

This document is received on **25 MAR 2021**
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:

適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

Please insert a 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / FSS / 279
	Date Received 收到日期	25 MAR 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Champ Dynasty Limited (樂朝有限公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Aikon Development Consultancy Limited (毅勤發展顧問有限公司)

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 834 and 838 RP in D.D.52 and adjoining Government Land, Tin Ping Road, Sheung Shui, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,093 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,839 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	123 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/24
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" zone and area shown as 'Road'
(f) Current use(s) 現時用途	Largely formed site occupied by temporary structures and some vegetated land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☒ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

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

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☒ Building height restriction From 由 8.23 m 米 to 至 12.15 m 米
建築物高度限制
(For Flat) From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 3 storeys 層 to 至 4 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Flat with Minor Relaxation of Building Height Restriction

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	<u>2,839</u> sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	<u>1.36</u>	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	<u>36.3</u> %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	<u>2</u>	
Proposed no. of storeys of each block 每座建築物的擬議層數	<u>4</u> storeys 層	
	<input type="checkbox"/> include 包括 <u>0</u> storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 <u>0</u> storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	<u>12.15 (flat) / 14.40 (RCHE)</u> m 米	<input checked="" type="checkbox"/> About 約

☒ Domestic part 住用部分

GFA 總樓面面積

1,133

sq. m 平方米

☒ About 約

number of Units 單位數目

28

average unit size 單位平均面積

34.2

sq. m 平方米

☒ About 約

estimated number of residents 估計住客數目

84

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆

sq. m 平方米

☐ About 約☐ hotel 酒店

sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室

sq. m 平方米

☐ About 約☐ shop and services 商店及服務行業

sq. m 平方米

☐ About 約☒ Government, institution or community facilities

政府、機構或社區設施

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

Social Welfare Facility (Residential Care Home for the Elderly)

GFA: About 1,706 sqm

No. of Beds Provided in Proposed

RCHE: 143 Beds

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

☐ other(s) 其他☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地

245

sq. m 平方米

☒ Not less than 不少於☐ public open space 公眾休憩用地

sq. m 平方米

☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1 (RCHE)	G/F	RCHE / E&M / Parking
	1/F - 3/F	RCHE
	R/F	Landscaped Garden / E/M
2 (Flat)	G/F	Domestic (Flat) / E&M / Parking
	1/F - 3/F	Domestic (Flat)
	R/F	Private Flat Roof / Communal Greenery / E/M

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

Parking Space, Internal Driveway, Pedestrian Path and Landscape Planting

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

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

Year 2024

Proposed Social Welfare Facility (RCHE) is anticipated to also be completed in Year 2024.

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p><input checked="" type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/> Ingress/egress of 8.9m in width (including 1.5m-wide pedestrian footpath)</p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 10 (including 2 accessible car parking spaces)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 <u>1</u></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <u>2</u></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>

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

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2,093 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 2.1 m 米 <input checked="" type="checkbox"/> About 約 (Please refer to the attached Planning Statement)</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input checked="" type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input checked="" type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to the attached Planning Statement and Tree Preservation and Landscape Proposal.</p> <p>.....</p> <p>.....</p> <p>.....</p>																														

10. Justifications 理由

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

Please refer to the attached Planning Statement.

11. Declaration 聲明

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

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

Signature

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

簽署

..... pp. LUK

Thomas LUK

Managing Director

Name in Block Letters
姓名（請以正楷填寫）Position (if applicable)
職位（如適用）Professional Qualification(s)
專業資格☒ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /☒ RPP 註冊專業規劃師

Others 其他 RTPI

on behalf of
代表

Aikon Development Consultancy Limited

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

Date 日期

11/03/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium:

每個龕位內可安放的骨灰容器的最高數目；

- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and

在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及

- the total number of sets of ashes that may be interred in the columbarium.

在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要			
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 834 and 838 RP in D.D.52 and adjoining Government Land, Tin Ping Road, Sheung Shui, New Territories 新界上水天平路丈量約份第52約地段第834號及838號餘段及毗連政府土地		
Site area 地盤面積	2,093 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 123 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/24 粉嶺 / 上水分區計劃大綱核准圖 (編號: S/FSS/24)		
Zoning 地帶	"Village Type Development" zone and area shown as 'Road' 「鄉村式發展」地帶及顯示為「道路」的地方		
Applied use/ development 申請用途/發展	Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Flat with Minor Relaxation of Building Height Restriction 擬議社會福利設施(安老院舍)及分層住宅，並略為放寬建築物高度限制		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	1,133 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.54 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用 (RCHE)	1,706 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.82 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	1	
	Non-domestic 非住用 (RCHE)	1	
	Composite 綜合用途	N.A.	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	12.15	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		4	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用 (RCHE)	14.40	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		4	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N.A.	m 米 <input type="checkbox"/> (Not more than 不多於)
		N.A.	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N.A.	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	36.3 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	28 flats (in proposed flat) 143 beds (in proposed RCHE)		
(vi) Open space 休憩用地	Private 私人	245	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	11
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>	10 1] 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	2
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	0 0 2] 0

