose of Submission

1.1.1 This planning statement is submitted to the Town Planning Board (the Board) under Section 16 of the Town Planning Ordinance to seek permission for proposed Social Welfare Facility (Residential Care Home for the Elderly) use (hereafter referred to as "the Proposed RCHE") at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories (hereafter referred to as "the Application Premises").

1.1.2 The Application Premises falls within an area zoned "Residential (Group C)" ("R(C)") on the Draft Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/9 (**Figure 1.1** refers). This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. According to the Notes of the OZP for the subject "R(C)" zone, 'Social Welfare Facility' is a Column 2 use which requires planning permission from the Board.

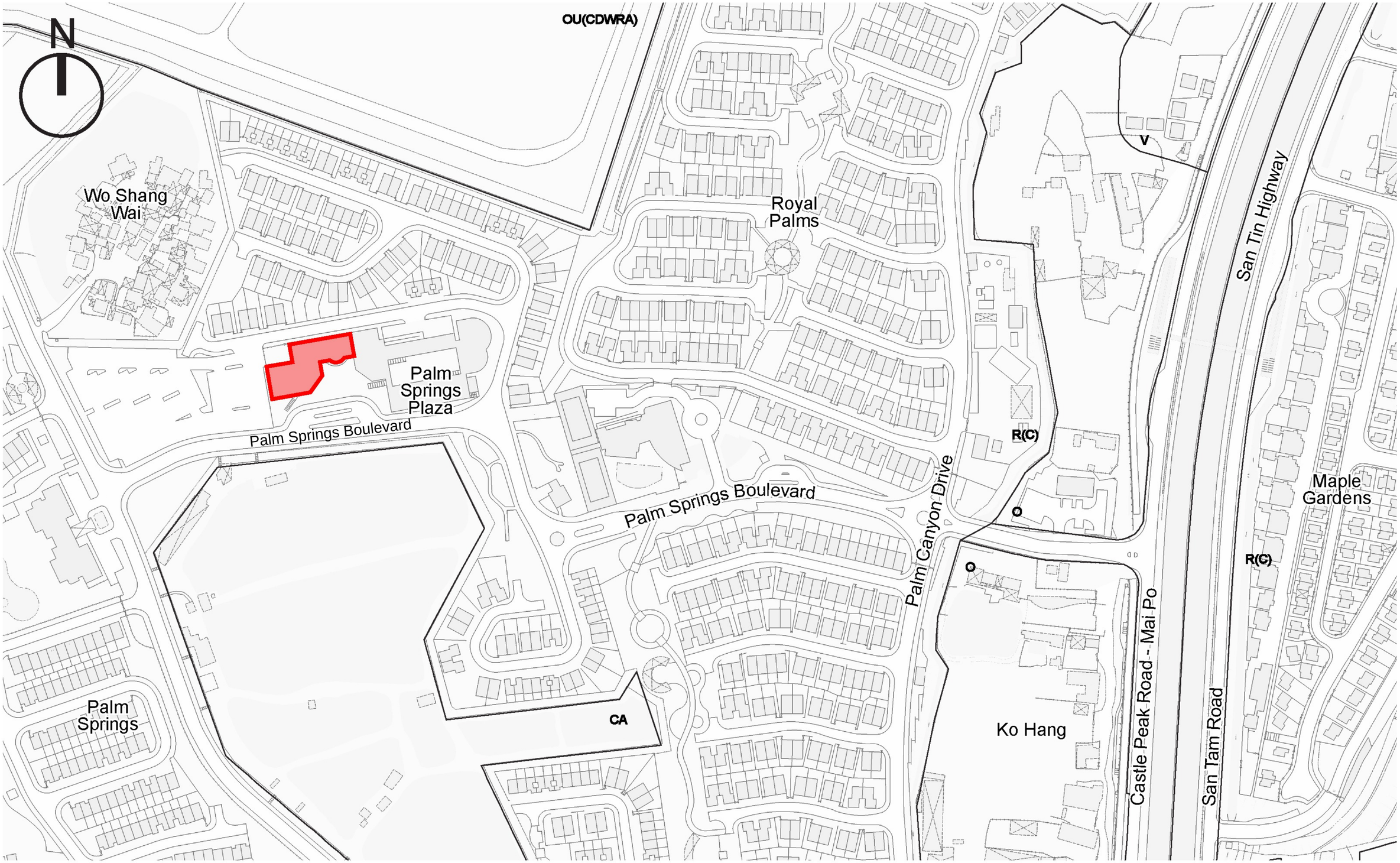
1.2 Report Structure

1.2.1 This planning statement includes the following sections:

Section 2:	describes and analyses the Application Premises, its surrounding and planning context;
Section 3:	depicts the Proposed RCHE;
Sections 4-6:	summarise the key findings of various technical assessments on traffic, environmental and sewerage aspects;
Section 7:	highlights the justifications of the Proposed RCHE; and
Section 8:	concludes the planning statement.

1.2.2 Detailed technical assessments and other supplementary information are attached in **Appendices A to D**.

Appendix A:	Extract of the Notes and Explanatory Statement of the Draft Mai Po and Fairview Park OZP No. S/YL-MP/9
Appendix B:	Traffic Review Report
Appendix C:	Noise Impact Review
Appendix D:	Sewerage Impact Assessment



llewelyn davies	Title: Extract of the Draft Mai Po and Fairview Park OZP No. S/YL-MP/9	Checked	DH	Drawn PW
		Rev	0	Date Jul 2026
		Scale N/A		Figure 1.1

2 SITE AND PLANNING CONTEXTS

2.1 Site and Surrounding Context

2.1.1 Palm Springs Plaza is an existing 2-storey commercial complex surrounded by various low-density low-rise residential developments (i.e. Palm Springs, Royal Palms and Wo Shang Wai). The plaza could be conveniently accessed via Palm Springs Boulevard, which is a road that branches off from Castle Peak Road – Mai Po Section. The plaza contains a wide variety of retail/commercial business that serve mainly the residents of the surrounding local neighbourhood.

2.1.2 The Application Premises is located on the G/F of Palm Springs Plaza (i.e. Shop Nos. G1-G3 & G5-G8) and has a total floor area of about 973.8 m^2. The Application Premises is currently partly occupied by a retail shop (which will cease operation soon) and partly vacant (previously occupied by a kindergarten under the previously approved planning application No. A/YL-MP/7, which has ceased operation already).

2.2 Existing Planning Context

2.2.1 The Application Premises falls within an area zoned "R(C)" on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/9. This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. According to the Notes of the OZP for the subject "R(C)" zone, 'Social Welfare Facility' is a Column 2 use which requires planning permission from the Board. The extracted Notes and Explanatory Statement of the subject Draft OZP is enclosed in **Appendix A**.

3 PROPOSED RCHE

3.1 Nature and Operation of the Proposed RCHE

3.1.1 Upon review of the overall demographic changes in Hong Kong and the demand of the local neighbourhood, the Application Premises is proposed to be converted into a privately-operated and self-financed RCHE with 90 nos. of private bed spaces. The Proposed RCHE will have a total GFA of about 973.8 m^2 (approximately a NOFA of not more than 930.5 m^2). The indicative layout plan of the Proposed RCHE is enclosed in **Figure 3.1** while the major development parameters of the Proposed RCHE are stipulated in **Table 3.1**.

Table 3.1 - Major Development Parameters of the Proposed RCHE

Total Floor Area of the Application Premises	About 973.8m^2
Total GFA (1)(2)	About 973.8m^2
No. of Private Bed Spaces (3)	90

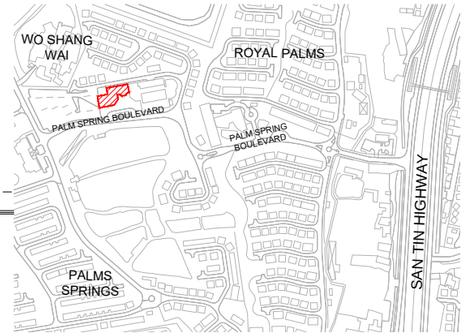
Remarks:

(1) Including ancillary facilities for the RCHE, such as reception, office, nursing station, living / dining area, store room, laundry and kitchen, etc.

(2) NOFA will be not more than 930.5m^2, achieving a minimum of 9.5m^2 bed space per resident as proposed in the Code of Practice for Residential Care Homes (Elderly Persons) issued by the Social Welfare Department. The NOFA is indicative and for reference only, which will be subject to changes at detailed design stage when formulating the final internal layout.

(3) In addition, two isolation rooms will be provided.

Proposed Layout Plan



KEY PLAN



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22/F WO FOO COMMERCIAL BUILDING, NO.574-576
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Project Title:
Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in "Residential (Group C)" Zone at Palm Springs Plaza(Shop Nos. G1–G3 & G5–G8), Yuen Long, N.T.

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	20260609				

Drawn:	Date:	Job No.
XX	JUNE 2026	AA-26-442
Check: DC	Scale: 1:180	Figure 3.1

3.2 Access Arrangement and Car Parking Provision

3.2.1 Palm Springs Plaza could be conveniently accessed via Palm Springs Boulevard, which is a road that branches off from Castle Peak Road – Mai Po Section.

3.2.2 There is no parking and loading/ unloading facilities requirements for RCHE as stipulated in the latest Hong Kong Planning Standards and Guidelines. With reference to relevant cases, the existing 207 carparking spaces and 7 loading/ unloading bay provided for the existing Palm Springs Plaza is considered sufficient to serve the Proposed RCHE and the remaining retail uses.

3.3 Implementation and Tentative Completion Year

3.3.1 Since the Proposed RCHE will only involve alterations and additions works (A&A works) within the Application Premises in an existing commercial complex, the Proposed RCHE is tentatively scheduled for completion in 2027.

4 TRAFFIC CONSIDERATIONS

4.1 A Traffic Review Report (TRR) has been conducted to review the traffic impacts of the Proposed RCHE. The details of the TRR are provided in **Appendix B**.

4.2 There is no parking and loading/ unloading facilities requirements for RCHE as stipulated in the latest Hong Kong Planning Standards and Guidelines. With reference to relevant cases, it is concluded that the existing 207 carparking spaces and 7 loading/ unloading bay provided for the existing Palm Springs Plaza is sufficient to serve the Proposed RCHE and the remaining retail uses.

