

2022年 7月 5日

此文件在 收到 - 城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 5 JUL 2022
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 請在適當的方格內上加上「✓」號

2201526 22/6 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/MC-NSW/303
	Date Received 收到日期	5 JUN 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)

Sky Glory Properties Limited 鴻天置業有限公司

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)

Ove Arup & Partners Hong Kong Limited 奧雅納工程顧問

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)	Lot Nos. 870 S.A, 870 RP, 877 RP, 878 S.A, 878 S.B, 878 S.C, 878 S.D, 878 S.E, 878 S.F, 878 RP, and 892 in D.D. 115 and adjoining Government Land, Tung Shing Lei, Nam Sang Wai, Yuen Long
(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 3,943.30 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 11,314.95 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)	1,724.51 sq.m 平方米 <input 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 Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8
(e) Land use zone(s) involved 涉及的土地用途地帶	"Undetermined"
(f) Current use(s) 現時用途	<p>Flat land with some temporary structures and partly vegetated with some trees</p> <p>(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)</p>

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 ..25/05/2022..... (DD/MM/YYYY), this application involves a total of3..... "current land owner(s)"[#].
根據土地註冊處截至 ..2022..... 年5..... 月25..... 日的記錄，這宗申請共牽涉3..... 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 18/06/2022 (DD/MM/YYYY)[&]
於 18/06/2022 (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
17/06/2022 (DD/MM/YYYY)[&]
於 17/06/2022 (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，或有關係的鄉事委員會[&]

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

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

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

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

(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	11,314.95..... 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	Below 23m: Not exceeding 92 Above 23m: Not exceeding 33.33 .. %	<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	17..... 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	69.3..... mPD 米(主水平基準上)	<input checked="" type="checkbox"/> About 約
	64.3..... m 米	<input checked="" type="checkbox"/> About 約

☒ Domestic part 住用部分

GFA 總樓面面積 5,914.95 sq. m 平方米 ☐ About 約
 number of Units 單位數目 90 (Senior Hostel)
 average unit size 單位平均面積 57.5 (Senior Hostel) sq. m 平方米 ☒ About 約
 estimated number of residents 估計住客數目 About 100 (About 100-bed)

☒ Non-domestic part 非住用部分

☐ 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)
 About 5,400.00 sq.m (127-bed Residential
 Care Home for the Elderly)(About 83 units)

☒ 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)

Calculation of gross floor area according to Building (Planning) Regulations 23(3)(a), PNAP APP-2 and PNAP APP-151, with overall cap at 10%
 of the total GFA for desirable green / amenity features and non-mandatory / non-essential plant rooms and services of the development exempt
 from GFA calculation

Floor Area for Clubhouse for senior hostel exempted from GFA calculation. According to Building (Planning) Regulations 23(3)(a) and PNAP
 APP-104, for total domestic GFA of up to 25,000sq.m, maximum 5% of the total domestic GFA could be exempted from GFA calculation.

☒ 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 ..227..... 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]
Please refer to Appendix A of this Application for details.		
.....
.....
.....
.....
.....

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

Outdoor Landscape Garden, Car Park, Internal Driveway and Emergency Vehicular Access.

.....

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)

2028

.....

.....

.....

.....

.....

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行车通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<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)) Siu Sheung Road <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) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	<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) Private Car Parking Spaces 私家車車位 52 Motorcycle Parking Spaces 電單車車位 1 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N.A. Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N.A. Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N.A. Others (Please Specify) 其他 (請列明) _____ Light Bus Parking Space 小巴車位 1 _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是 No 否	<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) Taxi Spaces 的士車位 N.A. Coach Spaces 旅遊巴車位 N.A. Light Goods Vehicle Spaces 輕型貨車車位 1 Medium Goods Vehicle Spaces 中型貨車車位 N.A. Heavy Goods Vehicle Spaces 重型貨車車位 N.A. Others (Please Specify) 其他 (請列明) _____ Loading/Unloading Space for Medium/ Heavy Goods Vehicle 1 中/重型貨車上落客貨車位 _____ Lay-by for taxi or private vehicle 的士或私家車停車處 1

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

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

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

<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>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																																				
	No 否	<input checked="" type="checkbox"/>																																				
<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>	Yes 是	<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) <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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ^{1,938} sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ^{4.5} m 米 <input checked="" type="checkbox"/> About 約																																				
	No 否	<input type="checkbox"/>																																				
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)	<table border="0"> <tr> <td>Yes 會</td><td><input type="checkbox"/></td> <td>No 不會</td><td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td> <td>No 不會</td><td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td> <td>No 不會</td><td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td> <td>No 不會</td><td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td> <td>No 不會</td><td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td> <td>No 不會</td><td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td> <td>No 不會</td><td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td> <td>No 不會</td><td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td> <td>No 不會</td><td><input checked="" type="checkbox"/></td> </tr> </table>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>
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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 technical assessments appended at Appendices B to I of the Supporting Planning Statement. </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 Supporting Planning Statement for justifications in support of the Application.