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

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

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

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

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Date : 21st October 2021
Our Ref. : ADCL/PLG-10219/L008

The Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point, Hong Kong

By Hand and Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) (RCHE) and Flat with Minor Relaxation of Building Height Restriction at Lots 834 and 838 RP in D.D. 52 and adjoining Government Land, Tin Ping Road, Sheung Shui, New Territories (Planning Application No. A/FSS/279)

We refer to the comments from the Electrical and Mechanical Services Department (EMSD), Social Welfare Department (SWD) and Transport Department (TD) dated 20.9.2021, 5.10.2021 and 18.10.2021 respectively on the Further Information for the captioned application submitted to the Town Planning Board (the Board) on 7.9.2021.

Upon reviewing the comments from TD dated 18.10.2021, please note that the proposed domestic car parking provision for residential block (flats) of the proposed development is revised to 5 parking spaces (including 2 accessible parking spaces). The architectural drawing showing the ground floor level of the proposed development is revised in this regard. Please note that *no alteration* of the major development parameters, including site area, gross floor area, plot ratio, site coverage, proposed building heights, number of flats and RCHE beds of the proposed development is involved under the current revision.

In order to facilitate the processing of the captioned application by the Board, we have consolidated and finalised the planning statement for the captioned application. The consolidated finalised planning statement includes the finalised versions of architectural drawings, tree preservation and landscape proposal, traffic impact assessment, environmental assessment, drainage impact assessment, sewerage impact assessment, quantitative risk assessment report and responses to comments. Please note that the enclosed consolidated planning statement supersedes the planning statement, architectural drawings, supporting technical proposals and assessment reports, and responses to comments previously submitted for the captioned application.

We enclose herewith 8 hard copies of Further Information with inclusion of the following items for consideration by the Board and the relevant Government departments:-

- i. Response-to-comment Table and Revised Quantitative Risk Assessment in Response to EMSD's Comments;
- ii. Response-to-comment Table in Response to SWD's Comments;
- iii. Response-to-comment Table in Response to TD's Comments and Revised Architectural Drawings with Revision of the Proposed Domestic Car Parking Provision;
- iv. Replacement Pages for Planning Statement; and
- v. Consolidated Planning Statement.

Kindly note that all contents of the above items (i) to (iv) have been included in the consolidated planning statement, i.e. item (v).

We would like to provide clarification in regard to the nature of the proposed RCHE and the proposed traffic management measures under the captioned application. With regard to the nature of the proposed RCHE, please note that the proposed RCHE will be privately-operated. With regard to the proposed traffic management measures, please note that for the proposed measure of separation of the pedestrian path from the driveway within the application site by railings, no railings are proposed to be erected upon the existing pedestrian track along Tin Ping Road (Figure 2.2 of Traffic Impact Assessment of Consolidated Planning Statement refers). As such, pedestrians walking along the existing pedestrian track along Tin Ping Road will not be obstructed by any of the proposed railings under the proposed traffic management measures.

Moreover, we would like to provide additional planning justifications relating to the latest policy directions set out by the Chief Executive in her 2021 Policy Address to support the captioned application. The captioned application is fully in line with the Government's latest policy direction to unleash the development potential of the under-utilised land resources in the New Territories to address the pressing land demand for housing, transport infrastructure and economic uses. According to the finalised "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" promulgated in October 2021, there is a land shortfall of about 3,000 hectares of land owing to the need for larger home space, more community facilities, and future economic opportunities brought about by the Greater Bay Area Initiative. To address the shortfall, the latest 2021 Policy Address sets out various policy directions to increase land supply and streamline the development process, including but not limited to unleashing the full development potential of Tso/Tong lands, which are not uncommonly found in the "Village Type Development" ("V") zone. In consideration that the application site mainly falls within "V" zone, it is widely recognised that such land use zone could be further utilised to address the pressing social needs at full speed, on the basis that technical feasibility is demonstrated to the satisfaction of the relevant Government departments. In view of the above, the current application is conducive to materialising the Government's latest policy directions.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned on .

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited



Winnie Au
Assistant Town Planner

C.C.
DPO/ Fanling, Sheung Shui & Yuen Long East (Attn.: Ms. Lily LAU) – By Email

Similar s.16 Applications within the "V" zones on the
Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/24

Approved Applications

Application No.	Proposed Developments	Date of Consideration
A/FSS/270	Proposed House and Social Welfare Facility (Residential Care Home for the Elderly) and Minor Relaxation of Building Height Restriction	6.9.2019
A/FSS/276	Proposed House and Social Welfare Facility (Residential Care Home for the Elderly) and Minor Relaxation of Building Height Restriction	6.11.2020

Rejected Application

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/FSS/164	House	13/01/2006	R1 – R4