4.3 Relevant calculations on trip generation and attraction have also been conducted and it is concluded that the Proposed Scenario (i.e. Proposed RCHE implemented with existing retail uses) would generate the same traffic as the Existing Scenario (i.e. Existing retail uses). Hence the traffic impacts imposed on the local road network under the Proposed Scenario is nil/minimal and there should not be any insurmountable traffic impact imposed on the surrounding road network.

5 ENVIRONMENTAL CONSIDERATIONS

5.1 A Noise Impact Review (NIR) has been conducted to review the anticipated noise impact of the Proposed RCHE. The details of the NIR are provided in **Appendix C**.

5.2 The major noise source for the Proposed RCHE is from the traffic noise of the Palm Springs Boulevard, which is a local road in front of the Palm Springs Plaza. A noise review has been carried out and the predicted traffic noise level at the Proposed RCHE is well below the relevant HKPSG's traffic noise standard.

5.3 Therefore, there is no adverse traffic noise impact with the implementation of the Proposed RCHE.

6 SEWERAGE CONSIDERATIONS

6.1 A Sewerage Impact Assessment (SIA) has been conducted to review the anticipated sewerage impact of the Proposed RCHE. The details of the SIA are provided in **Appendix D**.

6.2 A comparison of the sewage generation between the Approved GBP Scenario (i.e. Sewage Generation of the Palm Springs Plaza in accordance with the approved GBP) and the Proposed Scenario (i.e. Sewage Generation of the latest situation of Palm Springs Plaza with the implementation of the Proposed RCHE) has been conducted. Based on the calculation, there would not be an increase of sewage generation after the implementation of the Proposed RCHE.

6.3 Therefore, there is no adverse sewerage impact induced with the implementation of the Proposed RCHE.

7 DEVELOPMENT JUSTIFICATIONS AND PLANNING MERITS

7.1 In Line with the Prevailing Policy on Promoting "Caring for the Elderly"

7.1.1 According to the *Demographic Trends in Hong Kong 1991 – 2021* published by the Census and Statistics Department in 2022, the population in Hong Kong has shown a continuing dejuvenation and ageing trend in the past 30 years. With a sustained reduction in fertility rates and increase in proportion of population at retirement age, the demand for elderly care facilities (e.g., RCHE) in Hong Kong is anticipated to increase substantially.

7.1.2 In order to address the rising demand for elderly care facilities due to aging population in Hong Kong, the Government has been formulating policies and initiatives to cater for the needs of the elderly. According to the 2023 Policy Address, the Government has been promoting the vision of "Caring for the Elderly" by lifting the quality and quantity of RCHEs in Hong Kong, which adhere to the policy objective of promoting "aging in place as the core, with institutional care as back-up". The Government's vision to strengthen elderly care services in Hong Kong remains unchanged as illustrated in the subsequent 2024 and 2025 Policy Address.

7.1.3 The proposed self-financed private RCHE with 90 nos. of beds will be able to contribute to the supply of elderly care facilities in Hong Kong by leveraging the resources from private sector, which helps to address the evolving needs of aging population in Hong Kong and adheres with the Government's vision of "Caring for the Elderly"

7.2 Reflect the Local Demand of Community Facilities in the Yuen Long District

7.2.1 According to the *"Provision of Major Community Facilities and Open Space in Yuen Long District Council Area" (Attachment VII of RNTPC Paper No. 2/2026)* **(see Figure A)**, there is a shortfall of 1,784 beds for RCHE in the area. The Proposed RCHE with 90 nos. of beds is therefore able to address the local deficit of RCHE beds in the area. On the other hand, there is a surplus of 159 classrooms for kindergarten/ nursery in the area **(see Figure A)**. The vacant portion of the Application Premises (previously occupied by a kindergarten), being converted into an RCHE, is therefore able to reflect the local demand for community facilities in the area.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above[#] (assessed by SWD on a cluster basis)	8,699 beds	2,093 beds	6,915 beds	-1,784 beds[~]
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	801 classrooms	476 classrooms	960 classrooms	+159 classrooms

Figure A: Extract of the Provision of Major Community Facilities and Open Space in Yuen Long District Council Area
(Attachment VII of RNTPC Paper No. 2/26 dated 6 February 2026)

7.3 Would Not Substantially Jeopardise the Supply of Retail Facilities in the Area

7.3.1 Despite the conversion of part of the existing commercial complex into the Proposed RCHE, the Palm Springs Plaza still contains a wide variety of retail/commercial business to serve the residents of the local neighbourhood. In particular, a supermarket and a convenience store are located within the Palm Springs Plaza, together with other shops within the commercial complex, which support the daily needs of the local neighbourhood. The Proposed RCHE will therefore not substantially jeopardise the supply of retail facilities in the area.

7.4 The Proposed RCHE will not Alter the Existing Building Bulk and only Involves Alterations and Additions Works and is Technically Feasible

7.4.1 The Proposed RCHE is small in scale (with 90 nos. of private bed spaces only) and will only involve alterations and additions works (A&A works) to the existing shops located on the G/F of Palm Springs Plaza (i.e. Shop Nos. G1-G3 & G5-G8). Such A&A works will not alter the building bulk of the existing 2-storey Palm Springs Plaza, but mainly involve internal conversion of the Application Premises only. As such, there will not be any increase in the development bulk of the existing commercial complex, and it will remain compatible with the surrounding low-density low-rise rural setting. Various technical assessments have also been conducted

and conclude that the Proposed RCHE is technically feasible in traffic, environmental and sewerage terms.

7.4.2 The Proposed RCHE will meet all the relevant ordinances and regulations for RCHE. Before commencement of service, the Proposed RCHE will obtain a license from SWD's licensing office. The building plan and fire safety proposal of the Proposed RCHE will also be submitted in accordance with the Buildings Ordinance and other fire safety regulations during the A&A works stage.

7.5 The Application Premises is Readily Available to Deliver the Proposed RCHE in Timely Manner

7.5.1 The Application Premises is already partly vacant and partly occupied by a retail shop which will cease operation soon. The Application Premises is therefore readily available for the conversion into the Proposed RCHE once the subject planning application is approved by the Board and other relevant approvals are obtained from the Government. Since the proposed conversion will only involve A&A works, the Proposed RCHE is anticipated to be delivered in timely manner in 2027.

8 CONCLUSION

8.1 This planning statement is submitted to the Board under Section 16 of the Town Planning Ordinance to seek permission for proposed Social Welfare Facility (Residential Care Home for the Elderly) use at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories.

8.2 The subject application is supported by the following development justifications and planning merits:

- the Proposed RCHE is in line with the prevailing policy on promoting "Caring for the Elderly";
- the Proposed RCHE is able to reflect the local demand for community facilities in the Yuen Long District;
- the Proposed RCHE would not substantially jeopardise the supply of retail facilities in the area;
- the Proposed RCHE will not alter the existing building bulk and only involves alterations and additions works and is technically feasible; and
- the Application Premises is readily available to deliver the Proposed RCHE in timely manner.

8.3 In light of the supporting justifications presented in this Planning Statement, the Board is cordially invited to consider this planning application favourably.

Appendix A

Extract of the Notes and Explanatory Statement of the Draft Mai Po and Fairview Park OZP No. S/YL-MP/9

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Library Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution Rural Committee/Village Office School Shop and Services Social Welfare Facility Training Centre
On land designated "R(C)1", the following uses are always permitted in the free-standing purpose-designed non-domestic building or purpose-designed non-domestic portion of a building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room: Eating Place Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station School Shop and Services Social Welfare Facility	

(Please see next page)

RESIDENTIAL (GROUP C) (cont'd)

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board. On land designated "Residential (Group C)1", selected commercial uses serving the residential neighbourhood are always permitted in the free-standing purpose-designed non-domestic building or purpose-designed non-domestic portion of a building.

Remarks

(a) On land designated "Residential (Group C)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area (IDPA) plan for Mai Po and Fairview Park, whichever is the greater.

(b) On land designated "Residential (Group C)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 1.5 and maximum non-domestic plot ratio of 0.09, and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the IDPA plan for Mai Po and Fairview Park, whichever is the greater. An open space of not less than 2,100m^2 for public use and transport lay-by facilities with a gross floor area of not less than 2,400m^2 shall be provided. Government, institution and community facility, as required by the Government, shall also be provided.

(c) In determining the maximum plot ratio for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(d) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as Government, institution and community facilities, as required by the Government, may also be disregarded.

(e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

low-rise residential developments, temporary structures, open storage and workshop uses. Commercial uses such as eating places, estate agents and stores are also found. Some commercial uses are on the lower floors of buildings while the upper floors are for residential use.

9.2 Residential (Group C) ("R(C)") (Total Area 166.74 ha)

9.2.1 This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. On land designated "R(C)1", selected commercial uses serving the residential neighbourhood are always permitted in the free-standing purpose-designed non-domestic building or purpose-designed non-domestic portion of a building.

9.2.2 On land designated "R(C)", residential developments are restricted to a maximum PR of 0.4 and a maximum BH of 3 storeys (9m) including car park. All commercial developments within this zone are subject to the approval of the Board on application under section 16 of the Ordinance. The nature and scale of developments should be in keeping with the natural landscape of Inner Deep Bay Area and that the effluent and waste disposal should have no adverse impact on the water quality of the Inner Deep Bay Area.

9.2.3 Residential sites within this "R(C)" zone are located in the southern and eastern parts of the Area. They are the existing Fairview Park, Palm Springs and Royal Palms.

9.2.4 A site zoned "R(C)1" on Kam Pok Road is subject to a maximum domestic PR of 1.5 and a maximum non-domestic PR of 0.09, and a maximum BH of 60 metres above Principal Datum (mPD) as stipulated on the Plan, or the PR and BH of the building which was in existence on the date of the first publication in the Gazette of the notice of the IDPA plan for Mai Po and Fairview Park, whichever is the greater. The PR control under "R(C)1" sub-zone is regarded as being stipulated in a 'new or amended statutory plan' according to the Joint Practice Note (JPN) No. 4 on 'Development Control Parameters PR/Gross Floor Area (GFA)', and shall be subject to the streamlining arrangements stated therein.