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

YEUNG WING SHAN, THERESA

Name in Block Letters
姓名（請以正楷填寫）

Director

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☒ Fellow of 資深會員

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 MRTPL

on behalf of
代表

Ove Arup & Partners Hong Kong Limited

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

Date 日期

22/06/2022

(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

- 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。
- 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。
- 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 available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot Nos. 870 S.A, 870 RP, 877 RP, 878 S.A, 878 S.B, 878 S.C, 878 S.D, 878 S.E, 878 S.F, 878 RP, and 892 in D.D. 115 and adjoining Government Land, Tung Shing Lei, Nam Sang Wai, Yuen Long 元朗南生圍東成里丈量約份第 115 約地段第 870 號A 分段、第 870 號餘段、第 877 號餘段、第 878 號A 分段、第 878 號B 分段、第 878 號C 分段、第 878 號D 分段、第 878 號E 分段、第 878 號F 分段、第 878 號餘段、第 892 號及毗連政府土地		
Site area 地盤面積	3,943.30	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地 1,724.51	sq. m 平方米	<input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 南生圍分區計劃大綱核准圖編號 S/YL-NSW/8		
Zoning 地帶	"Undetermined" 「未決定用途」		
Applied use/ development 申請用途/發展	Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Residential Institution (Senior Hostel) development 擬議社會福利設施(安老院舍)及住宿機構(長者住屋)發展		

(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	5,914.95 (長者住屋 Senior Hostel) <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.50 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	5,400.00 (安老院舍 Residential Care Home for the Elderly) <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.37 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <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	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 checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 (1 storey) <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	約About 64.3	m 米 <input type="checkbox"/> (Not more than 不多於)
		約About 69.3	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		17	Storeys(s) 層 <input 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 1 <input checked="" 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	23 米以下 Below 23m: 不超過Not exceeding 92 23 米以上 Above 23m: 不超過Not exceeding 33.33 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	約 About - 安老院舍 Residential Care Home for the Elderly: 83 units 單位 (127 Beds 張床位) - 長者住屋 Senior Hostel: 90 units 單位 (100 Beds 張床位)		
(vi) Open space 休憩用地	Private 私人	227	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	54
	Private Car Parking Spaces 私家車車位	52
	Motorcycle Parking Spaces 電單車車位	1
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N.A.
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N.A.
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N.A.
	Others (Please Specify) 其他 (請列明)	
	<u>Light Bus Parking Space 小巴車位</u>	1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	3
	Taxi Spaces 的士車位	N.A.
	Coach Spaces 旅遊巴車位	N.A.
	Light Goods Vehicle Spaces 輕型貨車車位	1
	Medium Goods Vehicle Spaces 中型貨車位	N.A.
	Heavy Goods Vehicle Spaces 重型貨車車位	N.A.
	Others (Please Specify) 其他 (請列明)	
	<u>Loading/Unloading Space for Medium/Heavy Goods Vehicle 中/重型上落客貨車位</u>	1
	<u>Lay-by for taxi or private vehicle 的士或私家車停車處</u>	1

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 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"/>
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 checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
<u>Air Ventilation Assessment, Ecological Impact Assessment, Landscape and Tree Preservation Proposal</u>		

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。

**Similar s.16 Applications within the “U” Zone
on the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8**

A. Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
1.	A/YL-NSW/264 *	Proposed Temporary Social Welfare Facilities (Integrated Community Service Centre) for a period of 5 years	2.3.2018 (revoked on 2.3.2022)	1 to 8
2.	A/YL-NSW/292	Proposed Conservation of Historic Building (Pun Uk), Place of Recreation, Sports or Culture (Arts / Antique Gallery and Heritage Education) and Social Welfare Facility (Residential Care Homes for the Elderly) with Ancillary Eating Place	12.8.2022	9 to 18

*denotes permission revoked

Approval Conditions

1. No operation between 5:30pm and 9:30am on Mondays to Fridays
2. No operation between 1:30pm and 9:30am on Saturdays
3. No operation on Sundays and public holidays
4. The maintenance of drainage facilities on site in good condition at all time
5. No vehicle is allowed to queue back to or reverse onto/from public road at any time
6. The submission of records of the existing drainage facilities on site
7. The submission of fire service installations proposal
8. The implementation of the fire service installations proposal
9. Submission of a Conservation Management Plan (CMP) for the conservation of Pun Uk and its pond prior to the commencement of any works and implementation of the works and arrangements in accordance with the CMP
10. Submission of a full set of high quality photographic, cartographic, and/or 3D scanning records of Pun Uk, its pond and environs prior to the commencement of any works
11. Submission and implementation of a landscape proposal
12. Submission and implementation of a drainage proposal
13. Submission of a quantitative risk assessment and the implementation of the mitigation measures identified
14. Submission of a noise impact assessment and the implementation of the mitigation measures identified therein
15. Design and provision of vehicle parking and loading/unloading facilities

16. Design and implementation of vehicular access and road improvement works, as proposed in the Traffic Impact Assessment
17. Design and provision of a residential care homes for the elderly
18. Provision of water supplies for fire fighting and fire service installations

B. Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration</u>	<u>Main Reason(s) for Rejection</u>
1.	A/YL-NSW/293	Proposed Comprehensive Residential Development with Commercial Uses and Social Welfare Facilities	3.2.2023	1

Rejection Reasons

1. The “U” zone is one of the potential sites for public housing development in the short to medium term which are subject to the findings of the on-going Study by CEDD. The encroachment of the proposed development onto the public housing site will jeopardise the government intention and development potential for public housing development at Tung Shing Lei. Subject to the finding of Study, the “U” zone will be comprehensively reviewed and the approval of the application will undermine the comprehensive planning of the “U” zone.

