

此文件只會在收到所有必要的資料及文件後才正式確認收到申請的日期。

18 AUG 2022

This document is received on

The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

Form No. S16-1  
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](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](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 請在適當的方格內上加上「✓」號

2202130 16/8 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TM 1578
	Date Received 收到日期	18 AUG 2022

- 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

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

Mark Luck Holdings Limited

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

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

Vision Planning Consultants Limited

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots Nos. 491(Part), 492(Part), 495RP(Part), 498RP, 500(Part), 501(Part), 502RP(Part), 503 and 717RP in D.D. 374 and adjoining Government Land, So Kwun Wat, Tuen Mun, 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 984 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 Not more than 2,825 sq.m 平方米 <input 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	Draft Tuen Mun Outline Zoning Plan No.: S/TM/36
(e) Land use zone(s) involved 涉及的土地用途地帶	"Government, Institution or Community (1)" Zone
(f) Current use(s) 現時用途	Private Vehicle Park  (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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (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"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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 27.7.2022 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 27.7.2022 年 7 月 27 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of 1 "current land owner(s)"<sup>#</sup>.  
已取得 1 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)
1	Lots Nos. 491, 492, 495RP, 498RP, 500, 501, 502RP, 503 and 717RP in D.D. 374	15.8.2022

(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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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 □About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 □About 約
	Total 總計 .....		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(i) For Type (i) application 供第(i)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 <p>(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))</p>
(b) Intended use/development 有意進行的用途/發展	

(ii) For Type (ii) application 供第(ii)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	
	Name/type of installation 裝置名稱/種類	Number of provision 數量
	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長x闊x高)	
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)		

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

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

- ☐ Plot ratio restriction 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 .....m 米 to 至 ..... m 米  
建築物高度限制  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 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)  
Development and Proposed Public Open Space

(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	Not more than 2,825 ..... sq.m 平方米	<input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 2.87 .....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	Not more than 60 %	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 1 .....	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 7 ..... storeys 層	
	<input type="checkbox"/> include 包括 ..... storeys of basements 層地庫	
	<input checked="" type="checkbox"/> exclude 不包括 ..... 1 ..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度*	..... 32.4 ..... mPD 米(主水平基準上)	<input checked="" type="checkbox"/> About 約
	..... 27.4 ..... m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

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

- estimated number of residents 估計住客數目 .....

☐ Non-domestic part 非住用部分

## GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約☒ Government, institution or community facilities

政府、機構或社區設施

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

Not more than 2,825 sq.m. ....

.....

.....

☐ other(s) 其他

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

.....

.....

.....

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地..... sq. m 平方米 ☐ Not less than 不少於☒ public open space 公眾休憩用地615 ..... 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	B/F	Car parking spaces / Taxi Laybys, E&M, Refuse Room
.....	G/F	Public Open Space, Loading/Unloading Bays
.....	1/F - 5/F	Residential Care Home for Elderly
.....	6/F	Ancillary uses (i.e. Kitchen, Laundry) and roof garden
.....	R/F	E&M
.....		.....

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

Footpath, Public Open Space (Part), Main Entrance Access Point

.....

.....

.....

.....



### 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)

2027 .....

.....

.....

.....

.....

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

<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</p> <p>No 否</p>	<p><input checked="" 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 style="text-align: center;">So Kwun Wat Road</p> <p><input 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"/></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</p> <p>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>Private Car Parking Spaces 私家車車位 <span style="float: right;">6</span></p> <p>Motorcycle Parking Spaces 電單車車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <span style="float: right;">_____</span></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></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</p> <p>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 <span style="float: right;">2</span></p> <p>Coach Spaces 旅遊巴車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <span style="float: right;">_____</span></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <span style="float: right;">1</span></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>Ambulance Bays <span style="float: right;">1</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></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</p> <p>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</p> <p>No 否</p>	<p><input 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 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</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>On Sewerage _____</p> <p>_____</p> <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.</p> <p>.....</p> <p>.....</p> <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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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"/>																														

**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。

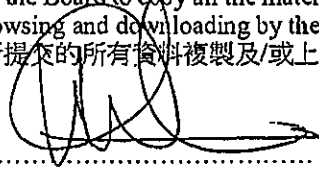
Please refer to the attached planning statement.