9.2.5 Development within the "R(C)1" site should provide a stepped BH profile descending from south-east to north-west, with low-rise non-domestic blocks located along NTM DC; building separations between residential blocks; building setback from the site boundary; and a landscape pond of about 0.5 ha along NTM DC, to respect the surrounding neighbourhood setting. An open space of not less than 2,100m^2 for public use at the south-eastern part of the "R(C)1" zone for reasonable hours per day should be provided. To serve the future population of the proposed residential development as well as the existing population in the neighbourhood, transport lay-by facilities with GFA of not less than 2,400m^2 shall be provided and included in GFA

calculations. Besides, Government, institution and community (GIC) facilities, including a Neighbourhood Elderly Centre, shall also be provided within the development subject to further liaison with relevant bureaux/departments on the exact type(s) and size(s). In addition, a 6-classroom kindergarten shall be provided and included in GFA calculations. Requirements of the aforementioned design merits and facilities, with relevant technical assessments, would be taken forward through contractual and/or administrative measures.

9.3 Residential (Group D) ("R(D)") (Total Area 5.44 ha)

9.3.1 The planning intention of this zone is primarily to improve and upgrade the existing temporary structures within the rural area to permanent buildings. Replacement housing for temporary structures shall not result in a total redevelopment in excess of a maximum building area of 37.2m^2 and a maximum BH of 2 storeys (6m).

9.3.2 Apart from the intention of residential upgrading, low-rise and low-density residential development may be permitted on application under section 16 of the Ordinance to the Board. To be in line with the development intensity of existing domestic accommodation in the area, residential development other than New Territories Exempted House shall not result in a total development in excess of a PR of 0.2 and a maximum BH of 2 storeys (6m). Generally, the applicant has to prove to the Board that the proposed development would have no or minimal adverse impact on the environment.

9.3.3 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

9.3.4 The area under this zone lies between Chuk Yuen Tsuen to the east and Fairview Park to the west. It consists of a mixture of fallow agricultural land and scattered temporary structures.

9.4 Village Type Development ("V") (Total Area 35.91 ha)

9.4.1 The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. 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 under section 16 of the Ordinance to the Board.

Appendix B

Traffic Review Report

TECHNICAL NOTE

Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in "Residential (Group C)" Zone at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories

SUBJECT
Traffic Review Report

PROJECT NO.
5233072

DATE
25 June 2026

AUTHOR
Steven HO

DISTRIBUTION
Transport Department

REPRESENTING
Ten Choice Development Limited

DOCUMENT REFERENCE
140/TN001-01

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1.0	1 st Issue	Various	Enoch CHEUNG	Enoch CHEUNG	Steven HO	25 06 2026

Client signoff

Client	Ten Choice Development Limited		
Project	Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in "Residential (Group C)" Zone at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories	**Project No.**	5233072

1. Introduction

1.1. Objective

1.1.1. This planning statement is submitted to the Town Planning Board (the Board) under Section 16 of the Town Planning Ordinance to seek permission for proposed Social Welfare Facility (Residential Care Home for the Elderly) use (hereafter referred to as "the Proposed RCHE") at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories (hereafter referred to as "the Application Premises") (see **Figure 1**). This Traffic Review Report reviews the traffic impacts of the Proposed RCHE in support of the subject Section 16 Planning Application.

2. Proposed RCHE

2.1. Development Schedule

2.1.1. The existing retail GFA of the Palm Springs Plaza is around 6,186.5 m^2. The subject planning application proposed to convert about 973.8 m^2 GFA (i.e., Shops Nos G1 – G3 & G5 – G8) into the Proposed RCHE with 90 private bed spaces. The remaining 5,212.7 m^2 GFA (i.e., 6,186.5 - 973.8) would remain as retail uses.

2.2. Internal Transport Facilities

2.2.1. According to the approved GBP, the requirements of the carparking spaces and loading/unloading bays for the Palm Springs Plaza are 1 carparking space per 30 m^2 and 1 loading/unloading bay per 1,000 m^2 respectively. Hence a total of 207 carparking spaces (i.e., 6,186.5÷30) and 7 loading/unloading bays (i.e., 6,186.5÷1,000) are currently provided for the existing Palm Springs Plaza.

2.2.2. As mentioned in **Section 2.1.1**, about 5,212.7 m^2 GFA would remain as retail uses. Based on the above requirements, only a total of 174 carparking spaces (i.e., 5,212.7÷30) and 6 loading/unloading bays (i.e., 5,212.7÷1000) would be required. The remaining of 33 carparking spaces (i.e., 207 - 174) and 1 loading/unloading bay (i.e., 7 - 6) could serve the Proposed RCHE.

2.2.3. There is no parking and loading/unloading facilities requirements for RCHE as stipulated in the latest Hong Kong Planning Standards and Guidelines (HKPSG). Reference was made to the existing Cartias Li Ka Shing Care and Attention Home in Tuen Mun (with 200 private bed spaces), in which a total of 5 carparking spaces and 1 loading/unloading bay (to serve light bus and ambulance) are provided. Hence the remaining of 33 carparking spaces and 1 loading/unloading bay should definitely be sufficient to serve for the Proposed RCHE with 90 private bed spaces. In conclusion, the existing 207 carparking spaces and 7 loading/unloading bay provided for the existing Palm Springs Plaza should be sufficient to serve the Proposed RCHE and the remaining retail uses.

3. Traffic Impact

3.1. Trip Generation and Attraction

3.1.1. To compare the development traffic generations between the scenario which the Proposed RCHE is implemented (i.e., Proposed RCHE + 5,212.7 m^2 existing retail GFA) and the existing Palm Springs Plaza (i.e., 6,186.5 m^2 retail GFA), references were made to the trip generation and attraction rates as stipulated in Annex C of Transport Planning and Design Manual (TPDM) Volume 1 Chapter 3 published by Transport Department. The adopted trip rates are presented in **Table 3-1**.

Table 3-1 - Adopted Trip Rates

Land Use	Unit	Trip Rates			
		AM Peak		PM Peak	
		Gen.	Att.	Gen.	Att.
Retail	pcu/hr/100 m^2 GFA	0.2296	0.2434	0.3100	0.3563
RCHE (1)	pcu/hr/bed	0.0220	0.0220	0.0320	0.0320

Remarks
(1) Reference to Golden Age Home for Senior Citizens at Castle Peak Road – Tam Mi in Yuen Long

3.1.2. Based on the existing and the proposed development schedule of Palm Springs Plaza as mentioned in **Section 2.1**, the estimated trips are presented in **Table 3-2**.

Table 3-2 – Trip Generation and Attraction

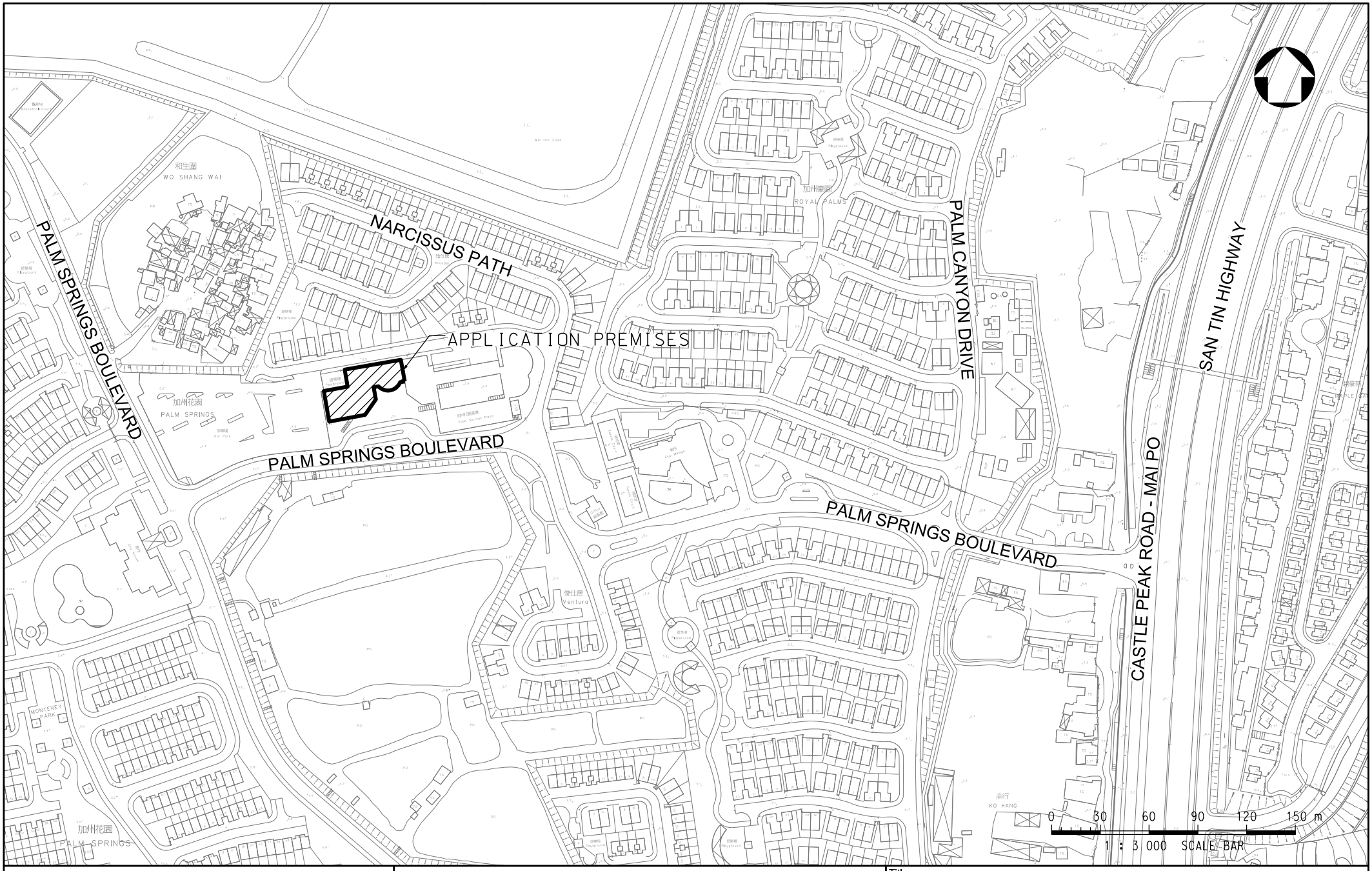
Land Use	Parameters	Trip Generation / Attraction (pcus/hr)			
		AM Peak		PM Peak	
		Gen.	Att.	Gen.	Att.
Proposed Scenario (A)					
Retail	5,213 m^2	12	13	16	19
Proposed RCHE	90 beds	2	2	3	3
	Total (A)	*14*	*15*	*19*	*22*
Existing Scenario (B)					
Retail	6,187 m^2	14	15	19	22
	Total (B)	*14*	*15*	*19*	*22*
	Total (A) - Total (B)	***0***	***0***	***0***	***0***

3.1.3. As shown in **Table 3-2**, the traffic generations under the Proposed Scenario (i.e., Proposed RCHE + 5,212.7 m^2 existing retail GFA) would generate the same traffic as the Existing Scenario. Hence the traffic impacts imposed on the local road network under the Proposed Scenario is nil/minimal and there should not be any insurmountable traffic impact imposed on the surrounding road network.

