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ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

29 September 2026

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Email and Hand

Dear Sir

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 – FI (1)
(Application No. A/YL-MP/417)

We refer to the captioned application submitted to the Town Planning Board (the Board) on 9 July 2026 and the departmental/public comments received via the Fanling, Sheung Shui & Yuen Long East District Planning Office in August/September 2026

Further to our request for deferment on 22 September 2026, we would like to reactivate the captioned application by submitting herewith 4 copies of Further Information (FI) for the Board's consideration. The current FI comprises of two Response-to-Comments (RtoC) tables in responses to departmental/public comments **(see Attachments 1&2)** as well as supplementary drawings and technical reports **(see Appendices A to E)**.

Please note that the current submission is mainly made to provide technical clarifications and responses to departmental/public comments. There are no changes to the proposed development parameters as previously submitted.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [redacted] or our Mr Arnold Koon at [redacted] / Mr Edison Law at [redacted]

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd

Winnie Wu
Planning Director

WW/el
Encl

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[redacted]

Attachment 1

Responses to Comments Table

(Departmental Comments)

Table of Contents

Responses to Departmental Comments

	Page
1. District Planning Office/ Fanling, Sheung Shui and Yuen Long East	1
2. Social Welfare Department	3
3. Environmental Protection Department	5
4. Drainage Services Department	9
5. Transport Department	9
6. Fire Services Department	10
7. Lands Department	11

	Departmental Comments	**Responses to Comments**
1.	**Comments of District Planning Office/ Fanling, Sheung Shui and Yuen Long East**	
1.1	The application premises (the Premises) fall within an area zoned "Residential (Group C)" ("R(C)") subject to a maximum plot ratio of 0.4 and building height restriction of 3 storeys (9m) including car park on the draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/9. According to the Notes for "R(C)" zone, the proposed Residential Care Home for the Elderly (RCHE) is classified as 'Social Welfare Facility', which is a Column 2 use and requires planning permission from the Town Planning Board (the Board). According to the applicant's proposal, the application involves conversion of some existing shop units partly vacant and partly occupied by a retail store on G/F of Palm Springs Plaza for the proposed RCHE with 90 bed spaces. There will be no change to the existing building bulk.	Noted.
1.2	Please provide operation details of the proposed RCHE, including but not limited to:	
	(i) Proposed visiting hours and whether there is any visitor arrangement for the proposed RCHE.	The visiting hours of the Proposed RCHE will be from 10am to 8pm daily. A maximum of 2 visitors per bed will be allowed at the same time and prior reservation is required.
	(ii) Proposed number of staff members working in the proposed RCHE, and the number of staff members that would stay overnight.	There will be 32 no. of staff working in the Proposed RCHE, among which 29 no. will be working day shift and 3 no. will be working night shift (i.e. staying overnight).
	(iii) Proposed pedestrian and vehicular access routes to/from the main entrance of Palm Springs to the entrances of the proposed RCHE.	The proposed pedestrian and vehicular access routes are illustrated in Figures 2 and 3 of the revised Traffic Review Report **(see Appendix E)**.
1.3	Please provide the floor-to-floor height of the Premises.	The floor-to-floor height of the Application Premises is 3.5m as per the approved GBP record plan.

	Departmental Comments	**Responses to Comments**
1.4	Please provide the total floor area and floor plans of the Palm Springs Plaza. Besides, please also provide the occupancy rate of the Palm Springs Plaza in the past five years.	According to the approved GBP record plan, the Palm Springs Plaza has a total GFA of about 6,186.5m^2, and the floor plans as extracted from the record plan are enclosed in **Appendix A** for reference. Regarding the occupancy of the Palm Springs Plaza, please find the vacancy rate in the past five years for general reference: • About 8.9% in year 2022 • About 13.8% in year 2023 • About 13.1% in year 2024 • About 10.7% in 2025 • About 28.3% in 2026 (as at August) The data above indicates that the vacancy rate has been generally on the rise in recent years, likely due to the changing pattern of shopping habits of the community in recent years (e.g. the increasing trend of online shopping and mainland-bound consumption).
1.5	Please clarify if visitors to the proposed RCHE require prior consent from Palm Springs as the Premises are located within a private residential development where presumably public access may not be allowed.	Visitors to the Proposed RCHE would not require any prior consent from Palm Springs. Visitors to the Proposed RCHE can access Palm Springs Plaza freely as the commercial centre is opened to the public.
1.6	The Premises are partly located at a raised platform at a level slightly higher than the plaza area with a few stairs. Such level difference might not be elderly-friendly. Please advise if there will be any proposed measures e.g. barrier-free design to cater for the proposed RCHE.	In view of the mentioned level difference, barrier-free design in the form of ramp will be provided for the Proposed RCHE. The detail of such barrier-free design will be formulated during the subsequent GBP submission stage and will comply with relevant regulations / requirements, such as the Code of Practice for Residential Care Homes (Elderly Persons) and the Design Manual: Barrier Free Access 2008.
1.7	The distance between the nearest house across Sunflower Path and the proposed RCHE would be about 12m. Please advise if there are any measures to tackle with the potential issues of overlooking and privacy.	Windows inside the Proposed RCHE will be equipped with curtains. Staff of the Proposed RCHE will also actively manage the opening and closure of curtains for privacy purpose. In addition, it can be observed that both sides of Sunflower Path are planted with existing trees, which help providing natural shielding as well. Hence, the potential issues of overlooking and privacy would be nil / minimal.

	Departmental Comments	**Responses to Comments**
1.8	The applicant has claimed in the Planning Statement that the existing carparking spaces and loading/unloading (L/UL) bays provided for the existing Palm Springs Plaza are considered sufficient to also cater for the proposed RCHE. While there is no parking and L/UL requirements under Hong Kong Planning Standards and Guidelines (HKPSG), normally from an operation perspective, development of such kind will at least require a designated L/UL for emergency services. Please advise if any L/UL bay(s) will be reserved for the exclusive use of the proposed RCHE to ensure its smooth operation upon completion.	According to the submitted Traffic Review Report, the traffic impacts imposed on the local road network by the Proposed RCHE are nil / minimal, and no insurmountable traffic impact is anticipated. There are also no parking or loading/unloading facility requirements as stipulated in the Hong Kong Planning Standards and Guidelines for RCHE. With reference to RCHEs of similar scale, the current 207 car parking spaces and 7 loading/unloading bays at Palm Springs Plaza are sufficient to serve both the Proposed RCHE and the remaining retail / commercial businesses. Among the 7 loading/unloading bays, at least one bay will be designated for the exclusive use of the Proposed RCHE.
2.	**Comments of Social Welfare Department**	
	<u>Service Perspective</u>	
2.1	No objection to the application subject to the following conditions: (a) the design and construction of the proposed residential care home for the elderly (RCHE) shall be in full compliance with prevailing statutory and licensing requirements; and (b) the proposed RCHE shall incur no financial implication, both in capital and recurrent, to the Government.	Noted.
2.2	In view of the application premises (the Premises) for the proposed RCHE being located on the ground floor of an existing shopping centre in an established residential development, the applicant's attention should be drawn to the following requirements during the detailed design stage of the proposed RCHE: (a) every room used for habitation, e.g. Dormitories, Sick/Isolation Rooms, or for the purposes of an office or kitchen in the RCHE should be provided with adequate natural lighting and ventilation with openable windows;	Noted.

	Departmental Comments	**Responses to Comments**
2.2 (Con't)	(b) while communal bathrooms/toilets are to be adopted, the proposed RCHE should be provided with adequate bathrooms and toilets including those for female, male and disabled to meet operational need; (c) the provision of an attached bathroom/toilet to Sick/Isolation Room is more desirable from service perspective; and (d) the clear width of every passage and doorway should not be less than 1050mm and 800mm respectively, so as to facilitate residents using wheelchairs or walking aids to enter or pass through any rooms, including bedrooms and toilets/bathrooms, without assistance and unnecessary difficulty. <u>Licensing Perspective</u>	
2.3	No comment at this stage. Detailed comments will be provided at the licence application stage.	Noted.

	Departmental Comments	**Responses to Comments**
3.	**Comments of Environmental Protection Department**	
	<u>Air Quality</u>	
3.1	As revealed in the submission, Palm Springs Boulevard and Sunflower Path are the open roads located to the south and north of the Premises. Please confirm whether the road network in vicinity of the Premises is used as emergency vehicular access such that buffer distance requirements do not apply. If not, and the roads are being used as private/internal roads, please provide descriptions on the characteristics and traffic conditions to justify the usage of vehicles of the roads such that they are not anticipated to give rise to adverse air quality impact on the air sensitive receivers (ASRs) of the proposed RCHE. If negative, the relevant buffer distance requirements under Hong Kong Planning Standards and Guidelines Chapter 9 should be observed and followed.	The Sunflower Path is an internal road with gate bar. This road is connected to 10 houses and the ancillary carpark which serves the Palm Springs Plaza, and so there would be very limited number of private cars travelling along this internal road. As such, it is not anticipated that this internal road would induce any adverse air quality impact on the air sensitive receivers of the Proposed RCHE. For the Palm Springs Boulevard, the eastern section close to Castle Peak Road is a local road on government land leading to Palm Springs Plaza, while the western section falls within the same private lot of Palm Springs Plaza as an internal road leading to the drop-off / pick-up area in front of Palm Springs Plaza. Since this access road mainly serves the Palm Springs, it is considered to be an internal road that there would be limited number of vehicles travelling on it. Also, the separation from the air sensitive use of the Proposed RCHE is around 10m to the Palm Springs Boulevard. With limited traffic travelling on this internal road and with sufficient buffer distance, it is anticipated that this internal road would not induce any adverse air quality impact on the air sensitive receivers of the Proposed RCHE. For details, please refer to the Air Quality Impact Review enclosed in **Appendix B**.
3.2	Please confirm if there is any public transport interchange or car park in the vicinity of the Premises. If any, it is advised to address the air quality impact on the ASRs of the proposed RCHE.	There is an ancillary carpark serving the Palm Springs Plaza to the west of the ASRs of the Proposed RCHE. This ancillary carpark is a charged carpark with private car parking spaces for the Palm Springs Plaza. As such, only the visitors to the Palm Springs Plaza will use this carpark. With such limited usage, it is anticipated that this ancillary carpark would not induce any adverse air quality impact on the ASRs of the Proposed RCHE. For details, please refer to the Air Quality Impact Review enclosed in **Appendix B**.

	Departmental Comments	**Responses to Comments**
3.3	Please advise if there is any chimney/industrial emission source within the 500m assessment area of the project, and any proposed in the application. If any, it is advised to address the air quality impact on the ASRs of the proposed RCHE.	Based on the site visit carried out in June 2026, there is no chimney/industrial emission source within the 500m assessment area of the Application Premises. The uses surrounding the Application Premises are mainly residential houses.
3.4	Please confirm if there is any odour emission source (e.g. short-term waiver, livestock farm, etc.) within the 500m assessment area of the Premises. If any, it is advised to address the impact on the ASRs of the proposed RCHE.	The Proposed RCHE is located at the center of Palm Springs surrounded with clusters of residential houses. There are no odour emission sources within 500m from the Application Premises. The nearest potential odour emission source is the on-site sewage treatment plant (STP) serving the Palm Springs, but the separation from this STP to the Proposed RCHE is around 530m, which is outside the 500m assessment area.
3.5	The air quality impact on nearby ASRs during the construction phase of the proposed RCHE should be covered and relevant mitigation measures should be implemented to control the potential impact. The Air Pollution Control (Construction Dust) Regulation and other relevant regulations and guidelines should be observed and followed. <u>Noise Impact Review</u>	Please be clarified that the Proposed RCHE only involves alteration and addition (A&A) works to the ground floor of the Palm Springs Plaza. All the works will be carried out indoor, and the works would involve mainly the decoration or renovation works. Therefore, it is anticipated that no major construction works or dusty works will be involved.
3.6	S.1.3.1: It is stated that the proposed RCHE is located at the western part of the ground floor of Palm Springs Plaza (the Plaza), therefore, there is no fixed noise sources affecting the proposed RCHE. Please clarify whether any electrical and mechanical (E&M) systems are located in the Plaza and, if so, indicate the location of the E&M system; and review and confirm accordingly that there will be no airborne or structure-borne noise transmission from those systems. Furthermore, the existing car park at Palm Springs is located to the west of the Premises. Please confirm whether there will be any heavy vehicles parking there, and if so, the ways to address the associated noise nuisance.	Based on the approved General Building Plan, the E&M room (including pump room and generator room) is located on the roof of the eastern end of the Palm Springs Plaza. Since the Proposed RCHE is located on the ground floor of the western end of the Palm Springs Plaza, there is no line of sight from the Proposed RCHE to the E&M rooms. As such, there will be no air-borne noise transmission from these E&M facilities to the Proposed RCHE.

	Departmental Comments	**Responses to Comments**
3.6 (Con't)		Potential structure-borne noise transmission may be due to the operation of pump. However, since there is a commercial floor between the pump room located on the roof and the Proposed RCHE located on the ground floor, and they are also located at two different ends of the Palm Springs Plaza, it is anticipated that there would be no structure-borne noise transmission impact to the Proposed RCHE. The existing ancillary carpark is a charged carpark with private car parking spaces for the Palm Springs Plaza. As such, only the visitors of the Palm Springs Plaza will use this carpark. With such limited usage, it is anticipated that this ancillary carpark would not induce any adverse noise impact on the Proposed RCHE. The above information has also been included in Sections 2 to 4 of the revised Noise Impact Review **(see Appendix C)**.
3.7	S.1.3.2: The submission identifies Palm Springs Boulevard as the sole noise source affecting the proposed RCHE. Please clarify the characteristics of Sunflower Path, located to the north of the Premises and accordingly, provide a qualitative assessment or justify why it was not being assessed in the submitted Noise Impact Review.	The Sunflower Path is an internal road with gate bar. This road is connected to 10 houses and the ancillary carpark which serves the Palm Springs Plaza, and so there would be very limited number of private cars travelling along this internal road. As such, this internal road is not anticipated to induce any adverse noise impact on the Proposed RCHE. The above information has been included in Section 2 of the revised Noise Impact Review **(see Appendix C)**.
3.8	S.2.2.1 and S.2.2.3: Transport Department's (TD's) endorsement on the traffic forecast should be obtained. In case TD has no comment on the methodology for traffic forecast only, the consultant should provide written confirmation from the respective competent party (e.g. traffic consultant) to demonstrate that TD's endorsed methodology has been strictly adopted in preparing the traffic forecast data, and hence the validity of traffic data can be confirmed.	Noted. Please refer to **Appendix E** for TD's endorsement on traffic forecast.

	Departmental Comments	**Responses to Comments**
	<u>Sewerage Impact Assessment</u>	
3.9	S.1.2.4 and S.3.1.3 – Please clarify and state if the sewage from the proposed development is discharged to the on-site sewage treatment plant via internal sewers within Palm Springs. If yes, please delete Section 3.1.3 accordingly.	The sewage from the Proposed RCHE will be discharged to the on-site sewage treatment plant via internal sewers within Palm Springs. Section 3.1.3 has been deleted in the revised SIA report **(see Appendix D)**.
3.10	S.2.1.1 – Please clarify the extent of sewerage network.	Section 2.1.1 of the SIA report has been revised accordingly **(see Appendix D)**.
3.11	Table 2.1 – Please check the specific trade of J4.	The "J4" mentioned should be for "Wholesale & Retail". The typo has been rectified in the revised SIA report **(see Appendix D)**.
3.12	S.2.3.2 – Please clarify if the survey is to demonstrate the current scenario or the proposed scenario.	The survey is to obtain information on the existing use of Palm Springs Plaza for the calculation of the sewage generation in the proposed scenario.
3.13	Table 2.2 –	
	(i) please check the specific trade of J4.	The "J4" mentioned should be for "Wholesale & Retail". The typo has been rectified in the revised SIA report **(see Appendix D)**.
	(ii) please check the sewage flow of "Retail".	The number of employee should be 181 (5186.7m^2 /28.6m^2 per employee). Therefore, the sewage flow remains to be 50.8m^3/day **(see Appendix D)**.
	(iii) please check the total number of employees and sewage flow under "F&B".	The total number of employee under F&B is rounded up from 1 to 2 **(see Appendix D)**.
	(iv) please check the specific trade adopted under "F&B".	The "J10" mentioned should be for "Restaurants & Hotel". The typo has been rectified in the revised SIA report **(see Appendix D)**.