Recommended Advisory Clauses

- (a) To note the comments of the District Lands Officer/Yuen Long, LandsD (DLO/YL, LandsD) as follows:
- (i) the application site (the Site) involves various private lots in D.D. 115, which are all old schedule agricultural lots, and adjoining Government land (GL). The ownership details will be checked upon receipt of formal land application. Upon checking of land search records, the private lots are not under single ownership and the applicant is not the current land owner. The applicant should demonstrate how to implement the planning scheme as a whole if the application is approved;
 - (ii) as quoted by the applicant, the Site has an area of about 3,943.3m² (including 1,724.5m² GL), which should be subject to further verification and survey. In case of any discrepancy in site area found, the proposed development parameters will have to be revised accordingly;
 - (iii) part of the Site is subject to Shek Kong Airfield Height Restriction of 159mPD;
 - (iv) should the Board decide to approve the application, the applicant has to apply for land exchange to implement the planning scheme. However, there is no guarantee at this stage that the land exchange application (including granting of additional GL) would be approved. Such application will be dealt with by LandsD acting in the capacity of the landlord at his discretion, and if it is approved under such discretion, the approval would be subject to such terms and conditions including amongst others, the payment of premium and administrative fee as may be imposed by LandsD;
 - (v) the registered owners have to apply for a land exchange to implement the planning scheme. However, there is no guarantee at this stage that the land exchange application (including granting of additional GL) would be approved. Such application will be dealt with by LandsD acting in the capacity of the landlord at his discretion, and if it is approved under such discretion, the approval would be subject to such terms and conditions including amongst others, the payment of premium and administrative fee as may be imposed by LandsD; and
 - (vi) the proposed tree felling/transplanting/tree compensatory as stated in para. 5.4.1 and Appendix E of the Planning Statement should be subject to separate application to be submitted for formal approval upon implementation of the development proposal.
- (b) To note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) as follows:
- (i) if the proposed access on Shiu Sheung Road is approved by Transport Department (TD), the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement;
 - (ii) should there be any road/junction improvement works be agreed by TD, they should be designed and constructed to the satisfaction of TD and HyD at the project proponent's own cost; and

- (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (c) To note the comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, HyD (CE/RD 2-2, RDO, HyD) that location of the proposed development falls within the Railway Protection Zone of existing Tuen Ma Line. The railway protection team of MTR Corporation Limited should be consulted with respect to operation, maintenance and safety of the existing rail network.
- (d) To note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) as follows:

Detailed comments on the submitted revised Drainage Impact Assessment

- (i) Manhole D4 should have three incoming pipes. Please review.
- (ii) Hydraulic capacity checking for D4 to D5 is missing. The size/ capacity of outgoing pipe is smaller/ less than the incoming pipes which is not acceptable. Please resubmit for comment.
- (e) To note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) as follows:
 - (i) there is no record of approval granted by the Building Authority (BA) for the existing structures at the site;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and EVA in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site abuts on a specified street (Siu Sheung Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage;
 - (iv) for features applied to be excluded from the calculation of the total gross floor area, it shall be subject to compliance with the requirements laid down in the relevant Joint Practice Notes and Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP), such as the requirements of building set back, building separation and site coverage of greenery as stipulated in PNAP APP-152 if applicable;
 - (v) if the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - (vi) for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing 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;

- (vii) before any new building works (including containers/open sheds as temporary buildings, demolition and land fullings etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (viii) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - (ix) if the proposed use under application is subject to issue of a license, the applicant should be reminded that 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; and
 - (x) detailed checking under the BO will be carried out at building plan submission stage.
- (f) To note the comments of the Director of Fire Services (D of FS) as follows:
- (i) licensing requirements will be formulated upon receipt of formal application via the Licensing Authority and the height restriction as stipulated in S.20 of Residential Care Homes (Elderly Persons) Regulation shall be strictly observed; and
 - (ii) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans. Nevertheless, the applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011, which is administered by the Buildings Department; and
- (g) 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 mentioned 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.
- (h) To note the comments of the Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD) that the applicant shall submit the proposed building works plans to the Buildings Department for approval as required under the provisions of the BO.
- (i) To note the comments of the Director of Food and Environmental Hygiene (DFEH):
- (i) no Food and Environmental Hygiene Department’s (FEHD) facilities will be affected and all related work or operation shall not cause any environmental nuisance, pest infestation and obstruction to the surroundings;

- (ii) for any waste generated from such operation or activity, the applicant should arrange disposal properly at his own expenses; and
 - (iii) proper licence/permit issued by FEHD is required if there is any catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public.
- (j) To note the comments of the Executive Secretary (Antiquities & Monuments) of Development Bureau (ES(A&M), DEVB) that given Pun Uk is located in the vicinity of the Site, the applicant is advised to assess the possible impacts arising from the proposed development and to formulate appropriate mitigations, protective and/or monitoring measures to ensure that no adverse impacts, both visually and physically, will be made to Pun Uk.
- (k) To note the local concerns as stated in paragraph 10 of the Rural and New Town Planning Committee paper and to liaise with the locals to address their concerns as far as possible.

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

參考編號

Reference Number:

220720-195305-30690

提交限期

Deadline for submission:

05/08/2022

提交日期及時間

Date and time of submission:

20/07/2022 19:53:05

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/303

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. William Tsoi

意見詳情

Details of the Comment :

支持建設護老院

017

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/YL-NSW/303

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

香港面對嚴重人口老化問題，不少基層長者輪候入住安老院舍時間過長，居家安老卻又欠足夠資源，為長者提供優質安老院舍及住屋服務尤關重要。就此，本人對是次規劃申請表示支持

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

簽署 Signature



日期 Date

1/8/2022

致城市規劃委員會秘書：

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

A/YL-NSW1303

意見詳情（如有需要，請另頁說明）

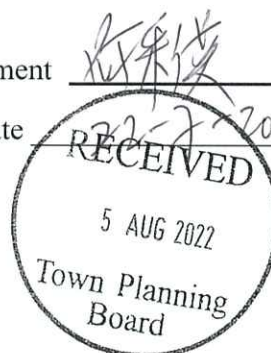
Details of the Comment (use separate sheet if necessary)