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

Signature  
簽署



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

Mr. Kim On CHAN

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

#29

Others 其他

on behalf of  
代表

Vision Planning Consultants Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable)

Date 日期

16 AUG 2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

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

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

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

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

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

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

Ash interment capacity 骨灰安放容量<sup>②</sup>

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

② 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 Nos. 491(Part), 492(Part), 495RP(Part), 498RP, 500(Part), 501(Part), 502RP(Part), 503 and 717RP in D.D. 374 and adjoining Government Land, So Kwun Wat, Tuen Mun, New Territories		
Site area 地盤面積	984 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	Draft Tuen Mun Outline Zoning Plan No.: S/TM/36		
Zoning 地帶	"Government, Institution or Community (1)" Zone		
Applied use/ development 申請用途/發展	Proposed 'Social Welfare Facility' (Residential Care Home for the Elderly) Development and Proposed Public Open Space		
(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,825 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	2.87 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	m 米 <input 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)		
		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)		
	Non-domestic 非住用	27.4	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		32.4	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)	
		7	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input checked="" type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
		1	<input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Composite 綜合用途	m 米 <input 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)		
		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	Not more than 60 % <input type="checkbox"/> About 約		
	(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於		
	Public 公眾	615	sq.m 平方米 <input checked="" 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	6
	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)	6
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	4
	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) Ambulance Bays	2    1  1

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

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<b>Reports 報告書</b>		
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 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"/>

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。



VISION PLANNING CONSULTANTS LTD.  
弘域城市規劃顧問有限公司

Your Ref: TPB/A/TM/578  
Our Ref: TM-SKW/PA/CCL/22-29  
Date: 14 July 2023

By Hand

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

Dear Sirs,

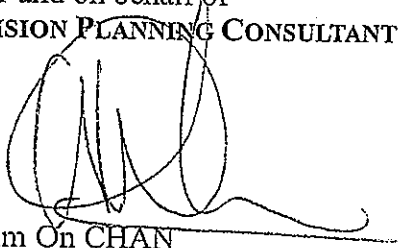
**Proposed 'Social Welfare Facility' (Residential Care Home for the Elderly) Development and Proposed Public Open Space at Lots 491(Part), 492(Part), 495RP(Part), 498RP, 500(Part), 501(Part), 502RP(Part), 503 and 717RP in D.D. 374 and Adjoining Government Land in "Government, Institution or Community (1)" Zone, East of So Kwun Wat Road, So Kwun Wat, Tuen Mun, New Territories (Application No.: A/TM/578) – Consolidated Reports**

As requested by the Planning Department, we submit herewith a total 70 copies of consolidated Responses-to-Comments (R-to-C) Tables [FI(1) dated 13.12.2022 to FI(4) dated 9.6.2023] and a clarification letter dated 23.8.2022 (**Annex A**), and a consolidated Planning Statement incorporating all updated reports of the Conceptual Landscape Proposal, Traffic Impact Assessment, Environmental Assessment and Sewerage Impact Assessment reflecting the latest changes to the original proposed development scheme up to FI (4) on 9.6.2023 (**Annex B**). This consolidated Planning Statement also serves to supersede the original one submitted to the Town Planning Board on 16.8.2022.

Should you have any queries with regard to the above, please do not hesitate to contact our Ms Sylvia LO at [REDACTED] or the undersigned at [REDACTED].

Thank you very much for your kind attention.

Yours faithfully,  
for and on behalf of  
**VISION PLANNING CONSULTANTS LTD.**

  
Kim On CHAN  
Managing Director

c.c. Client (By Email)  
[TM-SKW/PA/CCL/22-29] [KC/SL]



**Previous Applications at the Application Site**

***Approved s.16 Application***

<b>Application No.</b>	<b>Proposed Use(s)/ Development(s)</b>	<b>Zoning(s)</b>	<b>Date of Consideration (RNTPC)</b>
A/TM/440	Proposed Church with Public Open Space (POS)	“Open Space”(“O”)	6.9.2013

***Agreed s.12A Application\****

<b>Application No.</b>	<b>Proposed Amendment</b>	<b>Date of Consideration (RNTPC)</b>
Y/TM/14	From “O” to “Government, Institution or Community” (“G/IC”) for Church Development with POS	23.5.2014

\* The Committee decided to partially agree to the application and considered that an appropriate “G/IC” sub-zone restricting the site to allow only for church use, and including the building height, Plot Ratio/Gross Floor Area, Site Coverage and the amount of public open space to be provided in the Notes of the OZP should be worked out in order to enforce the approved use and development parameters under the s.16 application.