	Departmental Comments	**Responses to Comments**
4.	**Comments of Drainage Services Department**	
4.1	It is noted that the subject application involves converting an area of about 974m^2 on the G/F of Palm Springs Plaza to the proposed residential care home for the elderly (RCHE). I have no in-principle objection to the application from drainage point of view.	Noted.
4.2	An approval condition on the submission of a revised Sewerage Impact Assessment (SIA) should be stipulated.	Noted.
4.3	It should be noted that the current SIA still requires refinement to meet necessary requirements: (a) Table 2.1 and 2.2 - It is noted that applied flow factors of commercial flows for F&B was J11 Community, Social, Personal Services instead of J10 Restaurants & Hotels. Please review.	The SIA has been revised accordingly **(see Appendix D)**.
4.4	Environmental Protection Department should be consulted as regards any sewage disposal aspects of the subject application.	The subject Planning Application has also been circulated to the Environmental Protection Department (EPD) and comments from EPD on the SIA has also been received and addressed above.
5.	**Comments of Transport Department**	
5.1	Please elaborate the means of transportation to/from the application premises (the Premises).	The visitors of the Proposed RCHE may take private car, taxi, bus services (Route 76K) and GMB services (Route 75) to/from the Proposed RCHE. Figure 2 of the revised Traffic Review Report shows the pedestrian routing from the nearby bus stop to the Proposed RCHE (with a walking distance of about 600m and walking time of about 9 minutes) **(see Appendix E)**.

	Departmental Comments	**Responses to Comments**
5.2	Please clarify the pick-up/drop-off and loading/unloading arrangements of the Premises and provide a drawing to illustrate the arrangements.	The taxi could pick-up/drop-off at the layby outside of the Palm Springs Plaza. For cars, it could park at the ancillary carpark of Palm Springs Plaza located at the west of the Application Premises. A total of 7 loading/unloading bays are provided at the ancillary carpark for the existing Palm Springs Plaza. At least a minimum of 1 loading/unloading bay would be exclusively used by the Proposed RCHE. The lorry/light bus/ambulance would use this exclusively loading bay for the pick-up/drop-off and loading/unloading activities. Figure 3 of the revised Traffic Review Report shows the traffic routings to/from the Proposed RCHE under the above arrangement **(see Appendix E)**.
6.	**Comments of Fire Services Department**	
6.1	No in-principle objection to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided to the satisfaction of the Director of Fire Services.	Noted.
6.3	In consideration of the design/nature of the application, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with proposed FSIs to FSD for approval. In addition, the applicant should also be advised as follows: (a) the layout plans should be drawn to scale and depicted with dimensions and the nature of occupancy; (b) the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and (c) licensing requirements, if any, would be formulated upon receipt of the referral from the relevant licensing authority.	Noted.

	Departmental Comments	**Responses to Comments**
6.3	The applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 133), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans.	Noted.
6.4	Please be advised that for any application involving a school, child care centre, RCHEs or residential care homes for persons with disabilities, the height restrictions as stipulated in the respective Regulations and Code of Practice should be observed.	Noted.
7.	**Comments of Lands Department**	
7.1	No objection to the application.	Noted.
7.2	The Remaining Portion of Lot No. 4750 in Demarcation District No. 104 ("the Lot") is held under the Conditions of Exchange dated 28 September 1980 ("the Conditions") as modified by relevant modification letters, and shall not be used for any purpose other than private residential purposes, and such non-industrial development (of which the total GFA for non-industrial (excluding godown, office, residential, hotel and / or service apartment) purposes shall not be less than 6,000m^2) in accordance with the Master Layout Plan.	Noted.
7.3	The proposed "Social Welfare Facility (Residential Care Home for the Elderly)" will be in breach of the Conditions governing the Lot, including but not limited to the user restriction.	Noted.

	Departmental Comments	**Responses to Comments**
7.4	Having considered the forgoing, if planning permission is given by the Town Planning Board, the applicant has to apply for a waiver (or such other land instrument as the Government may consider appropriate) for the proposed use. The applicant is reminded that every application submitted to LandsD will be considered on its own merits by LandsD at its absolute discretion acting in its capacity as landlord and there is no guarantee that the application will be approved. The said application if approved would be subject to such terms and conditions, to be imposed by LandsD in the landlord capacity at its sole discretion, including but not limited to payment of premium / waiver fee and administrative fee.	Noted.
7.5	Any requirements for technical arrangement such as traffic, sewerage and noise impact, etc. should be subject to comments from relevant Government departments.	The subject Planning Application has also been circulated to the Environmental Protection Department, Drainage Services Department and Transport Department. The comments from the above mentioned departments have also been received and addressed above.
7.6	The applicant shall seek Social Welfare Department's comments on the proposed use.	The subject Planning Application has also been circulated to the Social Welfare Department (SWD) and SWD has no objection to the Proposed RCHE. Detailed comments from SWD will be provided at the license application stage.

Attachment 2

Responses to Comments Table

(Public Comments)

Responses to Key Public Comments

	Key Public Comments	Responses to Comments
1	The proposed RCHE is not in line with the planning intention of the subject "Residential (Group C)" ("R(C)") zone.	This application is to seek planning permission to use the Application Premises for proposed 'Social Welfare Facility' (i.e. the proposed RCHE), which falls within an area zoned "R(C)" on the OZP. The planning intention of the "R(C)" zone is primarily for low-rise, low-density residential developments, where commercial uses serving the residential neighbourhood may be permitted on application to the Board. The proposed RCHE, being a small-scale RCHE operated on commercial basis, targets to serve and support the local needs of the nearby residential neighbourhood for elderly facility. Hence, it will not jeopardise the planning intention of the "R(C)" zone.
2	The proposed RCHE is not in line with relevant Land Lease and Deed of Mutual Covenant. Besides, the Palm Springs Plaza and the surrounding Palm Springs residential portions are under the same lot (i.e. Lot No. 4750 in D.D.104) and governed by the same Land Lease. The owner of Palm Springs Plaza has no right to apply for lease modification for the proposed RCHE without the agreements of the owners of the residential portions.	Palm Springs Plaza and the residential portion of Palm Springs were originally within the same lot (i.e. Lot No. 4750 in D.D.104). By the Deed Poll, the Lot was later on sub-divided into different sections (i.e. Sections A to F and the Remaining Portion). The proposed RCHE falls within Lot No. 4750 RP in D.D.104, which covers only Palm Springs Plaza and some internal roads, and therefore not falling within the same lot(s) of residential portions. According to the Land Registry Record, the Applicant (i.e. Ten Choice Development Limited) is the sole current landowner of Lot No. 4750 RP in D.D. 104. Relevant land administrative procedure, if required, for the proposed RCHE will be carried out at the subsequent stage, after obtaining approval from the TPB, to the satisfaction of the Lands Department.

	Key Public Comments	**Responses to Comments**
3	The area around Palm Springs has already got adequate existing/planned supply of RCHE.	According to the "Provision of Major Community Facilities and Open Space in Yuen Long District Council Area" dated February 2026 (refers to Attachment VII of RNTPC Paper No. 2/2026 prepared by the Planning Department), there was a shortfall of 1,784 no. of RCHE beds in the area. In July 2026, the shortfall had increased to 2,250 no. of RCHE beds in the area (refers to Attachment V of TPB Paper No. 11068 prepared by the Planning Department). It is equivalent to an increase of shortfall by +26% within six months. These data indicate that the Yuen Long District Council Area has a substantial shortfall of RCHE beds, and the trend keeps rising. The readily available Application Premises for operation of the proposed RCHE with 90 beds could help contribute in addressing this deficit.
4	The proposed RCHE will deprive the existing retail provisions in the surrounding area.	According to the approved General Building Plan, Palm Springs Plaza has a total GFA of 6,186.5m². The proposed RCHE, with a GFA of about 973.8m², only accounts for about 16% of the total GFA of the plaza, and will only convert two existing shops on G/F (Shop Nos. G1-G3 & G5-G8) for the proposed use. The remaining shops in Palm Springs Plaza (with GFA of about 5,212.7m² or about 84% of the total GFA of the plaza) will continue to contain various retail provisions serving the local neighbourhood. In particular, a supermarket and convenience store are located within Palm Springs Plaza, together with other shops in the complex, supporting daily needs. Also, there are still currently numerous vacant premises in the plaza which allow for other additional retail uses subject to market demand. The proposed RCHE will therefore not substantially reduce retail provisions in the complex. For details of the location of various types of commercial uses and vacant premises of Palm Springs Plaza, please refer to **Figures 2a and 2b of Appendix A**.

	Key Public Comments	Responses to Comments
4 (Cont')		Besides, it should be highlighted that the Application Premises is already partly vacant, with no retail provision at present. Before it became vacant, it was previously occupied by a kindergarten (approved in March 1996 under Application No. A/YL-MP/7) and a child care centre (approved in April 2000 under Application No. A/YL-MP/65). The area previously occupied by the kindergarten and child care centre was about 701m^2. Hence, it is obvious that part of the Application Premises has long been occupied by school / 'Social Welfare Facility' instead of retail use. The impact to retail provisions would be minimal. Moreover, there are also several other retail provisions in the surrounding Yuen Long area (i.e. Fairview Park Town Center in Fairview Park, Park Circle in Park Yoho, RIVA Shopping Arcade in RIVA, Skycity adjacent to RIVA and those in Yuen Long Town Center area). The above areas are all at approximately 10-minutes' driving distance from the Palm Springs Plaza, which could act as alternative and complementary retail provisions especially for the residents of Palm Springs/ Royal Palms. As such, the Proposed RCHE will not deprive the existing retail provisions in the surrounding area.
5	The proposed RCHE will generate adverse traffic and pedestrian impact to the surrounding area. In particular, Palm Springs Plaza doesn't have adequate parking and loading/unloading bays for the proposed RCHE.	According to the submitted Traffic Review Report, the traffic impacts imposed on the local road network by the proposed RCHE are nil / minimal, and no insurmountable traffic impact is anticipated. There are also no parking or loading/unloading facility requirements stipulated in the Hong Kong Planning Standards and Guidelines for RCHE. With reference to RCHEs of similar scale, the current 207 car parking spaces and 7 loading/unloading bays at Palm Springs Plaza are sufficient to serve both the proposed RCHE and the remaining retail / commercial businesses. Among the 7 loading/unloading bays, at least one bay will be designated for the exclusive use of the Proposed RCHE.

	Key Public Comments	**Responses to Comments**
6	The additional traffic generated by the proposed RCHE will induce additional maintenance cost to the Palm Springs Boulevard, in which the cost would be borne by residents of Palm Springs and Royal Palms according to relevant lease documents.	The design of Palm Springs Boulevard could serve the operation needs of Palm Springs Plaza, where there are different retail / commercial businesses. As compared to the reduction of about 974m^2 of retail shops GFA, the trip generation by the proposed RCHE is the same, hence there will not be additional traffic generated by the proposed RCHE.
7	The proposed RCHE will induce risks on the fire safety and evacuation efficiency of Palm Springs Plaza.	The Fire Services Department has no in-principle objection to the proposed RCHE, subject to fire service installations and water supplies for firefighting being provided at the subsequent stage. The detailed design of such provisions will be formulated during the submission of General Building Plans to the Buildings Department for vetting at the detailed design stage. The proposed RCHE will also comply with relevant regulations / requirements, such as the Code of Practice for Residential Care Homes (Elderly Persons), which specifies the requirement on means of escape, fire safety and precautions. Notably, no part of the proposed RCHE will be situated at a height of more than 24m above ground level.
8	The proposed RCHE will generate adverse noise, sewerage, waste management, odour and public health impact to the surrounding residential neighbourhood.	According to the Noise Impact Review, Air Quality Review and Sewerage Impact Review prepared for the subject application, there will not be any unacceptable noise, air quality and sewerage impact. During detailed design and operation stage, the proposed RCHE will also comply with relevant regulations / requirements, such as the Code of Practice for Residential Care Homes (Elderly Persons) which specifies standards on infection control, environmental hygiene, ventilation, cleanliness, and sanitation, as well as the Waste Disposal Ordinance and the Waste Disposal (Clinical Waste) (General) Regulation. Besides, the proposed RCHE is required to obtain a licence from SWD's licensing office before commencement of service.

	Key Public Comments	Responses to Comments
9	Operation of emergency vehicles will induce adverse noise impact to the surrounding residential neighbourhood.	The proposed RCHE with 90 no. of beds is relatively small in scale. Calls for emergency vehicles are only required, if necessary. Generally, operation of emergency vehicles will not need to switch on sirens all the time. Sirens are typically activated when emergency vehicles need to pass through areas with traffic jam, approach road junctions where red lights are on, or in need of immediate right of way. Given that the access road at Palm Springs Plaza is not a busy one, it is anticipated that the use of sirens will not be frequent, if necessary. Besides, even without the proposed RCHE, emergency vehicles will still need to be on call when needed by the residents in the surrounding residential neighbourhood.
10	The proposed high density RCHE is not compatible with the existing low-rise low-density neighbourhood in the area.	The proposed RCHE with 90 no. of beds will only involve alterations and additions works (A&A works) to two existing shops on G/F of Palm Springs Plaza (i.e. Shop Nos. G1-G3 & G5-G8). Such A&A works will not alter the existing building bulk of Palm Springs Plaza. As such, there will not be any increase in the GFA, plot ratio, site coverage and building height of the existing commercial complex, which is considered compatible with the existing low-rise low-density neighbourhood in the area.
11	The area around the proposed RCHE does not contain adequate outdoor open space and supporting facilities for the elderly, which is not in line with the design standard of high quality RCHE.	The Social Welfare Department has no in-principle objection to the Proposed RCHE, subject to its design and construction being in full compliance with prevailing statutory and licensing requirements. The detailed design will be formulated during the submission of General Building Plans to the Buildings Department for vetting. The Proposed RCHE will also comply with relevant regulations / requirements, such as the Code of Practice for Residential Care Homes (Elderly Persons), which specifies the design and basic supporting facilities required for a RCHE. Besides, there are some outdoor open area within the existing Palm Springs Plaza. If considered appropriate and after reviewing the safety concern of the elderly, the elderly of the Proposed RCHE could enjoy such outdoor open area in future.

	Key Public Comments	**Responses to Comments**
12	The subject RCHE should be proposed within the Northern Metropolis, where there is substantial amount of land reserved for social welfare facilities.	According to the 2023 Policy Address, the Government has promoted the vision of "Caring for the Elderly" by enhancing the quality and quantity of RCHEs in Hong Kong, adhering to the policy objective of "aging in place as the core, with institutional care as back-up." This vision has been reaffirmed in the 2024 and 2025 Policy Addresses. While sizeable land has been reserved in the Northern Metropolis for G/IC uses, the Government has also actively encouraged private sector participation in RCHE provision, leveraging market forces to address the deficit of elderly facilities. The Application Premises, being readily available by converting existing shops for the proposed use, can deliver the proposed RCHE in a timely manner and immediately help contribute to addressing the substantial shortfall of RCHE in the Yuen Long District Council Area.

Appendix A

Supplementary Drawings

PHASE E
(PLANS TO BE SUBMITTED SEPARATELY)

STAGE 2 | STAGE 1

FOOTPATH (2.75m WIDE)

ACCESS ROAD (11 m WIDE)

LOADING/UNLOADING AREA
CARPARK SPACE (11000 X 3500)

SUPERMARKET

TRANSFORMER RM. (capacity = 1,500 K.V.A.)