本人以此項目為題。
 這是香港少見的環保而实用的綠色建築。
 希望政府能夠批准這計劃，令香港能有更多綠色
 設計亮眼的建築。並在这个高密度及高限制的市
 區環境內展現更多可持續性發展的建築設計。

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

簽署 Signature

日期 Date



致城市規劃委員會秘書：

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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)

非常贊成和認同這個項目的概念，為長者打造
一個退休社區。

本人認為這個疫情下令很多長者缺少社交生活有
機會助長孤獨感。希望從此項目計劃中能夠
提升他們的生活質素。

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

簽署 Signature

日期 Date



致城市規劃委員會秘書：

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

A/KL-NSW 1803

意見詳情（如有需要，請另頁說明）

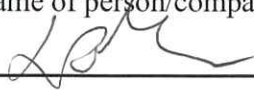
Details of the Comment (use separate sheet if necessary)

本人支持項目。我認為此計劃興建的
 月樓層高，其中包括安老院舍及長者住屋，能夠為元朗居民提供
 優質的長者服務及居家安老的選擇。

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

何貞

簽署 Signature



日期 Date

16-7-2022



致城市規劃委員會秘書：

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有關的規劃申請編號 The application no. to which the comment relates A/YL-NSW1303

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人贊成項目，希望能夠建造改善及優化區內長者
住宿和設施配套問題。

現時長者輪候公屋時間拖長，居住環境逐漸惡劣，
長者宿位亦早已供不應求；

希望此項目計劃能夠改善區內長者宿位等候時間過
長的問題。

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

簽署 Signature

日期 Date



致城市規劃委員會秘書：

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有關的規劃申請編號 The application no. to which the comment relates A/KL-NSW1303

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人贊成有關元朗南生園東面之規劃申請
 人口老化問題在元朗區日益嚴重，現時輪候院舍照顧
 服務的人數遠比輪候社區照顧服務的人數多。
 難以滿足社會對長者服務的需求。
 此項目不但能夠提供更多長者住宿，亦能夠為元朗居民
 提供更多優質醫療服務。

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

簽署 Signature

日期 Date



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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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/YL-NSW 1303

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

贊成此項目，香港市民努力工作，為的就是過更好的生活
然而，香港的地少人多，甚少能在自己家中过上優質的退
休生活。
這個計劃為長者提供高質素及融洽的生活環境，是
香港理想的退休環境。

「提意見人」姓名／名稱 Name of person/company making this comment 吳尚正簽署 Signature [Signature]日期 Date 20-7-2022

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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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/YL- NSW/303

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人十分支持有關元朗南生圍東成里之規劃申請（A/YL-NSW/303）。
人口老化問題在元朗區日益嚴重。資助安老院舍宿位供不應求，輪候人數與宿位數目的差距愈來愈大，輪候期間逝世的人數亦有增無減。加上看到今次疫症，因為安老院院舍質素參差，很多長者染病去世。事實證明，現狀難以滿足元朗區市民對安老院的需求。我認為此項目計劃興建的17層高大樓，當中包括安老院舍及長者住屋，能夠為元朗居民提供優質的長者服務及居家安老的選擇。項目鄰近博愛醫院，十分方便長者，特別是讓行動不便的老年人士覆診。香港寸金呎土，該地長期未能好好利用實屬可惜，希望政府能批准這申請，令社會各方大眾能受惠。

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

簽署 Signature

日期 Date



致城市規劃委員會秘書：

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074

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有關的規劃申請編號 The application no. to which the comment relates A/YL- NSW/303

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人希望這個項目計劃能夠改善及優化區內長者住宿和設施配套問題。現時長者輪候公屋時間拖長，居住景況逐漸惡劣，長者宿位亦早已供不應求。希望這個項目計劃能夠建造改善區內長者宿位等候時間過長的問題。

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

簽署 Signature

張鳳娟

日期 Date

張鳳娟

23-7-22
RECEIVED

5 AUG 2022

Town Planning
Board

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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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/YL- NSW/303

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人支持有關元朗南生圍東成里之規劃申請（A/YL-NSW/303），人口老化問題在元朗區日益嚴重，唯現時政府的措施仍無法達標，亦難以滿足社會對長者服務的需求。此項目不但能夠提供更多長者住宿，亦能夠為元朗居民提供更多優質長者服務。

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

簽署 Signature

肖建平

日期 Date

2022-7-23



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/YL- NSW/303

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人希望這個項目計劃能夠改善及優化區內長者住宿和設施配套問題。現時長者輪候公屋時間拖長，居住景況逐漸惡劣，長者宿位亦早已供不應求。希望這個項目計劃能夠建造改善區內長者宿位等候時間過長的問題。

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

簽署 Signature

日期 Date



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

A/YL-NSW/303 Received on 11/11/2022

意見詳情 (如有需要，請另頁說明)

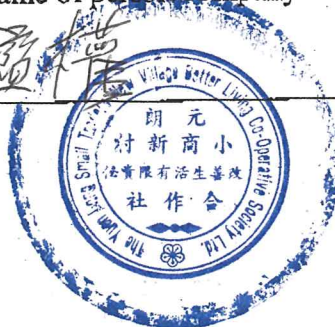
Details of the Comment (use separate sheet if necessary)

本區作社於 2022 年 12 月 6 日理事會議決一致強烈反對 A/YL-NSW/303
之規劃申請

申請：理由請看另頁說明

「提意見人」姓名/名稱 Name of person/company making this comment 小商新村理事長

簽署 Signature

日期 Date 10-6-2022

元朗小商新村改善生活合作社責任合作

電話：二四七六一四七

住址：小商新村第八街三十號

THE YUEN LONG SMALL TRADERS NEW VILLAGE BETTER LIVING CO-OPERATIVE SOCIETY, LTD.

