

- 7 JUN 2021

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

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

- (i) **Construction of "New Territories Exempted House(s)";**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/42/276
	Date Received 收到日期	- 7 JUN 2021

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

### 1. Name of Applicant 申請人姓名/名稱

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

Wealthy Path Development Limited

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

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

DeSPACE (International) 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)	Lot No. 1846 R.P. in D.D. 120 and Adjoining Government Land, Ma Tin Pok, 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 1,103.9 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 4,250 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	303.2 ..... 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 YUEN LONG OUTLINE ZONING PLAN NO. S/YL/24
(e) Land use zone(s) involved 涉及的土地用途地帶	"GOVERNMENT, INSTITUTION OR COMMUNITY (1)" and "GOVERNMENT, INSTITUTION OR COMMUNITY (5)"
(f) Current use(s) 現時用途	Vacant Land  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>##</sup>.  
已取得 ..... 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)

(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）

---



---



---



---

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



**(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 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 .....3..... storeys 層 to 至 .....5..... 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	<p>Proposed Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility (Residential Care Home for the Elderly)</p> <p>(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)</p>																											
<p>(b) Development Schedule 發展細節表</p> <table border="0"> <tr> <td>Proposed gross floor area (GFA) 擬議總樓面面積</td> <td>Not more than 4,250 ..... sq.m 平方米</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed plot ratio 擬議地積比率</td> <td>Not more than 3.85 .....</td> <td><input type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed site coverage 擬議上蓋面積</td> <td>Not more than 90 ..... %</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed no. of blocks 擬議座數</td> <td>1 .....</td> <td></td> </tr> <tr> <td>Proposed no. of storeys of each block 每座建築物的擬議層數</td> <td>5 ..... storeys 層</td> <td></td> </tr> <tr> <td></td> <td><input type="checkbox"/> include 包括 ..... storeys of basements 層地庫</td> <td></td> </tr> <tr> <td></td> <td><input type="checkbox"/> exclude 不包括 ..... storeys of basements 層地庫</td> <td></td> </tr> <tr> <td>Proposed building height of each block 每座建築物的擬議高度</td> <td>28.25 ..... mPD 米(主水平基準上)</td> <td><input type="checkbox"/> About 約</td> </tr> <tr> <td></td> <td>21 ..... m 米</td> <td><input type="checkbox"/> About 約</td> </tr> </table>		Proposed gross floor area (GFA) 擬議總樓面面積	Not more than 4,250 ..... sq.m 平方米	<input checked="" type="checkbox"/> About 約	Proposed plot ratio 擬議地積比率	Not more than 3.85 .....	<input type="checkbox"/> About 約	Proposed site coverage 擬議上蓋面積	Not more than 90 ..... %	<input checked="" 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	5 ..... storeys 層			<input type="checkbox"/> include 包括 ..... storeys of basements 層地庫			<input type="checkbox"/> exclude 不包括 ..... storeys of basements 層地庫		Proposed building height of each block 每座建築物的擬議高度	28.25 ..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約		21 ..... m 米	<input type="checkbox"/> About 約
Proposed gross floor area (GFA) 擬議總樓面面積	Not more than 4,250 ..... sq.m 平方米	<input checked="" type="checkbox"/> About 約																										
Proposed plot ratio 擬議地積比率	Not more than 3.85 .....	<input type="checkbox"/> About 約																										
Proposed site coverage 擬議上蓋面積	Not more than 90 ..... %	<input checked="" 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	5 ..... storeys 層																											
	<input type="checkbox"/> include 包括 ..... storeys of basements 層地庫																											
	<input type="checkbox"/> exclude 不包括 ..... storeys of basements 層地庫																											
Proposed building height of each block 每座建築物的擬議高度	28.25 ..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約																										
	21 ..... m 米	<input 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 201 (or a range of 200 to 225) RCHE beds  
 (refer to Table 1 of Section 4 of the Supplementary  
 Planning Statement)

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

.....

.....

.....

☒ other(s) 其他

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

GFA is not more than 4,250 sq.m. ....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	G/F	Office/ Conference/ room / Interview Room/ Lobby /Kitchen / Laundry /Store/ Room / Parking Spaces
.....	1/F	Dormitory Rooms /Nursing Station/ Dinning /Multi-Purpose Area/Rehabilitation Area
.....	2/F	Dormitory Rooms /Nursing Station/ Dinning /Multi-Purpose Area
.....	3/F	Dormitory Rooms /Nursing Station/ Dinning /Multi-Purpose Area
.....	4/F	Dormitory Rooms/ Nursing Station / Dinning / Multi-Purpose Area / Small Group Room
.....	R/F	Garden / E&M Plant room

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

Greenery and garden on G/F, 1/F, 2/F, 3/F, 4/F and R/F

.....

