

This document is received on 22 MAY 2019  
The Town Planning Board will formally acknowledge  
the 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	A17C1256
	Date Received 收到日期	22 MAY 2019

- 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)

Upper Caterings Group 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)

Kenneth To and Associates 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 Nos. 1695 s. E ss.1 RP, 1695 s.F ss.1 and 1695 s.H RP (Part) in DD120, 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 ..... 1,714,229 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 4,267 ..... 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)	..... 0 ..... 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	Yuen Long Outline Zoning Plan No. S/YL/23
(e) Land use zone(s) involved 涉及的土地用途地帶	Government, Institution or Community (1)
(f) Current use(s) 現時用途	vacant building and temporary open carpark  (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 .....12/04/2019..... (DD/MM/YYYY), this application involves a total of .....1..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 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)"#  
已通知 ..... 名「現行土地擁有人」#。

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

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

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

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

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

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

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

Others 其他

- others (please specify)  
其他 (請指明)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置用途, 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

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 (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

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

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

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

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

Plot ratio restriction From 由 ..... to 至 .....  
地積比率限制

Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制

Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制

Building height restriction From 由 .....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 .....<sup>3</sup>..... storeys 層 to 至 .....<sup>5</sup>..... 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	Social Welfare Facility (Residential Care Home for the Elderly), Place of Recreation, Sports or Culture (Gallery for Heritage Interpretation)  (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)
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(b) **Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	..... 4,267 (Note 1) ... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 2.49 (Note 1) ...	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 54 ..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 2 .....	
Proposed no. of storeys of each block 每座建築物的擬議層數	New Building: 5 storeys + 1 basement level; Existing Building (Siu Lo): 2 storeys	
	<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	
New Building: Proposed building height of each block 每座建築物的擬議高度	..... 27.50 ... mPD 米(主水平基準上)	<input checked="" type="checkbox"/> About 約 (Note 2)
Existing Building (Siu Lo): about 14.65mPD; about 8.8m high (Note 2)	..... 21.65 ..... m 米 (Note 3)	<input checked="" type="checkbox"/> About 約

Note 1: assuming part of G/F indoor space GFA due to high headroom will be double-counted in GBP submission  
Note 2: The Upper Roof Structure is at 32.60mPD  
Note 3: based on mean street level 5.85mPD

Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米  About 約

number of Units 單位數目 .....

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

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

Non-domestic part 非住用部分 GFA 總樓面面積

eating place 食肆 ..... sq. m 平方米  About 約

hotel 酒店 ..... sq. m 平方米  About 約

(please specify the number of rooms  
請註明房間數目) .....

office 辦公室 ..... sq. m 平方米  About 約

shop and services 商店及服務行業 ..... sq. m 平方米  About 約

Government, institution or community facilities (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)

Residential Care Home for the Elderly, GFA: ....  
3,899sqm;  
Gallery for Heritage Interpretation, GFA: 368sqm  
.....

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 ...200..... 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]
New RCHE Building	1/F - 4/F	Dormitory, multi-purpose area, E&M
	G/F	Dormitory, sick bay, multi-purpose area, lobby, reception, E&M, refuse room, internal transport facilities, etc.
	B/F	Office, kitchen, laundry, rehabilitation area, interview room, store, E&M etc.
Existing Building: Siu'Lo	1/F	Gallery Storage
	G/F	Gallery for Heritage Interpretation, management room

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

.....

.... R/F. of the New RCHE Building: Rooftop Garden .....

Outdoor Area on Ground Level of the Site: Landscape Area, Parking Spaces, Maxicab Drop-off Lay-byer, Ambulance Lay-by, EVA, etc.

.....

.....



### 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 2022

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.....

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.....

.....

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是 <input checked="" type="checkbox"/></p> <p>No 否 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Tai Tong Road .....</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是 <input checked="" type="checkbox"/></p> <p>No 否 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Private Car Parking Spaces 私家車車位 3 (Incl. 1 for disabled)</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是 <input checked="" type="checkbox"/></p> <p>No 否 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 1</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>Ambulance Lay-by 1</p> <p>Maxicab Parking Space 1</p>

<b>9. Impacts of Development Proposal 擬議發展計劃的影響</b>																															
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。																															
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?	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; padding: 5px;">Yes 是</td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> Please provide details 請提供詳情                              ..Converting the existing building, Siu Lo, to "Gallery for Heritage Interpretation" use.                              For details, please refer to the Supporting Planning Statement.                              .....                              .....                         </td> </tr> <tr> <td style="padding: 5px;">No 否</td> <td style="padding: 5px;"> <input type="checkbox"/> </td> </tr> </table>	Yes 是	<input checked="" type="checkbox"/> Please provide details 請提供詳情 ..Converting the existing building, Siu Lo, to "Gallery for Heritage Interpretation" use. For details, please refer to the Supporting Planning Statement. ..... .....	No 否	<input type="checkbox"/>																										
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No 否	<input type="checkbox"/>																														
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。)	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; padding: 5px;">Yes 是</td> <td style="padding: 5px;"> <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)                         </td> </tr> <tr> <td></td> <td style="padding: 5px;"> <input type="checkbox"/> Diversion of stream 河道改道                         </td> </tr> <tr> <td></td> <td style="padding: 5px;"> <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                         </td> </tr> <tr> <td></td> <td style="padding: 5px;"> <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                         </td> </tr> <tr> <td></td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> Excavation of land 挖土                              Area of excavation 挖土面積...470..... sq.m 平方米 <input checked="" type="checkbox"/> About 約                              Depth of excavation 挖土深度 .....4.....m 米 <input checked="" type="checkbox"/> About 約                         </td> </tr> <tr> <td style="padding: 5px;">No 否</td> <td style="padding: 5px;"> <input type="checkbox"/> </td> </tr> </table>	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...470..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 .....4.....m 米 <input checked="" type="checkbox"/> About 約	No 否	<input type="checkbox"/>																		
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No 否	<input type="checkbox"/>																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 5px;">On environment 對環境</td> <td style="width: 10%; padding: 5px;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%; padding: 5px;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">On traffic 對交通</td> <td style="padding: 5px;">Yes 會 <input type="checkbox"/></td> <td style="padding: 5px;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">On water supply 對供水</td> <td style="padding: 5px;">Yes 會 <input type="checkbox"/></td> <td style="padding: 5px;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">On drainage 對排水</td> <td style="padding: 5px;">Yes 會 <input type="checkbox"/></td> <td style="padding: 5px;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">On slopes 對斜坡</td> <td style="padding: 5px;">Yes 會 <input type="checkbox"/></td> <td style="padding: 5px;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Affected by slopes 受斜坡影響</td> <td style="padding: 5px;">Yes 會 <input type="checkbox"/></td> <td style="padding: 5px;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Landscape Impact 構成景觀影響</td> <td style="padding: 5px;">Yes 會 <input type="checkbox"/></td> <td style="padding: 5px;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Tree Felling 砍伐樹木</td> <td style="padding: 5px;">Yes 會 <input type="checkbox"/></td> <td style="padding: 5px;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Visual Impact 構成視覺影響</td> <td style="padding: 5px;">Yes 會 <input type="checkbox"/></td> <td style="padding: 5px;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">Others (Please Specify) 其他 (請列明)</td> <td style="padding: 5px;">Yes 會 <input type="checkbox"/></td> <td style="padding: 5px;">No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	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"/>
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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) For details, please refer to the Supporting Planning Statement. ..... ..... .....																															