### ***Rejected Rezoning/s.12A Applications***

<b>Application No.</b>	<b>Proposed Amendment</b>	<b>Date of Consideration (RNTPC)</b>	<b>Rejection Reason(s)</b>
Z/TM/1	From “O” to “G/IC” for Home for the Elderly Development	28.1.2000	1 and 2
Y/TM/3	From “O” to “G/IC” for Church Development	7.5.2010	3
Y/TM/18	From “O” to “G/IC” for Private Primary School Development	9.12.2016	4 and 5
Y/TM/22	To amend the Notes for “G/IC(1)” Zone to Facilitate Residential Care Homes for the Elderly (RCHE)	6.9.2019	6, 7 and 8

#### **Rejection Reasons:**

- 1: Insufficient information to demonstrate that the proposed development would be properly mitigated from the adverse traffic noise impact.
- 2: Might have interface problems with the works project of a proposed road.
- 3: Premature to consider the application prior to revision to a Layout Plan where the Site located.
- 4: Fail to demonstrate the Site is suitable for accommodating a properly designed primary school
- 5: Fail to demonstrate the proposed school development would not cause adverse traffic impact on the surrounding areas.
- 6: Proposed deletion of public open space and increased development intensity is against the original intention of rezoning the Site to “G/IC(1)”.
- 7: Fail to demonstrate the proposed RCHE development would not cause unacceptable visual and landscape impact on the surrounding areas.
- 8: Fail to demonstrate the prospect of implementation of the proposed RCHE.

**Detailed Departmental Comments****Comments of the Director of Social Welfare (DSW):****Licensing Perspective**

- (a) Formal licence application for the proposed residential care home for the elderly (RCHE) at the Site has not yet been received. Her comments are therefore given on an advisory angle and should not be construed as an endorsement or agreement to the plans for the purpose of licence consideration.
- (b) The applicant's attention should be drawn as follows:
  - (i) The premises shall be constructed and maintained in accordance with the provisions of Buildings Ordinance & Allied Regulations and Code of Practice for Fire Safety in Building 2011 issued by Buildings Department.
  - (ii) Demonstration on compliance of the access and facilities for persons with a disability from the lot boundary to the proposed RCHE in accordance with Building (Planning) Regulation (B(P)R) 72 and "Design Manual: Barrier Free Access 2008" is required.
  - (iii) The provision of adequate natural lighting and natural ventilation to the habitable area, Sick / Isolation Room / Quiet Room, office and kitchen in compliance with B(P)R 30 & 31 should be demonstrated by window elevations and calculations. Exemption may be considered if adequate artificial lighting and mechanical ventilation for the kitchen and offices (if any) is provided which should be marked on plan by showing both the exhaust and supply air ventilation ducts. Demonstration by calculation of 5 and 20 air changes per hour respectively is required separately.
  - (iv) No part of the area used for habitation shall be more than 9m measured within the subject areas from a prescribed window as stipulated in B(P)R 32.
  - (v) The provision of adequate natural lighting and natural ventilation to the toilets, showers and pantry (if any) in compliance with B(P)R 36 should be provided and demonstrated by window elevations and calculations. Otherwise, exemption may be considered if adequate artificial lighting and mechanical ventilation for the subject areas is provided which should be marked on plan by showing both the exhaust and supply air ventilation ducts. Demonstration by calculation of 10 air changes per hour is required separately.
  - (vi) The clear width of the door opening for each dormitory and the toilet should have a width not less than 800mm. The door should also be readily opened from inside without the use of a key.
  - (vii) The ceiling (the ceiling structure or suspended false ceiling) of the

Nursing Home (NH) must be situated at a height not less than 2.5m measuring vertically from the floor or not less than 2.3m measuring vertically from the floor to the underside of any beam.