REFUSE ROOM

SWITCH ROOM

225 CONC. BRICK WALL

TEMPORARY 225 CONC. BRICKWALL (TO BE CONSTRUCTED IN STAGE 1 & DEMOLISHED AFTER COMPLETION OF STAGE 2)

POSSIBLE FUTURE SHOPFRONT

SHOPS

ARCADE

RESTAURANT

KITCHEN

PLANTER

PLAZA

GLASS WALL

WATER METER & VALVE CABINET

BUILDING LINE ABOVE

PAVEMENT

MINI-BUS TERMINAL

BOUNDARY LINE

LANDSCAPING AREA

ACCESS ROAD (12.8 m WIDE)

FOOTPATH (2.75m WIDE)

MM1 838 551.68 N 823 547.58 E

MM2 838 574.34 N 823 673.67 E

MM3 838 603.43 N 823 693.55 E

MM4 838 557.25 N 823 698.42 E

MM5 838 539.74 N 823 693.39 E

MM6 838 519.92 N 823 670.37 E

CAR PARK (TO BE CONSTRUCTED IN STAGE 2) (TO BE SHOWN ON DWG. No. 201)

CAR PARK LAYOUT PLAN

GROUND FLOOR PLAN 1 : 200

SUPERIMPOSED LOAD = 4kPa
AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED

B.L.O. REFERENCE
2/902/90(10)

F.S.D. REFERENCE
8/21357

W.W.O. REFERENCE

NO.	REVISIONS / NOTES	DATE	BY
A	GEN. REV.	2/93	
B	RAMP ALONG GRID Ⓓ REVISED & MMS ADD	4/5/93	
	RAMPS, F.S.I & COLS REVISED.	14/5/93	
	GEN. REV.	25/5/93	

ARCHITECT
MA KIM SEE
RIBA HKIA AUTHORIZED PERSON
MM LEUNG & ASSOCIATES
梁文森建築師事務所

PLANNING & LANDSCAPE CONSULTANT
URBIS

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.
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PROJECT
WO SHANG WAI DEVELOPMENT PHASE II

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GROUND FLOOR PLAN (COMMERCIAL CENTRE)

SCALE	DATE
1 : 200	7/92
DRAWN BY	CHECKED BY
JOB NO. 8912	DRAWING NO. 204 (B)

THIS IS A TRUE COPY OF THE PLAN SUBMITTED BY MA KIM SEE, AUTHORIZED PERSON, AND APPROVED BY THE BUILDING AUTHORITY
02 JUL 1993
AUTHORIZED PERSON

RECORD PLAN

Figure 1a: G/F Plan of Palm Springs Plaza

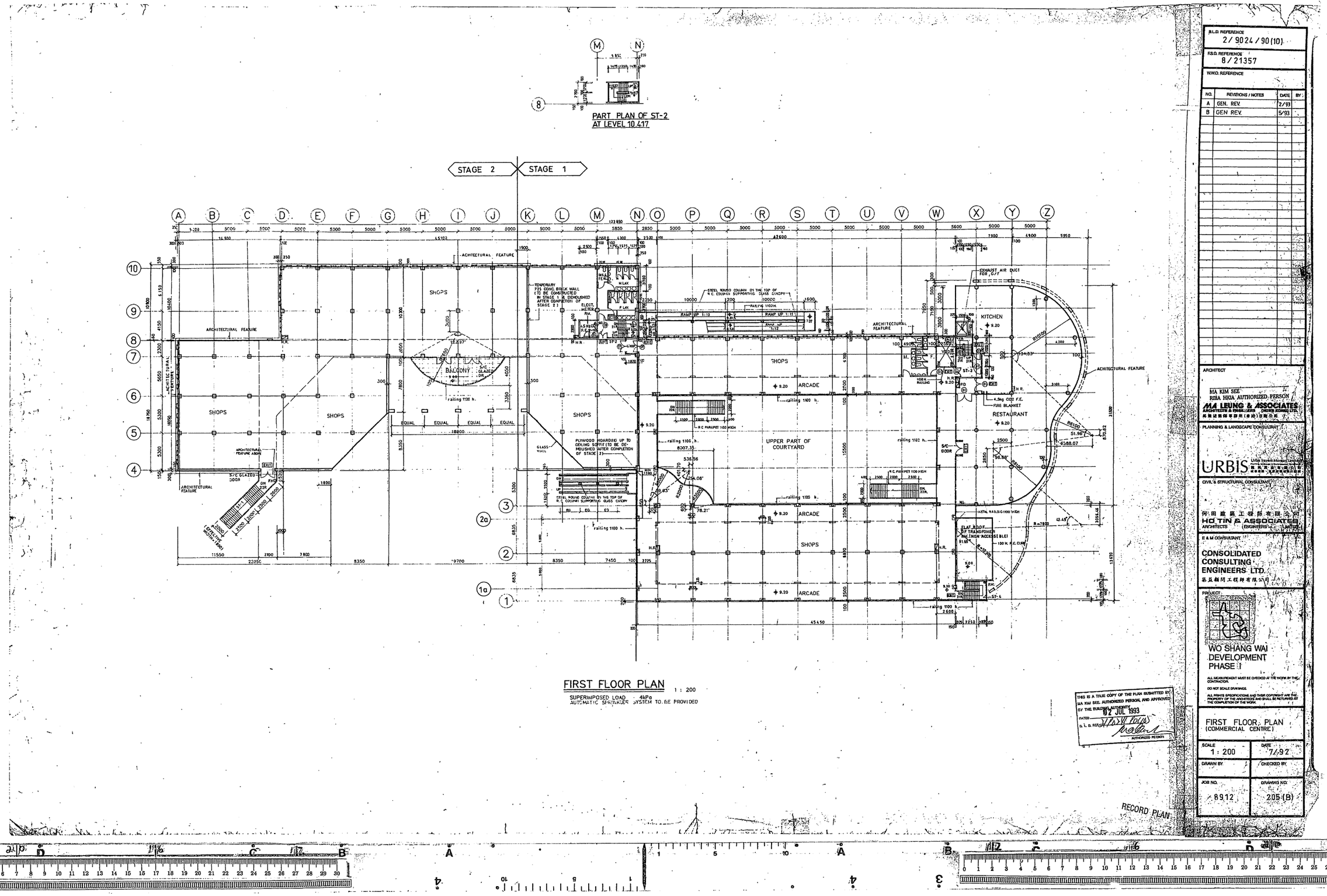
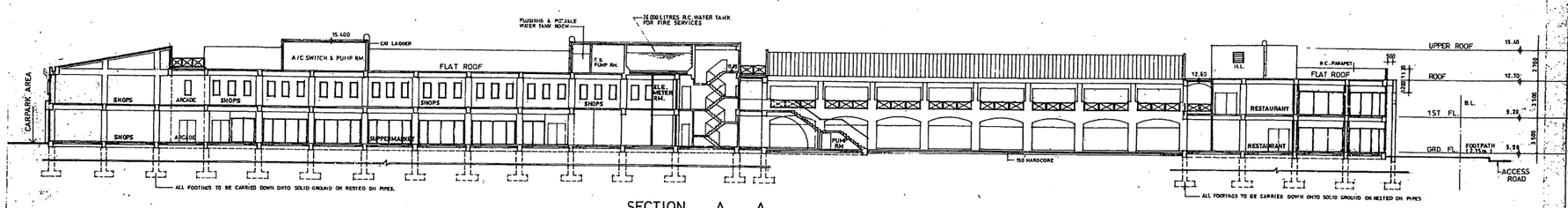
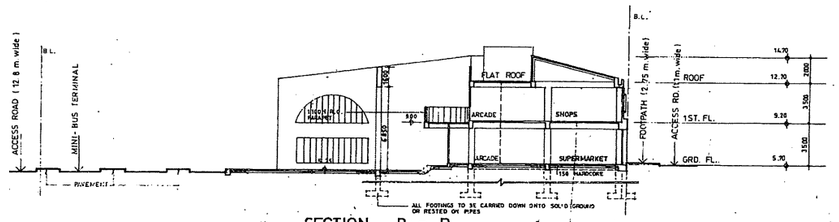


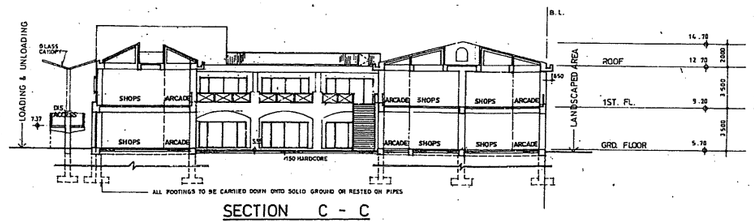
Figure 1b: 1/F Plan of Palm Springs Plaza



SECTION A - A



SECTION B - B



SECTION C - C

B.L.D. REFERENCE	
2/9024/90 (10)	
F.S.D. REFERENCE	
8/21357	
W.W.D. REFERENCE	

NO.	REVISIONS / NOTES	DATE	BY
A	GEN. REV.	2/93	
B	GEN. REV.	5/93	

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E & M CONSULTANT
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泰益顧問工程師有限公司

PROJECT
WO SHANG WAI DEVELOPMENT PHASE I

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THIS IS A TRUE COPY OF THE PLAN SUBMITTED BY MA KIM SEE, AUTHORIZED PERSON, AND APPROVED BY THE BUILDING AUTHORITY
DATED 02 III 1993
B. L. D. REF. 2/9024/90
AUTHORIZED PERSON

SEC. A-A, B-B & C-C
(COMMERCIAL CENTRE)

SCALE	DATE
1 : 200	7/92
DRAWN BY	CHECKED BY
JOB NO. 8912	DRAWING NO. 208 (B)

RECORD PLAN

Figure 1c: Section Plan of Palm Springs Plaza

Figure 2a - Existing Uses of Palm Springs Plaza – G/F

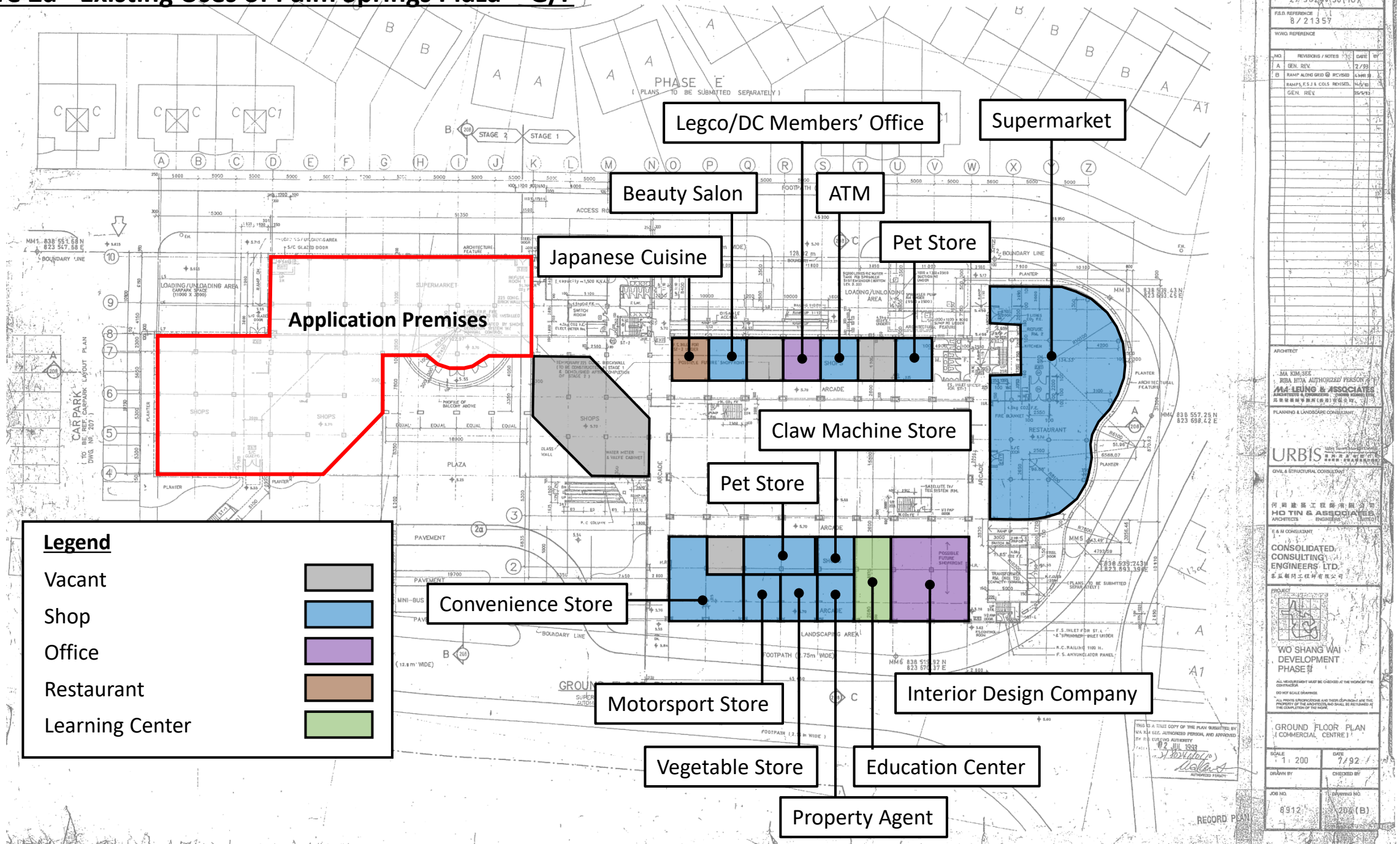
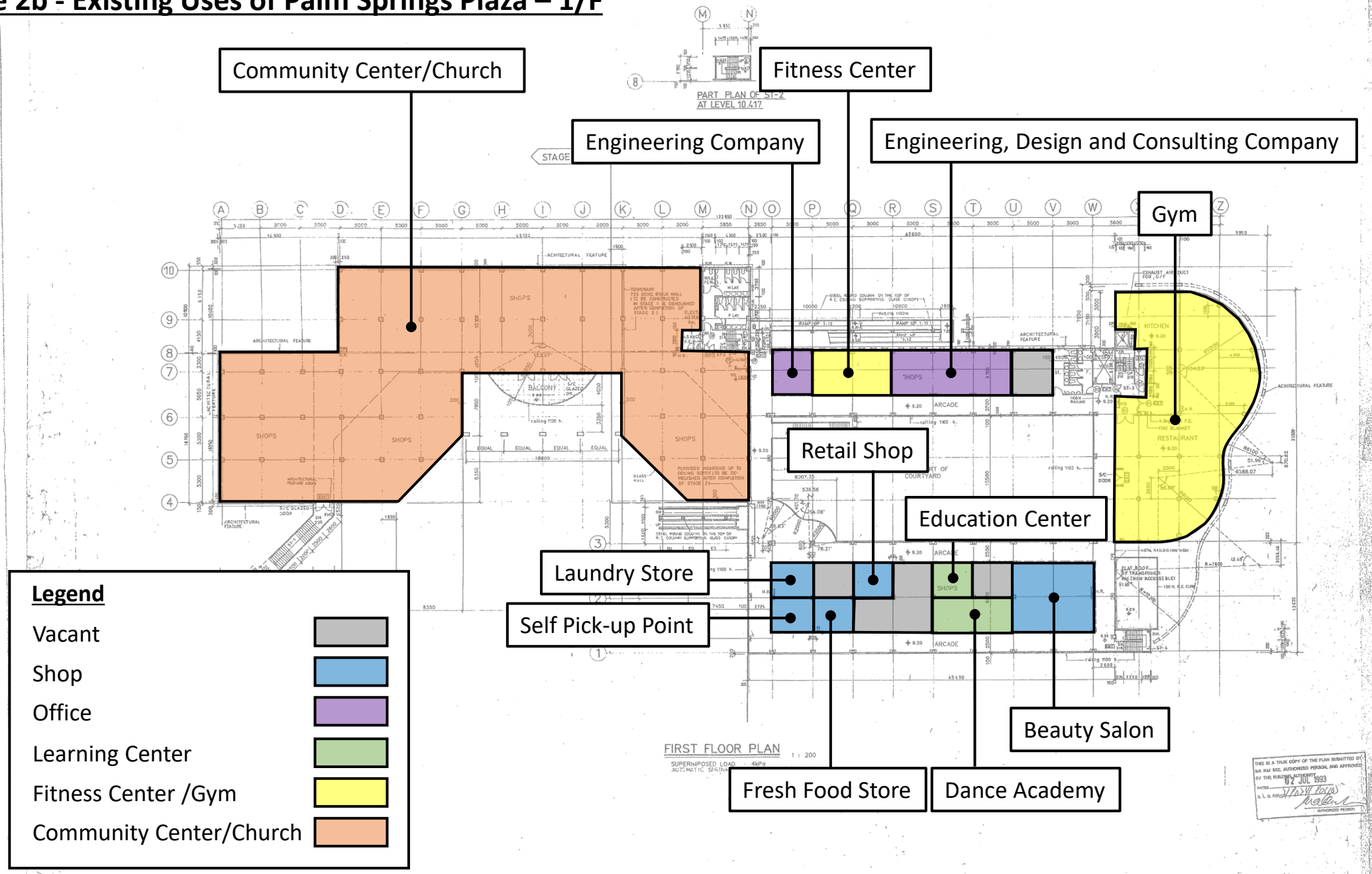


Figure 2b - Existing Uses of Palm Springs Plaza – 1/F



Appendix B

Air Quality Impact Review

Prepared for

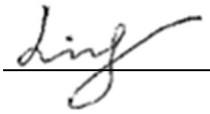
Ten Choice Development Limited

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

AIR QUALITY IMPACT REVIEW

Date	**21 September 2026**
Prepared by	**Tony Ling** **Environmental Consultant**
Signed	
Approved by	**Tony Cheng** **Senior Manager**
Signed	
Project Reference	**SHKPS-EHEI00**
Document No.	**R10252_v1.1_260921.docx**

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[redacted]

[redacted]

CHAPTERS

Page

1. INTRODUCTION 2
1.1 Background and Objectives 2
1.2 Project Location and Description 2
1.3 Air Quality Environment Appraisal 2
2. OPERATIONAL PHASE REVIEW 2
2.1 Scope of Work 2
2.2 Relevant Legislations, Standards and Guidelines 2
2.3 Potential Impacts on the Proposed RCHE – Operation Phase 4
2.4 Conclusion 5
3. CONSTRUCTION PHASE REVIEW 7
3.1 Scope of Work 7
3.2 Relevant Legislations, Standards and Guidelines 7
3.3 Surrounding Air Sensitive Receivers 7
3.4 Review of the Construction Phase Impact 7
4. OVERALL CONCLUSION 10
4.1 Overall Summary 10

FIGURES

Figure 1.1 Location of Application Premises and its Environs
Figure 1.2 Layout of the Proposed RCHE
Figure 2.1 200m and 500m Assessment Area from the Proposed RCHE
Figure 2.2 Buffer Distance from the Road Kerb of Palm Springs Boulevard
Figure 3.1 Location of Nearest Air Sensitive Uses

APPENDICES

Appendix 1.1 Approved General Building Plan

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 Air Quality 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 Air Quality 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, i.e. there is no major construction activities involving. The construction would involve alternation and addition works of the ground floor of the plaza.