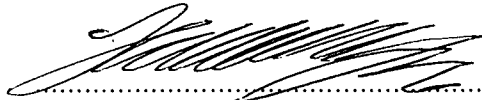


**11. Declaration 聲明**

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

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

Signature  
簽署



Applicant 申請人  Authorised Agent 獲授權代理人

KENNETH TO

Managing Director

Name in Block Letters  
姓名 (請以正楷填寫)

Position (if applicable)  
職位 (如適用)

Professional Qualification(s)  
專業資格

- Member 會員 /  Fellow of 資深會員  
 HKIP 香港規劃師學會 /  HKIA 香港建築師學會 /  
 HKIS 香港測量師學會 /  HKIE 香港工程師學會 /  
 HKILA 香港園境師學會 /  HKIUD 香港城市設計學會

Others 其他 .....

on behalf of  
代表

Kenneth To and Associates Ltd.



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

Date 日期

29/04/20019

(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**

- 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：
  - 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
  - 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。

**S. 16 PLANNING APPLICATION  
APPROVED YUEN LONG OZP NO.S/YL/23**

**Proposed Conservation-cum-Development Project for  
Conservation of a Grade 3 Historic Building and  
Proposed New Residential Care Home for the Elderly (RCHE)  
With Minor Relaxation of Building Height Restriction**

In “G/IC(1)” zone, at Lot Nos. 1695 s.E ss.1 RP,  
1695 s.F ss.1 and 1695 s.H RP (Part) in DD120, Tai Kei Leng, Yuen Long

**SUPPORTING PLANNING STATEMENT**

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April 2019

**Applicant:**

Upper Caterings Group Limited

**Consultancy Team:**

Kenneth To & Associates Ltd.

Associated Architects Ltd.

Property Conservation Co. Ltd.

Landes Ltd.

LLA Consultancy Ltd.

Cundall Hong Kong Ltd.



Our Ref: S1279/DD120\_YL/16/005Lg

10 July 2019

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

By HAND

Dear Sir / Madam,

**Proposed Conservation-cum-Development Project for  
Conservation of a Grade 3 Historic Building  
and Proposed New Development of Residential Care Home for the Elderly (RCHE)  
With Minor Relaxation of Building Height Restriction  
In "G/IC(1)" zone, at Lot Nos. 1695 s.E ss.1 RP, 1695 s.F ss.1 and  
1695 s.H RP (Part) in DD120, Tai Kei Leng, Yuen Long  
- S16 Planning Application No. A/YL/256 -  
(Further Information No. 1)**

We refer to the captioned application submitted to the Town Planning Board on 30 April 2019, and the comments from Transport Department (TD) and Shap Pat Heung Rural Committee (SPH RC) received via email dated 14 Jun 2019.

In order to address the comments above, attached please find 70 copies of the response-to-comments table and supplementary information of Traffic Impact Assessment (TIA). Meanwhile, for clarification of the development parameters, attached please find the replacement pages of Pg. 21-22 to supersede the relevant pages in the submitted Planning Statement.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned or Mr Kenneth To at 3426 8841.

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KENNETH TO & ASSOCIATES LTD



Camille Lam

Encl.

cc. the Applicant & Team  
KT/CL/vy



Our Ref: S1279/DD120\_YL/16/006Lg

8 August 2019

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

By HAND

Dear Sir / Madam,

**Proposed Conservation-cum-Development Project for  
Conservation of a Grade 3 Historic Building  
and Proposed New Development of Residential Care Home for the Elderly (RCHE)  
With Minor Relaxation of Building Height Restriction  
In "G/IC(1)" zone, at Lot Nos. 1695 s.E ss.1 RP, 1695 s.F ss.1 and  
1695 s.H RP (Part) in DD120, Tai Kei Leng, Yuen Long  
- S16 Planning Application No. A/YL/256 -  
(Further Information (FI) No. 2)**

We refer to the captioned application submitted to the Town Planning Board on 30 April 2019, and the comments from Urban Design & Landscape Unit, Planning Department (UD&L, PlanD), Environmental Protection Department (EPD) and Antiquities & Monuments Office (AMO) received via email dated 4<sup>th</sup>, 10<sup>th</sup> and 19<sup>th</sup> July 2019 respectively.

In order to address the comments above, attached please find 70 copies of the response-to-comments table and the following appendices:

**Appendix A** – Revised and Supplementary Figures illustrating the Visual Context of Proposed New Building and the Historic Building at the Site;

**Appendix B** – Updated Pages of Tables 5.3 and 5.4 in the Planning Statement (equivalent to the pages in Annex II of the FI No. 1 submitted to TPB on 10 July 2019);

**Appendix C** – Revised Environmental Assessment (EA); and

**Appendix D** – Replacement Pages of Heritage Appraisal of Siu Lo.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned or Mr Kenneth To at 3426 8841.

Thank you for your kind attention.

Our Ref: S1279/DD120\_YL/16/007Lg

10 September 2019

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

By HAND

Dear Sir / Madam,

**Proposed Conservation-cum-Development Project for  
Conservation of a Grade 3 Historic Building  
and Proposed New Development of Residential Care Home for the Elderly (RCHE)  
With Minor Relaxation of Building Height Restriction  
In "G/IC(1)" zone, at Lot Nos. 1695 s.E ss.1 RP, 1695 s.F ss.1 and  
1695 s.H RP (Part) in DD120, Tai Kei Leng, Yuen Long  
- S16 Planning Application No. A/YL/256 (Further Information (FI) No. 3) -**

We refer to the captioned application submitted to the Town Planning Board on 30 April 2019, and the comments from Environmental Protection Department (EPD) and Urban Design & Landscape Unit, Planning Department (UD&L, PlanD) received via email dated 16 August and 5 September 2019 respectively.