4. Conclusion

4.1.1. In light of findings of this traffic review, it is concluded that there is no insurmountable traffic impact imposed on the surrounding road network due to the Proposed RCHE. In conclusion, the existing 207 carparking spaces and 7 loading/unloading bay provided for the existing Palm Springs Plaza should be sufficient to serve for the Proposed RCHE and the remaining retail uses.

Figures



AtkinsRéalis

SECTION 16 PLANNING APPLICATION FOR PROPOSED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) IN "RESIDENTIAL (GROUP C)" ZONE AT PALM SPRINGS PLAZA (SHOP NOS. G1-G3 & G5-G8), YUEN LONG, NEW TERRITORIES

Title

LOCATION OF APPLICATION PREMISES

Scale at A4	Date	Figure No.
1 : 3,000	JUN 2026	1

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Appendix C

Noise Impact Review

Prepared for

Ten Choice Development Limited

Prepared by

Ramboll Hong Kong Limited

SECTION 16 PLANNING APPLICATION FOR PROPOSED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) IN "RESIDENTIAL (GROUP C)" ZONE AT PALM SPRINGS PLAZA (SHOP NOS. G1-G3 & G5-G8), YUEN LONG, NEW TERRITORIES

NOISE IMPACT REVIEW

Date	**30 June 2026**
Prepared by	**Kyle Kam** **Environmental Consultant**
Signed	
Approved by	**Tony Cheng** **Senior Manager**
Signed	
Project Reference	
Document No.	**R10180_v1.0.docx**

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CHAPTERS

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1.3 Noise Environment Appraisal 2
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APPENDICES

Appendix 1.1 Approved General Building Plan
Appendix 2.1 Calculation of the Predicted Traffic Noise at Representative NSRs

1. INTRODUCTION

1.1 Background and Objectives

1.1.1 This planning statement is submitted to the Town Planning Board (the Board) under Section 16 of the Town Planning Ordinance to seek permission for proposed Social Welfare Facility (Residential Care Home for the Elderly) use (hereafter referred to as "the Proposed RCHE") at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories (hereafter referred to as "the Application Premises"). Ramboll Hong Kong Limited (the Consultant) has been commissioned by the Applicant to conduct this Noise Impact Review.

1.2 Project Location and Description

1.2.1 The Palm Springs Plaza is located at the middle of the Palm Springs.

1.2.2 **Figure 1.1** shows the location and the environs of the Palm Springs Plaza.

1.2.3 The approved general building plan of the plaza can be found in **Appendix 1.1**.

1.2.4 The applicant proposes to convert an area of around 974m^2 on the G/F of Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8) to the Proposed RCHE, which will provide 90 private bed spaces. The layout of the Proposed RCHE is shown in **Figure 1.2**.

1.3 Noise Environment Appraisal

1.3.1 The Palm Springs Plaza is located at the middle of the Palm Springs and surrounded by residential houses. The proposed RCHE is located at the western part of the ground floor of the plaza. Therefore, there is no fixed noise sources affecting the proposed RCHE.

1.3.2 The only noise source affecting the proposed RCHE is the Palm Springs Boulevard, which is a local road. The major road in the area, such as the Castle Peak Road and San Tin Highway are located about 380m away from the proposed RCHE with clusters of residential blocks located in between. Therefore, there is no line of sight from the proposed RCHE to these major roads.

1.3.3 Section 2 reviews whether the Proposed RCHE will be subject to any adverse traffic noise impact from the local road.

2. NOISE IMPACT REVIEW

2.1 Scope of Work

2.1.1 The aim of this study is to assess whether the proposed RCHE use on the G/F of Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8) would be subject to any adverse noise impact due to the surrounding road networks. Mitigation measures may be required if any adverse impact is identified.

2.1.2 The Palm Springs Plaza is located at the middle of the Palm Springs which is surrounded by residential houses. The major roads of the area (Castle Peak Road and San Tin Highway) are located far away from the plaza (~ 380m) and are separated by clusters of houses in between. As such, it is considered that the noise impact to be experienced by the proposed RCHE would only be from the Palm Springs Boulevard which is a local road.

2.2 Assessment Data

2.2.1 The assessment concerns the prediction of the maximum hourly L10 road traffic noise level at noise sensitive receivers (NSRs) of the Proposed RCHE due to the projected traffic flow on the adjacent major road networks for year 2042, which is considered as the worst-case scenario within 15 years upon occupation of the Proposed RCHE in year 2027. Traffic flow was predicted by the project traffic consultant – Atkins; and it has been updated based on the latest traffic model. Traffic data will be submitted to Transport Department for comment, and endorsement will be provided once it is available.

2.2.2 The table below is the traffic flow of the segment of Palm Springs Boulevard in front of the Palm Springs Plaza.

Link no	Road	Road Type	Speed Limit (kph)	Weekday	AM Peak	Weekday	PM Peak
L2	Palm Springs Boulevard	Internal Road	50	230 veh/hour	18% Heavy Vehicle	270 veh/hour	16%

2.2.3 Endorsement of the traffic data will be submitted to the Transport Department for comment and endorsement. The reply will be included when it is obtained.

2.3 Review Methodology

2.3.1 The U.K. Department of Transport's procedure "Calculation of Road Traffic Noise" is applied to predict the hourly L10 noise level generated from road traffic at selected representative noise sensitive receivers (NSRs) of the Proposed RCHE. The predicted noise levels were then compared with the HKPSG noise criterion for assessing the impact.

2.4 Noise Sensitive Receivers and Relevant Criteria

2.4.1 Figure 1.2 shows the proposed layout of the RCHE.

2.4.2 Openable window will be provided for the dormitory room and isolation room. For the isolation room, it is confirmed with the applicant that there will be no diagnostic

activities, i.e. only for sleeping of the sick. Therefore, the traffic noise standard for the RCHE is 70 dB(A) only.

2.4.3 Two representative NSRs are selected for this review, one for the dormitory room and one for the isolation room. **Figure 2.1** shows the location of the two representative NSRs and the associated distance and angle of view from the NSR to the noise source line of the Palm Springs Boulevard.

2.5 Traffic Noise Review

2.5.1 The table below shows the predicted traffic noise level at the representative NSRs. Detailed calculations are shown in **Appendix 2.1**.

Table 2.1 Predicted Plaza (GBP)

Representative NSRs	Traffic Noise Level (AM Peak) L10 dB(A)	Traffic Noise Level (PM Peak) L10 dB(A)
Dormitory Room	66	61
Isolation Room	66	61

2.5.2 The predicted noise level at the representative NSRs is around 61 to 66 dB(A) which is well below the recommended traffic noise level stipulated in Table 4.1 of Chapter 9 Environment of Hong Kong Planning Standards and Guidelines.

2.5.3 Ther future occupant within the proposed RCHE will not be subject to adverse traffic noise impact. No mitigation measures are required.

3. OVERALL CONCLUSION

3.1 Overall Summary

3.1.1 The Applicant proposed to convert an area of around 974m^2 on the G/F of Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8) to the Proposed RCHE, which will provide 90 private bed spaces.

3.1.2 The major noise source for the proposed RCHE is the traffic noise from the Palm Springs Boulevard, which is a local road in front of the plaza. A noise review has been carried out and the predicted traffic noise level at the proposed RCHE is well below the relevant HKPSG's traffic noise standard.