1.3.2 The major air quality source affecting the proposed RCHE is the Palm Springs Boulevard, which is a local road. The major roads 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.

1.3.3 The Palm Springs is supported by an on-site sewage treatment plant with internal drains connecting premises to it. The location of the on-site sewage treatment plant is at the northwestern end of the Palm Springs with a separation from the Palm Springs Plaza of around 530m with residential houses located in between.

1.3.4 Section 2 reviews whether the Proposed RCHE will be subject to any adverse air quality impact.

1.3.5 Section 3 reviews the potential construction impact to the surroundings.

2. OPERATIONAL PHASE REVIEW

2.1 Scope of Work

2.1.1 The aim of this study is to review the potential air quality impact associated with the operation of the proposed RCHE use on the G/F of Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8). Mitigation measures may be required if any adverse impact is identified.

2.2 Relevant Legislations, Standards and Guidelines

2.2.1 The following legislation and regulations provide the standards and guidelines for evaluation of air quality and odour impacts and the type of works that are subject to air pollution and odour control:

- Air Pollution Control Ordinance (APCO) (Cap. 311) and the Air Quality Objectives (AQO)
- Air Pollution Control (Construction Dust) Regulation
- Recommended Pollution Control Clauses for Construction Contracts
- Control of Air Pollution in Car Parks (ProPECC PN 2/96)
- Hong Kong Planning Standards and Guidelines (HKPSG)
- Criteria for Evaluating Air Quality Impact (Annex 4 of the EIAO-TM)

Air Pollution Control Ordinance (CAP 311)

2.2.2 To achieve as soon as reasonably practicable and to maintain thereafter to safeguard the health of the community, a set of Air Quality Objectives (AQOs) is established under the Air Pollution Control Ordinance (Cap. 311). The current set of AQOs that came into effect on 11 April 2025 is presented in **Table 2.1**.

Table 2.1 Current Hong Kong Air Quality Objectives (AQOs)

Pollutants	Average Time	Standard [i] (µg/m3)	No. of exceedances allowed
SO_2	10-min	500	3
	24-Hour	40	3
RSP (PM_{10}) [ii]	24-Hour	75	9
	Annual	30	NA
FSP ($PM_{2.5}$) [iii]	24-Hour	37.5	18
	Annual	15	NA
NO_2	1-Hour	200	18
	24-Hour	120	9
	Annual	40	NA
Ozone (O_3)	8-Hour	160	9
	Peak Season	100	NA
Carbon Monoxide (CO)	1-Hour	30,000	0
	8-Hour	10,000	0
	24-Hour	4,000	0
Lead (Pb)	Annual	0.5	NA

Notes:

[i] All measurements of the concentration of gaseous air pollutants, i.e. sulphur dioxide, nitrogen dioxide, ozone and carbon monoxide, are to be adjusted to a reference temperature of 293 Kelvin and a reference pressure of 101.325 kilopascal.

[ii] Respirable suspended particulates mean suspended particles in air with a nominal aerodynamic diameter of 10 μm or less.

[iii] Fine suspended particulates mean suspended particles in air with a nominal aerodynamic diameter of 2.5 μm or less.

Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation

2.2.3 The Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation, which aims to control emissions from non-road mobile machinery (NRMMs) to improve air quality, became effective on 1 June 2015. NRMMs include non-road vehicles, as well as mobile machines and equipment (regulated machines) such as crawler cranes, excavators and air compressors.

2.2.4 Under the regulation, regulated machines have to comply with the Stage IIIA emission standards of the European Union (EU). It also requires all regulated machines sold or leased for use in Hong Kong to bear an approval or exemption label issued to them by the EPD, started from 1 September 2015. It restricts specified activities and locations including construction sites, designated waste disposal facilities and specified processes to use only NRMMs that bear an approval or exemption label issued to them by the EPD, with effect from 1 December 2015.

Hong Kong Planning Standards and Guidelines (HKPSG)

2.2.5 Potential air quality impacts associated with the surrounding road carriageways and chimney emission from industrial stack shall be evaluated in accordance with the guidelines set out in the HKPSG.

2.2.6 Table 3.1 of Chapter 9 of the HKPSG provides the broad guidelines for locating open spaces close to potentially polluting uses, viz. road traffic. The recommended buffer distances are reproduced in **Table 2.2**.

Table 2.2 Recommended Minimum Buffer Distance from Roads

Pollution Source	Parameter	Buffer Distance	Permitted Uses
Road and Highways	Type of Road		
	Trunk Road and Primary Distributor	> 20 m	Active and passive recreation uses
		3 – 20 m	Passive recreational uses
		< 3 m	Amenity areas
	District Distributor	> 10 m	Active and passive recreational uses
		< 10 m	Passive recreational uses
	Local Distributor	> 5 m	Active and passive recreational uses
		< 5 m	Passive recreational uses
	Under Flyovers	-	Passive recreational uses

Source:HKPSG Chapter 9 Table 3.1: Guidelines on Usage of Open Space Site

2.2.7 Table 3.1 of Chapter 9 of the HKPSG also provides the broad guidelines for locating open spaces close to potentially polluting uses, viz. industrial chimneys emissions. The recommended buffer distances are reproduced in **Table 2.3**.

Table 2.3 Recommended Minimum Buffer Distance from Industrial Chimneys

Pollution Source	Parameter	Buffer Distance	Permitted Uses
Industrial Areas	Difference in Height between Industrial Chimney Exit and the Site		
	< 20 m	> 200 m	Active and passive recreation uses
		5 – 200 m	Passive recreational uses
	20 m – 30 m (*)	> 100 m	Active and passive recreational uses
		5 – 100 m	Passive recreational uses
	30 m – 40 m	> 50 m	Active and passive recreational uses
		5 – 50 m	Passive recreational uses
	> 40 m	10 m	Active & Passive recreational uses

Notes:

(i) In situations where the height of chimneys is not known, use the set of guidelines marked with an asterisk for preliminary planning purpose and refine as and when more information is available.

(ii) The buffer distance is the horizontal, shortest distance from the boundary of the industrial lot, the position of existing chimneys or the edge of road kerb, to the boundary of open space sites.

(iii) The guidelines are generally applicable to major industrial areas but NOT individual large industrial establishment which are likely to be significant air pollution sources. Consult EPD when planning open spaces close to such establishments.

(iv) Amenity areas are permitted in any situation.

Source:HKPSG Chapter 9 Table 3.1: Guidelines on Usage of Open Space Site

2.3 Potential Impacts on the Proposed RCHE – Operation Phase

Review on Industrial Emission Impact

2.3.1 The buffer distance of 200m from the Application Premises is shown in **Figure 2.1**. Site survey was conducted in Jun 2026 to verify the presence of chimneys. There were no chimney or industrial activities identified within 200m from the Application Premises. The buffer distance requirement under the Hong Kong Planning Standards and Guidelines (HKPSG) listed in Table 2.3 above could be met, no adverse air quality impact from the chimney/industrial emission source is anticipated. As such, it is anticipated that the Proposed RCHE would not be subject to unacceptable industrial emission impact.

Review on Vehicular Emission Impact

2.3.2 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.

2.3.3 The Application Site is mainly bounded by the Palm Springs Boulevard to the south and the Sunflower Path to the north. The road classification of the nearby road network provided by project traffic consultant is shown in **Figure 2.2**.

2.3.4 The Sunflower Path is an internal road of Palm Springs with gate bar at the entrance for restriction of access. This road mainly serves 10 detached houses and the existing open carpark for the Palm Springs Plaza only. Although the building layout of Palm Springs Plaza imposes physical constraints on the proposed RCHE for maintaining sufficient buffer distance from Sunflower Path, there would be very limited number of private cars travelling along this internal road. As such, this

internal road is not anticipated to induce any adverse air quality impact on the Proposed RCHE.

2.3.5 There is an open carpark for the Palm Springs Plaza to the west of the air sensitive receivers of the Proposed RCHE. This ancillary carpark is a charged carpark with private car parking spaces for the Palm Springs Plaza. As such, only the visitors to the Palm Springs Plaza will use this carpark. With such limited usage, it is anticipated that this ancillary carpark would not induce any adverse air quality impact on the air sensitive receivers of the Proposed RCHE.

2.3.6 The Palm Springs Boulevard is the internal road of Palm Springs. The traffic is considered limited since it is mainly induced by the private cars of the residents of detached houses. Also, the separation from the air sensitive use of the Proposed RCHE is around 10m to the Palm Springs Boulevard. Therefore, a minimum separation distance of >5m setback for local distributor under the HKPSG in **Table 2.2** can be fulfilled. As shown in **Figure 2.2**, the setback from the road kerb of Palm Springs Boulevard is around 10m which is well above the HKPSG recommended buffer distance for vehicular emission. With limited traffic travelling on this internal road and with sufficient buffer distance, it is anticipated that this internal road would not induce any adverse air quality impact on the air sensitive receivers of the Proposed RCHE.

2.3.7 In view of above, the proposed RCHE would not be subject to adverse air quality impacts.

Review on Odour Impact

2.3.8 According to site survey carried in Jun 2026, there is no odour emission source within 500m assessment area from the proposed RCHE. The location of the on-site sewage treatment plant for Palm Springs is at the northwestern end of the Palm Springs with the separation from the Palm Springs Plaza is around 530m with residential houses located in between, such that the buffer distance requirement of 200m under Chapter 9 of HKPSG can be fulfilled. Therefore, no adverse odour impact is anticipated. Location of the Palm Springs On-Site Sewage Treatment Plant is also shown in **Figure 2.1**.

2.4 Conclusion

2.4.1 In view of above, the proposed RCHE would not be subject to any adverse air quality impacts.

3. CONSTRUCTION PHASE REVIEW

3.1 Scope of Work

3.1.1 The aim of this study is to review whether the construction of the proposed RCHE use on the G/F of Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8) would induce any adverse air quality impact upon the surrounding air sensitive use. Mitigation measures may be required if any adverse impact is identified. The construction works for the proposed RCHE involves decoration and renovation works only.

3.2 Relevant Legislations, Standards and Guidelines

3.2.1 The following legislation and regulations provide the standards and guidelines for evaluation of air quality and odour impacts and the type of works that are subject to air pollution and odour control:

- Air Pollution Control Ordinance (APCO) (Cap. 311) and the Air Quality Objectives (AQO)
- Recommended Pollution Control Clauses for Construction Contracts

Air Pollution Control (Construction Dust) Regulation

3.2.2 Made under Section 43 of the APCO, this Regulation defines notifiable and regulatory works for achieving the purpose of dust control for a number of activities. The Regulation requires that any notifiable work shall give advance notice to EPD, and the Contractors shall ensure that the notifiable and regulatory works are carried out in accordance with the Schedule of the Regulation. Dust control and suppression measures are also provided in the Schedule.

3.2.3 The proposed construction works for the proposed Project involve alternation and addition works within the premises. Therefore, piling works nor excavation works would not be required. Dusty material handling is likely be the potential sources of fugitive dust emissions as detailed under Parts I to IV of the Schedule on Dust Control Requirements.

Air Pollution Control (Fuel Restriction) Regulations

3.2.4 The Air Pollution Control (Fuel Restriction) Regulations was enacted in 1990 to impose legal control on the type of fuels allowed for use and their sulphur contents in commercial and industrial processes to reduce sulphur dioxide (SO2) emissions. In June 2008, the Regulation was amended to tighten the control requirements of liquid fuels. On 1 April 2025, the sulphur content of liquid fuel is further tightened to 0.001% by weight.

3.3 Surrounding Air Sensitive Receivers

3.3.1 Figure 3.1 shows the nearest surrounding air sensitive uses. The nearest air sensitive uses is the House no. 11 of Palm Springs north of the proposed RCHE.

3.4 Review of the Construction Phase Impact

3.4.1 The proposed RCHE is located at the western end of the ground floor of the Palm Springs Plaza, i.e. the project is located at indoor area of the plaza. The Proposed RCHE only involves alteration and addition (A&A) works to the ground floor of the Palm Springs Plaza. All the works will be carried out indoor, and the works would involve mainly the decoration or renovation works. Therefore, it is anticipated that no major construction works or dusty works will be involved and there would be any significant dusty construction works to be carried out.

3.4.2 Further, during the construction, just like the common commercial mall renovation works, the external façade will be enclosed by hoarding that if there is any dust

generated during the renovation works, the potential dust impact to the surrounding air sensitive uses will be minimized and enclosed in indoor area.

4. OVERALL CONCLUSION

4.1 Overall Summary

4.1.1 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. Surrounding the Palm Springs Plaza, residential houses are the uses.

4.1.2 With sufficient buffer separation, the proposed RCHE would not be subject to any adverse air quality impact.

4.1.3 The construction of the Proposed RCHE will involve only alternation and addition works, i.e. similar to renovation activities. There are no major construction activities that would generate dust. Also, all the works will be carried out at indoor. The surrounding air sensitive uses is unlikely to be subject to any significant construction dust impact due to the Proposed RCHE.

Figures

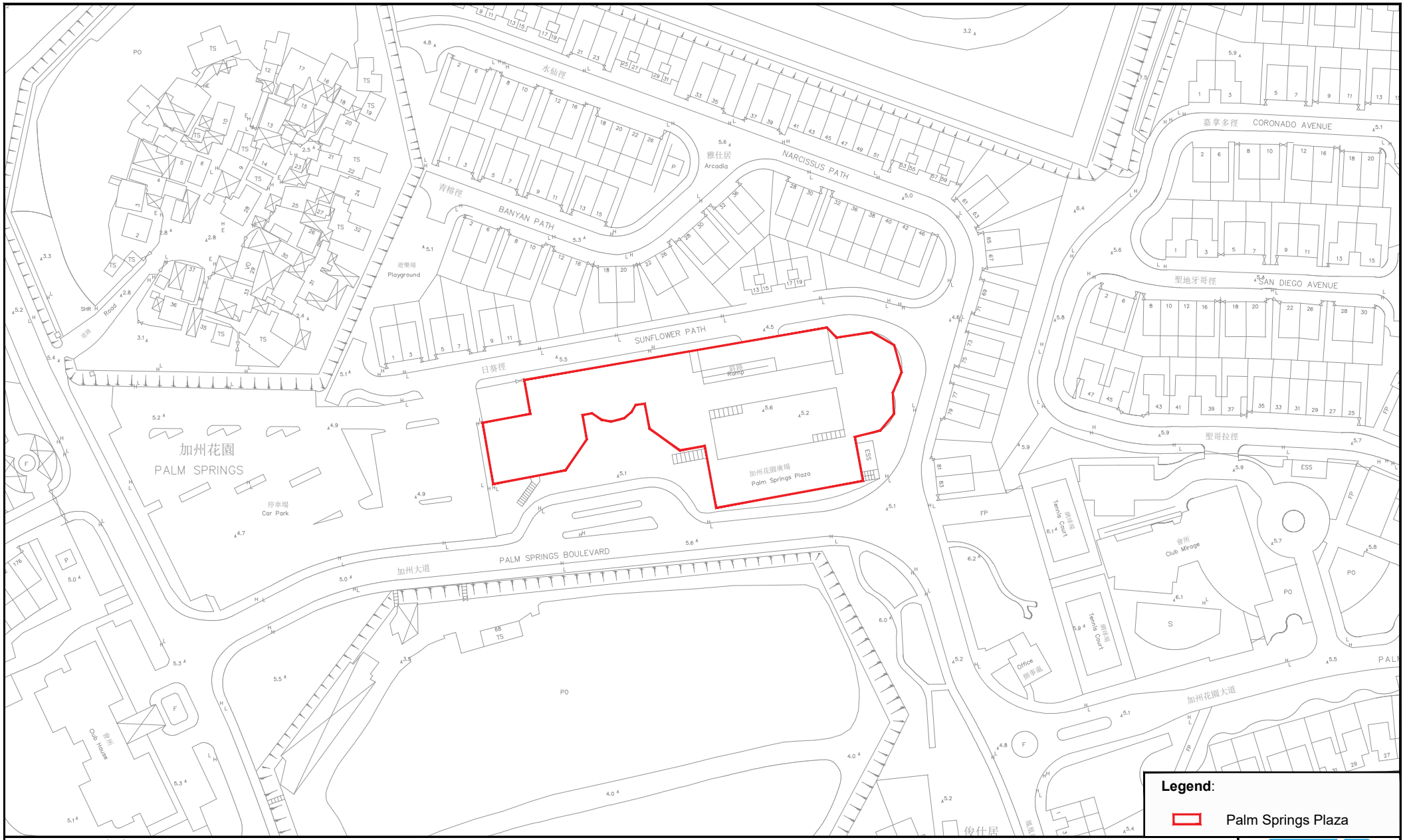


Figure: 1.1	RAMBOLL
Title: Location of Palm Springs Plaza and its Environs	Drawn by: TL Checked by: TC
Project: Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in "Residential (Group C)" Zone at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories	Rev.: 1.0 Date: Jul 2026