ADDRESS: 13, 8TH ST., SMALL TRADERS NEW VILLAGE YUEN LONG, NEW TERRITORIES, HONG KONG

TEL: 2476 1147 (Yuen Long)

致 城市規劃委員會/元朗民政事務處：

反對有關 A/YL-NSW/303 之規劃申請

本人為元朗小商新村合作社理事長，早前得知有關發展上述申請編號的安老院及長者住屋計劃，本合作社經各理事及委員等會議後，均對上述申請表示強烈反對!! 理由如下：

- 一、現時博愛迴旋處已非常繁忙及擠塞，除影響村民往返家園的唯一車道外，更會直接造成進出醫院的車輛阻塞，甚致救護車等出入，倘若再興建一所大型的安老院舍及長者住屋，再加上醫護員工及家屬探訪者等，定必令交通擠塞更為嚴重，進一步影響本村村民及急症室使用者的進出情況。
- 二、自從毗鄰博愛醫院的護理安老院落成以後，每每在不同時段，小商路等一帶的違泊車輛已明顯增加，而醫院的泊車位嚴重不足，當加上醫院內的覆診或探訪車輛，令小商路每天也出現長長違泊車龍，甚致曾有車輛堵塞唯一出入本村的車道，就算警方加強執法也未必會有改善情況，因此，當再增加大量住宿單位，違泊問題肯定更為惡化。若然違泊車輛增多而阻礙救護車及緊急車輛對本村居民作救援，本合作社實責無旁貸。
- 三、在交通配套方面，一向以來，小商新村及附近村落，從來沒有公共交通服務直達，而最接近本村的巴士站為博愛醫院站，本村居民必須在元朗市內購買日常必須用品，並攜帶大量用品或手拉車上巴士，而這些巴士路線亦經常有大量乘客，甚致輪椅人士使用，如果再增加一所大型的安老及長者住屋，必然令巴士客量大增，直接影響居民的生活
- 四、社區配套方面，小商新村及其鄰近村落，本屬寧靜的居住地方，居民日常也會在周邊有限的地方散步和乘涼，但若增加大量的住宿建築，定必帶來大量人流，對居民構成滋擾，破壞昔日安寧。再者，上述申請中的休憩場地面積十分有限，而且更不是開放給公眾使用，對本村村民沒有任何益處
- 五、根據申請中所描述的有關樓宇佔地和高度達 69 米，車位更達 54 個，明顯對小商新村的景觀造成極大的影響，更必然會造成屏風樓，令村民的居住環境受到嚴重影響，可惜，在此份視覺影響評估中，似乎完全忽視對小商新村、附近的村屋及博愛醫院的視覺影響，彷彿此計劃完全漠視對附近居民所造成的影響

元朗小商新村改善生活責任合作社

電話：二四七一六七四一

社址：小商新村第八街三十號

THE YUEN LONG SMALL TRADERS NEW VILLAGE BETTER LIVING CO-OPERATIVE SOCIETY, LTD.

ADDRESS: 13, 8TH ST., SMALL TRADERS NEW VILLAGE YUEN LONG, NEW TERRITORIES, HONG KONG

TEL: 2476 1147 (Yuen Long)

- 六、在地盤施工期間，定必會產生噪音、污水、塵土飛揚、環境衛生甚致治安等大量問題，而大型地盤車輛的停泊及進出，定必阻礙小商路的交通，尤其是對年老居民和小孩的出入，構成相當的危險。
- 七、再者，本村樓齡已有一段長時間，在大型工程時發出的震盪或其他原因，引致本村房屋損壞，輕則涉及財物損壞，重則可能導致人命傷亡，本村定必會關注及預防相關情況的發生。
- 八、本村的唯一車道，在雨季經常有水浸情況出現，如把現時蛋場周邊及潘屋一帶的低位填平及興建高樓，而又沒有適當的大型蓄水及排水設施，恐怕令水浸情況更為惡化，影響居民出入及緊急車輛的救援
- 九、本村治安以往非常優良，但自從外來人士增多之後，爆竊案件及破壞汽車盜竊時有發生，更曾發現有可疑人士穿著行山人士裝束，對本村居民的多部車輛逐一窺探，令村民人心惶惶，更需安裝閉路電視等措施等加強保安，倘若大型住宿的興建，定必令人流更為複雜，有可能對治安有一定的影響
- 十、對小商新村的未來發展上，倘若興建大型的安老院及長者住屋，仿似令小商路一帶成為醫院及安老院區，除上述提到的各項負面影響外，更可能對小商新村的未來發展有所影響，未必能符合不同村民的意願及需要。

另外，早前也曾得知在潘屋一帶有類近之安老院申請，未知將來會否落成多棟安老院及長者住屋在小商路一帶，抑或只是申請的地點有所更改，不過，在交通未能完善配合的前提下，懇請貴會能考慮上述各項負面因素，阻止相關的申請，感激萬分!!

祝各人安康!

此致

城市規劃委員會/
元朗民政事務處

彭紹權



元朗小商新村合作社理事會 謹啟
二零二二年十二月七日

113

強烈反對

元朗南生圍東成里丈量約份第115 約地段第870號A分段、第870號餘段、第877號餘段、第878號A分段、第878號B分段、第878號C分段、第878號D分段、第878號E分段、第878號F分段、第878號餘段、第892號及毗連政府土地擬議社會福利設施（安老院舍）及住宿機構（長者住屋）發展

(申請編號A/YL-NSW/303)

香港政府當年將后海灣、米埔沼澤區及毗鄰地區（統稱為「后海灣地區」）認為是國際上備受重視的濕地，於是將該地區劃為濕地保育區及濕地緩衝區，將居民擁有上述價值數以仟億計的土地變成用來養雀仔，政府將香港最美麗的地方之一用於保育生態用途，此苛政居民無耐接受，亦無力反抗，後香港政府還加入「拉姆薩爾國際公約」稱「后海灣地區」為「拉姆薩爾濕地」受國際公約監管。香港政府也因此多次修改南生圍分區計劃大綱草圖，由南生圍分區計劃大綱草圖S/YL-NSW/1修改至現時S/YL-NSW/8，就是要落實保育環境。記住，你們每個決定，對整個南生圍分區計劃大綱草圖有深遠的影響。

申請地點亦在屬一級歷史建築潘屋旁邊，也在博愛醫院旁邊，也在南生圍分區計劃大綱草圖內，任何人也明白這是個商業行動申請，利益是大前提，申請者已多次在潘屋及附近土地提出類似申請而被貴會否決（可參考A/YL-NSW/292），皆因不附合南生圍分區計劃大綱草圖的可發展項目，對歷史文物也影響深遠，也極影響博愛醫院的急症室服務。

元朗區人口超過60萬，博愛醫院設有急症室給元朗居民使用，但醫院只有一小路做出入口，並且要經迴旋處才能進入，根本不容有塞車情況，你說在醫院唯一出入口相鄰旁邊興建老人院，你說會發生甚麼情況，那處根本沒有停車場，路面非常狹窄，平時私家車行駛也有困難，何況老人院會涉及其他車輛出入？最重要是因塞車造成延誤救治生命，誰人負責呢？不要相信專用小巴可解決問題，能擴闊路面嗎？能有道路梳道嗎？有地方停放車輛嗎？完全沒有的。懇請城規會你們有智慧人士到現場了解一下，不然就叫運輸署、警務處寫份詳盡報告，不然沒有人負責的，到時延誤救治生命肯定你們負責啊！

此致

香港特別行政區行政長官

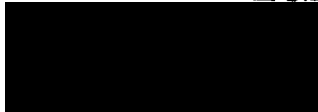
香港警務處處長

運輸署署長

城市規劃委員會主席及各會員

古物諮詢委員會主席及各會員

山貝村村代表林煥富敬上



日期: 2022-10-26



114

強烈反對

元朗南生圍東成里丈量約份第115 約地段第870號A分段、第870號餘段、第877號餘段、第878號A分段、第878號B分段、第878號C分段、第878號D分段、第878號E分段、第878號F分段、第878號餘段、第892號及毗連政府土地擬議社會福利設施（安老院舍）及住宿機構（長者住屋）發展

(申請編號A/YL-NSW/303)

香港政府當年將后海灣、米埔沼澤區及毗鄰地區(統稱為「后海灣地區」)認為是國際上備受重視的濕地，於是將該地區劃為濕地保育區及濕地緩衝區，將居民擁有上述價值數以仟億計的土地變成用來養雀仔，政府將香港最美麗的地方之一用於保育生態用途，此苛政居民無耐接受，亦無力反抗，後香港政府還加入「拉姆薩爾國際公約」稱「后海灣地區」為「拉姆薩爾濕地」受國際公約監管。香港政府也因此多次修改南生圍分區計劃大綱草圖，由南生圍分區計劃大綱草圖S/YL-NSW/1修改至現時S/YL-NSW/8，就是要落實保育環境。記住，你們每個決定，對整個南生圍分區計劃大綱草圖有深遠的影響。

申請地點亦在屬一級歷史建築潘屋旁邊，也在博愛醫院旁邊，也在南生圍分區計劃大綱草圖內，任何人也明白這是個商業行動申請，利益是大前提，申請者已多次在潘屋及附近土地提出類似申請而被貴會否決(可參考A/YL-NSW/292)，皆因不附合南生圍分區計劃大綱草圖的可發展項目，對歷史文物也影響深遠，也極影響博愛醫院的急症室服務。

元朗區人口超過60萬，博愛醫院設有急症室給元朗居民使用，但醫院只有一小路做出入口，並且要經迴旋處才能進入，根本不容有塞車情況，你說在醫院唯一出入口相鄰旁邊興建老人院，你說會發生甚麼情況，那處根本沒有停車場，路面非常狹窄，平時私家車行駛也有困難，何況老人院會涉及其他車輛出入？最重要是因塞車造成延誤救治生命，誰人負責呢？不要相信專用小巴可解決問題，能擴闊路面嗎？能有道路梳道嗎？有地方停放車輛嗎？完全沒有的。懇請城規會你們有智慧人士到現場了解一下，不然就叫運輸署、警務處寫份詳盡報告，不然沒有人負責的，到時延誤救治生命肯定你們負責啊！

此致

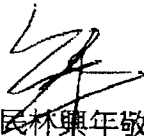
香港特別行政區行政長官

香港警務處處長

運輸署署長

城市規劃委員會主席及各會員

古物諮詢委員會主席及各會員


山貝村村民林興年敬上

日期:2022-10-26

Seg. 2 112

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

參考編號

Reference Number:

221028-105710-73990

提交限期

Deadline for submission:

01/11/2022

提交日期及時間

Date and time of submission:

28/10/2022 10:57:10

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/303

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 王先生

意見詳情

Details of the Comment :

致 城市規劃委員會

反對A/YL-NSW/303之規劃申請

本人為小商新村居民，近日得知有關將在小商新村前興建一所大型安老及長者設施，因以下各項因素，本人反對有關申請：

1. 有關近年的新冠肺炎，禍害已影響全球，而且更有其他病毒正在傳播中，而根據過往的新聞，安老院多次成為爆發疫情的重災區，死亡人數亦不少，若新建的安老及長者設施那樣接近小商新村，加上設施內的人流出入，肯定為小商新村居民帶來額外的感染風險
2. 博愛迴旋處的塞車問題，多年亦沒有解決，而且在區內不斷興建的大型屋苑，更令博愛迴旋處的塞車問題更加嚴重，相信在興建安老及長者設施之後，人流必大增，擠塞必然更嚴重，更會導致阻礙救護車進入醫院，令問題惡化
3. 選址問題，近小商路一帶沒有任何日用品的售賣，根本對長者來說非常不便，似乎此計劃並沒有為長者的日常起居作出考慮，建議長者住屋及安老院，應混合公營房屋一併發展，令老人家得到最基本的應有生活。
4. 公共交通服務，現時村民購買日常用品，大多會到博愛醫院的巴士站乘車到元朗市，若然增加興建安老及長者設施，人流將大增，巴士可能更為擠迫，甚致影響村民出入
5. 非法泊車問題，由於博愛醫院車位經常不足，小商路經常出現違泊問題，相信新安老及長者設施落成以後，違泊問題會更嚴重，影響日常的出入，及堵塞了博愛醫院的必經之路
6. 嚴重阻擋小商新村的景觀，當安老及長者設施興建之後，高達近七十米的樓宇，完全

近距離阻擋景觀，而且肯定成為屏風效應，破壞小商新村的居住環境

7. 水浸情況，每逢在暴雨時，本村的車道處於低窪地區，必然出現水浸情況，若然興建大型建築，尤其把地面填高，有可能引致本村車道水浸情況更為嚴重

8. 在興建期間，地盤產生的一系列問題，及各類型的污染，甚致地盤車輛的出入和停泊，對村內老人及兒童出入造成一定的危險，亦必定對村民的日常生活帶來影響

9. 而且，地盤進行工程時的震盪或其他因素，對本村的舊屋可能會有嚴重影響，若然發生倒塌事故，後果可以極度嚴重，希望城規會也能考慮這方面的評估

希望城規會能考慮上述問題，重新另覓地點興建安老及長者住屋，謝謝!

王先生

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/YL-NSW/303 DD 115 Tung Shing Lei beside Pok Oi Hospital

04/08/2022 01:08

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-NSW/303

Lots 870 S.A, 870 RP, 877 RP, 878 S.A, 878 S.B, 878 S.C, 878 S.D, 878 S.E, 878 S.F, 878 RP and 892 in D.D. 115 and Adjoining Government Land, Tung Shing Lei, Nam Sang Wai

Site area: About 3,943.3sq.m Includes Government Land of about 1,724.5sq.m

Zoning: "Undetermined"

Applied development: 127 bed RCHE /90 Unit Senior Hostel / PR 2.87 / 17 floors / OS 227sq.m / 56 vehicle parking

Dear TPB Members,

This is a residential tower on top of a RCHE. The number of parking indicates that the units will not be reserved for senior citizens only.

There is an application going through for the adjoining Pun Uk site, 530 Bed RCHE / 6 floors / PR 2.19 / 11 Vehicle Parking. Would the tall building on a substantial podium interfere with the natural light and ventilation of this project?

While the sites are almost the same size, this plan provides only half the number of elderly care places.

There is also the issue of the need to provide more hospital beds in NT. Every OZP demonstrates shocking shortfalls in the provision of this service, unacceptable in a community where the number of elderly will double in coming years.

Pok Oi hospital has 622 beds only and was refurbished in 2006. If the hospital is to be extended, as is the case with other hospitals, it would appear that this site would be the best option and almost 50% is government land. Are there any plans to increase number of beds?

The previous Sec for Development spoke about the need to provide additional private hospitals in NT, so this would be another option. Because of the location this site might be best retained for some form of hospital use.

The site has kept underdeveloped for many years, clarification required as to its intended use.

Mary Mulvihill

seg 10 126

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Re: AYL-NSW/303 DD 115 Tung Shing Lei beside Pok Oi Hospital

16/08/2023 02:16

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

This application is well over one year old but has not get reached the deferral stage.

There are obviously issues and there should be a time limit the prohibits the developer from exploiting the system via the submission of additional information.

Mary Mulvihill

From

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

Date: Thursday, 4 August 2022 1:08 AM CST

Subject: A/YL-NSW/303 DD 115 Tung Shing Lei beside Pok Oi Hospital

A/YL-NSW/303

Lots 870 S.A, 870 RP, 877 RP, 878 S.A, 878 S.B, 878 S.C, 878 S.D, 878 S.E, 878 S.F, 878 RP and 892 in D.D. 115 and Adjoining Government Land, Tung Shing Lei, Nam Sang Wai

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The site has kept underdeveloped for many years, clarification required as to its intended use.

Mary Mulvihill

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220803-172928-00707

提交限期**Deadline for submission:**

05/08/2022

提交日期及時間**Date and time of submission:**

03/08/2022 17:29:28

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

A/YL-NSW/303

「提意見人」姓名/名稱**Name of person making this comment:**先生 Mr. Edmond Fong for
The Hong Kong and China
Gas Company Limited**意見詳情****Details of the Comment :**

Since the proposed development is in close vicinity to existing High Pressure gas pipeline near Castle Peak Road – Yuen Long, the project proponent should conduct Quantitative Risk Assessment (QRA) to evaluate the potential risk and determine/implement the necessary mitigation measure(s) if required. The QRA should take into account the future population of the area, such as those in the existing buildings, in the proposed development, and in other approved developments, etc. where applicable. The project proponent should consult our company in the design stage and closely coordinate with our company during the construction stage, and provide necessary protective measures.

MTR Corporation Limited
香港鐵路有限公司
www.mtr.com.hk



020

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

Our ref: T&ESD/E&IC/ES/EnvE/L1151

Date: - 3 AUG 2022

By Post and Fax
(Fax no.: 2877 0245 / 2522 8426)

Dear Sir/Madam,

Comments on the Section 16 Planning Application regarding Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Residential Institution (Senior Hostel) Development at Lots 870 S.A, 870 RP, 877 RP, 878 S.A, 878 S.B, 878 S.C, 878 S.D, 878 S.E, 878 S.F, 878 RP and 892 in D.D. 115 and Adjoining Government Land, Tung Shing Lei, Nam Sang Wai, Yuen Long (Application No. A/YL-NSW/303)

Operational Railway Noise and Railway Protection Boundary Concerns

The Corporation has, in general, no objection to the Section 16 Planning Application (Application No. A/YL-NSW/303) for the proposed social welfare facility (residential care home for the elderly) and residential institution (senior hostel) development at Lots 870 S.A, 870 RP, 877 RP, 878 S.A, 878 S.B, 878 S.C, 878 S.D, 878 S.E, 878 S.F, 878 RP and 892 in D.D. 115 and adjoining government land, Tung Shing Lei, Nam Sang Wai, Yuen Long. As the proposed development is situated close to the MTR Tuen Ma Line (TML), noise from train operations could have a potential impact on any future occupants.

Railway Noise

We understand that the applicant has already conducted a Noise Impact Assessment, including a Railway Noise Impact Assessment (RNIA), which will be reviewed by the Environmental Protection Department to ensure full compliance with the statutory requirements. From the RNIA, we noticed that 1m and 1.8m long vertical fins with proposed sound absorptive materials are the key mitigation measures of railway noise impact such that the predicted noise levels at some of the noise sensitive receivers are marginally within the noise limit. We wish to caution that the proposed development can be sensitive to the structure re-radiated noise from the nearby existing noise enclosure at TML viaducts (approximately 10m from the proposed development) which could result in additional annoyance to the future occupants of the proposed development, especially those directly facing the viaduct. Besides, we noted from the RNIA that the sound exposure level was based on the measurements at another site in 2006 when the operating conditions of TML (then West Rail) were different. We recommend that the project proponent conducts noise measurement at the subject development site to collect updated and specific on-site noise source data for the railway noise assessment.

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Our ref: T&ESD/E&IC/ES/EnvE/L1151

Date: - 3 AUG 2022

Railway Protection Boundary

In addition, since the proposed development would be located within the delineated Railway Protection Area, a technical study on the foundation and excavation works for the proposed development shall be carried out to assess the impact to adjacent MTR viaduct and track. Further it is crucial that the project proponent takes into consideration throughout the design and construction the importance to eliminate the risk of falling objects onto the adjacent TML operating area. We recommend that all works be carried out in compliance with the requirements as contained in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-24 and Development Bureau Technical Circular (Works) No. 1/2019 (DEVB TC(W) No. 1/2019).

In particular, the project proponent or its contractor(s) should also submit the following information to the MTR Corporation Limited for agreement prior to commencement of any site work:

- Method statements and plants to be adopted,
- Assessment of the risk to railway and the corresponding mitigation measures,
- Sections showing the clearance with the existing MTR facilities,
- Assessment to evaluate all accumulative construction effects in terms of additional stress, settlement, and vibration induced by the proposed works to the existing MTR structures,
- Works program,
- Monitoring proposal on MTR facilities and the associated action plans when the Alert, Alarm and Action values are reached for MTR facilities, and
- 24 hour emergency contact list.

Should approval be granted to the Section 16 Planning Application, we urge the Town Planning Board to include relevant planning approval conditions requiring the applicant to i) conduct noise assessment to evaluate the air-borne noise impacts from the TMI, taking into account the above comments, as well as identify and incorporate all necessary noise mitigation measures at the applicant's own cost and to the satisfaction of the Director of Environmental Protection, to ensure that the future residents of the development will not be exposed to noise impacts from railway operations; and ii) make a submission to satisfy all railway protection requirements to the satisfaction of the MTR Corporation Limited and relevant government departments.

MTR Corporation Limited
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www.mtr.com.hk



020

Our ref: T&ESD/E&IC/ES/EnvE/L1151
Date: - 3 AUG 2022

Should you have any queries, please feel free to contact our Acting Lead Environmental Manager, Ms. Catherine Leung at 2993-4127.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Hing Keung'.

Chan Hing Keung
General Manager – Engineering & Innovation Centre

c.c Mr. TSANG Sai Wing, Terence - Assistant Director of EPD (Environmental Assessment)
Mr. LEE Chee Kwan - Principal Environmental Protection Officer (Assessment & Noise)

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