3.1.3 Therefore, there is no adverse traffic noise impact with the implementation of the Proposed RCHE.

Figures

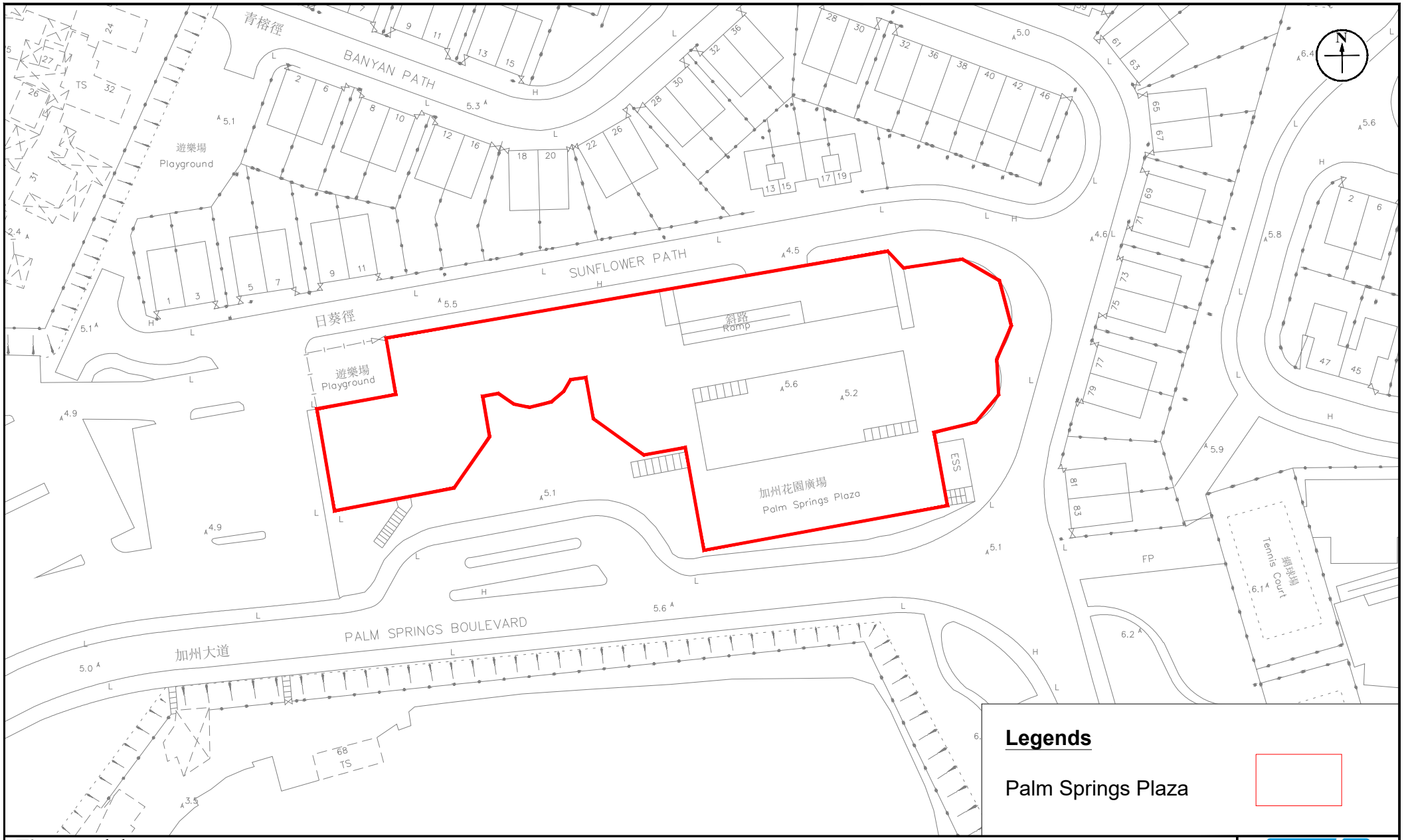


Figure: 1.1

Title: Location of Palm Springs Plaza and its Environs

Project: Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in "Residential (Group C)" Zone at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories

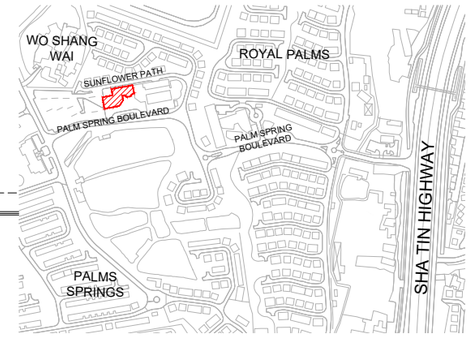
RAMBOLL

Drawn by:	SC
Checked by:	TC
Rev.:	1.0
Date:	Jun 2026

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Figure 1.2 Layout of RCHE





KEY PLAN

alliance architects limited
22/F WO FOO COMMERCIAL BUILDING, NO.574-576
NATHAN ROAD, YAU MA TEI, KOWLOON, HK
Tel 2104 2323 Fax 2104 2277 info@alliancehk.com

Project Title:
Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in "Residential (Group C)" Zone at Palm Springs Plaza(Shop Nos. G1–G3 & G5–G8), Yuen Long, N.T.

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
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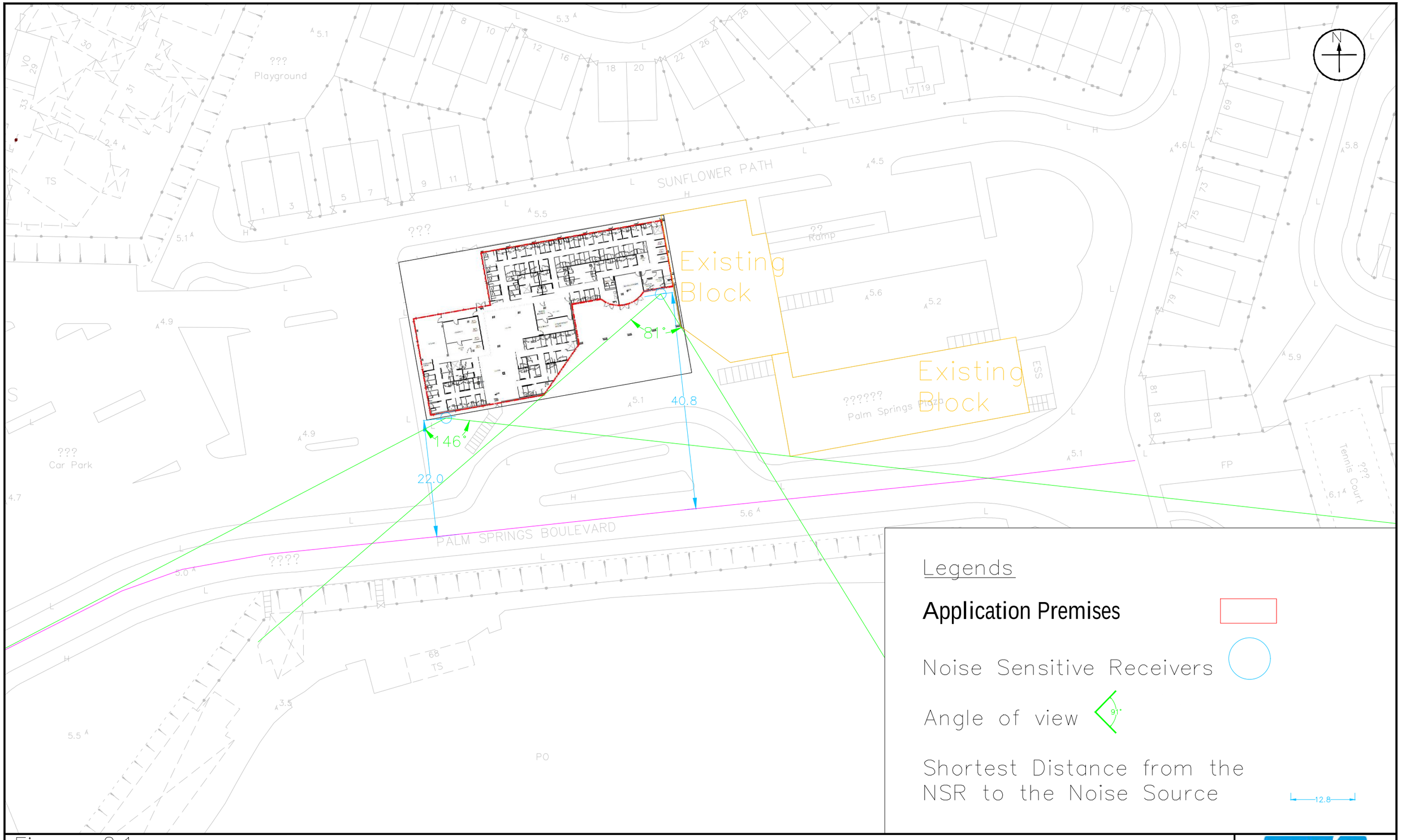


Figure: 2.1	RAMBOLL
Title: Location of 2 Representative Noise Sensitive Receivers	Drawn by: KK
	Checked by: TC
Project: Proposed RCHE at Palm Springs Plaza	Rev.: 1.0
	Date: Jun 2026

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Appendix 1.1 Approved General Building Plan

PHASE E
(PLANS TO BE SUBMITTED SEPARATELY)

STAGE 2 | STAGE 1

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

5000 5000 5000 5000 5000 5000 5000 5000 5000 5000 5000 5000 5000 5000 5850 2850 5000 5000 5000 5000 5000 5000 5000 5000 5600 5000 5000

10 9 8 7 6 5 4 3 2 1

ACCESS ROAD (11 m WIDE)

FOOTPATH (2.75m WIDE)

CARPARK SPACE (11000 x 3500E)

SUPERMARKET

TRANSFORMER RM. (capacity =1,500 KVA)

LOADING/UNLOADING AREA

SHOPS

ARCADE

COURTYARD

RESTAURANT

KITCHEN

REFUSE RM.

PLANTER

PAVEMENT

MINI-BUS TERMINAL

LANDSCAPING AREA

BOUNDARY LINE

ACCESS ROAD (12.8 m WIDE)

FOOTPATH (2.75m WIDE)

MM2 838 574 34N 823 673 67E

MM3 838 539 43N 823 693 45E

MM4 838 55' 823 69'

MM5 838 519 43N 823 693 45E

MM6 838 519 92N 823 670 37E

128.02 m

51.96

R6100

R7800

96.88

91.65

134.33

CARPARK LAYOUT PLAN (TO BE READ WITH REF CARPARK LAYOUT DWG No. 207)

GROUND FLOOR PLAN

THIS IS A TRUE COPY OF THE PLAN SUBMITTED BY MA KIM SEE AUTHORIZED PERSON, AND APPROVED BY THE BUILDING AUTHORITY ON 5 AUG 1994
DATED
B. L. D. REF. 2/9024/90
AUTHORIZED PERSON

NOTES:
1. ALL PIPEWORK TO BE ENCLOSED IN FALSE CEILING, OR CONCEALED INSIDE COLUMN, WALL WHEREVER PRACTICABLE.