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Figure: 1.2	RAMBOLL
Title: Layout of the Proposed RCHE	Drawn by: TL
	Checked by: TC
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	Rev.: 1.0
	Date: Jul 2026

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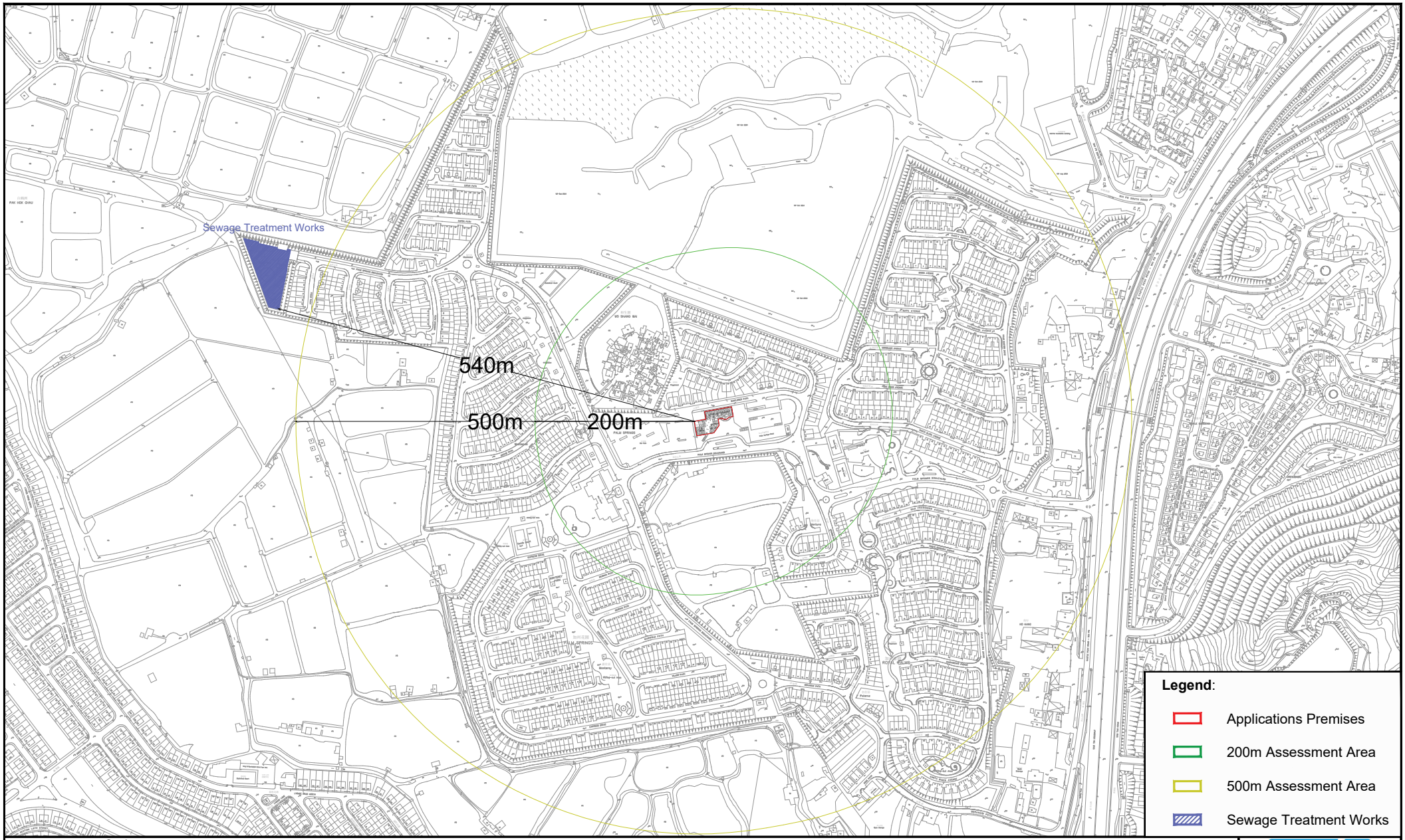


Figure: 2.1	RAMBOLL
Title: 200m and 500m Assessment Area from the Proposed RCHE	Drawn by: TL Checked by: TC
Project: Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in "Residential (Group C)" Zone at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories	Rev.: 1.0 Date: Jul 2026

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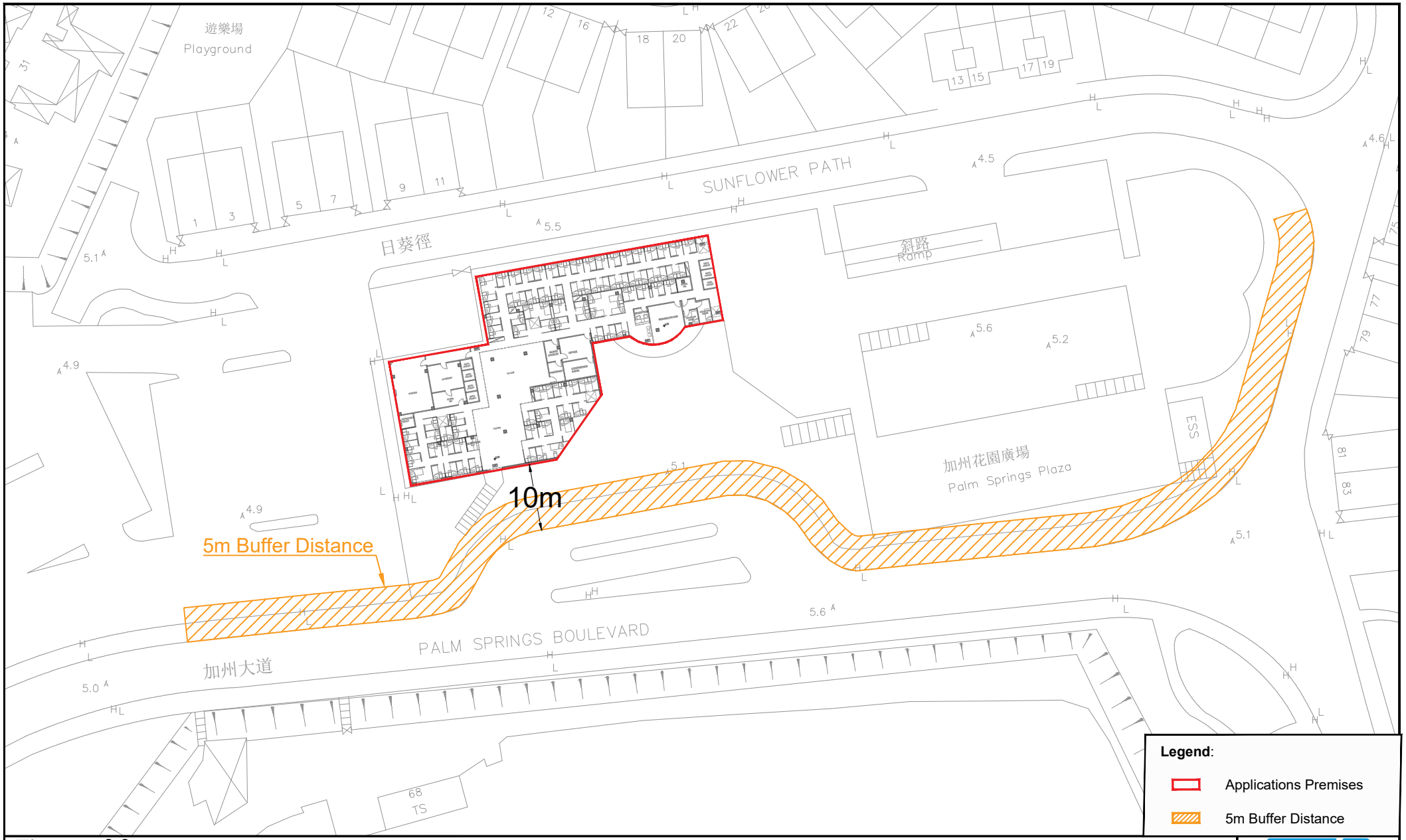


Figure: 2.2	RAMBOLL
Title: Buffer Distance from the Road Kerb of Palm Springs Boulevard	Drawn by: TL Checked by: TC
Project: Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in "Residential (Group C)" Zone at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories	Rev.: 1.0 Date: Jul 2026

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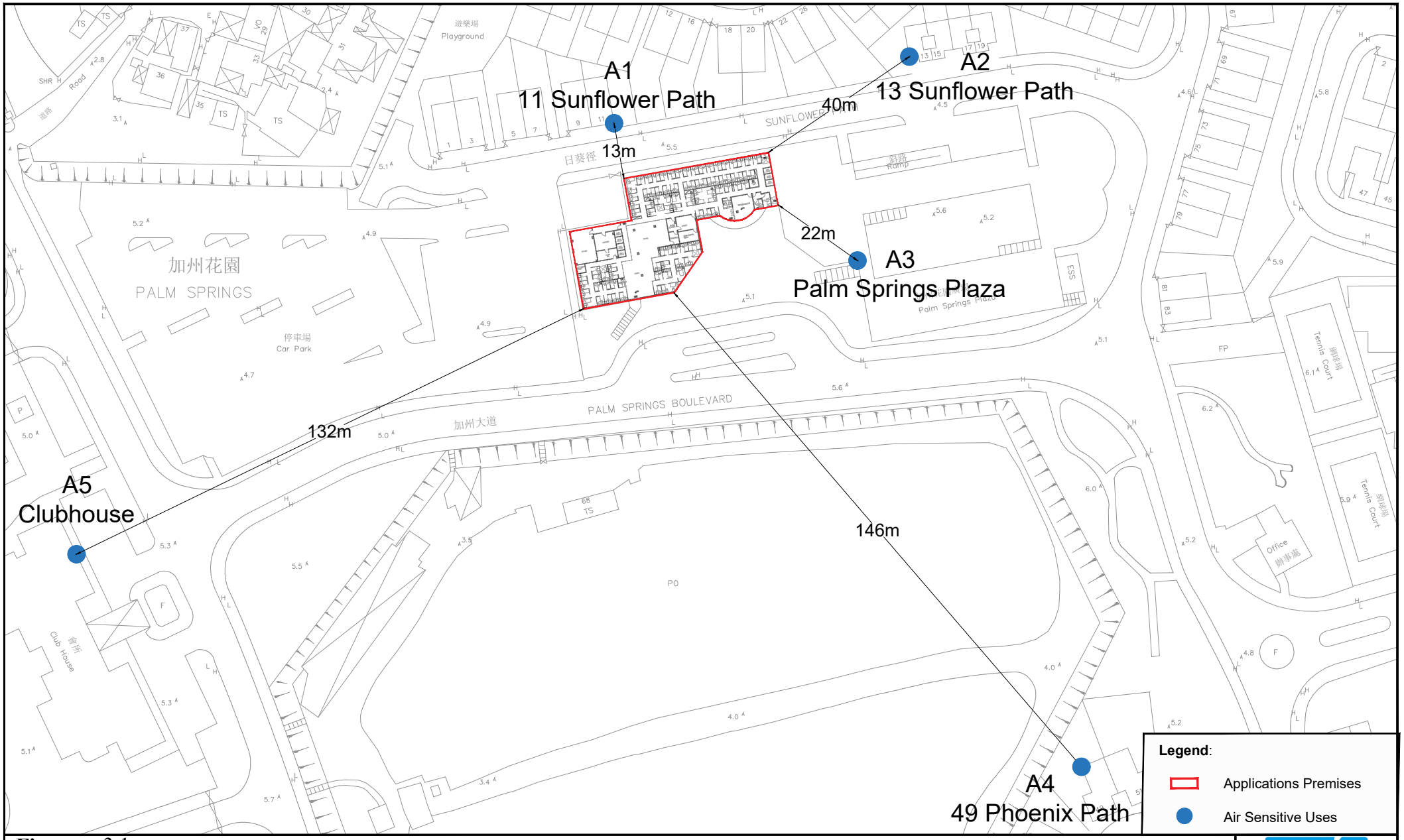


Figure: 3.1	RAMBOLL
Title: Location of Nearest Air Sensitive Uses	Drawn by: TL Checked by: TC
Project: Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in "Residential (Group C)" Zone at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories	Rev.: 1.0 Date: Jul 2026

Q:\Projects\SHKPS-EHEI00\05 Assessments\01 Air\AQIA_v1.0.dwg

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

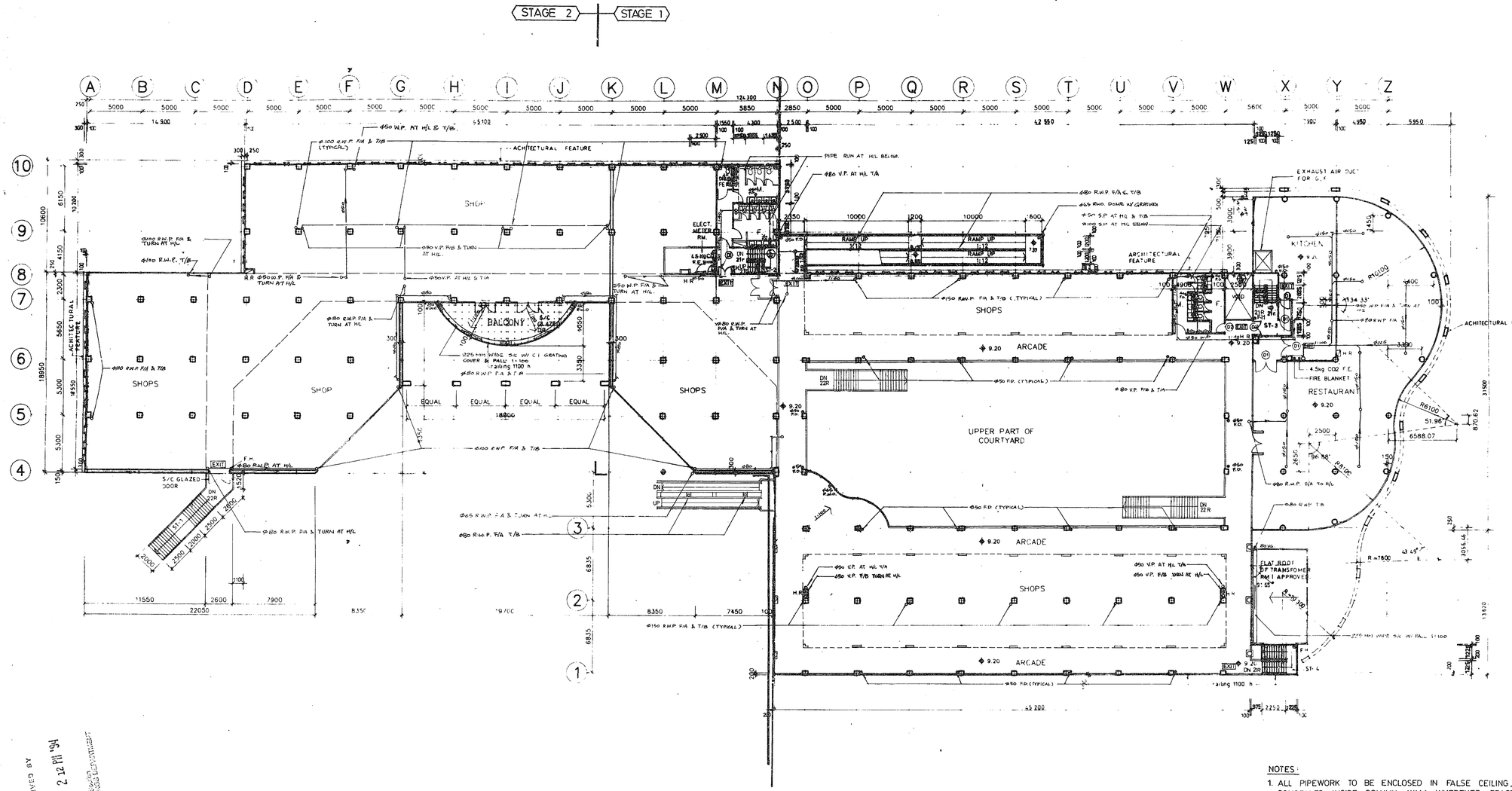
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DRAINAGE LAYOUT FOR GROUND FLOOR (COMMERCIAL CENTRE)

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 :

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

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DATED 5 AUG 1994
B. L. D. REF. 2/9024/90
AUTHORIZED PERSON

RECORD PLAN

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F.S.D. REFERENCE
8/21357
W.W.O. REFERENCE

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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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21 NOV 1994

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

Appendix C

Revised 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	**10 September 2026**
Prepared by	**Kyle Kam** **Environmental Consultant**
Signed	
Approved by	**Tony Cheng** **Senior Manager**
Signed	
Project Reference	
Document No.	**R10180_v1.1**

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CHAPTERS

Page

1. INTRODUCTION 2

1.1 Background and Objectives 2
1.2 Project Location and Description 2
1.3 Noise Environment Appraisal 2

2. NOISE IMPACT REVIEW 2

2.1 Scope of Work 2
2.2 Assessment Data 2
2.3 Review Methodology 3
2.4 Noise Sensitive Receivers and Relevant Criteria 3
2.5 Traffic Noise Review 3

3. REVIEW OF THE NOISE FROM ELECTRICAL AND MECHANICAL SYSTEM IN THE PALM SPRINGS PLAZA 5

3.1 Overall Summary 5
3.2 Structure borne noise from Electrical and Mechanical System 5

4. OVERALL CONCLUSION 6

4.1 Overall Summary 6

FIGURES

Figure 1.1 Location of Application Premises and its Environs
Figure 1.2 Layout of the Proposed RCHE
Figure 2.1 Locations of 2 Representative Noise Sensitive Receivers

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.