.....

.....

.....

.....



**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)

December 2023

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

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))  <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 <u>4</u> Motorcycle Parking Spaces 電單車車位 (including 1 disabled car parking space) 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) _____ _____ _____
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 _____ 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) _____ <u>Light Bus</u> <u>1</u> _____ _____

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

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是          No 否</p>	<p><input 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><input checked="" type="checkbox"/></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 type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <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 Planning Statement attached</p> <p>.....</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 type="checkbox"/>	No 不會 <input checked="" 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"/>																													
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 type="checkbox"/>	No 不會 <input checked="" 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 Planning Statement attached

**11. Declaration 聲明**

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

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

Signature  
簽署



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

.....  
Gregory K.C. Lam

.....  
Director

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ 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 .....

on behalf of  
代表

DeSPACE (International) Limited



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

Date 日期

11/05/2021

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

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

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

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

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

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



構 建 ( 國 際 ) 有 限 公 司



DeSPACE (International) Limited

Date: 30<sup>th</sup> May 2022

RECEIVED

Pages: 1 + 389

Secretary, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong2022 MAY 30 P 5: 29  
TOWN PLANNING BOARD

BY HAND &amp; BY EMAIL

Dear Sir/Madam,

**SECTION 16 APPLICATION  
TOWN PLANNING ORDINANCE (CHAPTER 131)**

\*\*\*\*\*  
**PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED  
SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) IN LOT  
1846 RP IN D.D. 120 AND ADJOINING GOVERNMENT LAND (GL), MA TIN POK, YUEN  
LONG, NEW TERRITORIES**

Town Planning Application No. A/YL/276 - Submission of Further Information (7)

Reference is made to our submission of Further Information (6) dated 20<sup>th</sup> May 2022.

25 hard copies were submitted to your office on 27<sup>th</sup> May 2022. Please find the remaining 45 hard copies of the Consolidated Report of the captioned Town Planning Application.

Should you have any queries, please feel free to contact me at 3590-6333 or Mr. Jeffrey Kwok at 2493-3626.

Yours faithfully,  
FOR AND ON BEHALF OF  
DeSPACE (INTERNATIONAL) LIMITED

Greg Lam



**Previous s.16 Application Covering the Site**

**Approved Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use/ Development</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL/261	Proposed Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility (Residential Care Home for the Elderly)	G/IC(1)	15.9.2020

**Approval Conditions**

- (a) The design and associated construction works of the roadwork modification, vehicular access and run-in/out proposal.
- (b) The submission of an updated noise impact assessment report and provision of noise mitigation measures.
- (c) The provision of fire services installations and water supplies for fire fighting.
- (d) The submission and implementation of a detailed drainage proposal.



**Similar Applications within/straddling “G/IC” Zones on the OZP**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
1	A/YL/252	Proposed Composite School and Religious Institution (Church) Development with Minor Relaxation of Building Height Restriction	3.5.2019	(1) to (6)
2	A/YL/256	Proposed Conservation of Historic Building and Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility (Residential Care Home for the Elderly)	20.3.2020	(2), (7) to (9)

**Approval Conditions**

- (1) The submission and implementation of sewerage impact assessment.
- (2) The submission and implementation of a drainage proposal.
- (3) Maintenance of the implemented drainage facilities.
- (4) The submission and implementation of a detailed traffic management plan.
- (5) The design and provision of traffic mitigation measures including the lay-by and relocation of zebra-crossing.
- (6) The design and provision of water supplies for firefighting and fire service installations.
- (7) The submission of a Conservation Management Plan for the conservation of the Main Building and the Annex Block of Siu Lo prior to commencement of any works and implementation of the Conservation Management Plan.
- (8) The submission of a full set of photographic, cartographic and/ or 3D scanning records of the Main Building and the Annex Block of Siu Lo prior to commencement of works.
- (9) The submission and implementation of a run-in/run-out proposal.