Reject Reasons

- R1 The proposed development was not in line with the planning intention of the "Village Type Development" zone which was to designate both existing recognized villages and areas of land considered suitable for village expansion and intended for development of Small Houses by indigenous villagers
- R2 The approval of the application would jeopardise the implementation of the Fanling/Sheung Shui Areas 17 and 22 Layout Plan
- R3 There was insufficient information in the submission to demonstrate that the proposed development would not cause adverse traffic impact on the existing footpath and cycle track
- R4 The approval of the application would set an undesirable precedent for other similar applications. The cumulative effect would result in a loss of land for Small House development in the area

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210928-095230-64805

提交限期

Deadline for submission:

08/10/2021

提交日期及時間

Date and time of submission:

28/09/2021 09:52:30

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/279

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 郭

意見詳情

Details of the Comment :

It is to my delight to see more elderly care homes being proposed in SS. Back in Europe, the government actually designated a lot of small communities for the retired people and elderlies, provided with a range of amenities

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210928-095920-75036

提交限期

Deadline for submission:

08/10/2021

提交日期及時間

Date and time of submission:

28/09/2021 09:59:20

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/279

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. 曹

意見詳情

Details of the Comment :

挑. 果塊咁既爛地發展都要申請.....政府d人爽手d 快d通過 大家安居樂業

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210928-095947-14603

提交限期

Deadline for submission:

08/10/2021

提交日期及時間

Date and time of submission:

28/09/2021 09:59:47

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/279

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 彭

意見詳情

Details of the Comment :

我是鳳溪小學的家長。我支持是次發展。鳳溪小學素來校風純樸，學生知書識禮，懂得尊師重道。如果有新發展，必能和學校互相配合，長幼共融，切合中國傳統儒家文化。再者，鳳溪小學教導有方，學生不會喧嘩，懂得尊重他人，不會對安老院舍及住客造成滋擾，不會造成噪音

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210929-115805-80786

提交限期

Deadline for submission:

08/10/2021

提交日期及時間

Date and time of submission:

29/09/2021 11:58:05

有關的規劃申請編號

The application no. to which the comment relates: A/FSS/279

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Nei

意見詳情

Details of the Comment :**城市規劃委員會委員 及 規劃署規劃師：**

作為上水的居民，我對這個能提供安老院舍及住宅發展的規劃申請表示支持。同時，我亦發現於上一輪公眾參與中，有不少市民都表達了反對聲音。細閱意見後，發覺當中有不少問題，作為上水市民，基於反對意見，我希望在此發表我的意見：

一：整個文件沒有證實申請不會造成排污問題？

我認為這個說法是錯誤的。翻查記錄，申請人有同時提交排污及排水影響評估於附錄中，內文也有提到申請不會造成嚴重的問題。雖然作為普通市民，我不能證明當中的計算是否正確，但說「整個申請沒有證實此說法」實在是於理不及。同時，希望相關部門能提供專業的判斷，支持或否決申請人所提交的該份報告。

二：申請地點旁的寮屋會受影響，也沒有受到諮詢？

我同意這個說法，發展商若落實發展，必須做好措施，以確保寮屋的安全。但若是討論申請地點內的寮屋的話，我認為不發展的機會成本，遠比遷出寮屋居民的影響為大。取其易，為了改善社區，我認為此舉並無大礙，前提是能要確保寮屋居民有足夠的安置賠償。另一方面，現時進行規劃申請需要由申請人張貼告示或通知鄉議局，城規會也有三星期的諮詢期，與其他國家所進行的措施相近，我認為已經足夠。相反，剩餘的工作，是否應由地區代表（如區議員）為市民作出訊息傳達？

三：丁地不足？

第一個問題是，申請地點，如申請人所述，不在任何鄉村範圍下，因此不會有亦不可能發展任何丁屋。第二個問題是，政府是否應該繼續容許此等丁權繼續侵略香港人所擁有的土地？

總括而言，我認為發展並無大礙，而反對意見也不盡合理。最重要的是作出適當安置。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211004-111625-11111

提交限期

Deadline for submission:

08/10/2021

提交日期及時間

Date and time of submission:

04/10/2021 11:16:25

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/279

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 余

意見詳情

Details of the Comment :**挑. 果塊咁既爛地發展都要申請.....政府d人爽手d 快d通過 大家安居樂業**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211004-114504-96295

提交限期

Deadline for submission:

08/10/2021

提交日期及時間

Date and time of submission:

04/10/2021 11:45:04

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/279

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 金

意見詳情

Details of the Comment :

天平山村一帶房屋供應嚴重不足，需要更多發展。而且專業人士已再三考證，是次發展對交通，環境，基建等影響微乎其微。我全力支持規劃申請，希望城規會盡快通過。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 211004-104145-93889

提交限期
Deadline for submission: 08/10/2021

提交日期及時間
Date and time of submission: 04/10/2021 10:41:45

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/279

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 邱

意見詳情
Details of the Comment :