2.1.3 The Sunflower Path is an internal road with a gate bar. This road is connected to 10 houses and the ancillary car carpark which serves the Palm Springs Plaza, and so there would be very limited number of private cars travelling along this internal road. As such, this internal road is not anticipated to induce any adverse road traffic noise impact on the Proposed RCHE.

2.1.4 The existing ancillary carpark is a charged carpark with private car parking spaces for the Palm Springs Plaza. As such, only the visitors of the Palm Springs Plaza will use this carpark. With such limited usage, it is anticipated that this ancillary carpark would not induce any adverse noise impact on the Proposed RCHE.

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. REVIEW OF THE NOISE FROM ELECTRICAL AND MECHANICAL SYSTEM IN THE PALM SPRINGS PLAZA

3.1 Overall Summary

3.1.1 Based on the approved General Building Plan, the E&M room (including pump room and generator room) is located on the roof of the eastern end of the Palm Springs Plaza. Since the Proposed RCHE is located on the ground floor of the western end of the Palm Springs Plaza, there is no line of sight from the Proposed RCHE to the E&M rooms. As such, there will be no air-borne noise transmission from these E&M facilities to the Proposed RCHE.

3.1.2 The General Building Plan showing the location of the E&M room is attached in **Appendix 1.1**.

3.2 Structure borne noise from Electrical and Mechanical System

3.2.1 Potential structure-borne noise transmission may be due to the operation of pump. However, since there is a commercial floor between the pump room located on the roof and the Proposed RCHE located on the ground floor, and they are also located at two different ends of the Palm Springs Plaza, it is anticipated that there would be no structure-borne noise transmission impact to the Proposed RCHE.

4. OVERALL CONCLUSION

4.1 Overall Summary

4.1.1 The Applicant proposed to convert an area of around 974m² 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.

4.1.2 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.

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

4.1.4 The proposed RCHE would not be subject to any adverse air borne or structural borne noise impact from the electrical and mechanical system of the Palm Springs Plaza.

Figures

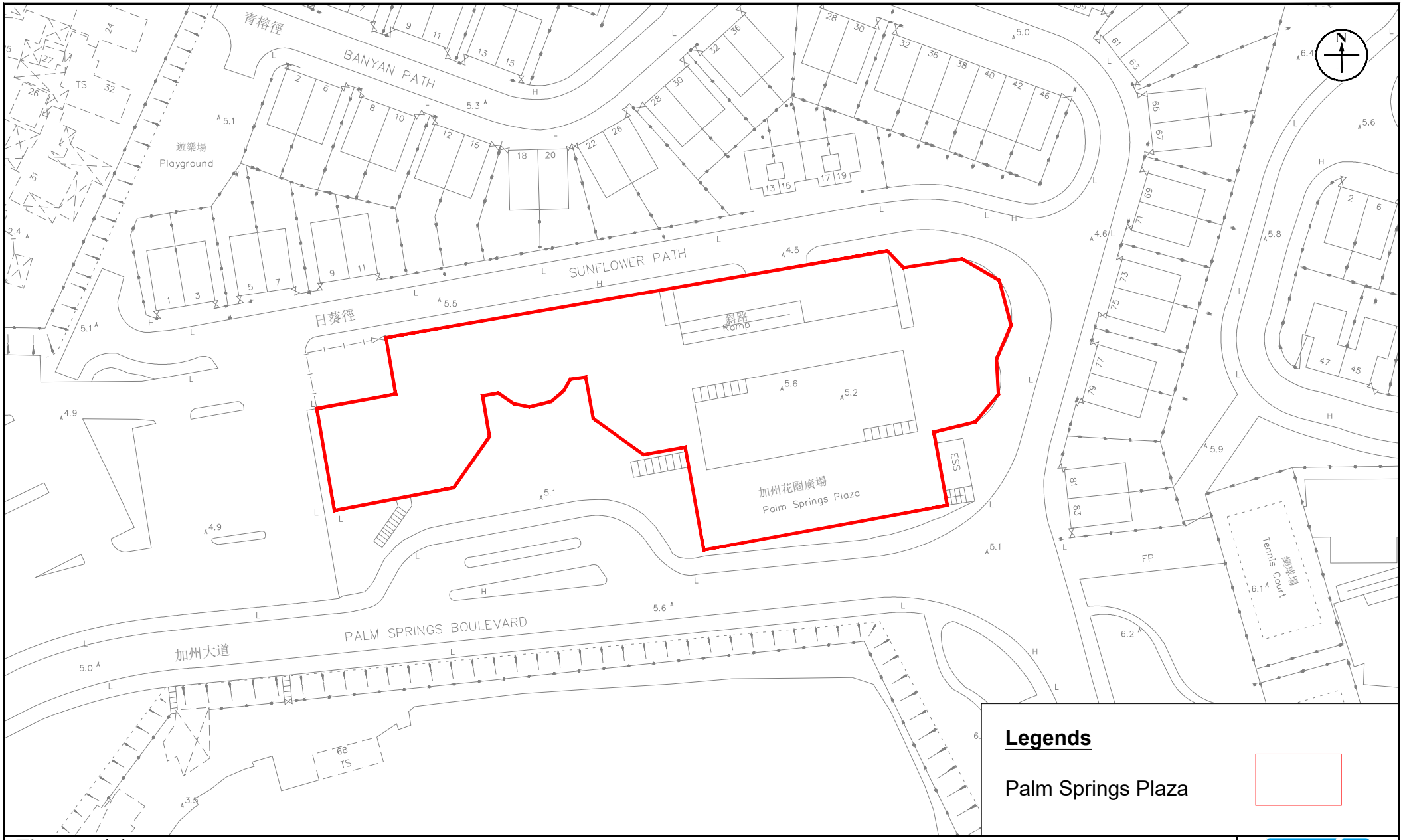


Figure: 1.1	RAMBOLL
Title: Location of Palm Springs Plaza and its Environs	Drawn by: SC Checked by: TC
Project: Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in "Residential (Group C)" Zone at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories	Rev.: 1.0 Date: Jun 2026

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Figure 1.2 Layout of RCHE



alliance architects limited

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
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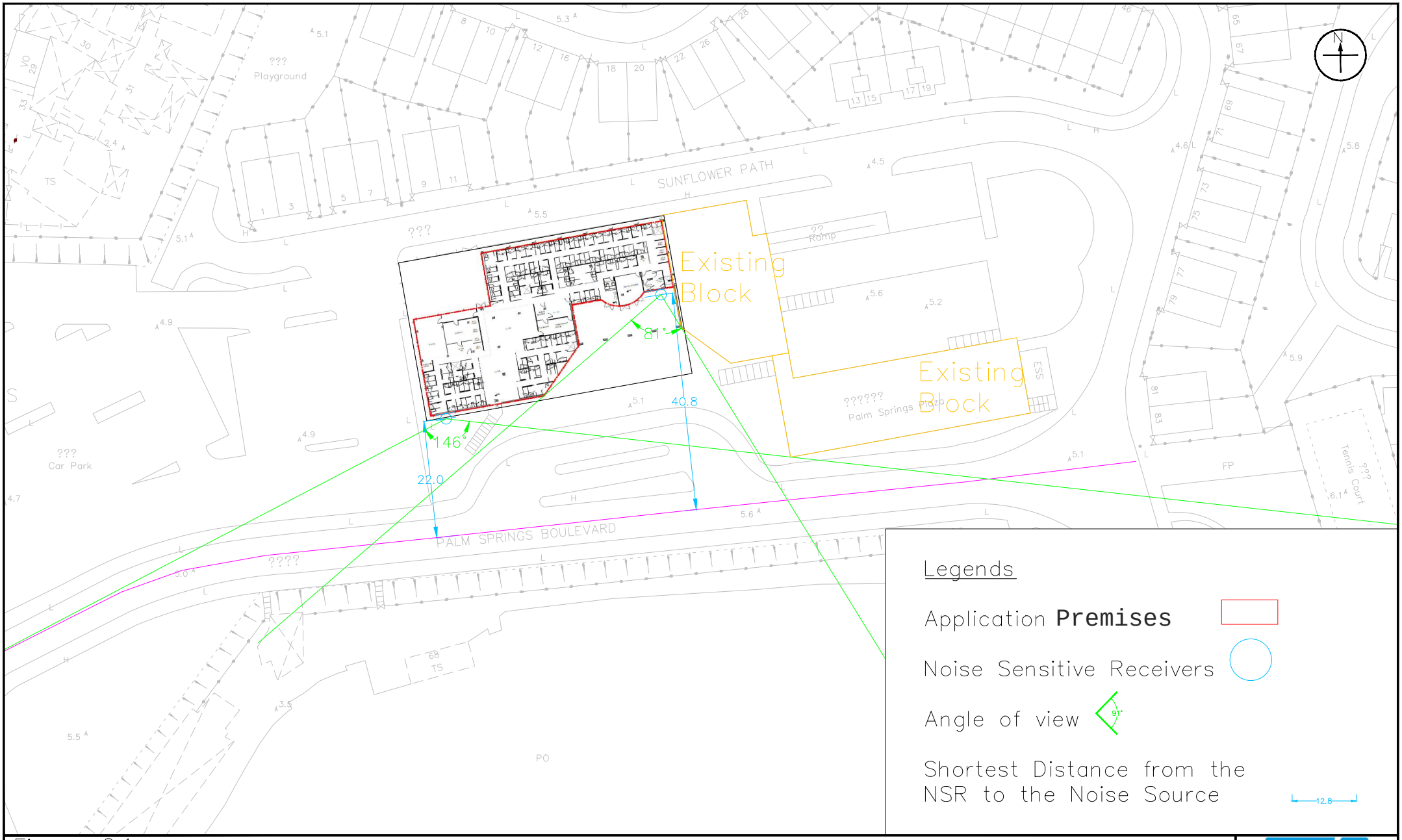


Figure: 2.1

Title: Location of 2 Representative Noise Sensitive Receivers

Project: Proposed RCHE at Palm Springs Plaza

RAMBOLL

Drawn by: KK

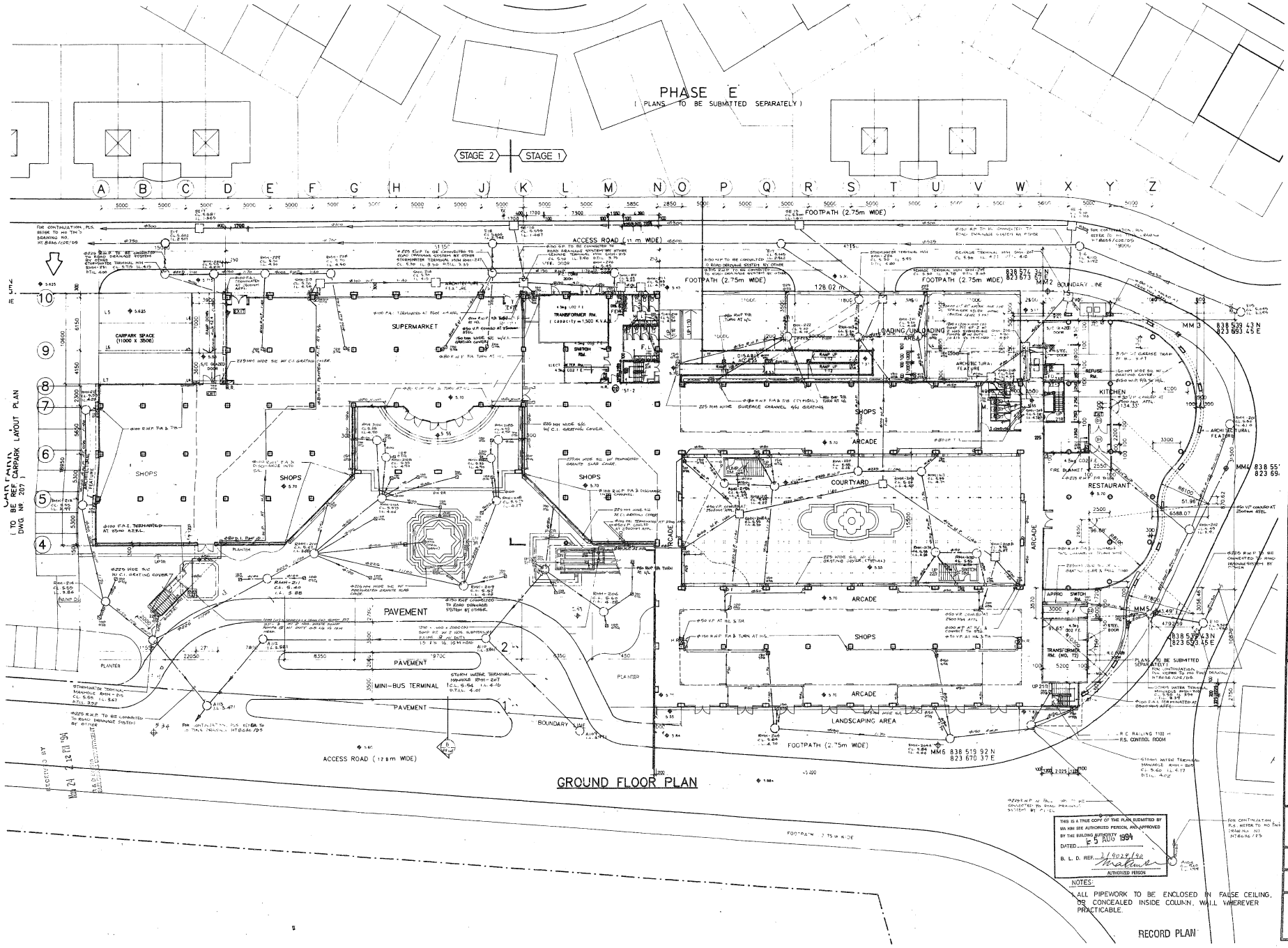
Checked by: TC

Rev.: 1.0

Date: Jun 2026

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Appendix 1.1 Approved General Building Plan



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2/9024/90

F.S.D. REFERENCE
8/21357

W.W.D. REFERENCE

NO.	REVISIONS / NOTES	DATE	BY
A	GENERAL REVISION AS PER LATEST ARCH PLAN	1/94	PT
B	KITCHEN REVISION TO SUIT SITE SITUATION	6/94	TC
C	DRAINAGE LAYOUT REVISED AT ENTRANCE PLAZA	8/94	TC
D	DRAINAGE LAYOUT AT ENTRANCE PLAZA AS PER LATEST REVISION	8/94	HY
E	STAGE 2 DRAINAGE LAYOUT HAS BEEN GENERALLY REVISED	7/94	TC

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ARCHITECTS & SURVEYORS (HONG KONG) LTD.
馬梁建築師事務所(香港)有限公司