- (viii) The dead-end travel distance in every part of the proposed NH should not be more than 12m to the protected exit or to a point, from which travel in different directions to 2 or more protected exits is available.
- (ix) According to Para. 5.2.3 of the Code of Practice for Residential Care Homes (Elderly Persons) (CoP), RCHEs should not be situated on the basement floor under general circumstances.
- (x) Net floor area should be demonstrated by area calculation diagram.
- (xi) Isolation rooms/facilities shall be provided according to Para. 12.4 of CoP.
- (xii) The captioned premises should be free of unauthorized building works.
- (xiii) Any building works which fall within Minor Work under Building (Minor Works) Regulation (B(MW)R), should fully comply with the requirements of the regulation. Details of the Minor Works Control System (MWCS) can be found at the Buildings Department website ([www. bd.gov.hk](http://www.bd.gov.hk)).
- (xiv) Under section 20 of the Residential Care Homes (Elderly Persons) Regulation, no part of an RCHE shall be situated at a height more than 24m above the ground floor, measuring vertically from the ground of the building to the floor of the premises in which the RCHE is to be situated. Shall any part of the RCHE be situated at a height more than 24m above the ground floor, fire safety advice and comments should be sought from the Fire Services Department.
- (xv) The above requirements are only based on the current information provided. As such, the above building and fire safety requirements may not be exhaustive. Other requirements will be imposed upon further submission of layout plans or documents.

#### Service Perspective

- (c) While the application indicates that the proposed RCHE is to be located on a 7-storey block with a building height at 27.4m, among others, the applicant should ensure the building height of the intended RCHE is in full compliance with the height restriction of the RCHE as set out in Para. 5.3 of the CoP January 2020 (Revised Edition). That is: *‘Under section 20 of the Residential Care Homes (Elderly Persons) Regulation, subject to paragraph 5.3.2 below, no part of an RCHE shall be situated at a height more than 24m above the ground floor, measuring vertically from the ground of the building to the floor of the*

*premises in which the RCHE is to be situated....If an RCHE is located in a building served by 2 streets/roads at different levels, the height of the RCHE is to be measured from the level of the lower street/road.'*

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**Comments on Planning Application\_A/TM/578**

16/09/2022 10:26

From: Aegean Coast Management Services Office <aegeancoast@kaishing.com.hk>  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

1 attachment



A\_TM\_578\_comment\_1.pdf

Dear Sir / Madam,

Pls find the attached comment raised out by our residents.

Best Regards,

Aegean Coast Management Services Office

Tel: 2949 5111 Fax: 2949 5222



Download Live e-asyl App



\*\*\*\*\* Disclaimer: This e-mail message (together with any attachments) is confidential to the addressee and may also be privileged. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message is strictly prohibited. Please also notify the sender immediately by return e-mail and delete it from your system. Internet communications cannot be guaranteed to be secure or error-free. The sender and the entity through which this message is sent therefore do not accept liability for errors or omissions as contained in the message and any spreading of viruses as a result of Internet transmission. Any opinions contained in this message are those of the sender personally and would not bind any entity unless otherwise clearly stated and with the authority of the sender duly verified. \*\*\*\*\*



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/TM/578

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I SUPPORT THE ~~USE~~ PROPOSED USED TO THIS LOT BUT  
SUPPORTING INFRASTRUCTURE, eg.: ~~ROAD~~ WIDER ROADS WITH  
MORE LANES, PUBLIC PARKING SPOTS, GARBAGE ~~HAN~~  
PROCESSING FACILITIES, PUBLIC WASHROOMS, ETC., ~~ARE~~  
ALL DESPERATELY NEEDED TO ~~BE~~ SUPPORT RESIDENTS  
LIVING IN THIS AREA, PEOPLE WHO VISITS THE ELDERLY  
HOME, AND OTHER USERS.