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

參考編號

Reference Number:

220518-093552-54877

提交限期

Deadline for submission:

20/05/2022

提交日期及時間

Date and time of submission:

18/05/2022 09:35:52

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/276

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Michelle Wu

意見詳情

Details of the Comment :

本人支持A/YL/276的規劃申請：

本人十分關注當區的安老設施現況，得知位處於馬田壘的地盤將計劃興建安老院舍，本人表示支持。這一帶將來因元朗南發展會有不少長者，但偏偏現時院舍數目嚴重不足。若不興建多些安老院，未來有可能要送長者到其他較遠的地區的安老院甚至北上養老，極為不便。這次計劃能為區內提供不少床位，院內環境也很優質，所以值得支持。

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

參考編號

**Reference Number:**

220520-112105-96716

提交限期

**Deadline for submission:**

20/05/2022

提交日期及時間

**Date and time of submission:**

20/05/2022 11:21:05

有關的規劃申請編號

**The application no. to which the comment relates:** A/YL/276

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Alvin

意見詳情

**Details of the Comment :**

I strongly support this program for the elderly homes and I have the following reasons:-

1. The elderly people of Yuen Long South is increasing and have a big demand of that.
2. The transportation has convenient to the site and can by walk from Yuen Long South Centre.
3. The transportation system along Yuen Long South is well developed.
4. Widened the pedestrian footpaths is environment friendly.
5. Advantages for building low height surroundings.
6. Fully use of land resources.

Therefore, I strongly support this development program.

In order to let the site leaving empty and doing nothing, I prefer to develop residential plan for the elderly people. I very much agree with this plan.



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

參考編號

**Reference Number:**

220520-112217-60289

提交限期

**Deadline for submission:**

20/05/2022

提交日期及時間

**Date and time of submission:**

20/05/2022 11:22:17

有關的規劃申請編號

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

A/YL/276

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Ho

意見詳情

**Details of the Comment :**

I am definitely agreed to proceed this planning for the elderly care centre, it can provide more open space and greening ratio for the district, and make the landscape beautiful; and sure it can help the elderly in this district. In particular, I understand the rapid growth of the aging population in Yuen Long District, they have strong demand for high-quality elderly services. I hope this planning can be approved as we all have elderly parents and we all need it in the come few years.

I have parents that living in the elderly services apartment in urban district, it's definitely bad for the environment, space and everything. We really hope to have a well-serviced and well- equipped nursing home with bigger place and good environment for elderly. It is a great benefit for us and we support this application.

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

參考編號  
**Reference Number:** 220520-142712-20071

提交限期  
**Deadline for submission:** 20/05/2022

提交日期及時間  
**Date and time of submission:** 20/05/2022 14:27:12

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL/276

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. LEE YUK SAN

意見詳情  
**Details of the Comment :**

對於此項規劃申請經過本人深入瞭解後，本人認為此項申請有助本區安老服務的發展，且製造本地的職位空缺，有助於解決經濟以及床位不足的問題，因此本人表示支持，希望此次申請能夠順利通過。

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

參考編號  
**Reference Number:** 220520-161446-95560

提交限期  
**Deadline for submission:** 20/05/2022

提交日期及時間  
**Date and time of submission:** 20/05/2022 16:14:46

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL/276

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

意見詳情  
**Details of the Comment :**

本人支持這次的安老院舍發展，原因如下：

元朗南發展會提升長者數量，因此需求上升。  
地盤交通便利，可步行至未來元朗南市中心。  
交通安排妥善。  
行人路拓展，方便步行。  
發展高度可以接受。  
善用土地資源。

因此本人強烈支持這次的安老院舍發展。



## 元朗十八鄉馬田壘村互助委員會

地址：元朗馬田壘村 152 號

電話：

傳真：24797618

電郵：

RECEIVED

- 3 JUL 2021

Town Planning  
Board

敬啟者：

本會曾先後於 2020 年 3 月 15 日及於 2020 年 6 月 5 日致函 貴會，反對申請編號 A/YL/261 所擬議「略為放寬建築物高度限制」，在該地段興建護老院或老人院及反對申請編號 TPB/A/YL/261 將 234 平方米政府土地，無償撥予該擬興建之牟利安老院作私人用途！詳情請參看附上之信函副本。

函中所列舉之各項理由，及各種環境因素，因為附近多建了很多新樓，遷入人口大量增加，情況比去年更為惡劣！煩請各位 尊貴的委員撥冗親臨現場視察，實地了解。

過去一年， 新冠肺炎肆虐，造成多間安老院舍爆發疫情，導致多名長者不幸死亡。擬建於本村中心的安老院，將會容納三百多人，到時因為人多出入本村，除了院舍容易受到病毒傳播外，更有很大機會傳染到其他無辜村民，造成傷亡！為避免此等慘劇發生，本村村民堅決反對興建這間安老院舍！