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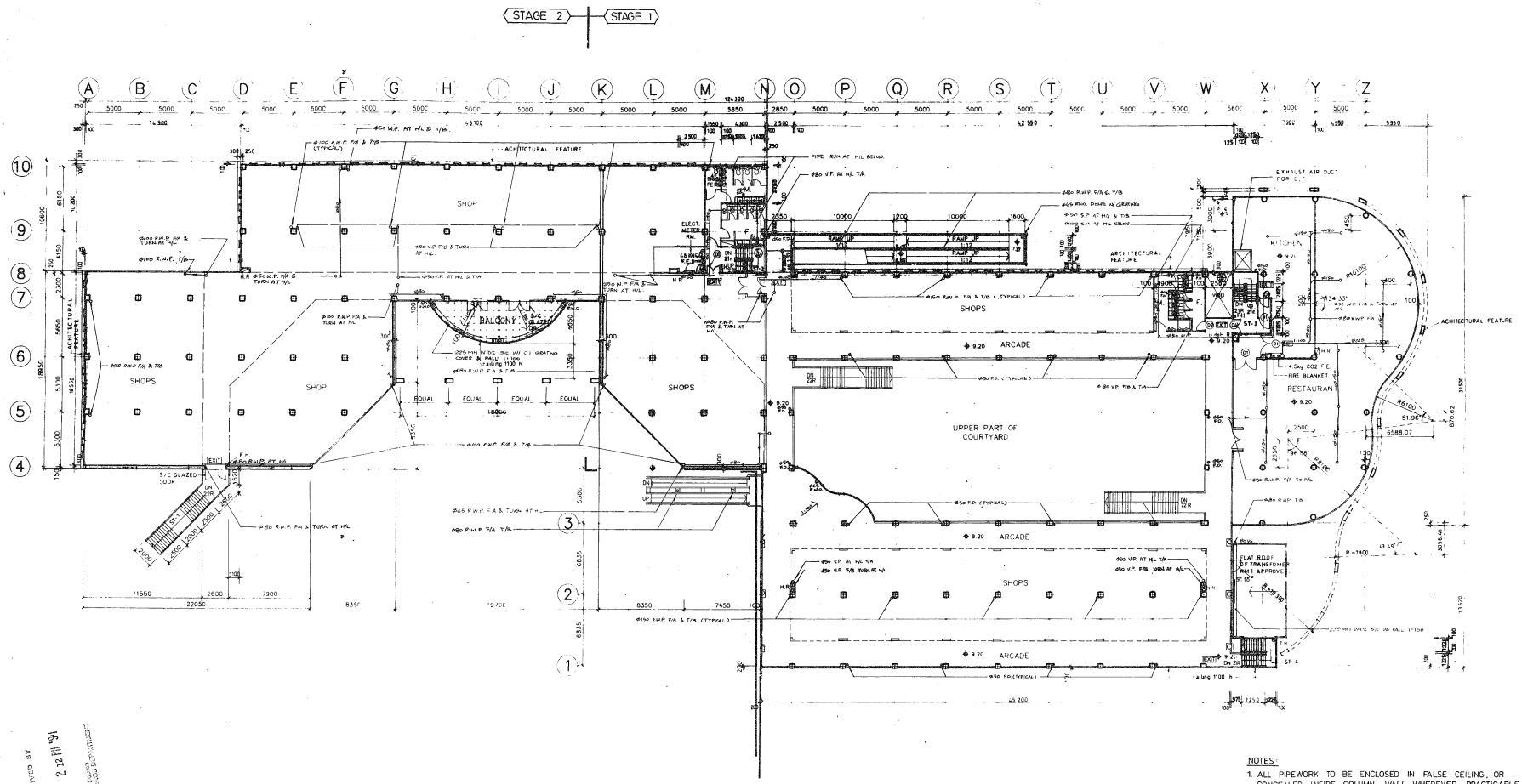
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PROJECT
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1 : 200	SEPT, 92
DRAWN BY	CHECKED BY
JOB NO.	DRG. NO. / REV.
CCE 484/CC/	D-6 / E



FIRST FLOOR PLAN

1 : 200

SUPERIMPOSED LOAD = 4kPa

NOTES:

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W.W.O. REFERENCE	

NO.	REVISIONS / NOTES	DATE	BY
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C	STAGE 2 DRAINAGE LAYOUT HAS BEEN GENERALLY REVISED	8/94	SKY
D	STAGE 2 DRAINAGE LAYOUT HAS BEEN GENERALLY REVISED	7/94	YC

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PROJECT
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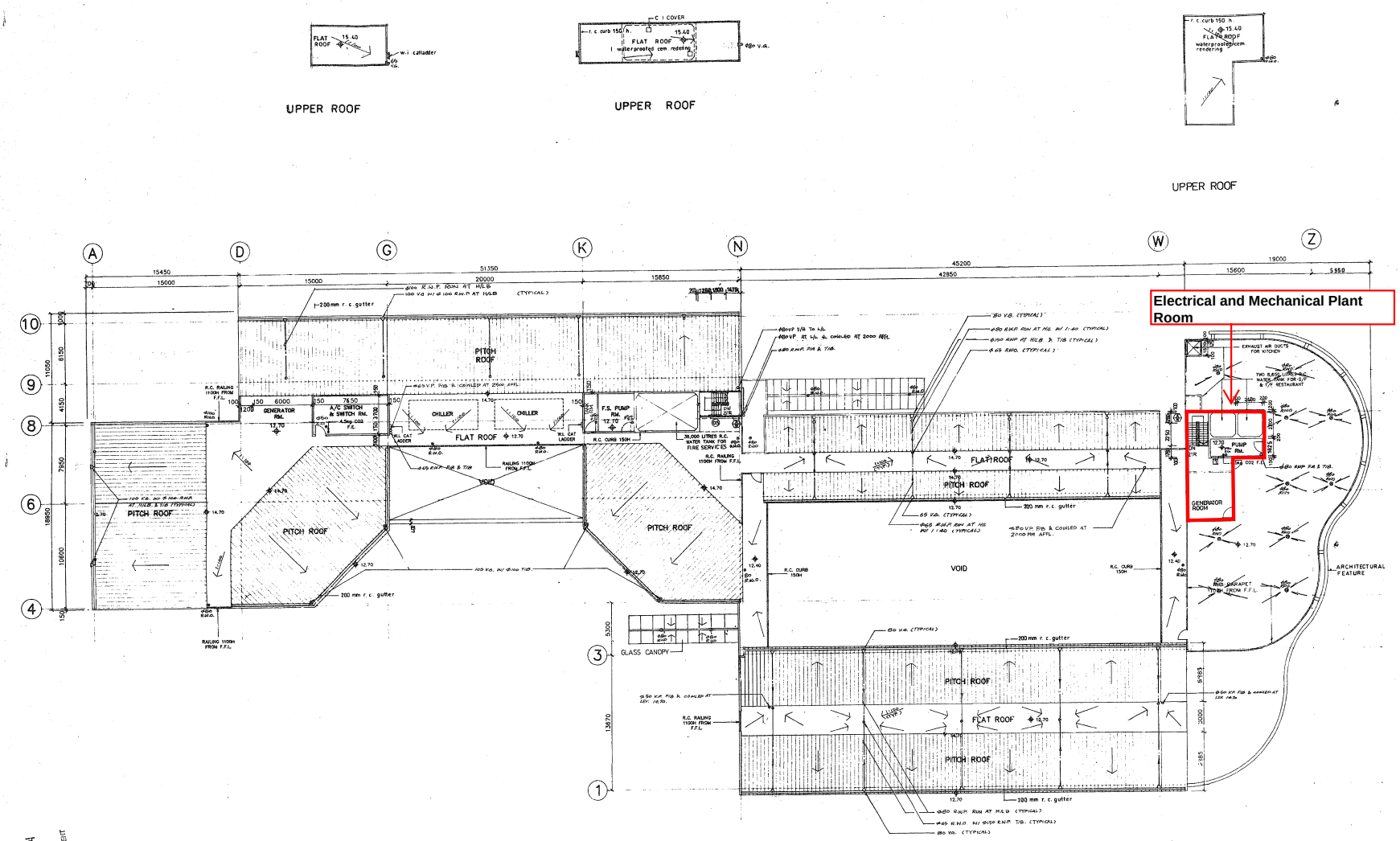
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JOB NO. CCE484/CC/	DRAWING NO. D
	REV. D

21 NOV 1994



ROOF PLAN

SUPERIMPOSED LOAD = 2.5kPa

1 : 200

RECORD PLAN

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H.K.S.A.R. GOVT
NOV 24 2 32 PM '94

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DATED 5 AUG 1994
B. L. D. REF. 2/9024/90
AUTHORISED PERSON

B.L.D REFERENCE
2/9024/90

F.S.D. REFERENCE
8/21357

W.W.O. REFERENCE

NO.	REVISIONS / NOTES	DATE	BY
A	MINOR REVISION AS PER LATEST ARCH. PLAN	1/94	GY
B	GENERAL REMARKS TO SUIT SITE SITUATION	4/94	TC
C	4Ø0 V.P. HAS BEEN ADDED AT STAIR 2 ROOF	9/94	GY
D	4Ø0 R.W.P. ADDED AT A/C SWITCH & SWITCH RM.	7/94	TC

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21 NOV 1994

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DRAINAGE LAYOUT FOR ROOF & UPPER ROOF (COMMERCIAL CENTRE)

SCALE	DATE
1 : 200	SEPT, 92
DRAWN BY	CHECKED BY
JOB NO. CCE484/CC/	DRAWING NO. D-8
	REV. 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

Revised 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	**20 August 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

Page

1. INTRODUCTION 2

1.1 Background and Objectives 2

1.2 Project Location and Description 2

2. SEWERAGE IMPACT ASSESSMENT 2

2.1 Scope of Work 2

2.2 Assessment Criteria and Methodology 2

2.3 Comparison of the Sewage Generation with the Proposed RCHE 2

3. OVERALL CONCLUSION 5

3.1 Overall Summary 5

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, i.e. the existing internal sewers within the Palm Springs and the on-site sewage treatment plant. 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 Wholesale & Retail)
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 – J10 Restaurants & Hotels)
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 existing 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	=	181	Employees
Design flow	=	0.28	m^3/employee/day – (refer to Table T-2 of GESF – J4 Wholesale & Retail)
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	=	2	Employees
Design flow for commercial employees	=	1.58	m^3/employee/day – (refer to Table T-2 of GESF – J10 Restaurants & Hotels)
Sewage generation rate	=	**3.2**	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	=	**80.1**	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 80.1 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.

Figures

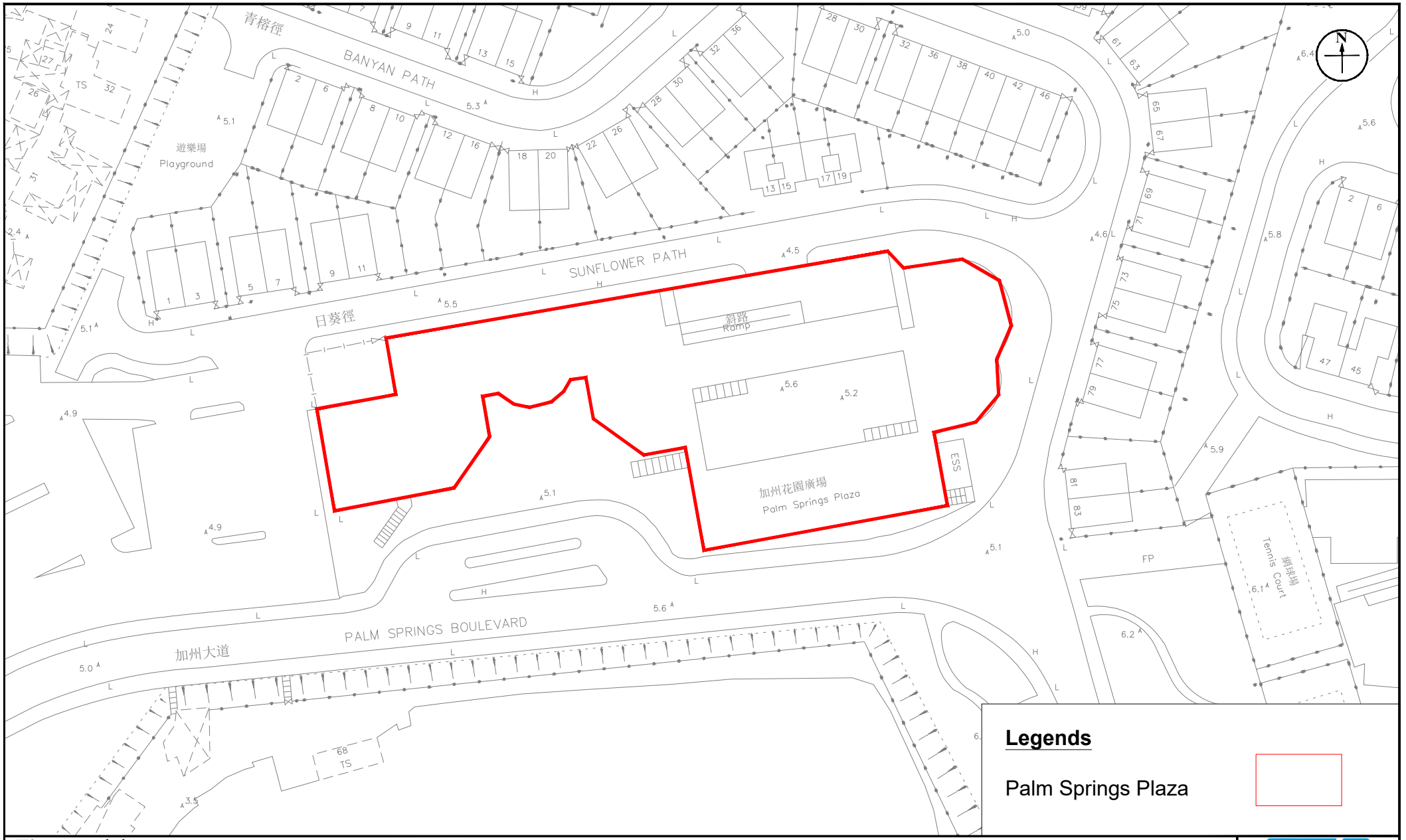
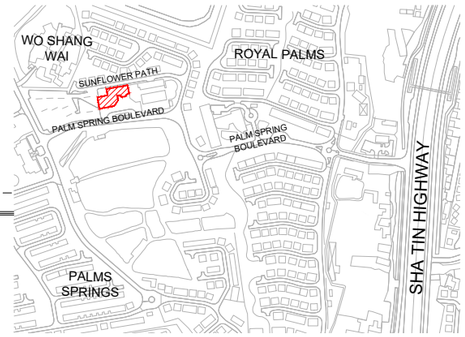


Figure: 1.1	RAMBOLL
Title: Location of Palm Springs Plaza and its Environs	Drawn by: SC Checked by: TC
Project: Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in "Residential (Group C)" Zone at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories	Rev.: 1.0 Date: Jun 2026

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Figure 1.2 Layout of RCHE



KEY PLAN



alliance architects limited

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:
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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

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何田建築工程師有限公司
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E & M CONSULTANT
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PROJECT
WO SHANG WAI DEVELOPMENT PHASE I

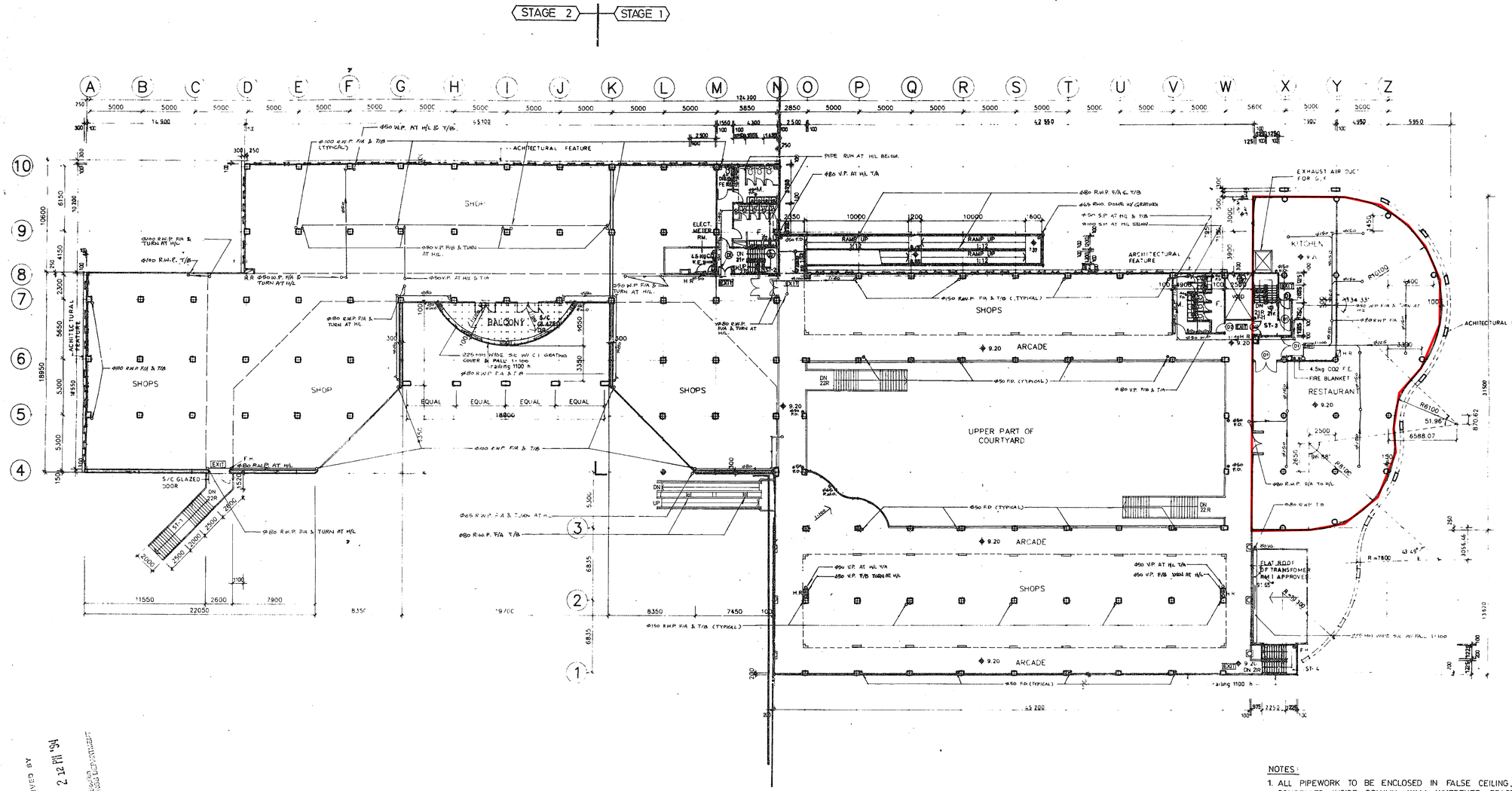
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DRAINAGE LAYOUT FOR GROUND FLOOR (COMMERCIAL CENTRE)

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


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

Appendix E

Revised 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
03 September 2026

AUTHOR
Steven HO

DISTRIBUTION
Transport Department

REPRESENTING
Ten Choice Development Limited

DOCUMENT REFERENCE
140/TN001-02

Document history

Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
0.0	Draft	Various	Enoch CHEUNG	Enoch CHEUNG	Steven HO	15 06 2026
1.0	1 st Issue	Various	Enoch CHEUNG	Enoch CHEUNG	Steven HO	25 06 2026
2.0	2 nd Issue	Various	Enoch CHEUNG	Enoch CHEUNG	Steven HO	03 09 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.