我是區內長者。我希望可以盡快獲得公共安老院床位，不用輪候，不用我的子女浪費金錢時間照顧我。我懇請城規會先生們同意申請，讓我可以盡快獲編。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

211004-104120-53581

提交限期

Deadline for submission:

08/10/2021

提交日期及時間

Date and time of submission:

04/10/2021 10:41:20

有關的規劃申請編號

The application no. to which the comment relates: A/FSS/279

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 洪

意見詳情

Details of the Comment :

橫掂個地點都唔會發展丁屋,咁點解要荒廢咗佢呢... 香港已經有幾多地可以曬太陽, 其他內地城市例如深圳上海, 一早有晒房屋安樂規劃同埋政策大綱. 香港都應該盡快同意申請.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210917-142438-72084

提交限期
Deadline for submission: 08/10/2021

提交日期及時間
Date and time of submission: 17/09/2021 14:24:38

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/279

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. TO

意見詳情
Details of the Comment :

我認為今次規劃發展值得嘉許讚賞。提供更多老人院舍，配合政府多年規劃願景，營造長者友善社區，並回應安老院舍短缺問題。加上專業顧問已經清楚表明進行技術研究，並無太大後顧之憂，所以值得支持。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210917-142517-18869

提交限期
Deadline for submission: 08/10/2021

提交日期及時間
Date and time of submission: 17/09/2021 14:25:17

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/279

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Leung

意見詳情
Details of the Comment :

我覺得天平路嘅土地潛力未被充分發揮，因此今次發展可以增加香港土地使用效率。另外，今次發展計劃同時針對區內老人設施不足，可謂一石二鳥。我支持。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210917-153947-73158

提交限期

Deadline for submission:

08/10/2021

提交日期及時間

Date and time of submission:

17/09/2021 15:39:47

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/279

「提意見人」姓名/名稱

Name of person making this comment:

Support

意見詳情

Details of the Comment :

之前同區隻270同276咪又係差唔多 都係村地做住宅/安老院 果陣又唔見有咁多反對..我支持今次申請 政府唔好成日大細超

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210917-142907-69821

提交限期
Deadline for submission: 08/10/2021

提交日期及時間
Date and time of submission: 17/09/2021 14:29:07

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/279

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. NA

意見詳情
Details of the Comment :

無可否認，一個半個發展難以即時解決本港根深蒂固土地問題，但是次規劃申請時正確一步，略盡綿力，回應本港安老院舍嚴重不足夠問題。無可避免，每一個發展都有機會產生額外污染，但是發展方案規模小，而且有mitigation，問題應該少。總括來說，我贊成發展。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210917-154535-22059

提交限期

Deadline for submission:

08/10/2021

提交日期及時間

Date and time of submission:

17/09/2021 15:45:35

有關的規劃申請編號

The application no. to which the comment relates: A/FSS/279

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tommy Luk

意見詳情

Details of the Comment :

不明白為甚麼這麼多的反對？我是村民大強，我支持發展，並希望所得賠償可以令我上樓。反對人士只說沒有證據，但他們有沒有看過技術報告？即使我沒有受過高等教育，亦看得明那本規劃報告，究竟反對人士有沒有用心看過，還是盲目反對？他們又有沒有證據說發展一定帶來負面影響？我相信規劃顧問，政府和發展商會就工程作詳細規劃分析，不會有豆腐渣和爛尾樓出現。我十分支持今次發展，並大力譴責個別別有用心的盲目環保人士！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210927-144554-63553

提交限期
Deadline for submission: 08/10/2021

提交日期及時間
Date and time of submission: 27/09/2021 14:45:54

有關的規劃申請編號
The application no. to which the comment relates: A/FSS/279

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Lam Sing Kwan

意見詳情
Details of the Comment :

本人贊同規劃申請(編號A/FSS/279)。

首先，申請地點附近都有不少的屋苑，如正對面的翠麗花園，附近又有一系列完善的社區配套，如學校，商場，連接上水站的巴士站等等。發展老人院及住宅對社區影響規模並不大，甚至可以利用現時已成熟的社區基建及設施，有效及快捷地紓緩房屋供應及老齡化問題。第二，發展規模合理，能夠有效運用閒置的土地資源提供一定的住宿及安老設施，又不會對附近居民及社區造成嚴重環境及交通影響。所以，我希望城規會委員能批准有關申請。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210928-095059-55096

提交限期

Deadline for submission:

08/10/2021

提交日期及時間

Date and time of submission:

28/09/2021 09:50:59

有關的規劃申請編號

The application no. to which the comment relates:

A/FSS/279

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 馬

意見詳情

Details of the Comment :

我在上水居住多年，並從事測量行業，應該有資格評論。我支持該規劃申請。看看它的GFA Plot Ratio，其實和現時限制相差無幾，幾乎可以說是完全無分別。而且，安老院舍設施為區內帶來更多元化社福用途，和附近的學校設施等無甚衝突。最重要的是，規劃方案能夠體現土地價值，釋放閒置土地，符合香港市場經濟邏輯。專業顧問意見給予支持，我亦代表測量界支持。