另外，根據規劃署提供予本會的文件（檔號 TPB/A/YL/276），其中的佈局圖（MASTER LAYOUT PLAN）顯示，該擬建之安老院舍汽車出入口，與毗連擁有一千六百多個宿位

之青年宿舍汽車出入口，同樣面向大樹下西路，而兩者只相距少於二十米，若同時有車輛出入，就會造成擠塞，很容易發生碰撞意外！

更有甚者，此段大樹下西路是一條單向單程行車路、非常狹窄，只容一輛汽車通過，而這兩個汽車出入口的汽車只可以左轉，駛向與元朗十八鄉路連接的路口，這段路程卻少於三十米！所以當該路口前面有兩、三輛汽車在等候時，這兩個汽車出入口的汽車就不能即時駛出或駛入。如果有緊急的事故發生，就會嚴重拖延送往醫院搶救的時間，隨時造成人命傷亡！

本會及全體村民現再次重申，促請 貴會體恤民情，實事求是，拒絕此項擬在該地段興建安老院舍之申請。如果最終能夠成功否決，本會及全體村民當會感激 貴會不盡矣。

此致

城市規劃委員會 各位委員

元朗馬田壘村互助委員會主席



郭南衡

2021年7月2日

( 郭 南 衡 )

## 元朗十八鄉馬田壘村互助委員會

地址：元朗馬田壘村 152 號

電話：[REDACTED]

傳真：24797618

電郵：[REDACTED]



敬啟者：

本會於本年 9 月 3 日發現 貴會 又張貼申請編號 A/YL/276 之告示於本村，內容為「擬略為放寬建築物高度限制」，對此，本村村民全力反對！

本村村民，從來不知該地段會興建安老院舍，這個選址絕對非常錯誤，高度多少都完全不合適，全體村民全力反對！

本會前曾三次代表全體村民，以民政處正式註冊社團名義，具名致函 貴會，詳述反對之理由，但至今仍未收到 貴會對該等實質反對理由之回覆，全無反應，可謂漠視民意之極！

現今，交通情況比前更為惡劣。在繁忙時間，附近所有道路都幾乎阻塞，如有院友因急症送院，恐怕連救護車也離不開該地段！

本會及全體村民促請 貴會體恤民情，尊重民意，實事求是，拒絕上述 A/YL/276 之建議，最終能夠取消此項擬在該地段興建安老院舍之決定。如果最終能夠成功，本會及全體村民當會感激 貴會不盡矣。



鄧國衛

19/9/21



2

此致

城市規劃委員會 各位委員

元朗馬田壆村互助委員會主席



郭南衡

2021 年 9 月 19 日

( 郭 南 衡 )

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/276 Received on 03/12/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本會至今已經第四次致函反對上述地段在本村範圍內興建安老院舍，理由如下：

- ① 交通影響本村居民。
- ② 噪音影響本村居民。
- ③ 衛生、排污、污染居民。
- ④ 傳染病菌，對村民健康影響至大。

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

簽署 Signature



日期 Date

31/12/2021

特別指出，就上述地段，本會及本村居民已經多次反對，城規會並沒有關懷村民意見，漠視民意。既然城規會權力這麼大，何必要擾民，作出假意諮詢？

再三指出：

請尊重民意！



主席 郭南衡

# 元朗馬田壙村互助委員會

地址：新界馬田壙村152號

電話：

致

規劃署

TPB/A/YL/276

有關元朗馬田壙丈量約份第120地段第1846號條較及毗連政府土地擬建安老院情事：

本會至今已是第五次專函反對，其理由以前已多次表明：

1. 交通問題：十八鄉路車輛眾多，交通時常阻塞。
2. 噪音問題：老人院救護車日夜穿梭，對村民睡眠影響極大。
3. 衛生問題：老人院舍多數是老弱傷病老人家居位，

當中涉病菌傳染，對村民身體健康有害。

4. 毗連政府土地，假如有利用價值的，本村村民有權利優先租用，作為村民福利之用，不應租給私人或機構作賺錢之用。

5. 衷心建議：規劃署對新建造之安老院舍，應選擇在交通方便，環境清靜之地區，遠隔市區，讓老人家靜心休養。

最後本會同人鄭重表明，今次已是第五次反對，規劃署用同樣的方式同樣的標籤諮詢，我們亦用同樣的理由反對。

到底我們反對的理由是否成立，至今沒有一次答覆，規劃署用疲勞轟炸方式，每隔一至二個月再出佈告諮詢，其中內情如何，是否署方與申請人有特別關係？

假如規劃署接納村民意願，重視民意，可否決申請！

假如我們的理據不足，亦可以否決我們的意見！

拖拖拉拉，騙取薪酬，並非真正公僕！

本會保留權利向有關單位要求撤換其相！



主席 郭南衡 啟

14/2/2022

我會至今已是第6次致函反對！

## 元朗十八鄉馬田壘村互助委員會

地址：元朗馬田壘村 152 號

電話：[REDACTED]