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

簽署 Signature

CH

日期 Date

9 SEP 2022

9 SEP 2022 HO

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

參考編號  
**Reference Number:** 220916-172728-84094

提交限期  
**Deadline for submission:** 16/09/2022

提交日期及時間  
**Date and time of submission:** 16/09/2022 17:27:28

有關的規劃申請編號  
**The application no. to which the comment relates:** A/TM/578

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. Isabel

意見詳情  
**Details of the Comment :**

現在人口老化問題越來越嚴重，希望無論私人或政府社區能增設更多老人服務院舍，以舒緩家庭成員照顧老人家的生活壓力。屯門這個老人院項目是一個不錯建議，假若設施及服務到位，我不介意夸區為老人家找院舍。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:** 220916-213803-55235

提交限期  
**Deadline for submission:** 16/09/2022

提交日期及時間  
**Date and time of submission:** 16/09/2022 21:38:03

有關的規劃申請編號  
**The application no. to which the comment relates:** A/TM/578

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

意見詳情  
**Details of the Comment :**

香港人口老化，老人院不足夠，輪後入住時間好長，所以興建多一些老人院舍是需要的，所以我贊成在此地方興建老人院。

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

參考編號

**Reference Number:**

220916-212725-64468

提交限期

**Deadline for submission:**

16/09/2022

提交日期及時間

**Date and time of submission:**

16/09/2022 21:27:25

有關的規劃申請編號

**The application no. to which the comment relates:**

A/TM/578

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Ma Po Lun

意見詳情

**Details of the Comment :**

等老人家有更舒適環境和專業人士照顧，在生之年，在快樂的環境下，頤養天年。

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

參考編號

**Reference Number:**

220916-174538-89877

提交限期

**Deadline for submission:**

16/09/2022

提交日期及時間

**Date and time of submission:**

16/09/2022 17:45:38

有關的規劃申請編號

**The application no. to which the comment relates:**

A/TM/578

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Kwok Chi Wai

意見詳情

**Details of the Comment :**

此區需要護老院及醫療中心。

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

參考編號

**Reference Number:**

220916-181838-64589

提交限期

**Deadline for submission:**

16/09/2022

提交日期及時間

**Date and time of submission:**

16/09/2022 18:18:38

有關的規劃申請編號

**The application no. to which the comment relates:**

A/TM/578

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Anthony Tam

意見詳情

**Details of the Comment :**

該區非常缺乏安老及醫療設施

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

參考編號

**Reference Number:**

220916-182306-73738

提交限期

**Deadline for submission:**

16/09/2022

提交日期及時間

**Date and time of submission:**

16/09/2022 18:23:06

有關的規劃申請編號

**The application no. to which the comment relates:** A/TM/578

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Anthony Tam

意見詳情

**Details of the Comment :**

區區非常缺乏安老及醫療設施

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/TM/578 Received on 09/05/2023

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

同意建議。近期掃管營人口增加，增加福利設施及休憩用地有其需要。

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

劉永賢 (東南分區)

簽署 Signature



日期 Date

17/5/2023



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

參考編號

Reference Number:

220911-123932-85477

提交限期

Deadline for submission:

16/09/2022

提交日期及時間

Date and time of submission:

11/09/2022 12:39:32

有關的規劃申請編號

The application no. to which the comment relates:

A/TM/578

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. MAN Chun Ho

意見詳情

Details of the Comment :

就所述申請向城規會提出位於新界屯門掃管笏丈量約份多個地段及毗連政府土地，即順德聯誼總會李金小學對出，毗鄰中國石化油站，擬議社會福利設施(安老院舍)及公眾休憩用地之規劃申請，本人從長者對生活環境的期望作考慮點，在此對項目作出強烈反對，並且期望城規會作出最後決定前能考慮本人所提出的三大重點：

1. 選址建造不正確

長者是香港的寶瑰。本人相信，長者的健康是所有年青一輩最重視的要點之一。但是，就該項目擬議的地址，竟然正正是對環境有污染的24小時經營加油站旁。我們應要明瞭，加油站總是會有很多汽車來來往往，汽車在加油過程中關車和著車會噴出大量有害物會造成空氣污染，而且油站所供應的汽油和柴油裏面也含有大量有害物，在加油過程中無可避免地散發於空氣中，該等等毒物對人的身體健康危害極大。年青的人身體強壯還可以抵禦，但我們的寶瑰呢？長者們大多數身體比較弱，遇到有害物有可能誘發身體潛在疾病。