2.2.4. In general, the RCHE visitors may take private car, taxi, bus services (Route 76K) and GMB services (Route 75) to/from the proposed RCHE. **Figure 2** shows the pedestrian routing from the nearby bus stop to the proposed RCHE (with a walking distance of about 600 m and walking time of about 9 minutes).

2.2.5. The taxi would pick-up/drop-off at the layby outside the existing Palm Springs Plaza. For cars, it would park at the visitor carpark provided at the west of the Palm Springs Plaza. A total of 7 loading/unloading bays are provided for the existing Palm Springs Plaza. At least, a minimum of 1 loading/unloading bay would be exclusively used by the proposed RCHE. The lorry/light bus/ambulance would use this exclusively loading bay for the pick-up/drop-off and loading/unloading activities. **Figure 3** shows the traffic routings to/from the proposed RCHE under the above arrangement.

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

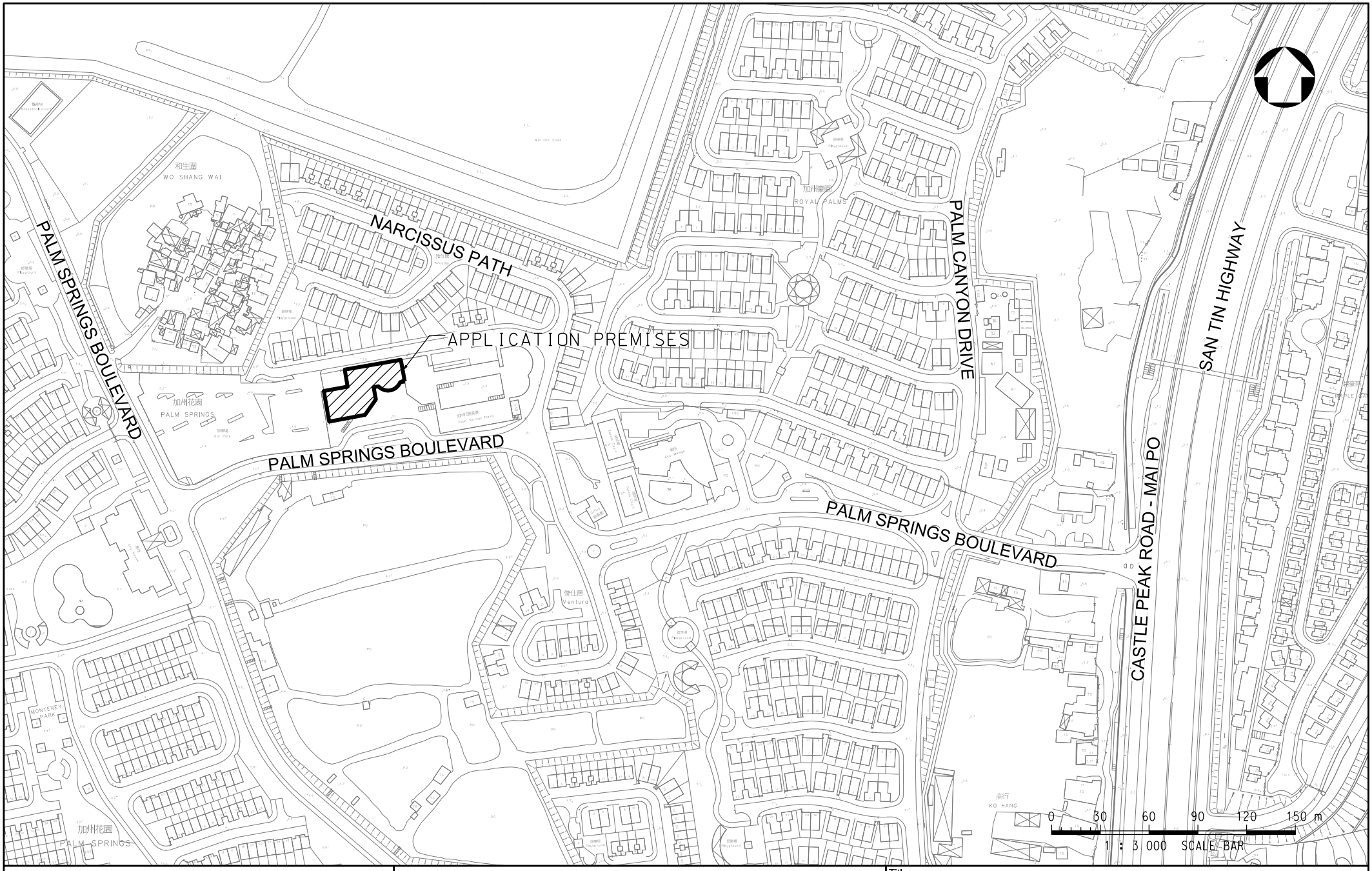
	Total (A)	*14*	*15*	*19*	*22*
Existing Scenario (B)					
Retail	6,187 m^2	14	15	19	22
	Total (B)	*14*	*15*	*19*	*22*
	Total (A) - Total (B)	***0***	***0***	***0***	***0***

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



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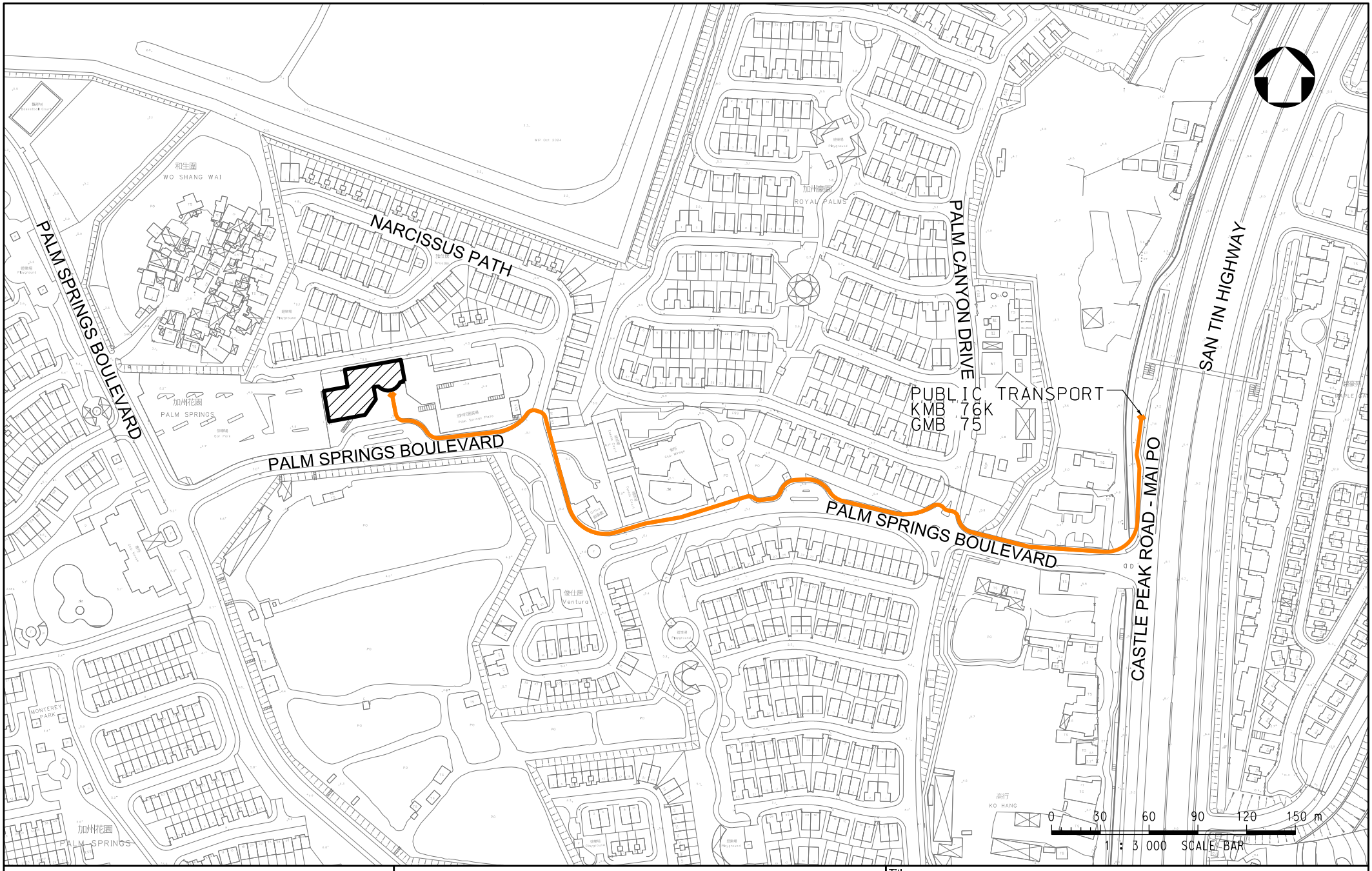
SECTION 16 PLANNING APPLICATION FOR PROPOSED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) IN "RESIDENTIAL (GROUP C)" ZONE AT PALM SPRINGS PLAZA (SHOP NOS. G1-G3 & G5-G8), YUEN LONG, NEW TERRITORIES

Title

LOCATION OF APPLICATION PREMISES

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

PRINTED BY: CHEU6310 03/09/2026 16:34:33
FILENAME: \\wsatkins.com\Project\CNC\NHKA\Project\5233072_SHKREA_Traffic\28.00 Working and Temporary\140 Palm Springs\CAD\TN\001-02\Figure 1.dgn
MODEL NAME: Default



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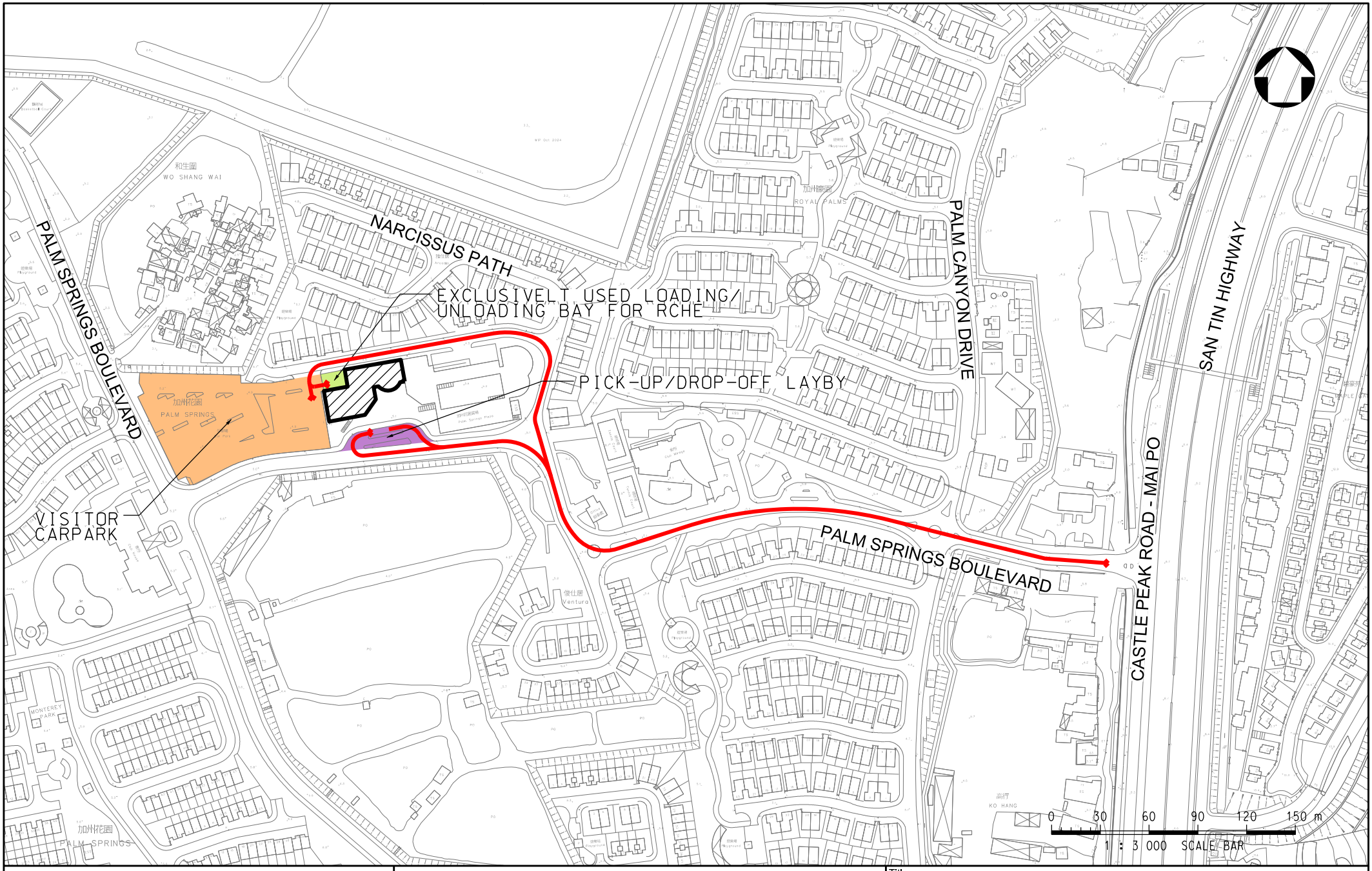
SECTION 16 PLANNING APPLICATION FOR PROPOSED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) IN "RESIDENTIAL (GROUP C)" ZONE AT PALM SPRINGS PLAZA (SHOP NOS. G1-G3 & G5-G8), YUEN LONG, NEW TERRITORIES

Title

PEDESTRIAN ROUTE TO NEARBY PUBLIC TRANSPORT

Scale at A4	Date	Figure No.
1 : 3,000	SEP 2026	2

PRINTED BY: CHEU6310 03/09/2026 16:36:42
FILENAME: \\wsatkins.com\Project\CNC\NHKA\Project\5233072_SHKREA_Traffic\28.00 Working and Temporary\140 Palm Springs\CAD\TN001-02\Figure 2.dgn
MODEL NAME: Default



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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

Title

TRAFFIC ROUTINGS TO/FROM THE PROPOSED RCHE

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

PRINTED BY: CHEUG310 03/09/2026 17:29:18
FILENAME: \\wsatkins.com\Project\CNC\HKA\Project\5233072_SHKREA_Traffic\28.00 Working and Temporary\140 Palm Springs\CAD\TN001-02\Figure 3.dgn
MODEL NAME: Default

From: [redacted]<[redacted]@td.gov.hk>
Sent: 2026年9月28日星期一 下午 5:10
To: Ho, Steven
Cc: [redacted]
Subject: Re: Fw: Planning Application No. A/YL-MP/417 - Methodology of Traffic Forecasting for Noise Impact Assessment
Attachments: Figure 001.pdf; NIA-00.pdf

Dear Steven,

We have no comment on the proposed peak hour traffic forecast for the captioned assessment from traffic engineering perspective.

Best regards,
[redacted]
[redacted]
Transport Department
[redacted]