RECORD PLAN

RECEIVED BY BUILDING DEPARTMENT 2 12 PM MAY 24 1994

B.L.D. REFERENCE 2/9024/90
F.S.D. REFERENCE 8/21357
W.W.O. REFERENCE

NO.	REVISIONS / NOTES	DATE	BY
A	GENERAL REVISION AS PER LATEST ARCH. PLAN	1/94	ST.
B	GENERAL REVISION TO SUIT SITE SITUATION	6/94	TC.
C	DRAINAGE LAYOUT REVISED AT ENTRANCE PLAZA	3/94	TC
D	DRAINAGE LAYOUT AT ENTRANCE PLAZA HAS BEEN REVISED	4/94	ST
E	STAGE 2 DRAINAGE LAYOUT HAS BEEN GENERALLY REVISED	7/94	TC

ARCHITECT
MA LEUNG & ASSOCIATES ARCHITECTS & ENGINEERS (HONG KONG) LTD. 馬黎理查顧問工程師(香港)有限公司

PLANNING & LANDSCAPE CONSULTANT
URBIS Urbis Travers Morgan Limited

CIVIL & STRUCTURAL CONSULTANT
何田建築工程師有限公司 HO TIN & ASSOCIATES ARCHITECTS ENGINEERS LIMITED

E & M CONSULTANT
CONSOLIDATED CONSULTING ENGINEERS LTD. 幸益顧問工程師有限公司

PROJECT
WO SHANG WAI DEVELOPMENT PHASE I

21 NOV 1994

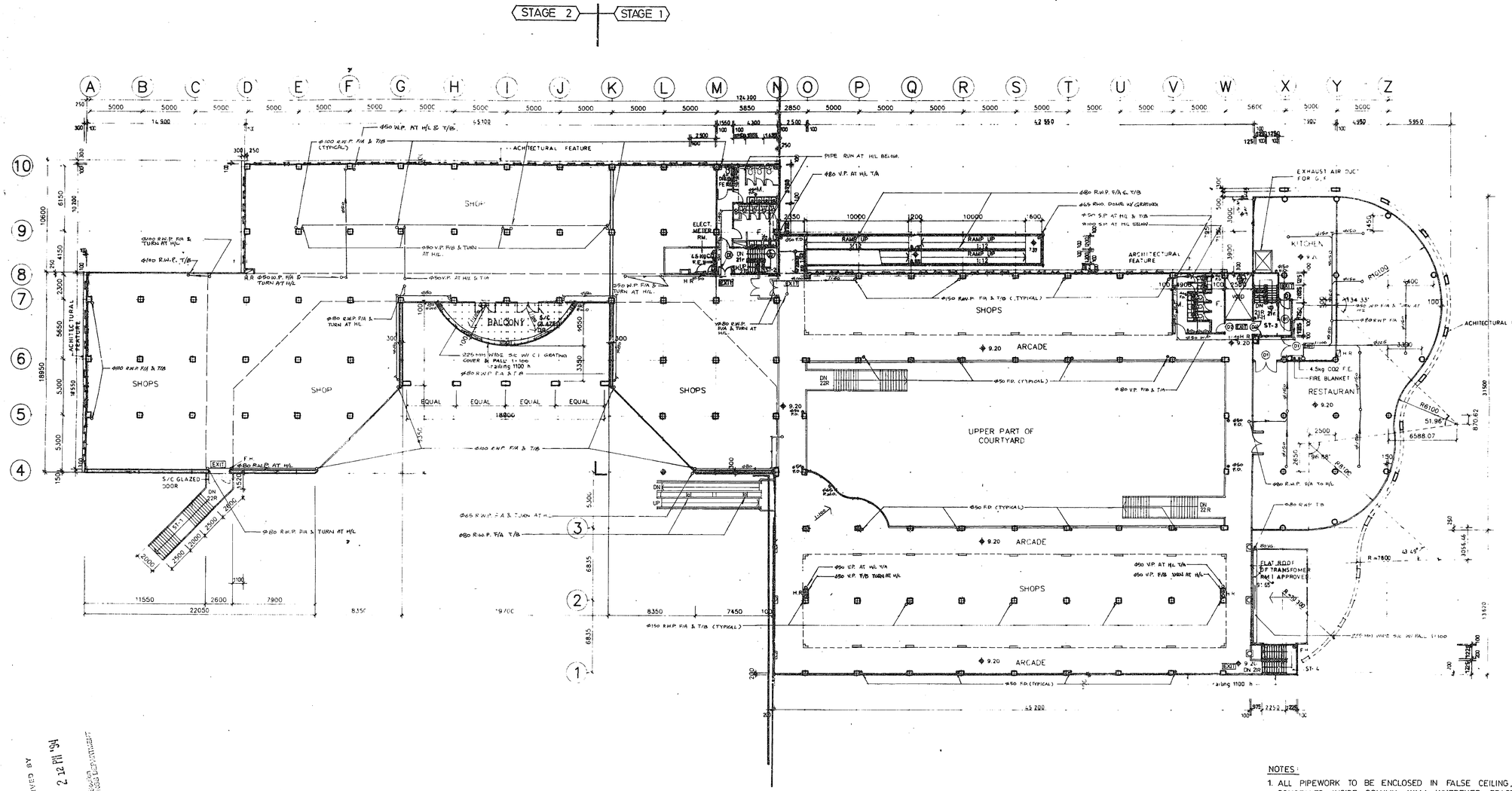
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DRAINAGE LAYOUT FOR GROUND FLOOR (COMMERCIAL CENTRE)

SCALE	DATE
1 : 200	SEPT, 92
DRAWN BY	CHECKED BY
JOB NO. CCE 484/CC/	DRAWING NO. D-6 REV. E.



FIRST FLOOR PLAN

1 : 200

SUPERIMPOSED LOAD = 4kPa
AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED

NOTES :

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Nov 24 2 12 PM '94
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DATED 5 AUG 1994
B. L. D. REF. 2/9024/90
AUTHORIZED PERSON

RECORD PLAN

B.L.D. REFERENCE
2/9024/90
F.S.D. REFERENCE
8/21357
W.W.O. REFERENCE

NO.	REVISIONS / NOTES	DATE	BY
A	GENERAL REVISION AS PER LATEST ARCH. PLAN	1/94	ST
B	GENERAL REVISION TO SUIT SITE SITUATION	6/94	TC
C	STAGE 2 DRAINAGE LAYOUT HAS BEEN GENERALLY REVISED	5/94	ST
D	STAGE 2 DRAINAGE LAYOUT HAS BEEN GENERALLY REVISED	7/94	TC

ARCHITECT

MA LEUNG & ASSOCIATES
ARCHITECTS & ENGINEERS (HONG KONG) LTD.
馬慧德機師事務所(香港)有限公司

PLANNING & LANDSCAPE CONSULTANT

URBIS Urbis Baron Morgan Limited 城市策劃有限公司

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PROJECT

WO SHANG WAI DEVELOPMENT PHASE I

21 NOV 1994

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DRAINAGE LAYOUT FOR FIRST FLOOR (COMMERCIAL CENTRE)

SCALE	DATE
1 : 200	SEPT, 92
DRAWN BY	CHECKED BY
JOB NO	DRAWING NO / REV.
CCE484/CC/	D / D

Appendix 2.1 Calculation of the Predicted Traffic Noise at Representative NSRs

Weekday

Isolation Room	No. of vehicle	Speed	% of HV	BNL [1]	HV Corr. [2]	Façade	Road Surface	Basic Noise Level [3]	Distance	Distance correction [4]	Angle of view	Angle of View Correction [5]	Predicted Noise Level [6]
L2	230	50	18.0	65.8	1.7	2.5	-1.0	69.0	40.8	4.8	81	-3.5	61
Dormitory	No. of vehicle	Speed	% of HV	BNL [1]	HV Corr. [2]	Façade	Road Surface	Basic Noise Level [3]	Distance	Distance correction [4]	Angle of view	Angle of View Correction [5]	Predicted Noise Level [6]
L2	230	50	18.0	65.8	1.7	2.5	-1.0	69.0	22	2.1	146	-0.9	66
													66

Weekend

Isolation Room	No. of vehicle	Speed	% of HV	BNL [1]	HV Corr. [2]	Façade	Road Surface	Basic Noise Level [3]	Distance	Distance correction [4]	Angle of view	Angle of View Correction [5]	Predicted Noise Level [6]
L2	270	50	16.0	66.5	1.3	2.5	-1.0	69.4	40.8	4.8	81	-3.5	61
Dormitory	No. of vehicle	Speed	% of HV	BNL [1]	HV Corr. [2]	Façade	Road Surface	Basic Noise Level [3]	Distance	Distance correction [4]	Angle of view	Angle of View Correction [5]	Predicted Noise Level [6]
L2	270	50	16.0	66.5	1.3	2.5	-1.0	69.4	22	2.1	146	-0.9	66
													66

Remark

[1] BNL =10*LOG(No. of vehicle)+42.2

[2] HV Corr. = 33*LOG(Speed+40+(500/Speed))+10*LOG(1+(5*% of HV/Speed))-68.8

[3] Basic Noise Level = BNL + HV Corr. + Façade + Road Surface

[4] Distance Correcetion = 10*LOG(Distance/13.5)

[5] Angle of View Correction = 10*LOG(Angle of View/180)

[6] Predicted Noise Level = Basic Noise Level - Distance Correction + Angle of View Correction

Confidential

Appendix D

Sewerage Impact Assessment

Prepared for

Ten Choice Development Limited

Prepared by

Ramboll Hong Kong Limited

SECTION 16 PLANNING APPLICATION FOR PROPOSED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) IN "RESIDENTIAL (GROUP C)" ZONE AT PALM SPRINGS PLAZA (SHOP NOS. G1-G3 & G5-G8), YUEN LONG, NEW TERRITORIES

SEWERAGE IMPACT ASSESSMENT

Date	**30 June 2026**
Prepared by	**Sally Chiu** **Assistant Environmental Consultant**
Signed	
Approved by	**Tony Cheng** **Senior Manager**
Signed	
Project Reference	
Document No.	**R10181_v1.0_260630.docx**

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CHAPTERS

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2.2 Assessment Criteria and Methodology 2

2.3 Comparison of the Sewage Generation with the Proposed RCHE 2

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FIGURES

Figure 1.1 Location of Application Premises and its Environs

Figure 1.2 Layout of the Proposed RCHE

APPENDICES

Appendix 1.1 Approved General Building Plan

Appendix 2.1 Information for Site Visit

1. INTRODUCTION

1.1 Background and Objectives

1.1.1 This planning statement is submitted to the Town Planning Board (the Board) under Section 16 of the Town Planning Ordinance to seek permission for proposed Social Welfare Facility (Residential Care Home for the Elderly) use (hereafter referred to as "the Proposed RCHE") at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories (hereafter referred to as "the Application Premises"). Ramboll Hong Kong Limited (the Consultant) has been commissioned by the Applicant to conduct this Sewerage Impact Assessment (SIA).

1.2 Project Location and Description

1.2.1 The Palm Springs Plaza is located at the middle of the Palm Springs.

1.2.2 **Figure 1.1** shows the location and the environs of the Palm Springs Plaza.

1.2.3 According to the approved general building plan of the plaza, there are 2 floors with F&B designated at the eastern end of the G/F and 1/F. The total gross floor area is approximate 6186 m^2 in which around 960 m^2 are designated for food and beverage use.