傳真：24797618

電郵：[REDACTED]

敬啟者：

本會於本年<sup>4</sup>月<sup>29</sup>~~12~~日發現 貴會張貼申請編號 A/YL/~~261~~<sup>276</sup>之告示於本村一角，內容為申請「略為放寬建築物高度限制」，對此，本村村民全力反對！

本村村民自始至今，從來不知該地段會興建老人院或護老院，加上這個選址絕對非常錯誤，全體村民全力反對！

首先，該地段附近交通十分不便，一邊靠近防洪渠之引路，路面非常狹窄、破爛，亦無設立行人路，村民往來人車爭路，險象頻生，多次幾乎發生意外！將來如建有老人或護老院，經常車出車入，對於居住於附近的村民，發生意外的機會一定倍增！

地段另一邊是由 2015 年起，每天都會大塞車的元朗十八鄉路，車龍經常連綿兩、三公里，滿是重型貨車及貨櫃車，這種情況到今仍無改善。將來入住之幾百位老人家每日出入，如有急需，遇上塞車，他們的境況就會十分危險！

通常入住老人或護老院之老人家多數健康欠佳，要經常出入醫院，恐會造成疾病之傳染及其他衛生、污染問題，對居住於附近的村民，特別是長者及兒童，構成很大的健康危機！

老人家多病痛，多數伴有長期病患，要經常出入醫院，很多時要



召喚救護車，此院位置偏僻難到，又經常塞車，恐怕會導致不少延誤。

救護車遇到塞車或病人情況危急時，經常要响著警號。此院可收住二、三百位病弱老人家，召喚救護車的次數肯定甚多，它們多數會响著警號。頻密而響亮的警號，對居住於附近的村民一定會造成很大的困擾！尤其是在深宵時份警號，他們難免會被吵醒，對於翌日要上班的村民，實在是苦不堪言！

基於以上種種原因，再加上隔鄰將會建成可居住千多二千人的青年宿舍，人口非常稠密，到時的交通、環境衛生及噪音問題將會更為嚴重！

本會及全體村民促請 貴會體恤民情，實事求是，拒絕此項擬在該地段興建老人院或護老院之申請。

如果最終能夠否決成功，本會及全體村民當會感激 貴會不盡矣。

此致

城市規劃委員會 各位委員

元朗馬田壘村互助委員會主席



郭南衡

2022年5月20日  
2020年8月18日

( 郭 南 衡 )

15-JUN-2021 11:41 FROM TM&amp;YLW/DPO

TO HAD-DO/YL Appendix IV-7a of RNTPC  
Paper No. A/YL/276C

J-1

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/276

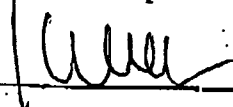
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本村古圍一帶已因過度發展，令交通極度擠塞，又村內排水問題嚴重，道路窄小，仍大量私人車停泊於車路旁。本人堅決反對 A/YL/276 之規劃申請。

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

簽署 Signature



日期 Date

26-06-2021

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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/276 Received on 26/08/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本村村民極力反對是項申請。  
因交通擁擠、排水問題、道路窄小而車多、  
馬路上大量車非法停泊於路旁，人車爭路，  
集故本村村民極力反對本申請。

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

簽署 Signature

日期 Date

12-09-2021

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

RECEIVED

14 FEB 2022

Town Planning  
Board

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/276 Received on 20/01/2022

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本村村民/樓宇反對此項申請  
政府一直沒有意思去解決本區之交通問題  
路邊非法泊車問題，排水問題，但卻  
不斷諮詢規劃申請，已經多次反對，但仍  
沒有正視本區之問題，究竟是何態度。政府

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

簽署 Signature

日期 Date

13-02-2022



申請編號: A/YL/276

地點: 元朗馬田壘丈量約份第 120 約地段第 1846 號餘段和毗連政府土地

致: 城市規劃委員會

反對略為放寬有關地段的建築物高度限制

本人現對城市規劃委員會擬議在相關地段放寬建築物高度限制申請一事提出強烈反對。由於有關申請獲得批准後，除了帶來不良的視覺影響外，附近的社區亦將造成嚴重的空氣流通及有機會引發交通問題。作為在附近居住已久並在此經營業務的市民，實不希望自己的生活和營商環境受到破壞，故懇請相關人士能審慎處理本人的意見。