上水天平山村居民協會

地址：

註冊編號：REF. CP/LIC/SO/19/34816

郵寄地址：

電話：

電郵地址：

2021 年 04 月 25 日

敬啟者：

(有關規劃申請編號 A/FSS/279)

(擬議社會福利設施 (安老院) 及

分層住宅並略為放寬建築物高度限制)



本會就有關上述申請，並廣泛諮詢村民，同時召開村民會議討論，會上全體村民一致堅決反對以上有關申請。理由如下：

- 1、有關申請規劃用途與原有用途並不相符，早於 2009 年東北新發展計劃中，當時本村與規劃署展開會議，規劃署初步有意把本村，將近一半鄉村式發展用地，納入東北新發展計劃中。

但是，本會表達堅決反對，因有關嘅小型屋宇用地，是留給上水鄉原居民興建丁屋之用，而上水鄉長期缺乏丁地。本會明白有關之用地，雖然並不是合格的鄉村式發展用地。但是當年規劃署，在土地規劃上規劃，對原居民是一種承諾。而因鄉村式發展用地長期供應不足，原居民長期向政府及社會表達不滿。如突然把現有丁地改劃為多層式高密度住宅，更會被原居民長期作為藉口，要求政府為原居民補充丁屋土地，介時有關當局又如何向原居民作交代，更會惹起不必要矛盾。而申請人所述之先例，是位於粉嶺馬適路之鄉村式發展用地，此地位處粉嶺圍比較遠，而附近已有多個屋苑，也沒有太多寮屋民居。

本村申請地段與上水鄉只是一路之隔，情況根本截然不同，完全不能相提並論。

- 2、本村在鄉村式發展用地上，有非常多寮屋居民居住，而房屋及居住密度亦非常高。有關申請土地週邊，已有數十戶寮屋居民居住，進行多層式高密度發展，必然進行掘樁工程，而本申請地盤面積，得兩萬呎左右，而就在本申請地段，緊貼該地段週邊不到數呎，已有數十戶寮屋居民居住(詳見附圖)，如進大型基建，定必引起巨大震盪，因寮屋結構一般，不可能承受大型工程所引起之巨大震盪，恐怕會引起附近

居民房屋受到嚴重損毀，到時更可能引起與週邊村民發生嚴重激烈衝突，更可能引發索償訴訟，並把有關責任，推卸在有關部門上。

- 3、如此宗申請一但落成後，對附近定必引起水浸。據申請人提交之排水報告，認為水可引流到附近政府疏水渠，但該申請地段到疏水渠仍有一段距離(詳見附圖)，而該段距離本身是一條非常細小的去水坑渠，根本無法負荷，而去水坑渠有部份更是私人土地，兩旁更蓋滿房屋根本不可能擴建或進行工程。

同時在路邊近鳳溪幼稚園旁有數十戶居民，數十年來都是靠該申請地段內之疏水渠去水，請問日後如何去水？

因此，有關申請無論在土地規劃用途上，日排水問題，及對緊貼該申請地點附近寮屋居民，將帶來嚴重後果。

故此，本會及村民堅決反對上述申請，望有關部門，認真了解現場環境，作出慎重考慮，切勿批給有關申請，避免引起村民日後將責任推向政府，與政府之間產生不必要矛盾。

萬分謝謝

此致

城市規劃委員會

副本送

規劃署

北區民政事務處

上水天平山村居民協會

主席廖健文：廖健文 謹啟

2021年04月25日

以下反對村民簽署：

姓名	身份証首四位數字	姓名	身份証首四位數字
何永榮		廖晨華	

以下反對村民簽署：

姓名	身份証首四位數字	姓名	身份証首四位數字
溫沛賢		莊彭福	
張愛蘭		潘海	
黃慶源		梁超力	
陳淑娟		賴偉光	
溫煥澄		張耀輝	
鍾少基		馬秀卿	
梁錫康		吳文致	
游景升		陳錦華	
林成輝		何文權	
黎嘉嫻		吳一剛	
甘毛紅		林文偉	
何月		張明娟	
林小云		譚志明	
蔡少妍		鍾玉嫻	

2021 年 04 月 25 日

附圖：紅色是申請範圍

黃色是原有去水坑渠位置



寄件者:
寄件日期: 2021年04月29日星期四 4:11
收件者: tpbpd
主旨: A/FSS/279 DD 52 Tin Ping Road

A/FSS/279

Lots 834 and 838 RP and adjoining Government Land in D.D. 52, Tin Ping Road, Sheung Shui

Site area : About 2,093sq.m includes Government Land of 123sq.m

Zoning : "VTD" and "Road"

Applied Development : 1 Tower / 28 Units / PR 1.36 / 4/F / 143 Bed RCHE / 245sq.m OS / 13 Vehicle Parking

Dear TPB Members,

So rezoning application was withdrawn. However the current application would also require rezoning as apart from the public land, the remainder of the site is VTD. RCHE is GIC use.