1.2.4 The plaza is connected to sewers and finally to the on-site sewage treatment plant within the Palm Springs.

1.2.5 The approved general building plan (GBP) of the plaza can be found in **Appendix 1.1**.

1.2.6 The applicant proposes to convert an area of around 974m^2 on the G/F of Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8) to the Proposed RCHE, which will provide 90 private bed spaces. The layout of the Proposed RCHE is shown in **Figure 1.2**.

2. SEWERAGE IMPACT ASSESSMENT

2.1 Scope of Work

2.1.1 The aim of this study is to assess whether the proposed RCHE use would have any adverse impact upon the existing sewerage network. Mitigation measures may be required if any adverse impact is identified with the proposed use.

2.2 Assessment Criteria and Methodology

2.2.1 The Commercial and Industrial Floor Space Utilization Survey (CIFSUS) conducted by the Planning Department has been used to determine the worker density for various economic activities and planned usage types.

2.2.2 Environmental Protection Department's (EPD's) Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning, Version 1 (GESF) has been referred to for the purposes of estimating the quantity of the sewage generated from the Proposed Development and the existing catchment area. Sewage flow parameters and global peaking factors in this document have been adopted for this SIA.

2.3 Comparison of the Sewage Generation with the Proposed RCHE

Approved GBP Scenario: Sewage Generation of Plaza

2.3.1 Below table shows the sewage generation from the Plaza based on Approved General Building Plan (GBP).

Table 2.1 Estimated Sewage Generation of Plaza (Approved GBP)

Calculation for Sewage Generation Rate of Plaza			
1. Total Sewage			
1. Retail			
Area	=	5226.0	m^2
Assumed floor area per employee	=	28.6	m^2 per employee – (refer to Table 8 of CIFSUS – Retails)
Total number of employee	=	183	employees
Design flow	=	0.28	m^3/employee/day – (refer to Table T-2 of GESF – J4 Community, Social, Personal Services)
Sewage generation rate	=	**51.2**	m^3/day
b. F&B			
Assumer Area	=	960.5	m^2
Assumed floor area per employee	=	19.6	m^2 per employee – (refer to Table 8 of CIFSUS – Restaurant)
Total number of employees	=	49	employees
Design flow for commercial employees	=	1.58	m^3/employee/day – (refer to Table T-2 of GESF – J11 Community, Social, Personal Services)
Sewage generation rate	=	**77.4**	m^3/day
Total Sewage generation rate	=	**128.6**	m^3/day

Proposed Scenario: Sewage Generation of Existing Plaza and Proposed RCHE

2.3.2 A site visit was carried out in June 2026, and the use within the plaza has been checked. The survey information is listed in **Appendix 2.1**. Within the plaza, there is only a small shop serving for F&B use with the area of around 26m^2 (5m x 5.2m). The rest of the areas are used for shops/retails.

2.3.3 The table below shows the sewage generation from the Plaza based on the existing use and with the Proposed RCHE.

Table 2.2 Estimated Sewage Generation of Plaza with RCHE

Calculation for Sewage Generation Rate of Plaza with RCHE			
1. Retail			
Area	=	5186.7	m^2
Assumed floor area per employee	=	28.6	m^2 per employee – (refer to Table 8 of CIFSUS – Retails)
Total number of employee	=	182	Employees
Design flow	=	0.28	m^3/employee/day – (refer to Table T-2 of GESF – J4 Community, Social, Personal Services)
Sewage generation rate	=	**50.8**	m^3/day
2. F&B			
Assumer Area	=	26	m^2
Assumed floor area per employee	=	19.6	m^2 per employee – (refer to Table 8 of CIFSUS – Restaurant)
Total number of employees	=	1	employees
Design flow for commercial employees	=	1.58	m^3/employee/day – (refer to Table T-2 of GESF – J11 Community, Social, Personal Services)
Sewage generation rate	=	**2.1**	m^3/day
3. RCHE with 90 Beds			
3a Employee			
Assumer Area	=	973.8	m^2
Assumed floor area per employee	=	30.3	m^2 per employee – (refer to Table 8 of CIFSUS – Community, Social & Personal Services)
Total number of employees	=	32	employees
Design flow for commercial employees	=	0.28	m^3/employee/day – (refer to Table T-2 of GESF – J11 Community, Social, Personal Services)
Sewage generation rate	=	**9.0**	m^3/day
3b Residents			
Total no. of Beds	=	90	no(s)
Total number of residents	=	90	People
Design flow	=	0.19	m^3/employee/day – (refer to Table T-1 of GESF – Institutional and Special Class)
Sewage generation rate	=	**17.1**	m^3/day
RCHE (Total)	=	**26.1**	m^3/day
Total Sewage generation rate	=	**79.0**	m^3/day

2.3.4 According to the Table 2.1 and 2.2 above, the sewage generation from the Approved GBP Scenario is around 128.6 m^3/day while that from the Proposed Scenario is around 79.0 m^3/day. There would not be an increase in the sewage generation with the Proposed Scenario in comparison with the Approved GBP Scenario. Therefore, there is no adverse sewerage impact with the implementation of the Proposed RCHE.

3. OVERALL CONCLUSION

3.1 Overall Summary

3.1.1 The Applicant proposed to convert an area of around 974m^2 on the G/F of Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8) to the Proposed RCHE, which will provide 90 private bed spaces.

3.1.2 A comparison of the sewage generation between the Approved GBP Scenario and the Proposed Scenario has been conducted. Based on the calculation, there would not be an increase of sewage generation after the implementation of the Proposed RCHE.

3.1.3 Therefore, there is no adverse sewerage impact with the implementation of the Proposed RCHE.

Figures

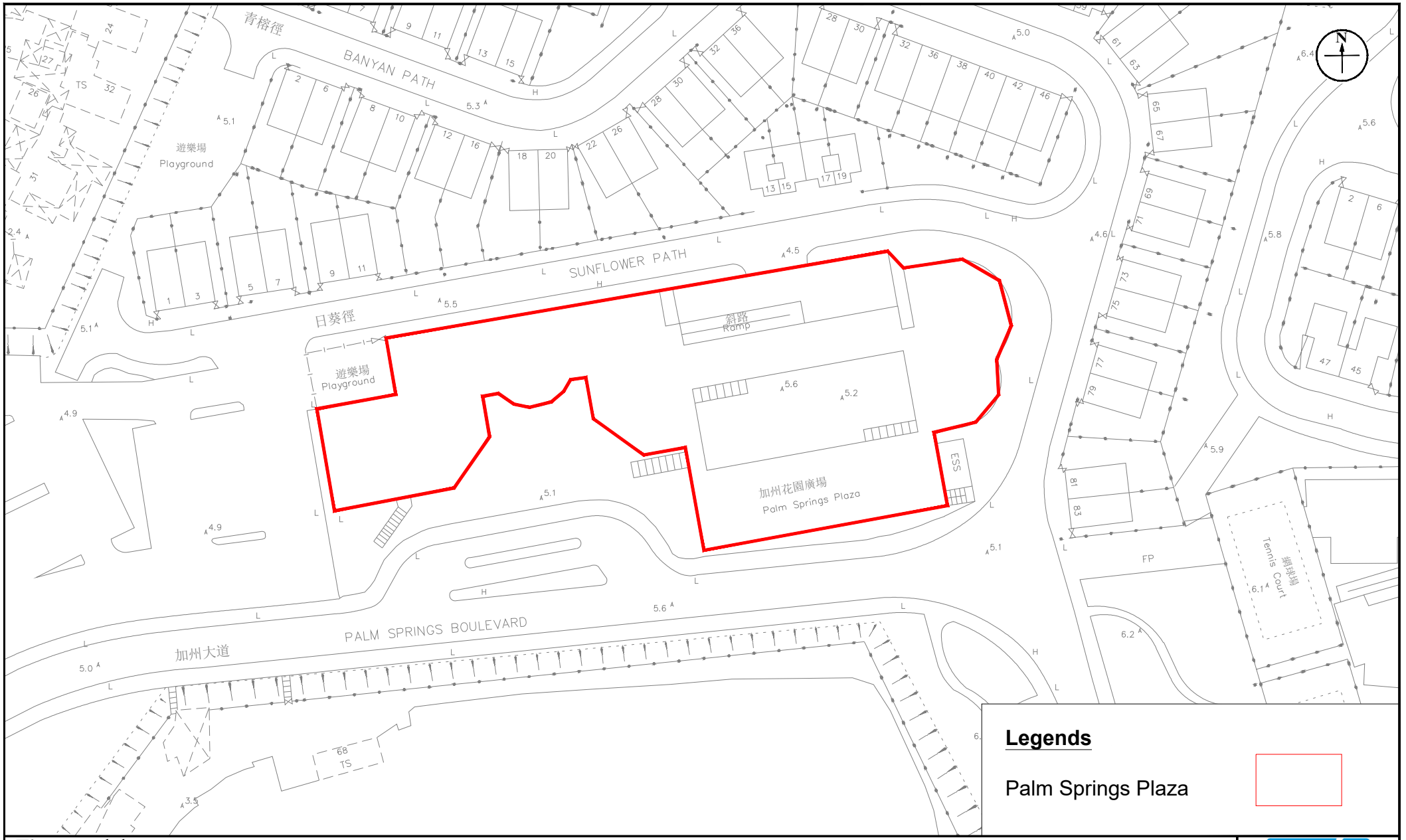


Figure: 1.1

Title: Location of Palm Springs Plaza and its Environs

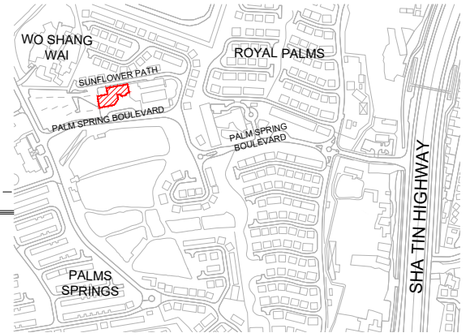
Project: Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in "Residential (Group C)" Zone at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories

RAMBOLL

Drawn by:	SC
Checked by:	TC
Rev.:	1.0
Date:	Jun 2026

Q:\Projects\SHKPS-EHEI00\05 Assessments\04 SIA\Site Location.dwg

Figure 1.2 Layout of Proposed RCHE



KEY PLAN



alliance architects limited
22/F WO FOO COMMERCIAL BUILDING, NO.574-576
NATHAN ROAD, YAU MA TEI, KOWLOON, HK
Tel 2104 2323 Fax 2104 2277 info@alliancehk.com

Project Title:
Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in "Residential (Group C)" Zone at Palm Springs Plaza(Shop Nos. G1–G3 & G5–G8), Yuen Long, N.T.