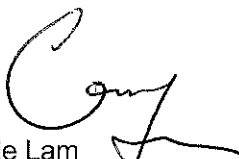
In order to address the comments above, attached please find 70 copies of the response-to-comments table and the following appendices:

**Appendix I** – Revised Environmental Assessment (Revised EA);  
**Appendix II** – Revised Sewerage Impact Assessment (Revised SIA).

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned or Mr Kenneth To at 3426 8841.

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KENNETH TO & ASSOCIATES LTD

  
Camille Lam  
Encl.

cc. the Applicant & Team  
KT/CL/vy



Our Ref: S1279/DD120\_YL/16/009Lg

8 November 2019

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

By HAND

Dear Sir/Madam,

**Proposed Conservation-cum-Development Project for  
Conservation of a Grade 3 Historic Building  
and Proposed New Development of Residential Care Home for the Elderly (RCHE)  
With Minor Relaxation of Building Height Restriction  
In "G/IC(1)" zone, at Lot Nos. 1695 s.E ss.1 RP, 1695 s.F ss.1 and  
1695 s.H RP (Part) in DD120, Tai Kei Leng, Yuen Long  
- S16 Planning Application No. A/YL/256 (Further Information (FI) No. 4) -**

We refer to the captioned application submitted to the Town Planning Board on 30 April 2019, and the comments from various departments received via email within 19 September & 30 October 2019.

In order to address particularly the comments from Environmental Protection Department (EPD), the scheme has been fine-tuned to avoid direct line-of-sight of sensitive uses in the Proposed Development towards the Petrol Filling Station. Overall, the major development parameters, including proposed accountable GFA, plot ratio, max. building height, max. site coverage and nos. of bedspaces, etc. all remain unchanged. Attached please find 70 copies of the response-to-comments table and the following appendices:

- Appendix A** – Revised Architectural Scheme;
- Appendix B** – Revised Photomontages & Perspective Image (Revised Figures 5.1 – 5.6);
- Appendix C** – Revised Figures of Tree Preservation and Landscape Proposal;
- Appendix D** – Revised Environmental Assessment (Revised EA);
- Appendix E** – Revised Sewerage Impact Assessment (Revised SIA).

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned or Mr Kenneth To at 3426 8841. Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KENNETH TO & ASSOCIATES LTD

  
Camille Lam

Encl. (70 nos. of hardcopies)

cc. the Applicant & Team

KT/CL/vy



Our Ref: S1279/DD120\_YL/16/009Lg

12 December 2019

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

By HAND

Dear Sir/Madam,

**Proposed Conservation-cum-Development Project for  
Conservation of a Grade 3 Historic Building  
and Proposed New Development of Residential Care Home for the Elderly (RCHE)  
With Minor Relaxation of Building Height Restriction  
In "G/IC(1)" zone, at Lot Nos. 1695 s.E ss.1 RP, 1695 s.F ss.1 and  
1695 s.H RP (Part) in DD120, Tai Kei Leng, Yuen Long  
- S16 Planning Application No. A/YL/256 (Further Information (FI) No. 5) -**

We refer to the captioned application submitted to the Town Planning Board (Town Planning Board) on 30 April 2019, and the Further Information (FI) No. 4 submitted to the TPB dated 14 November 2019.

For clarification purpose, attached please find 70 copies of the responses to comments from Transport Department (TD) and Environmental Protection Department (EPD), and the following annexes:

- Annex A** - the layout plans of "Notional Scheme" mentioned in the submitted Planning Statement;
- Annex B** - revised architectural drawings;
- Annex C** - revised landscape drawings;
- Annex D** - Replacement page of Table R2 in Traffic Impact Assessment; and
- Annex E** - the copy of endorsement of traffic forecast data issued by TD.

Please note that the minor refinement in the revised architectural drawings and revised landscape drawings is only about the minor adjustment of the window direction on the northern façade of the new building. These are the drawings which tally with the scheme incorporated in the Environmental Assessment in the submitted FI No. 4. The overall development parameters remain unchanged. The total common greenery ratio is not less than 20% and the total area of communal open space is not less than the required provision of local open space under Hong Kong Planning Standards and Guidelines (HKPSG).

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned or Mr Kenneth To at 3426 8841. Thank you for your kind attention.

Our Ref: S1279/DD120\_YL/16/010Lg

13 December 2019

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

By HAND

Dear Sir/Madam,

**Proposed Conservation-cum-Development Project for  
Conservation of a Grade 3 Historic Building  
and Proposed New Development of Residential Care Home for the Elderly (RCHE)  
With Minor Relaxation of Building Height Restriction  
In "G/IC(1)" zone, at Lot Nos. 1695 s.E ss.1 RP, 1695 s.F ss.1 and  
1695 s.H RP (Part) in DD120, Tai Kei Leng, Yuen Long  
- S16 Planning Application No. A/YL/256 (Further Information (FI) No. 6) -**

We refer to the captioned application submitted to the Town Planning Board (Town Planning Board) on 30 April 2019, and the comments from Environmental Protection Department (EPD) on the revised Sewage Impact Assessment (SIA) incorporated in Further Information (FI) No. 4 dated 14 November 2019.

In order to address comments from EPD, attached please find 70 copies of the response-to-comment table with revised SIA report.

Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned or Mr Kenneth To at 3426 8841. Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KENNETH TO & ASSOCIATES LTD



Camille Lam

Encl. (70 nos. of hardcopies)

cc. the Applicant & Team

KT/CL/vy

Our Ref: S1279/DD120\_YL/16/011Lg

17 January 2020

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

By HAND

Dear Sir/Madam,

**Proposed Conservation-cum-Development Project for  
Conservation of a Grade 3 Historic Building  
and Proposed New Development of Residential Care Home for the Elderly (RCHE)  
With Minor Relaxation of Building Height Restriction  
In "G/IC(1)" zone, at Lot Nos. 1695 s.E ss.1 RP, 1695 s.F ss.1 and  
1695 s.H RP (Part) in DD120, Tai Kei Leng, Yuen Long  
- S16 Planning Application No. A/YL/256 (Further Information (FI) No. 7) -**

We refer to the captioned application. For clarification purpose, we would like to elaborate the planning and design merits in this proposed scheme:

*(1) Planning and design merits of the proposed scheme, taking into account the site specific characteristics and local context:*

The Site is located to the south of Yuen Long Town Centre, which is mainly surrounded by village type developments and temporary uses. The immediate surroundings of the Site have low building height profile of three or less than three storeys. Nevertheless, medium-to-high building height profile (21 – 30 storeys) is found within about 200m from the Site.

While the buildings at the immediate surrounding are around 1 to 3-storey high, the max. BH for the prevailing "G/IC(1)" zone is 8-storey for a building used as "school" or "hospital". Therefore, it is anticipated that the introduction of a 5-storey building in the Site would still be compatible to the surrounding visual context in planning perspective.

Nevertheless, the Applicant intends to commit to the following proposed planning and design merits:

- ♦ Siu Lo will be preserved and planned to provide mainly Gallery for Heritage Interpretation at G/F of Main Building and Annex Block. The G/F will be available for visits by the public with prior reservation. As a tentative arrangement, a guided visit can be organised by the future operator on a regular basis. Each session can take around 20 visitors and registration can be done by first-come-first-serve basis.
- ♦ Rooftop garden comprising open lawn, sitting courtyard and edge planters will be provided at R/F of the new building for the enjoyment of the future users of RCHE. The edge planters will also improve the visual quality at street level.

# KTA

Kenneth To & Associates Ltd  
杜立基規劃顧問有限公司  
TOWN PLANNING  
AND DEVELOPMENT  
CONSULTANTS

Our Ref: S1279/DD120\_YL/16/012Lg

3 February 2020

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

By Fax (2877 0245) and By Email

Dear Sir/Madam,

**Proposed Conservation-cum-Development Project for  
Conservation of a Grade 3 Historic Building  
and Proposed New Development of Residential Care Home for the Elderly (RCHE)  
With Minor Relaxation of Building Height Restriction  
In "G/IC(1)" zone, at Lot Nos. 1695 s.E ss.1 RP, 1695 s.F ss.1 and  
1695 s.H RP (Part) in DD120, Tai Kei Leng, Yuen Long  
- S16 Planning Application No. A/YL/256 (Further Information (FI) No. 8) -**

We refer to the captioned application.

We would like to clarify on the proposed operation hours of the preserved historic building, Siu Lo. Tentatively, a guided visit to Siu Lo would be organized around once per two months, subject to agreement with Antiquities and Monuments Office (AMO) and Cultural Heritage Office (CHO).

Should you have any queries in relation to the above, please do not hesitate to contact the undersigned or Mr Kenneth To at 3426 8841. Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KENNETH TO & ASSOCIATES LTD



Camille Lam

cc. the Applicant & Team  
TM&YLW DPO – Ms Jannie Leung (By Fax 2489 9711 & By Email)

KT/CL/vy



# KTA

Kenneth To & Associates Ltd  
杜立基規劃顧問有限公司  
TOWN PLANNING  
AND DEVELOPMENT  
CONSULTANTS

Our Ref: S1279/DD120\_YL/16/013Lg

3 March 2020

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

By Fax (2877 0245)

Dear Sir/Madam,

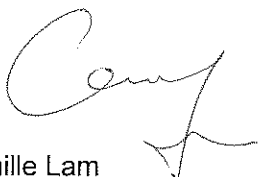
**Proposed Conservation-cum-Development Project for  
Conservation of a Grade 3 Historic Building  
and Proposed New Development of Residential Care Home for the Elderly (RCHE)  
With Minor Relaxation of Building Height Restriction  
In "G/IC(1)" zone, at Lot Nos. 1695 s.E ss.1 RP, 1695 s.F ss.1 and  
1695 s.H RP (Part) in DD120, Tai Kei Leng, Yuen Long  
- S16 Planning Application No. A/YL/256 (Further Information (FI) No. 9) -**

We refer to the captioned application, and the departmental comments from Fire Services Department (FSD) received on 21 February 2020.

In order to address the comments from FSD, attached please find the table of response-to-comments for consideration.

Should you have any queries in relation to the above, please do not hesitate to contact the undersigned or Mr Kenneth To at 3426 8841. Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KENNETH TO & ASSOCIATES LTD



Camille Lam

Encl.  
cc. the Applicant & Team

KT/CL/vy

**Proposed Conservation-cum-Development Project for Conservation of a Grade 3 Historic Building and  
Proposed New Residential Care Home for the Elderly (RCHE) with Minor Relaxation of Building Height Restriction  
(Planning Application No. A/YL/256)  
Further Information (FI) No. 9**

<b>Departmental Comments</b>	<b>Response</b>
<i>Email dated 21 February 2020 via DPO refers:</i> <b><u>Comments from Fire Services Department (FSD):</u></b>	
I have no objection in principle to the captioned application.	Noted.
<b><u>Other Detailed Comments:</u></b> The following conditions should be observed:	
(i) Where the wall of the petrol filling station forms part of an occupied building where the building is a domestic premises or premises housing vulnerable populations (i.e. schools, hospitals, old people's home and other residential accommodation), a separation of 12m from the fill point is maintained;	Noted. The Applicant will ensure this issue will be observed and taken into account in the detailed design stage.
(ii) The vent discharge point of any vent pipes within the petrol filling station should not be within 3m in any direction of opening windows or any other opening to a building;	Noted and will be complied.
(iii) A minimum separation distance of 9m between the dispensers and any domestic premises or premises housing vulnerable populations is maintained;	Noted and will be complied.
(iv) Fill points are not located within 4m of the public thoroughfare or property boundary, i.e. boundary of the proposed residential care home for the elderly; and	Noted and will be complied.
(v) The location of tanks and other equipment, and the services at the filling station should be chosen to minimize the effects of fire and explosion upon adjacent premises and to avoid jeopardizing the means of escape of persons at the filling station or at adjacent premises. In this case, since the petrol filling station is an existing station, the developer of the residential care home for the elderly should be reminded of the effects of fire and explosion caused by the existence of the petrol filling station.	Noted.
Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans and referral from relevant licensing authority.	Noted.

Compiled by: Kenneth To & Associates Ltd.

Date: 3 March 2020

**Similar S16 Application  
within the same “Government, Institution or Community” Zone on the  
Approved Yuen Long Outline Zoning Plan No. S/YL/23**

**Approved Application**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/YL/252	Proposed Composite School and Religious Institution (Church) Development, with Minor Relaxation of BH Restriction	3.5.2019	(1) to (6)

**Approval Conditions**

1. the submission and implementation of a sewerage impact assessment
2. the submission and implementation of a drainage proposal
3. the implemented drainage facilities on the Site shall be maintained at all times
4. the submission and implementation of a detailed traffic management plan
5. the design and provision of traffic mitigation measures as proposed by the applicant including the lay-by and relocation of zebra-crossing
6. the design and provision of water supplies for firefighting and fire service installations



13/30



# 十八鄉鄉事委員會 Shap Pat Heung Rural Committee

香港新界元朗攸田米路1號 Address: 1, Yau Tin East Road, Yuen Long, Hong Kong  
Tel: 2476 2264 Fax: 2476 5757 Web: www.shappatheung.com E-mail: [shappatheung2005@yahoo.com.hk](mailto:shappatheung2005@yahoo.com.hk)

香港北角渣華道333號  
北角政府合署15樓  
城市規劃委員會  
秘書處  
敬啟者:

新界元朗大旗嶺丈量約份第120約第1695號E分段第1小分段餘段、  
第1695號F分段第1小分段及第1695號H分段餘段(部份)  
擬議保育歷史建築物及略為放寬建築物高度限制，以作准許的社會福利設施(安老院舍)  
(申請編號: A/YL/256 - 申請人提交的進一步資料)

本會堅決反對上述標題規劃申請。本會認為即使申請人提交經修訂的交通影響評估內提供一個行人交通評估及經修訂路口容量評估，也無助改善交通擠塞。擬議申請地點位於元朗大棠路，現時該帶交通已經十分繁忙，當安老院舍落成後，預計車流及人流將會大幅增加，屆時大棠路一帶的交通將無法負荷，擠塞情況會更為嚴重，阻礙村民出入。

此外，本會認為活化筱廬不應與興建安老院舍混為一談，況且筱廬具有七十年歷史，建築及打樁工程在某程度上也會對筱廬的結構造成損毀。同時放寬高度亦會對鄉郊周邊環境帶來負面影響。專函奉達，懇請貴會能切實考慮本會意見。有勞之處，不勝銘感。

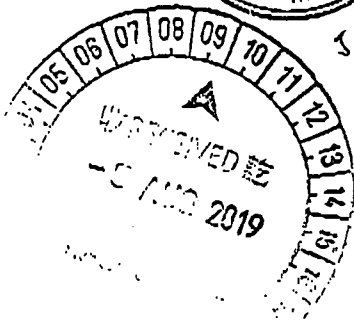
此致

城市規劃委員會

十八鄉鄉事委員會



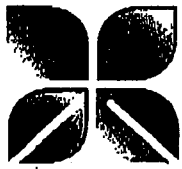
主席: 程振明



副本送: 元朗地政處  
元朗民政處

2019年8月1日

13/30



# 十八鄉鄉事委員會 Shap Pat Heung Rural Committee

香港新界元朗攸田東路1號 Address: 1, Yau Tin East Road, Yuen Long, Hong Kong  
Tel: 2476 2264 Fax: 2476 5757 Web: www.shappatheung.com E-mail: shappatheung2005@yahoo.com.hk

香港北角渣華道333號  
北角政府合署15樓  
城市規劃委員會  
秘書處  
敬啟者：

新界元朗大旗嶺丈量約份第120約第1695號E分段第1小分段餘段、  
第1695號F分段第1小分段及第1695號H分段餘段(部份)  
擬議保育歷史建築物及略為放寬建築物高度限制，以作准許的社會福利設施(安老院舍)  
(申請編號：A/YL/256 - 申請人提交的進一步資料)

本會堅決反對上述標題規劃申請。本會認為即使申請人提交新增及經修訂的圖示以顯示擬議構築物和筱廬的視覺狀況，一份經修訂的環境評估以及提交其規劃報告及文物評估的替代頁，都無助改善本會最關注交通擠塞的問題。擬議申請地點位於元朗大棠路，當安老院舍落成後，車流及人流將會大幅增加，大棠路一帶的交通將無法負荷，導致交通擠塞，影響村民日常生活。

筱廬具有七十年歷史，是彌足珍貴的歷史建築，建築及打樁工程，會對筱廬的結構造成無法修補的損毀。此外，放寬高度亦會對鄉郊周邊環境帶來負面影響。專函奉達，懇請貴會能切實考慮本會意見。有勞之處，不勝銘感。

此致

城市規劃委員會

十八鄉鄉事委員會



主席：程振明

副本送：元朗地政處  
元朗民政處

2019年8月22日

13/30



# 十八鄉鄉事委員會

## Shap Pat Heung Rural Committee

香港新界元朗攸田東路1號 Address: 1, Yau Tin East Road, Yuen Long, Hong Kong

Tel: 2476 2264 Fax: 2476 5757 Web: www.shappatheung.com E-mail: [shappatheung2005@yahoo.com.hk](mailto:shappatheung2005@yahoo.com.hk)

香港北角渣華道333號

北角政府合署15樓

城市規劃委員會

秘書處

敬啟者：

新界元朗大旗嶺丈量約份第120約第1695號E分段第1小分段餘段、  
第1695號F分段第1小分段及第1695號H分段餘段(部份)  
擬議保育歷史建築物及略為放寬建築物高度限制，以作准許的社會福利設施(安老院舍)  
(申請編號：A/YL/256 - 申請人提交的進一步資料)

本會堅決反對上述標題規劃申請。本會認為即使申請人提交經修訂的建築方案、經修訂的環境評估、經修訂的排污影響評估、經修訂的電腦合成照片和透視圖及回應部門意見表，都無助本會支持有關申請。擬議申請地點並不適合興建安老院舍，本會關注上址毗鄰油站，只有一路之隔，對長者安全及健康構成一定風險。

筱廬歷史悠久，是彌足珍貴極具保護價值的歷史建築物，建築及打樁工程，將會對筱廬的結構造成無法修補的損毀。此外，放寬高度亦會對鄉郊周邊環境帶來負面影響。專函奉達，本會重申堅決反對上述標題規劃申請。懇請貴會能切實考慮本會意見。有勞之處，不勝銘感。

此致

城市規劃委員會

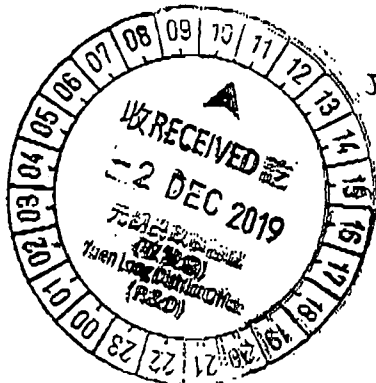


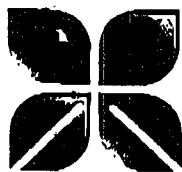
十八鄉鄉事委員會

主席：程振明

副本送：元朗地政處  
元朗民政處

2019年11月27日





# 十八鄉鄉事委員會

## Shap Pat Heung Rural Committee

香港新界元朗攸田東路1號 Address: 1, Yau Tin East Road, Yuen Long, Hong Kong

Tel: 2476 2264 Fax: 2476 5757 Web: www.shappatheung.com E-mail: shappatheung2005@yahoo.com.hk

香港北角渣華道333號

北角政府合署15樓

城市規劃委員會

秘書處

敬啟者：

新界元朗大旗嶺丈量約份第120約第1695號E分段第1小分段餘段、  
第1695號F分段第1小分段及第1695號H分段餘段(部份)  
擬議保育歷史建築物及略為放寬建築物高度限制，以作准許的社會福利設施(安老院舍)  
(申請編號：A/YL/256 - 申請人提交的進一步資料)

本會堅決反對上述標題規劃申請。本會認為即使申請人提交經修訂的污水系統影響評估及回應部門意見表，以回應環境保護署的意見，都無助本會支持有關申請。本會認為擬議申請地點毗鄰油站，對長者安全及健康構成一定風險，所以並不適合興建安老院舍，加上申請地點位於元朗大棠路，現時該帶交通十分擠塞，預計安老院舍落成後，車流及人流將會大幅增加，影響村民日常生活。

此外，關注筱廬歷史悠久，是極具保護價值的歷史建築物，建築及打樁工程，定必對筱廬的結構造成無法修補的損毀。與此同時，放寬高度亦會對鄉郊周邊環境帶來負面影響。專函奉達，本會再次重申堅決反對上述標題規劃申請。懇請貴會能切實考慮本會意見。有勞之處，不勝銘感。

此致

城市規劃委員會

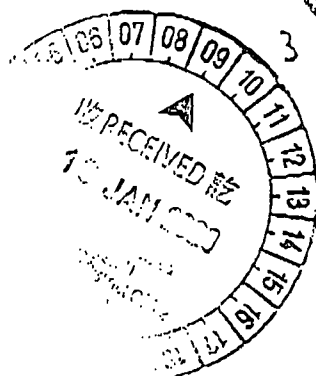
十八鄉鄉事委員會



主席：程振明

副本送：元朗地政處  
元朗民政處

2020年1月6日



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



申請編號  
Application No.

A/YL/256

A/YL/256

(就第16條申請提出意見 Comments on section 16 application)

「提意見人」姓名/名稱  
Name of "Commenter"

CHAN LEUNG SHAN

先生 Mr.  夫人 Mrs.  小姐 Miss  女士 Ms.  其他  
Other

(必須資料 Required information)

這部分不會公開予公眾查閱。

This part will not be made available for public inspection.

聯絡人

Contact Person

(只適用於非個人的「提意見人」 Applicable to non-individual "commenter" only)

通訊地址\*

Postal Address \*

電話號碼

Tel. No.

(非必須資料 Optional information)

傳真號碼\*

Fax No. \*

電郵地址\*

E-mail Address \*

\* 為方便聯絡，「提意見人」必須最少提供通訊地址、傳真號碼或電郵地址其中一項資料。

\* To facilitate communication, either postal address, fax number or email address must be provided.

意見詳情

Details of Comments

(必須資料 Required information)

PLEASE ATTACHED

不多於8000中文字或英文字母(包括空格)

Not more than 8000 Chinese characters or English characters (including blankspaces)

提交 Submit

關閉視窗 Close

Dear Sir/Madame;

I am writing to in regards to the proposed conversation of Historic Building and Minor Relaxation of Building Height restriction permitted for Social Welfare Facility (Residential care Home for the Elderly) on Lots 1695 S.E. ss.1 RP, 1695 S.F ss.1 and 1695 S.H RP (Part) in D.D. 120, Tai Kei Leng, Yuen Long, New Territories, application #A/YL/256.

I am the previous owner of the above said property. I would like to see the government to allow the change in use of the building to a Social Welfare Facility while preserving the Historic Building. The Historic Building was built by my grandfather in the 1938 and completed in 1940. The Historic building is the house that 3 generations of the Chan family had grown up in for more than 30 years. The historic building has a lot of memories for the Chan family. I hope the government can preserve the Historic Building while allow the change of its use.

I hope you can take into account my above views in your decision regarding the proposed changes to the lots.

Yours sincerely,



Chan Leung Shan



# 十八鄉鄉事委員會

## Shap Pat Heung Rural Committee

香港新界元朗攸田東路1號 Address: 1, Yau Tin East Road, Yuen Long, Hong Kong

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香港北角渣華道333號

北角政府合署15樓

城市規劃委員會

秘書處

敬啟者：

新界元朗大旗嶺丈量約份第120約第1695號E分段第1小分段餘段、  
第1695號F分段第1小分段及第1695號H分段餘段(部份)  
擬議保育歷史建築物及略為放寬建築物高度限制，以作准許的社會福利設施(安老院舍)  
(申請編號：A/YL/256)

本會堅決反對上述標題規劃申請。擬議申請地點位於元朗大棠路，現時大棠路一帶的交通十分繁忙，經常出現擠塞情況，擬議興建安老院舍提供170個床位，預計車流及人流將會大幅增加，屆時大棠路一帶的交通將會無法負荷，令擠塞情況更為嚴重，影響村民出入。

本會認為活化筱廬不應與興建安老院舍混為一談，況且筱廬已具有七十年歷史，建築及打樁工程會對筱廬的結構造成損毀。同時放寬高度亦會對鄉郊周邊環境帶來負面影響。專函奉達，懇請貴會能切實考慮本會意見。有勞之處，不勝銘感。

此致

城市規劃委員會

十八鄉鄉事委員會



主席：程振明

2019年6月6日



# 十八鄉鄉事委員會

## Shap Pat Heung Rural Committee

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香港北角渣華道333號  
 北角政府合署15樓  
 城市規劃委員會  
 秘書處  
 敬啟者:

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(申請編號：A/YL/256 - 申請人提交的進一步資料)

本會堅決反對上述標題規劃申請。本會認為即使申請人提交經修訂的交通影響評估內提供一個行人交通評估及經修訂路口容量評估，也無助改善交通擠塞。擬議申請地點位於元朗大棠路，現時該帶交通已經十分繁忙，當安老院舍落成後，預計車流及人流將會大幅增加，屆時大棠路一帶的交通將無法負荷，擠塞情況會更為嚴重，阻礙村民出入。

此外，本會認為活化筱廬不應與興建安老院舍混為一談，況且筱廬具有七十年歷史，建築及打樁工程在某程度上也會對筱廬的結構造成損毀。同時放寬高度亦會對鄉郊周邊環境帶來負面影響。專函奉達，懇請貴會能切實考慮本會意見。有勞之處，不勝銘感。

此致

城市規劃委員會



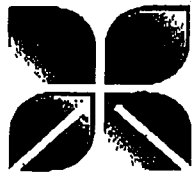
十八鄉鄉事委員會

主席：程振明

副本送：元朗地政處  
 元朗民政處

2019年8月1日





# 十八鄉鄉事委員會

## Shap Pat Heung Rural Committee

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北角政府合署15樓

城市規劃委員會

秘書處

敬啟者：

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第1695號F分段第1小分段及第1695號H分段餘段(部份)

擬議保育歷史建築物及略為放寬建築物高度限制，以作准許的社會福利設施(安老院舍)

(申請編號：A/YL/256 - 申請人提交的進一步資料)

本會堅決反對上述標題規劃申請。本會認為即使申請人提交新增及經修訂的圖示以顯示擬議構築物和筱廬的視覺狀況，一份經修訂的環境評估以及提交其規劃報告及文物評估的替代頁，都無助改善本會最關注交通擠塞的問題。擬議申請地點位於元朗大棠路，當安老院舍落成後，車流及人流將會大幅增加，大棠路一帶的交通將無法負荷，導致交通擠塞，影響村民日常生活。

筱廬具有七十年歷史，是彌足珍貴的歷史建築，建築及打樁工程，會對筱廬的結構造成無法修補的損毀。此外，放寬高度亦會對鄉郊周邊環境帶來負面影響。專函奉達，懇請貴會能切實考慮本會意見。有勞之處，不勝銘感。

此致

城市規劃委員會

十八鄉鄉事委員會



主席：程振明

副本送：元朗地政處

元朗民政處

2019年8月22日

Seq. 1 3 3



# 十八鄉鄉事委員會

## Shap Pat Heung Rural Committee

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香港北角渣華道 333 號

北角政府合署 15 樓

城市規劃委員會

秘書處

敬啟者：

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第 1695 號 F 分段第 1 小分段及第 1695 號 H 分段餘段(部份)  
擬議保育歷史建築物及略為放寬建築物高度限制，以作准許的社會福利設施(安老院舍  
(申請編號：A/YL/256 - 申請人提交的進一步資料)

本會堅決反對上述標題規劃申請。本會認為即使申請人提交經修訂的建築方案、經修訂的環境評估、經修訂的排污影響評估、經修訂的電腦合成照片和透視圖及回應部門意見表，都無助本會支持有關申請。擬議申請地點並不適合興建安老院舍，本會關注上址毗鄰油站，只有一路之隔，對長者安全及健康構成一定風險。

筱廬歷史悠久，是彌足珍貴極具保護價值的歷史建築物，建築及打樁工程，將會對筱廬的結構造成無法修補的損毀。此外，放寬高度亦會對鄉郊周邊環境帶來負面影響。專函奉達，本會重申堅決反對上述標題規劃申請。懇請貴會能切實考慮本會意見。有勞之處，不勝銘感。

此致

城市規劃委員會



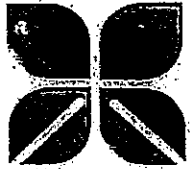
十八鄉鄉事委員會

主席：程振明

副本送：元朗地政處

元朗民政處

2019年11月27日



# 十八鄉鄉事委員會 Shap Pat Heung Rural Committee

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Tel: 2476 2264 Fax: 2476 5757 Web: www.shappatheung.com E-mail: [REDACTED]

香港北角渣華道333號

北角政府合署15樓

城市規劃委員會

秘書處

敬啟者：



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第1695號F分段第1小分段及第1695號H分段餘段(部份)

(擬議保育歷史建築物及略為放寬建築物高度限制，以作准許的社會福利設施(安老院舍)  
(申請編號：A/YL/256 - 申請人提交的進一步資料)

本會堅決反對上述標題規劃申請。本會認為即使申請人提交經修訂的污水系統影響評估及回應部門意見表，以回應環境保護署的意見，都無助本會支持有關申請。本會認為擬議申請地點毗鄰油站，對長者安全及健康構成一定風險，所以並不適合興建安老院舍，加上申請地點位於元朗大棠路，現時該帶交通十分擠塞，預計安老院舍落成後，車流及人流將會大幅增加，影響村民日常生活。

此外，關注筱廬歷史悠久，是極具保護價值的歷史建築物，建築及打樁工程，定必對筱廬的結構造成無法修補的損毀。與此同時，放寬高度亦會對鄉郊周邊環境帶來負面影響。專函奉達，本會再次重申堅決反對上述標題規劃申請。懇請貴會能切實考慮本會意見。有勞之處，不勝銘感。

此致

城市規劃委員會



十八鄉鄉事委員會

主席：程振明

副本送：元朗地政處

元朗民政處

2020年1月6日

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

參考編號  
Reference Number: 191216-202244-25389

提交限期  
Deadline for submission: 17/12/2019

提交日期及時間  
Date and time of submission: 16/12/2019 20:22:44

有關的規劃申請編號  
The application no. to which the comment relates: A/YL/256

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

意見詳情  
Details of the Comment :

教堂與安老院舍之間的行人路甚窄，希望安老院舍的正門能撥出空間為公眾行人路擴寬之用。

**Advisory Clauses**

- (a) to note the comments of the Commissioner of Heritage's Office and the Antiquities and Monuments Office of the Development Bureau that:
- (i) He would like to draw the applicant's attention that the Annex Block forms an integral part of the Grade 3 historic building, and the heritage value of the Main Building as well as the Annex Block has to be considered as a whole. Besides, the Annex Block, which reflects the heydays of the family which built Siu Lo and forms part of the legacy of their ancestors who accumulated wealth overseas and returned to settle in this area. The applicant should consider his comments and revisit the assessment. The applicant is required to reflect appropriately the significance of the Annex Block in the Conservation Management Plan (CMP).
  - (ii) From the heritage conservation perspective, it is advised that a Conservation Management Plan should be devised by the applicant. The CMP should include but not limit to the following aspects:
    - a. an outline of the conservation approach of the development project;
    - b. documentation of the proposed works to Siu Lo;
    - c. evaluation of the impacts of the proposed works on Siu Lo;
    - d. provision of protective measures for Siu Lo throughout the project period;
    - e. recommendations of mitigation measures for Siu Lo for managing the changes arising from the development projects.
  - (iii) He would reserve his comments on the future submissions regarding the detailed design of the new building, particularly the four columns near the Annex Block;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department that Lot Nos. 1695 S.E s.s.1 RP, 1695S.F s.s.1 and Portion of 1695 S.H RP in D.D. 120 are Old Scheduled agricultural lots but the lease documents cannot be traced. As the southern portion of Lot 1695 S.H RP would be excluded from the Site, the actual site area and boundary of the Lot involved will be subject to verification at land exchange stage if any land exchange is applied for by the applicant to Lands Department. In the event that planning permission is given, the applicant has to apply to the Lands Department for a land exchange to effect the proposed development. Such application will be considered by her department acting in its capacity as a landlord at its sole discretion and there is no guarantee that the land exchange, including the grant of additional government land (if any), for the proposed development will be approved. In the event that the land exchange application is approved, it would be subject to such terms and conditions, including, among other things, the payment of premium and administrative fee, as may be imposed by her department at its sole discretion;
- (c) to note the comments of the Assistant Commissioner for Transport/New Territories, Transport Department that the applicant is reminded that sufficient space should be provided within the application site for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed;

- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that adequate drainage measures should be provided at the Site access to prevent surface water flowing from the Site to nearby public roads/drains and HyD shall not be responsible for the maintenance of any access connecting the Site and Tai Tong Road;
  
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Building Department that:
  - (i) Presumably the Site abuts Tai Tong Road, the site coverage and plot ratio of the development should not exceed the limitation under the 1st schedule of B(P)R. Otherwise, the development intensity should be determined under B(P)R 19(3);
  - (ii) It is noted from the current proposal that the proposed vehicular and pedestrian access of the Site is via a local track which rest on government land and lead to Tai Tong Road. The applicant has to apply to LandsD for granting right of way for the proposed access;
  - (iii) 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 rented on the Site in accordance with the requirements under the B(P)R 41D;
  - (iv) The proposed high headroom of G/F (7m) should be justified and considered during plan submission stage;
  - (v) The applicant is reminded that disregarding car parking spaces from GFA calculation under Buildings Ordinance will be considered on the basis of the criteria set out in PNAP APP-2 during plan submission stage;
  - (vi) The proposed development should follow and comply with the pre-requisite for GFA concession in PNAP APP-151 and the SBD guideline stipulated in PNAP APP-152 during the preparation of detailed building design;
  - (vii) 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 related relevant requirements as may be imposed by the licensing authority.
  - (viii) Detailed comments will be offered during building plan submission stage;
  
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the applicant is reminded to take into consideration and respect the visual elements of 'Siu Lo' (including façade articulation, proportions, etc.) in preparing the design of the proposed new building in the later stage of the project as stated in their responses-to-comments. The applicant is also advised that the approval of the application by the Town Planning 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;

- (g) to note the comments of the Director of Fire Services that detailed fire services requirements will be formulated upon receipt of formal submission of general building plans and referral from relevant licensing authority and the following conditions should be observed:
- (i) Where the wall of the petrol filling station forms part of an occupied building where the building is a domestic premises or premises housing vulnerable populations (i.e. schools, hospitals, old people's home and other residential accommodation), a separation of 12m from the fill point is maintained.
  - (ii) The vent discharge point of any vent pipes within the petrol filling station should not be within 3m in any direction of opening windows or any other opening to a building.
  - (iii) A minimum separation distance of 9m between the dispensers and any domestic premises or premises housing vulnerable populations is maintained.
  - (iv) Fill points are not located within 4m of the public thoroughfare or property boundary, i.e. boundary of the proposed residential care home for the elderly.
  - (v) The location of tanks and other equipment, and the services at the filling station should be chosen to minimise the effects of fire and explosion upon adjacent premises and to avoid jeopardizing the means of escape of persons at the filling station or at the adjacent premises. In this case, since the petrol filling station is an existing station, the developer of the residential care home for the elderly should be reminded of the effects of fire and explosion cause by the existence of the petrol filling station;
- (h) to note the comments of the Chief Architect/Central Management Division 2, Architectural Services Department that some of the façade area are facing west. Solar control devices should be considered to reduce solar heat gain and avoid glare affecting other buildings as far as practicable; for rehabilitation area, interview room, office, kitchen and toilets in the B/F, lighting and ventilation shall be provided to comply with relevant Building (Planning) Regulations;
- (i) to note the comments of the Director of Social Welfare that the applicant is reminded that, for a Residential Care Home for the Elderly (RCHE) licence to be issued, the intended RCHE has to comply with the licensing requirements as stipulated in the Residential Care Homes (Elderly Persons) Ordinance, Cap. 459, its subsidiary legislation and the Code of Practice for Residential Care Homes (Elderly Persons)(CoP). It is noted that the basement would accommodate office, kitchen, laundry, interview room and rehabilitation area of the proposed RCHE whilst dormitories for the elderly would be situated on other floors. The applicant's attention should be drawn to paragraph 5.2.2 of the CoP stating that an RCHE should not be situated in the basement floor under general circumstances. Policy support for the premium concession scheme of the RCHE would be considered separately upon receipt of the formal application from the applicant; and

- (j) to note the comments of the Director of Food and Environmental Hygiene that:
  - (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 surrounding.
  - (ii) For any waste generated from the such operation or activity, the applicant should arrange disposal properly at his own expenses.
  - (iii) Proper licence/permit issued by FEHD is required if there is any catering service/activities regulated by the Director of Food and Environmental Hygiene under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public.