In addition no plan provided with regard to how the units and RCHE could be accommodated in a 4-storey building. Or that there would be any guarantee that the RCHE would materialize.

Members must reject this plan as it is abuse of intention.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Thursday, July 2, 2020 2:55:42 AM

Subject: Y/FSS/16 DD 52 Tin Ping Road

Y/FSS/16

Lots 834 and 838 RP in D.D. 52, Tin Ping Road, Sheung Shui

Site area : About 1,963sq.m

Zoning : "VTD"

Proposed Amendment : Rezone to "Res (Group B)1" / 1 Tower / 56 Units / PR 3 / 20/F / OS 548sq.m / 8 Vehicle Parking

Dear TPB Members,

The application provides no information with regard to the future Small House demand in the district and if the appropriately zoned sites are capable to meet the outstanding Small House applications.

The site in question could accommodate more than one dozen NET houses, this translates into around 40 units of 700sqft each, homes larger than those proposed in the plan. The gain in the number of residential units is therefore exaggerated.

Whatever, the most essential information is that of VTD demand and supply. Then there is the setting a precedence factor. It is all very well to allow landowners to cash in on their land, but the societal implications have to be considered also.

Mary Mulvihill

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/FSS/279

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

反對有關規劃。

1) 申請文件註明此項申請並不會造成排污、排水問題，但整個文件卻沒有證據證實此項說法，而申請地段旁邊，有數十戶人居住，而整個天平山村則有接近五百戶人口，我們擔心此項申請對村內人士造成莫大環境困擾。

2) 緊貼申請地段旁邊，有多戶寮屋，由木板及鐵皮搭建，工程期間，發展商如何保障這些居民的安全？

3) 申請地段上，現有多戶聚居，發展商卻沒有諮詢他們的意見，欠缺透明度。

「提意見人」姓名 / 名稱 Name of person/company making this comment 陳桂香

簽署 Signature 陳桂香

日期 Date 21/4/2021



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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Details of the Comment (use separate sheet if necessary)

反對有關規劃。

1) 天平山村為寮屋村落，如欠缺整體規劃，單單將小部份地段改變為住宅及老人院用途，將造成將來善用其餘地段之困難。

2) 有關地段現時有接近二十戶住戶基層家庭，如規劃被批准，將破壞基層家庭的家園。

3) 社會已有大量住戶困難之人，如由政府發展，將功德無量。

「提意見人」姓名／名稱 Name of person/company making this comment

簽署 Signature

鄭沛威

日期 Date

24/4/2021



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

反對有關規劃。

- 1) 申請文件聲稱此項申請已顧及周邊用途協調，但現實可見，計劃範圍週邊為寮屋區，此計劃將造成負面環境影響，包括遮擋光線、造成水浸等問題。
- 2) 現時天平山村週邊為天平路、馬會道、奕翠園及梧桐河等，梧桐河一帶已被納入為粉嶺北新發展區，即將興建多項樓宇及設施，所有這些馬路及樓宇等，都已經或即將被填高。故此，十年內，天平山村將成為一個完完全全的盆地，故此，所有新增的規劃必需非常審慎及詳細，說明如何處理疏水及排污等問題，以避免對居民的安全及環境造成威脅。而此規劃申請卻完全沒有任何相關資料及實證。

「提意見人」姓名 / 名稱 Name of person/company making this comment _____

簽署 Signature



日期 Date

28.4.2021



0432

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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「提意見人」姓名 / 名稱 Name of person/company making this comment TRACY MOK

簽署 Signature

Tracy

日期 Date 21/9/2021



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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- 2) 發展商沒有就規劃諮詢過上面及週邊的村民，欠缺透明度。

「提意見人」姓名 / 名稱 Name of person/company making this comment

陳永基

簽署 Signature

陳永基

日期 Date

27/4/2021



Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department that:
- (i) generally, with a view to ensuring the compliance with and proposed additional conditions under lease, it is the LandsD's requirement that any proposed additional condition would only be considered to be incorporated under lease provided that there is a relevant bureau / department requesting for or in support of such additional conditions. Such bureau / department would be responsible for monitoring the grantee's compliance with such additional conditions. In the absence of such bureau / department's request or support, no additional conditions would be proposed and incorporated under lease for the proposed works;
 - (ii) the applicant proposed to construct perimeter drainage system along the Site boundary and the system will be connected to an existing catchpit No. SCH1001794 which is situated away from the Site, it is presumed that such connection will be handled and implemented by the land owner with consultation with relevant departments and no specific provision under lease is required;
 - (iii) the applicant proposed that sewerage will be discharged to the municipal sewer connected to Manhole No. FMH1003965 to the south to the Site and flow through the existing sewer of 300mm diameter beneath Tin Ping Road. As the said Manhole is situated away from the Site, it is presumed that such connection will be handled and implemented by the land owner with consultation with relevant departments and no specific provision under lease is required;
 - (iv) in so far as the tree preservation and landscape proposal is concerned, it is taken that the requirements as stipulated in LandsD's Practice Note No. 1/2020 will be followed viz "For cases where landscape submission are made in connection with planning application, Planning Department is responsible for compliance checking of the landscape submission both at the submission and implementation stages according to the streamlined procedure promulgated under JPN 3.";
 - (v) his office reserves comment on the area of the lots and adjoining Government land pending for detailed land survey information to be provided;
 - (vi) there were some temporary structures erected on the lots. His office reserves the right to take appropriate lease enforcement action against these structures;
 - (vii) if the Board approves the application and the land owner subsequently