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	20260609				

Drawn:	Date:	Job No.
XX	JUNE 2026	AA-26-442
Check:	Scale:	Drawing No.
DC	1:180	

Appendix 1.1 Approved General Building Plan

PHASE E
(PLANS TO BE SUBMITTED SEPARATELY)

STAGE 2 | STAGE 1

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

5000 5000 5000 5000 5000 5000 5000 5000 5000 5000 5000 5000 5000 5000 5850 2850 5000 5000 5000 5000 5000 5000 5000 5000 5600 5000 5000

10 9 8 7 6 5 4 3 2 1

ACCESS ROAD (11 m WIDE)

FOOTPATH (2.75m WIDE)

CARPARK SPACE (11000 x 3500)

SUPERMARKET

TRANSFORMER RM. (capacity =1,500 KVA)

LOADING/UNLOADING AREA

DISABLED ACCESS

ARCHITECTURAL FEATURE

REFUSE RM.

KITCHEN

SHOPS

ARCADE

COURTYARD

RESTAURANT

PAVEMENT

MINI-BUS TERMINAL

PLANTER

LANDSCAPING AREA

BOUNDARY LINE

ACCESS ROAD (12.8 m WIDE)

FOOTPATH (2.75m WIDE)

MM1 838 574 34N 823 673 67E

MM2 838 539 43N 823 693 45E

MM3 838 539 43N 823 693 45E

MM4 838 55' 823 69'

MM5 838 519 49N 823 693 45E

MM6 838 519 92N 823 670 37E

128.02 m

FOR CONTINUATION, PLS REFER TO HO TIN'S DRAWING NO. HT8636/CDE/05

FOR CONTINUATION PLS REFER TO HO TIN'S DRAWING NO. HT8636/CDE/05

PLANS TO BE SUBMITTED SEPARATELY (FOR INFORMATION PLS REFER TO HO TIN'S DRAWING NO. HT8636/CDE/05)

TO BE REF CARPARK LAYOUT PLAN (DWG No. 207)

GROUND FLOOR PLAN

RECORD PLAN

THIS IS A TRUE COPY OF THE PLAN SUBMITTED BY MA KIM SEE AUTHORIZED PERSON, AND APPROVED BY THE BUILDING AUTHORITY ON 5 AUG 1994
DATED
B. L. D. REF. 2/9024/90
AUTHORIZED PERSON

NOTES:
1. ALL PIPEWORK TO BE ENCLOSED IN FALSE CEILING, OR CONCEALED INSIDE COLUMN, WALL WHEREVER PRACTICABLE.

RECEIVED BY BUILDING DEPARTMENT 21 NOV 1994

B.L.D. REFERENCE
2/9024/90

F.S.D. REFERENCE
8/21357

W.W.O. REFERENCE

NO.	REVISIONS / NOTES	DATE	BY
A	GENERAL REVISION AS PER LATEST ARCH. PLAN	1/94	ST.
B	GENERAL REVISION TO SUIT SITE SITUATION	6/94	TC.
C	DRAINAGE LAYOUT REVISED AT ENTRANCE PLAZA	3/94	TC
D	DRAINAGE LAYOUT AT ENTRANCE PLAZA HAS BEEN REVISED	4/94	ST
E	STAGE 2 DRAINAGE LAYOUT HAS BEEN GENERALLY REVISED	7/94	TC

ARCHITECT
MA LEUNG & ASSOCIATES
ARCHITECTS & ENGINEERS (H.K.) LTD.
馬智禮建築師事務所(香港)有限公司

PLANNING & LANDSCAPE CONSULTANT
URBIS Urbis Travers Morgan Limited

CIVIL & STRUCTURAL CONSULTANT
何田建築工程師有限公司
HO TIN & ASSOCIATES
ARCHITECTS ENGINEERS LIMITED

E & M CONSULTANT
CONSOLIDATED CONSULTING ENGINEERS LTD.
華益顧問工程師有限公司

PROJECT
WO SHANG WAI DEVELOPMENT PHASE I

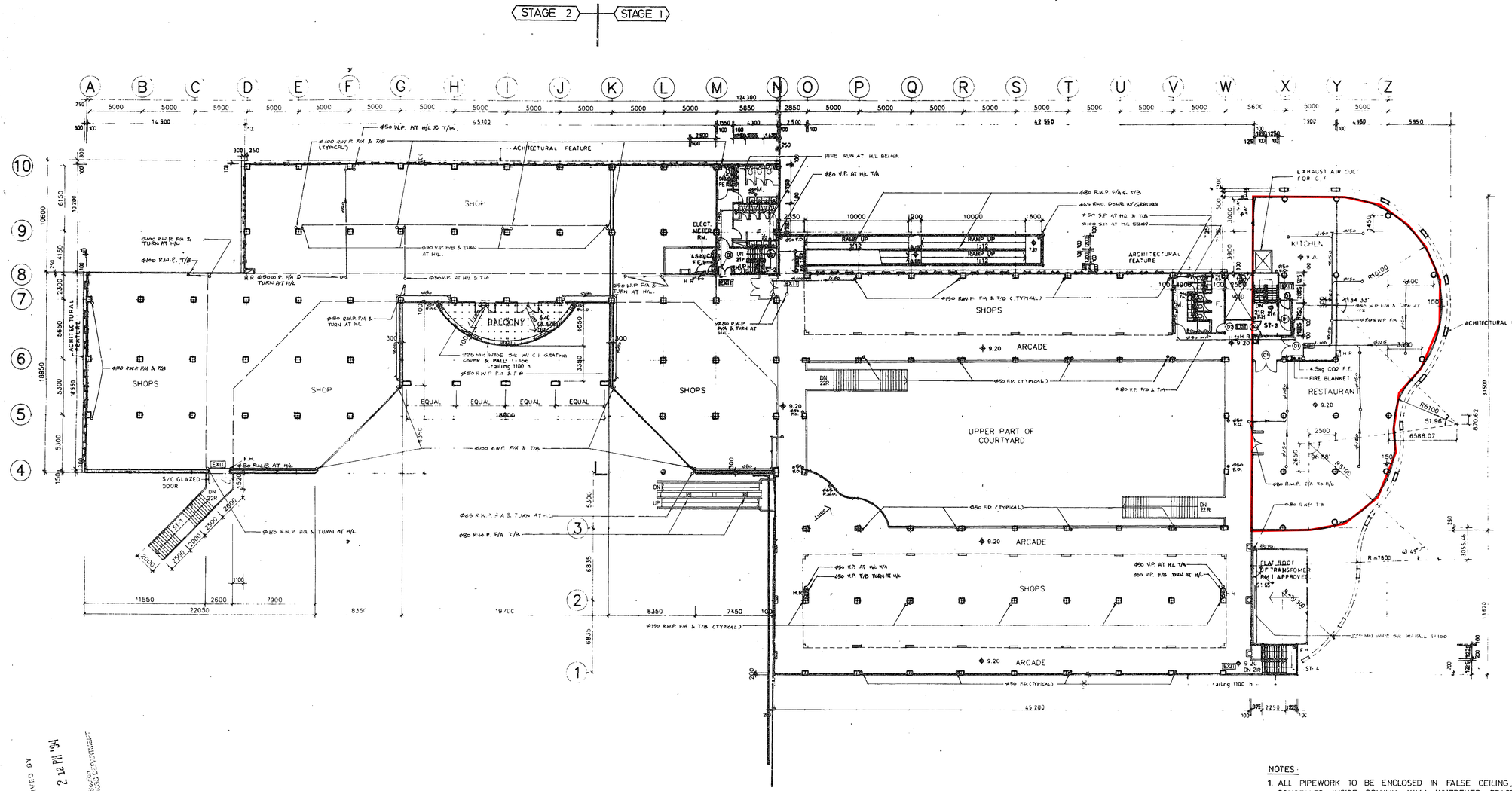
ALL MEASUREMENT MUST BE CHECKED AT THE WORK BY THE CONTRACTOR

DO NOT SCALE DRAWINGS

ALL PRINTS SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF THE ARCHITECTS AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK

DRAINAGE LAYOUT FOR GROUND FLOOR (COMMERCIAL CENTRE)

SCALE	DATE
1 : 200	SEPT, 92
DRAWN BY	CHECKED BY
JOB NO. CCE 484/CC/	DRAWING NO. D-6
	REV. E.


STAGE 2
STAGE 1
A B C D E F G H I J K L M N O P Q R S T U V W X Y Z
10 9 8 7 6 5 4 3 2 1
SHOP
SHOPS
BALCONY
SHOP
SHOPS
ARCADE
UPPER PART OF COURTYARD
SHOPS
ARCADE
SHOPS
ARCADE
KITCHEN
RESTAURANT
ARCHITECTURAL FEATURE
ACHITECTURAL FEATURE
EXHAUST AIR DUC FOR G/F
FLAT ROOF OF TRANSFOMER ROOM (APPROVED)
RAMP UP 1:12
S/C GLAZED DOOR
4.5kg CO2 F.E.
FIRE BLANKET
225 mm WIDE S/C W/ C.I GRATING COVER & FALL TO SUIT railing 1100 h
PIPE RUN AT H/L BELOW.
ELECT. METER RM.
22000
11550
2600
7900
18000
EQUAL EQUAL EQUAL EQUAL
124300
42950
45100
14900
18950
10600
6588.07
R6100
R=7800
51.96
870.62
3956.49
13500
6835
5300
2300
4150
6150
10300
5650
3350
1050
2850
5850
2500
4300
1550
10000
1200
1800
5000
5600
4950
5950
7900
1250
3750
8350
7450
9700
2250
1100
1500
2000
2600
2500
3000
1900
1300
1000
1200
1400
1600
1700
1800
2400
2200
2100
2250
2000
2500
2000
2000
2000

Appendix 2.1 Information for Site Visit



G12 桑名食堂
Kuwana Canteen