元朗居民

日期: 24-06-2021

申請編號: A/YL/276

地點: 元朗馬田壘丈量約第 120 約地段第 1846 號餘段和毗連政府土地  
致: 城市規劃委員會

反對略為放寬有關地段的建築物高度限制

本人現對城市規劃委員會擬議在相關地段放寬建築物高度限制申請一事提出強烈反對。由於有關申請獲得批准後，除了帶來不良的視覺影響外，附近的社區亦將造成嚴重的空氣流通及加劇該地段本來已嚴重的交通擠塞問題。作為在附近居住已久的市民，實不希望自己的生活環境受到破壞。另外，在附近地段早年政府(城市規劃委員會)批出興建樓宇，最後工程進行一半後擱置至今，故懇請相關人士能審慎處理市民意見和批出建議前有更周詳的考慮和監督。

元朗居民



日期: 7-9-2021

共兩頁

申請編號: A/YL/276

地點: 元朗馬田壘丈量約第 120 約地段第 1846 號餘段和毗連政府土地  
致: 城市規劃委員會

反對略為放寬有關地段的建築物高度限制

本人現對城市規劃委員會擬議在相關地段放寬建築物高度限制申請一事提出強烈反對。由於有關申請獲得批准後，除了帶來不良的視覺影響外，附近的社區亦將造成嚴重的空氣流通及加劇該地段本來已嚴重的交通擠塞問題。故此，在有關地段擬議作安老院舍，只會令院舍一旦發生事故需要緊急服務時，因交通問題而有所延誤。而作為在附近居住已久的市民，實不希望自己的生活環境受到破壞。故懇請相關人士能審慎處理市民意見和透過信函回覆，地址為：  


元朗居民

日期: 23-12-2021



申請編號: A/YL/276

地點: 元朗馬田壘丈量約第 120 約地段第 1846 號餘段和毗連政府土地  
致: 城市規劃委員會

反對略為放寬有關地段的建築物高度限制

本人現對城市規劃委員會擬議在相關地段放寬建築物高度限制申請一事提出強烈反對。由於有關申請獲得批准後，除了帶來不良的視覺影響外，附近的社區亦將造成嚴重的空氣流通及加劇該地段本來已嚴重的交通擠塞問題。故此，在有關地段擬議作安老院舍，只會令院舍一旦發生事故需要緊急服務時，因交通問題而有所延誤。而作為在附近居住已久的市民，實不希望自己的生活環境受到破壞。故懇請相關人士能審慎處理市民意見。

元朗居民  
日期: 10-5-2022



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

參考編號

210923-104718-16872

Reference Number:

提交限期

24/09/2021

Deadline for submission:

提交日期及時間

23/09/2021 10:47:18

Date and time of submission:

有關的規劃申請編號

A/YL/276

The application no. to which the comment relates:

「提意見人」姓名/名稱

P&T Architects and Engineers  
Ltd

Name of person making this comment:

意見詳情

Details of the Comment :

The site boundary extent applied under government land portion of A/YL/276 will encroach onto the Green Area Portion as well as the Road Widening Portion of the adjoining lot no. 4040 in D D No. 120, as such, the run-in out and the extent of road widening and site formation works of a adjacent Lot no. 4040 maybe adversely affected.

tpbpd@pland.gov.hk

寄件者:  
寄件日期: 2022年01月04日星期二 2:34  
收件者: tpbpd  
主旨: A/YL/276 DD 120 Ma Tin Pok Elderly Residential GIC

Dear TPB Members,

Application 254 was withdrawn. Application 261 for 219 beds on slightly smaller site approved.

Current application is for:

Applied Development: 197 Bed Residential Care Home for the Elderly / 5 floors / Site Coverage 85% / ?? OS / 5 Vehicle Parking

Members should object to the images attached to the plans as they bear no relationship to the pocket-size Open Space that will actually be provided and are misleading.

Mary Mulvihill

---

**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 21 February 2019 2:45 AM CST  
**Subject:** A/YL/254 DD 120 Ma Tin Pok Elderly Residential GIC

A/YL/254

Lot 1846 RP (Part) in D.D. 120 and Adjoining Government Land, Ma Tin Pok, Yuen Long

Site area : 1,011.3m<sup>2</sup> Includes Government Land of about 280.17m<sup>2</sup>

Zoning : "GIC (1)" and "GIC (5)"

Applied Development: 335 Bed Residential Care Home for the Elderly / Site Coverage 86% / Private OS 303m<sup>2</sup> / 3 Vehicle Parking

Dear TPB Members,

MINOR Relaxation????? From 3 stories to 8!!!! Usual Pressing Need of Community for what is essentially greed to maximize profits.