2. 空氣污染

以上第一點已指出，因在旁加油站所造成空氣污染，將直接影響擬議安老院中的長者導致身體健康上出現問題。在此補充，即是安老院裝有空氣過濾設備，但長者仍不可能任何時候只在室內地方走動，他們總有需要到露天花園外走走，所以，加油站帶出的有害毒物必然在花園中飄浮，最後長者不能避免地吸入有害物而影響健康。

3. 噪音污染及光污染

加油站是24小時經營的，大量汽車全天候出入加油站，汽車多了就會有許多噪音，十分不利於長者休息。因它日夜經營，亦需要處理危險物品，所以一定需要高亮度的照明來確保工作安全。可以預見到的是，擬議安老院旁將於晚上時候四周環境會光亮，這光污染將會影響長者日常作息。

最後，本人就以上三項重點作考慮，對擬議項目作出強烈反對，亦對擬建項目能否對長者有益處抱有很大保留。本人懇請城規會先了解該項目的附近環境，作出正確選址，避免造出本末倒置的決定。

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

參考編號

Reference Number:

220911-114628-02781

提交限期

Deadline for submission:

16/09/2022

提交日期及時間

Date and time of submission:

11/09/2022 11:46:28

有關的規劃申請編號

The application no. to which the comment relates:

A/TM/578

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. man pui sze

意見詳情

Details of the Comment :

掃管笏這個區根本沒有醫療設備，只有一間黃金海岸診所，由掃管笏去屯門醫院需要很長時間，因為只有一條青山公路可以使用，繁忙時間如果從掃管笏到屯門醫院，所需時間要45分鐘或以上，如果在掃管笏一帶興建安老院，但是沒有醫療及交通配套，老人家如需要急症治療的時候會出現很大問題。

其實掃管笏一帶所需要的生活配套，根本已經不足夠供應現有當區居民需要，如果日後興建老人院或屋苑，本人認為會出現嚴重生活配套供應不足的現象。懇請當局認真考慮及規劃。本人明白興建老人院或屋苑是社區發展重要一環，但應該選擇適合地區及配套，以長遠角度去規劃，否則會製造另一個更深遠的民生問題。

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

參考編號

Reference Number:

220905-140036-49670

提交限期

Deadline for submission:

16/09/2022

提交日期及時間

Date and time of submission:

05/09/2022 14:00:36

有關的規劃申請編號

The application no. to which the comment relates:

A/TM/578

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 吳碧青

意見詳情

Details of the Comment :

關於 申請編號 - A/TM/578 - 擬議社會福利設施 (安老院舍)及公眾休憩用地

為免浪費土地資源, 本人建議樓下可以建設醫療診所/健康院, 市政圖書館等, 樓上建安老院舍, 這樣老人若有病時可以配套醫治, 圖書館可以供區內老人及青少年有活動空間.

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that the lot owner(s) have to apply to LandsD for an in-situ land exchange prior to any development on the Site. The proposal would only be considered upon the receipt of a formal application from the applicant. As the current proposal has also involved a piece of Government land, the applicant should note that there is no guarantee that the application, if received by LandsD, will be approved, and his comments are all reserved on such. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it will be subject to such terms and conditions as the Government shall deem fit to do so, including the charging of premium and administrative fees and such other conditions as may be imposed by LandsD;
- (b) to note the comments of the Director of Social Welfare (DSW) that for a Residential Care Home for the Elderly (RCHE) licence to be issued, the intended RCHE has to comply with the prevailing licensing requirements at the time of the licence application as stipulated in the Residential Care Homes (Elderly Persons) Ordinance, Cap. 459, its subsidiary legislation and the latest version of Code of Practice for Residential Care Homes (Elderly Persons);
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient space within the application site should be provided for manoeuvring of vehicles and no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that (i) the applicant should construct a run in/out at the access point at So Kwun Wat Road in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; (ii) the proposal for removal/relocation of light post should be submitted to Lighting Division of HyD for comment if there is any existing light post(s) will be affected by the proposed vehicular run in/out; (iii) the applicant should ascertain that utility services at the run-in/out could sustain the traffic load at the proposed ingress and egress point; (iv) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; (v) excavation permit should be obtained from the Regional Office prior to the commencement of excavation works on public roads maintained by HyD; and the applicant should at his/her own expenses and to the satisfaction of HyD make good any damage done to the adjoining public roads, footpaths and street furniture due to his/her works;
- (e) to note the comments of the Chief Town Planner/ Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of the site coverage of greenery requirements under Practice Notes for Authorized Persons, Registered Structural Engineers and Registered (PNAP) APP-152 and/or under the lease. The site coverage of greenery