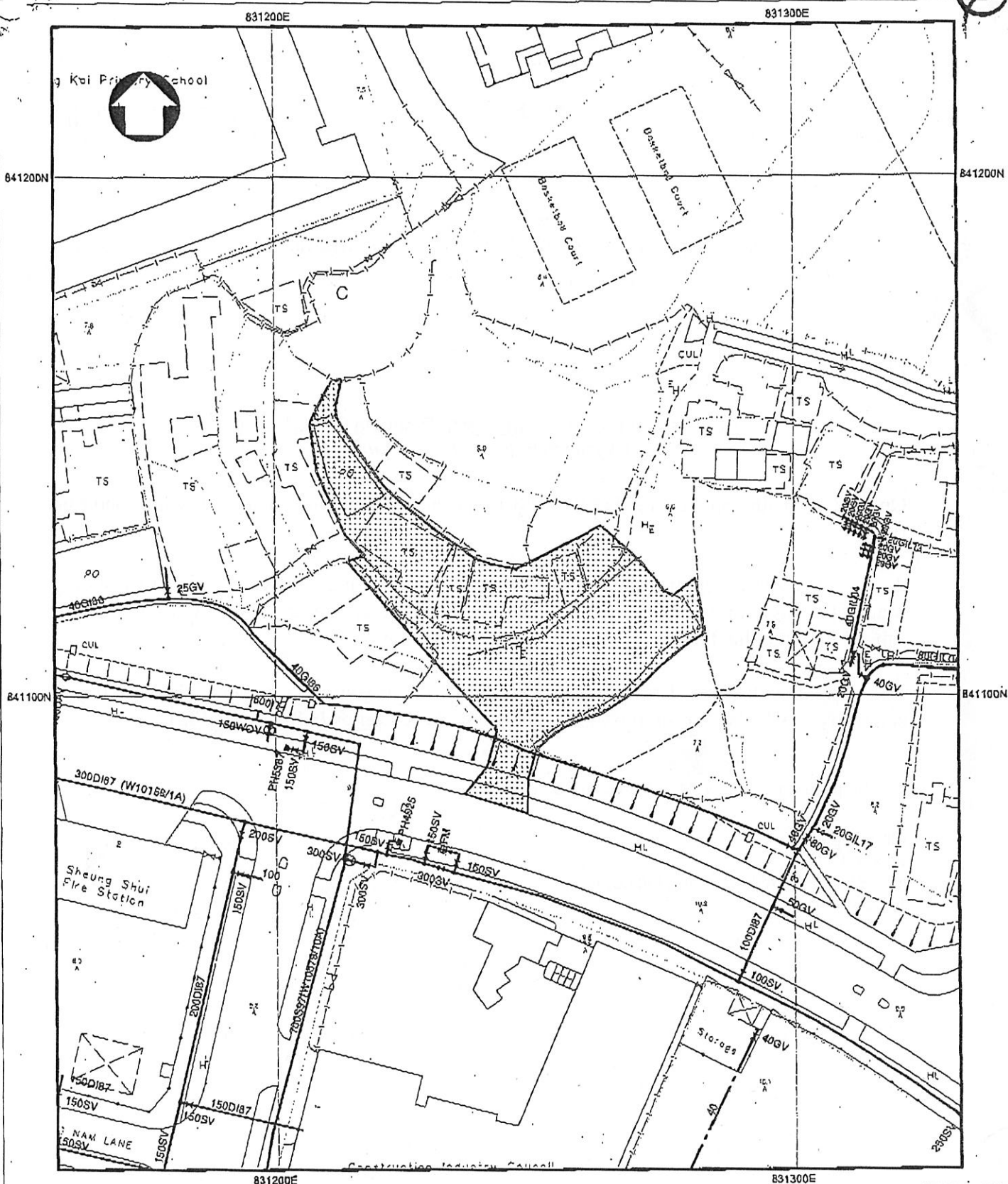
applies to LandsD for land exchange, such application will be considered by LandsD acting in the capacity as landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions as considered appropriate including but not limited to the revision of site boundary, the payment of premium and administrative fee. There is no guarantee that Government land involved or adjoining to the lots will be granted;

- (b) to note the comments of Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree preservation / removal scheme under the lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planning proposal, where appropriate;
- (c) to note the comments of Director of Leisure and Cultural Services that a few roadside trees along Tin Ping Road under LCSD maintenance will be affected. Should any trees be inevitably affected by the proposed development, the project proponent is advised to compensate the loss in accordance with the DEVB TC(W) No. 4/2020;
- (d) to note the comments of Director of Social Welfare that:
 - (i) there are totally 143 beds spread across 4 floors in the revised floor plan. As stipulated in para. 12.4.1 of Code of Practice for Residential Care Homes (Elderly Persons) (CoP), RCHEs shall be provided with proper isolation facilities, and a designated isolation room shall be provided for every 50 beds. If there are more than 50 beds, an additional isolation room / facility shall be provided for every extra 50 beds (or less). While we noticed that one sick bay would be provided at the Nursing Station on each floor from G/F to 3/F, please note the requirements on the provision of isolation rooms / facilities according to the CoP and revise as appropriate;
 - (ii) two "S.R." are found on each floor. Please clarify whether S.R. stands for "Shower Room". If affirmative, only 2 shower rooms could be found on each floor. Please provide sufficient shower rooms / facilities to cater for the caring needs of the elderly residents;
 - (iii) dining area is not found on 2/F and 3/F. Please pay attention to the dining arrangement for the elderly residents on 2/F and 3/F;
- (e) to note the comments of Director of Highways that:
 - (i) the proposed access road will pass through Slope No. 3SW-A/F83 maintained by his department (**Plan A-2**). The applicant should take up the maintenance responsibility of the affected slope portion;
 - (ii) the proposed u-channel along the site boundary should be so designed that no surface runoff will flow from the Site onto the adjacent public road;

- (f) to note the comments of Director of Environmental Protection that the applicant should address the comments in the revised SIA report under the proposed approval condition (b):
 - (i) please clarify if there is any laundry service in the proposed development which may generate sewage and include the flow in calculation if any;
 - (ii) please clarify who is responsible for the proposed upgrading works in the report;
 - (iii) please provide more justification on the number of kitchen staff of HK Institution of Construction Sheung Shui Campus as 10 persons;
 - (iv) in appendix B, please double check the number of houses for catchment D2 village;
- (g) to note the comments of Chief Engineer/Mainland North, Drainage Services Department from public sewerage operation and maintenance point of view as follows:
 - (i) generally, the size of the sewers/stormwater drains at the upstream should be smaller than / equal to those at the downstream. The applicant is recommended to review the mitigation measure to consider to upgrade two sections of pipes (from manhole FMH1003969 to FMH1003975) to 300mm so as to tally with the existing upstream pipe;
 - (ii) precast concrete pipes should generally be used for stormwater drains while polyethylene pipes should generally be used for sewers;
- (h) to note the comments of Chief Engineer/Construction, Water Supplies Department that:
 - (i) if diversion is required, existing water mains inside the proposed lot are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantee/applicant; and the applicant should submit all the relevant proposal to WSD for consideration and agreement before the works commence;
 - (ii) if diversion is not required, the following conditions shall apply:
 1. existing water mains are affected as indicated on **Appendix IVa** and no development which resiting of water mains will be allowed;
 2. details of site formation works shall be submitted to the Director of Water Supplies (DWS) for approval prior to commencement of works;

3. no structure shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on **Appendix IVa**. Free access shall be made available at all times for the staff of the DWS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 4. no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on **Appendix IVa**. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the DWS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 5. no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any wave or within a distance of 1m from any hydrant outlet;
- (iii) tree planting may be prohibited in the event that the DWS considers that there is any likelihood of damage being caused to water mains;
- (i) to note the comments of Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that
- (i) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent from the BA should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) if the existing structures are erected on leased land without approval of the Building Authority (BA) (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designed for any use under the application;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BDs enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) in connection with (ii) above, the Site shall be provide with means of obtaining access thereto from a street and Emergency Vehicular Access (EVA) in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (v) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;

- (vi) if the Site abuts on a specific street of not less than 4.5m wide, its permitted development intensity shall be within the permissible plot ratio and site coverage as stipulated in the First Schedule of the B(P)R;
- (j) to note the comments of Director of Fire Services that if the proposed structure(s) is required to comply with the BO or licence is required for the subject RCHE, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority respectively; and
- (k) to note the comments of Head of Geotechnical Engineering Office, Civil Engineering and Development Department that there is an existing feature No. 3SW-A/F83 located within/adjoining the boundary of the Site (**Plan A-2**). The applicant is reminded to provide necessary submission of site formation works to BD as required by the provision of BO if found applicable.



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY, WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3998.
 5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
 6. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
 7. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
 8. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
 9. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
 10. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE

PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)

PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/3-SW-1D

FILE REF: (6) IN WSD/M/SP 3051/1/118A/20 PT.1

REF. CODE: 16W21M

SHEET 1 OF 1

SCALE 1:1000

水務署
Water Supplies Department