Eight floors is very high for a home for what will presumably many bedridden residents and would pose problems re evacuation during a fire or incident.

Then there is the lack of genuine OS. The site coverage is far too great for a residential building. There should be an at grade garden, exercise facilities both internally and externally, etc.

The flat roof OS is shared with utilities and subject to emissions and noise from them. It is unclear if the lift reaches the roof as these facilities usually require additional docking space?

Some potted plants trailing down the edifice does not fool anyone. These never materialize or wither and die from lack of maintenance.

Parking appears to be under provisioned. What about visitors, staff working late shifts, visiting medics?

Our elderly deserve better than this. The 280m<sup>2</sup> public land should be dedicated to the provision of a proper garden.

It is the duty of TPB members to ensure that facilities of this nature provide more than a bed in a partitioned room.

Mary Mulvihill

**Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that according to desktop checking, the Site falls within the private lot No. 1846 RP in D.D. 120, and Government Land (GL). The actual site area, site boundaries, lease details, etc. are subject to verification upon receipt of land exchange application if any. The Site comprises Old Scheduled Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government. The ownership particulars of the lot forming the Site have to be examined in details at the land exchange application stage, if applicable. The Site does not fall within the Shek Kong Airfield Height Restriction Area. The applicant should be reminded that land exchange would be required to implement the proposal. Upon receipt of the land exchange application, LandsD will consider the application in its private capacity as landlord and there is no guarantee that the land exchange, including the grant of additional GL (if any), for the proposed development will be approved. The land exchange, if approved, will be subject to such terms and conditions, including payment of premium and administrative fee, to be imposed by LandsD at its sole discretion;
- (b) to note the comments of the Commissioner for Transport (C for T) that the applicant is reminded that sufficient space should be provided within the Site for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed.
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that if the proposed access arrangement is agreed by Transport Department (TD), a proper run-in/out or road connection to Tai Shu Ha Road West should be constructed to the satisfaction of TD and his department. Adequate drainage measures should be provided at the Site to prevent surface water flowing from the Site to nearby public roads/drains. His department shall not be responsible for the maintenance of any access connecting the Site and Tai Shu Ha Road West;
- (d) to note the comments of Chief Engineer/Lighting (CE/Ltg), HyD that the applicant is reminded that at least one more road light at the unnamed road frontage of the development is required in order to provide sufficient illumination for the unnamed road carriageway and footpath. The exact number of road lights required and their locations should be justified by lighting simulation. Lighting simulation is also required to justify the proposed road light at the junction of the unnamed road and Tai Shu Ha Road West;
- (e) to note the comments of the Director of Social Welfare (DSW) that given the proposed RCHE is to be situated on a 5-storey building, the applicant should take note of the height restriction of a RCHE at this preliminary planning stage. As stipulated in para 5.3 of the Code of Practice for Residential Care Homes (Elderly Persons) January 2020 (Revised Edition), no part of the RCHE shall be situated at a height more than 24 metres 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 a 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. A set of formal building plans should be submitted to the Building Authority for approval with relevant departments' input. The applicant is reminded that for a RCHE licence to be issued, the intended RCHE has to comply with the prevailing licensing requirements 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). He will tender his comments on details of layout design of the



proposed RCHE and assess the application's support-worthiness for joining the "Incentive Scheme to Encourage Provision of RCHE Premises in New Private Developments" upon receipt of formal referral from LandsD;

- (f) to note the comments of the Chief Architect/Central Management Division 2, Architecture Services Department (CA/CMD2, ArchSD) that from the aerial photograph found in the website, it is noted that there is dense vegetation at the Site. The Applicant is suggested to carry out tree survey within the site and its vicinity in order to avoid transplant or tree felling for construction of the development. If it is not feasible, tree preservation and removal proposal should be submitted to LandsD for implementation of the project in accordance with DevB TC 7/2015;
- (g) to note the comments of the Director of Fire Services (D of FS) that the height restriction as stipulated in Section 20 of Cap. 459A-Residential Care Homes (Elderly Persons) Regulation should be observed. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant authority. The EVA provision in the captioned 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 Building (Planning) Regulation 41D which is administered by the Buildings Department;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the proposed stormwater drain outside the subject lot and within GL shall be constructed by precast concrete pipe up to DSD's standard. The proposed sewer outside the subject lot and within GL shall be constructed by HDPE pipe up to DED's standard. The proposed stormwater drain and sewer outside the subject lot and within government land shall be handed over to DED upon completion;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that applicant should note that the approval of the application by the Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The Applicant is reminded to approach relevant authority / government department(s) direct to obtain the necessary approval on tree works and compensatory tree planting;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Building Department (CBS/NTW, BD) that:
  - (i) Unless the Site abuts on a specified street as defined under Regulation 18(A) of the Building (Planning) Regulations (B(P)R) which has a width of not less than 4.5m, the development intensity should be determined under regulation 19(3) of the B(P)R.
  - (ii) If the Site is abutting on a specified street of not less than 4.5m wide after the land exchange, the development intensity shall not exceed the permissible figures under the 1st schedule of the B(P)R. The Site is currently neither abutting Tai Shu Ha Road West nor another road next to the nullah. A strip of GL is located between the streets and the Site. In addition, the road at the southeastern of the Site along to the nullah is also less than 4.5m which cannot be defined as a specified street.
  - (iii) In case the GL between the Site and Tai Shu Ha Road West is included into the site area after the land exchange, the Site could be classified as Class A site subject to no adverse comment from other government departments. RCHE with bed is domestic use and the permitted SC and PR are 56% and 3.9 under the 1st schedule of B(P)R.

In prevailing practice, modification would favourably be considered and granted to treat RCHE as non-domestic building for the purposes of SC, PR and open space under the Buildings Ordinance (BO).

- (iv) According to the Board Development Parameters in the application, the proposed building height is 21m. If the Site is classified as a Class A site and modification of B(P)R to treat RCHE as non-domestic building for the purposes of SC and PR as per (iii) above, the proposed maximum PR and SC shall not be more than 6.7 and 95% respectively under the 1st schedule of B(P)R for non-domestic buildings. In this connection, the proposed PR and SC of the captioned development shall be well within the permitted PR and SC under the 1st schedule of B(P)R which is considered acceptable under the BO.
- (v) The applicant should be reminded that the proposed development should follow and comply with the pre-requisite for GFA concession in PNAP APP-151 and the sustainable building design guideline stipulated in PNAP APP-152 during the preparation of detailed building design.
- (vi) The Site shall be provided with means of obtaining access thereto from a street under the B(P)R 5 and emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with the requirements under the regulation 41(D) of the B(P)R;
- (vii) Detailed checking of plans will be carried out during building plan submissions stage; and
- (k) to note the comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the applicant is reminded that the Site is located within Scheduled Area No. 2 and may be underlain by cavernous marble. Depending on the nature of foundation of the new development proposed at the Site, extensive geotechnical investigation may be required as necessary, and may require a high-level involvement of experienced geotechnical engineer(s), both in the design and supervision of geotechnical aspects of the works to be carried out on site. The applicant is reminded to submit plans of the proposed building works to the BD for approval as required under the provisions of the BO before commencement of the works if planning application is approved; and
- (l) to note the comments of the Director of Environmental Protection (DEP) that the applicant should refine their future NIA according to the comments below:
  - I. Section 2.3.1 and Appendix 2.1 - TD's agreement on the traffic forecast data should be documented in the future NIA. In case TD offered no comment on the methodology for producing the traffic forecast only, written confirmation from respective competent party (e.g. traffic consultant) that TD's endorsed methodology has been strictly adopted in preparing the traffic forecast data should be provided so as to confirm the validity of the traffic data.
  - II. Section 2.7.3 and Appendix 2.5 -
    - 1. The dimensions of AW (e.g. OOW, OOH, IOW) of reference case (i.e. 3/4P of King Tai Court) should be revised, e.g. OOW of living room should be 1050mm rather than 870mm.
    - 2. According to the drawing in Appendix 2.5, the OOW of AW in Type B Dormitory unit should be 1.12m rather than 1.00m.

3. The noise reduction value of proposed acoustic window is calculated by window opening area correction, which is derived by merely comparing the window opening area of reference case against that of the project. This is not appropriate as the dimensions, configuration and opening areas of AW have differed significantly from the reference case. In the future NIA, the applicant should consider to adopt the plenum chamber equation to compare the performance of proposed acoustic windows against those of reference case, or re-design the configuration/dimensions of the proposed acoustic windows as appropriate.
4. Room size correction should not be applied in this case as the room size of the dormitory is larger than that of the reference case.

III. Appendix 2.2 - The location of NSR 7 in first floor plan should be revised.