calculation should be submitted separately to Building Department (BD) for approval. For any proposed tree preservation/removal scheme, the applicant shall be reminded to approach relevant authority/government department(s) direct to obtain the necessary approval;

- (f) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that the proposed RCHE is a domestic use under the Buildings Ordinance (BO). Application for granting modification for treating the RCHE as non-domestic building for the purpose of site coverage (SC), plot ratio (PR) and open space will be favorably considered at the building plan submission stage. Any right of way falls within the definition of street under regulation 2 of Building (Planning) Regulations (B(P)R) should be excluded from site area of the proposed development for PR and SC calculation under B(P)R. If the proposed PR is based on the assumption that gross floor area (GFA) exemption will be granted for green/amenity features and non-mandatory /non-essential plant room, etc., the pre-requisites in PNAP APP-151 and APP-2 should be complied with. Disregarding private car parking spaces from GFA calculation under BO will be considered on the basis of the criteria set out in PNAP APP-2 during building plan submission stage. If there are existing structures which had been erected on the leased land without approval of the Building Authority (BA) (not being a New Territories Exempted House), they are unauthorized under BO and should not be designated for any approved use under the captioned application. For unauthorized building works (UBW) erected on the leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's 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 application site under BO. If the proposed use under application is subject to the issue of a license, any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority. Details comments under BO will be provided at the building plan submission stage;
- (g) to note the comments of the Director of Fire Services (D of FS) that the height restriction as stipulated in relevant regulations governing the proposed social welfare facilities should be observed. Detailed fire safety requirements, including but not limited to any additional requirements in relation to the close proximity between the site and the petrol filling station, will be formulated upon receipt of formal submission of general building plans and referral from relevant licensing authority. Emergency vehicular access (EVA) provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the B(P)R 41D which is administered by the BD. The applicant should consult Social Welfare Department on the proposed development and should be reminded that licensing requirements will be formulated upon receipt of formal application via the Licensing Authority. If any storage and use of dangerous goods exceed the respective exempt quantity at the subject location, formal application to his Dangerous Goods Control Division regarding the layout design and quantity of dangerous goods for granting dangerous goods licence/approval;



- (h) to note the comments of the Director of Leisure and Cultural Services (DLCS) that should any tree under Leisure and Cultural Services Department (LCSD)'s maintenance be inevitably affected, the project proponent should act in accordance with the prevailing Development Bureau Technical Circular (Works) No. 4/2020;
- (i) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that should tree felling on government land be unavoidable, prior approval from LandsD should be obtained; and
- (j) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing, supervising and conducting any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines. There is an intermediate pressure gas pipeline (running along Kwun Tsing Road and So Kwun Wat Road) which is in the vicinity of the proposed site area. For the sake of public safety and continuity of gas supply, the parties involved in planning, designing, organizing and supervising any works near a gas pipeline (the involved parties) should approach the Hong Kong and China Gas Company Limited (HKCG) for requisition of gas pipe layout plan(s) to investigate if there is any underground gas pipe within and/or in vicinity of the proposed site and liaise with HKCG any required minimum set back distance away from it during the design and construction stages of the work. The involved parties is required to observe the Electrical and Mechanical Services Department's requirements on the "Avoidance of Damage to Gas Pipes 2nd Edition" for reference. The webpage address is:  
[https://www.emsd.gov.hk/filemanager/en/content\\_286/CoP\\_gas\\_pipes\\_2nd\\_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf).