

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-NSW/303**
关于申请编号 A/YL-NSW/303 的拟议用途/发展的概括发展规范

Application No. 申请编号	A/YL-NSW/303		
Location/address 位置/地址	Lots 870 S.A, 870 RP, 877 RP, 878 S.A, 878 S.B, 878 S.C, 878 S.D, 878 S.E, 878 S.F, 878 RP and 892 in D.D. 115 and Adjoining Government Land, Tung Shing Lei, Nam Sang Wai, Yuen Long 元朗南生围东成里丈量约份第 115 约地段第 870 号 A 分段、第 870 号余段、第 877 号余段、第 878 号 A 分段、第 878 号 B 分段、第 878 号 C 分段、第 878 号 D 分段、第 878 号 E 分段、第 878 号 F 分段、第 878 号余段、第 892 号及毗连政府土地		
Site area 地盘面积	About 约 3,943.3 sq. m 平方米 (Includes Government Land of about 包括政府土地约 1,724.5 sq. m 平方米)		
Plan 图则	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 南生围分区计划大纲核准图编号 S/YL-NSW/8		
Zoning 地带	"Undetermined" 「未决定用途」		
Applied use/ development 申请用途/发展	Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Residential Institution (Senior Hostel) development 拟议社会福利设施(安老院舍)及住宿机构(长者住屋)发展		
Gross floor area and/or plot ratio 总楼面面积及/ 或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	About 约 5,914.95 for senior hostel 长者住屋	About 约 1.5
	Non-domestic 非住用	About 约 5,400 for residential care home for the elderly 安老院舍	About 约 1.37
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 综合用途	1	

Building height/No. of storeys 建筑物高度/层数	Domestic 住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Composite 综合用途	About 约 64.3	m 米
		About 约 69.3	mPD 米(主水平基准上)
		17 1	Storey(s) 层 Exclude 不包括 Basement 地库
Site coverage 上盖面积	Below 23m 米以下: Not exceeding 不超过 92 % Above 23m 米以上: Not exceeding 不超过 33.33 %		
No. of units 单位数目	Residential care home for the elderly 安老院舍	About 约 83 units 单位 (127 Beds 床位)	
	Senior hostel 长者住屋	About 约 90 units 单位 (100 Beds 床位)	
Open space 休憩用地	Private 私人	Not less than 不少於 227 sq. m 平方米	
	Public 公众	- sq. m 平方米	
No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目	Total no. of vehicle spaces 停车位总数		54
	Private Car Parking Spaces 私家车车位		52
	Motorcycle Parking Spaces 电单车车位		1
	Light Bus Parking Space 小巴车位		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		3
	Light Goods Vehicle Spaces 轻型货车车位		1
	Loading/Unloading Space for Medium /Heavy Goods Vehicle 中/重型上落客货车位		1
Lay-by for taxi or private vehicle 的士或私家车停车处		1	

* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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

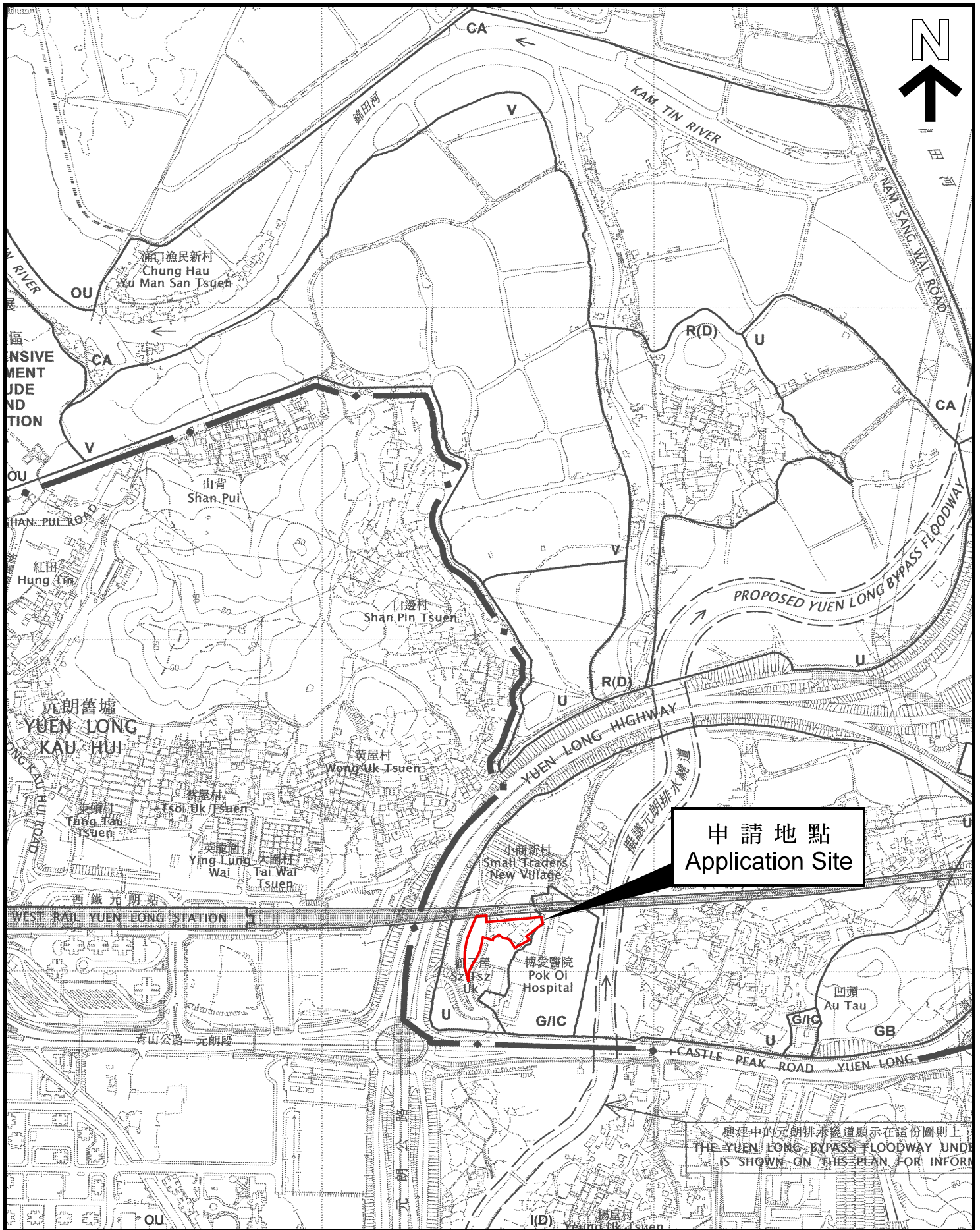
Submitted Plans, Drawings and Documents 提交的图则、绘图及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Air ventilation assessment 空气流通评估</u>		
<u>Ecological impact assessment 生态影响评估</u>		
<u>Landscape and tree preservation proposal 园境和树木保育建议</u>		

Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号

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注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

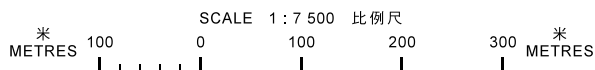


申請地點
Application Site

興建中的元朗排水繞道顯示在這份圖則上。
THE YUEN LONG BYPASS FLOODWAY UNDER
CONSTRUCTION IS SHOWN ON THIS PLAN FOR INFORMATION.

位置圖 LOCATION PLAN

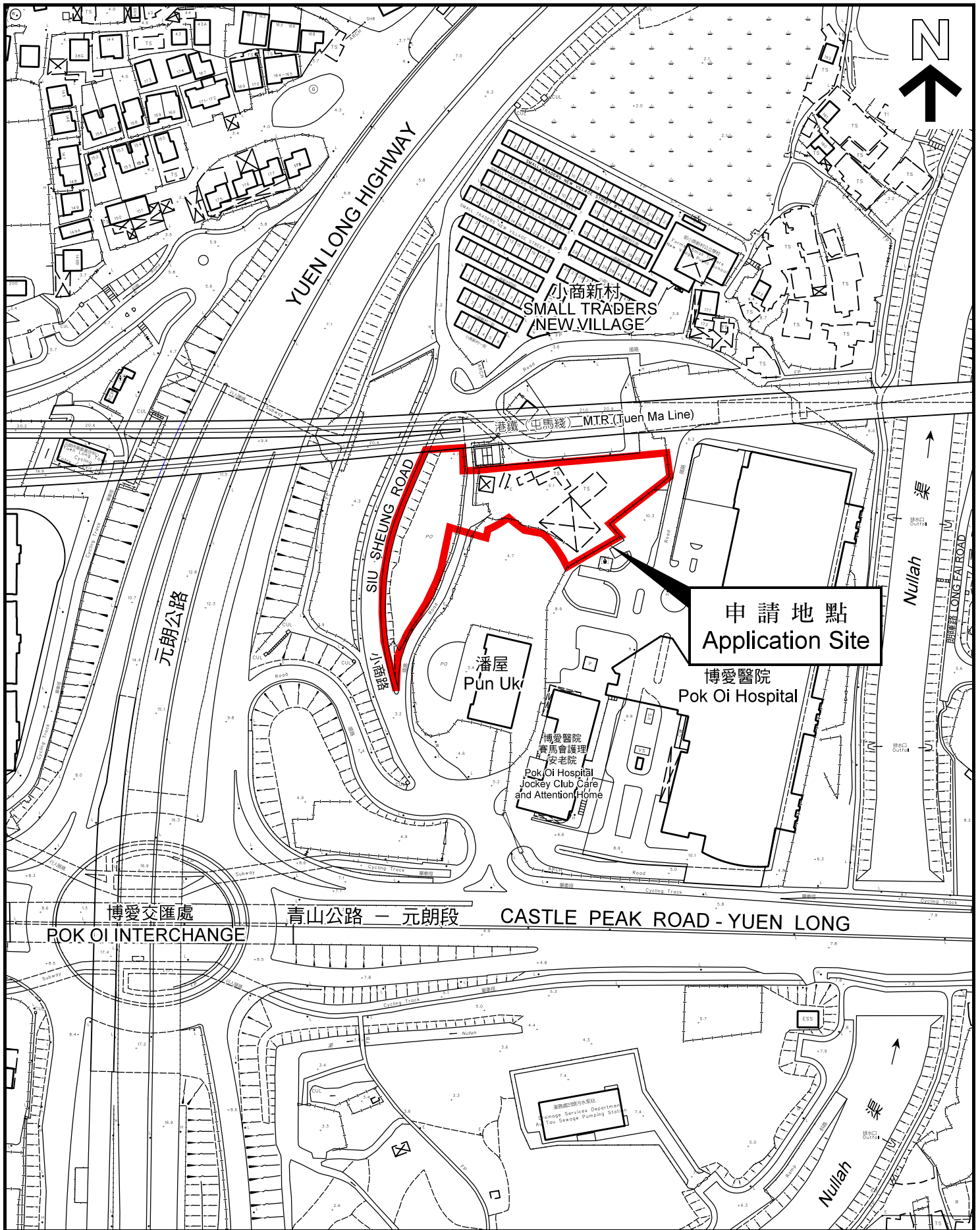
本摘要圖於2022年7月12日擬備，
所根據的資料為於2006年10月17日
核准的分區計劃大綱圖編號 S/YL-NSW/8
EXTRACT PLAN PREPARED ON 12.7.2022
BASED ON OUTLINE ZONING PLAN No.
S/YL-NSW/8 APPROVED ON 17.10.2006



申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/YL-NSW/303



申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2022年7月11日擬備，
所根據的資料為測量圖編號
6-NW-10B 及 10D
EXTRACT PLAN PREPARED ON 11.7.2022
BASED ON SURVEY SHEETS No.
6-NW-10B & 10D

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
AYL-NSW/303

行政摘要

(內容如有任何差異，應以英文內文為準)

本規劃申請是根據《城市規劃條例》(第131章)第16條，就位處元朗南生圍東成里丈量約份第115約地段第870號A分段、第870號餘段、第877號餘段、第878號A分段、第878號B分段、第878號C分段、第878號D分段、第878號E分段、第878號F分段、第878號餘段、第892號及毗連政府土地的擬議社會福利設施(安老院舍)及住宿機構(長者住屋)發展提出申請。申請地點位於南生圍分區計劃大綱核准圖編號 S/YL-NSW/8 的「未決定用途」地帶上，面積為約3,943.30平方米。因此，須向城市規劃委員會按第16條提交申請作擬議社會福利設施(安老院舍)及住宿機構(長者住屋)用途。

申請地點主要為平地及臨時構築物佔用之土地。為善用長期丟空、無發展計劃的土地，申請人準備落實在2028年作私人發展。擬議發展以「品味退休」服務為主題，旨在成為香港令人嚮往的長者住屋，以單一運營商模式，提供定制的獨立自主型、生活協助型、專業護理和康復護理，使居民能夠在品味、尊嚴和尊重中變老。

為滿足日益增長的長者住屋需求，為長者創造優質的生活環境，推廣居家安老的退休社區，擬議發展將建設一幢樓高17層和1層地庫的大樓，與園景美化區及配套設施相結合。該項目的重點是提供一站式照顧長者生活服務，包括不同的居住模式：90個獨立自主型單位(100張床位)，供可獨立照顧自己、日常生活無須接受個人護理及照顧的人士而設，延續他們現有的優質生活，旨在優雅地退休；以及83個生活協助型單位(127張床位)，即安老院舍般的模式，供日常生活需要協助的長者入住，隨著身體狀況變化，也能得到持續無縫的照顧。擬議發展致力為退休人士打造優雅自在、頤養人生的理想居停，配套設施包括專業護理/診療室、佳餚區、康樂設施和其他相關配套設施合二為一。擬建發展毗鄰現有的醫療和機構設施(如博愛醫院及博愛醫院賽馬會護理安老院)和元朗市中心，旨在為長者創造一體化的退休體驗。

擬議方案將就規劃方面帶來以下公眾規劃增益：

- 符合政府的目標，加強私營機構提供安老服務角色；
- 平衡全港長者住屋供應；
- 彌補現時安老服務不足，使長者享有多元化的長者住屋選擇；
- 提供優質長者住屋以推廣和實現居家安老，為社會帶來效益；
- 發揮長期未善用的發展潛力以應對社會對長者住屋的需求；
- 為長者提供高質素及融洽的生活環境，從而推動健康積極的生活，促進身心及社交發展；

- 適合的地點提供擬議的垂直一體化的退休社區；
- 與鄰近建築物輪廓相容；
- 符合《可持續建築設計指引》；
- 實現「綠色建築」的環保特色；
- 不會對周邊帶來負面影響；及
- 為善用土地資源作社會用途創立良好先例。

申請人對申請地點發展擬議社會福利設施(安老院舍)及住宿機構(長者住屋)發展項目持有誠懇和積極的態度。基於本規劃報告所闡述的規劃優點和理據，我們誠懇希望城規會支持是次第 16 條規劃許可申請。

EXECUTIVE SUMMARY

This Planning Statement is submitted under Section 16 of the Town Planning Ordinance (Cap. 131) (the "TPO") in support of the Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Residential Institution (Senior Hostel) Development at Lot Nos. 870 S.A, 870 RP, 877 RP, 878 S.A, 878 S.B, 878 S.C, 878 S.D, 878 S.E, 878 S.F, 878 RP, and 892 in D.D. 115 and adjoining Government land in Tung Shing Lei, Nam Sang Wai, Yuen Long (the "Application Site"). With an area of about 3,943.30m², the Application Site falls within part of the Tung Shing Lei "Undetermined" ("U") zone on the Approved Nam Sang Wai OZP No. S/YL-NSW/8, which required submission of a Section 16 application to the Town Planning Board for the proposed Social Welfare Facility (Residential Care Home for the Elderly) and Residential Institution (Senior Hostel) uses.

The Application Site is mainly flat land with some areas of temporary structures, and is readily available for development under private initiatives by year 2028, utilizing the site which has been left idle for many years with no solid plan for development. The Proposed Development at the Application Site carries a theme of "Retire In Style", to become a desirable senior living community in Hong Kong offering a bespoke Independent Living, Assisted Living, Skilled Nursing and Rehabilitation care services that enables the residents to age in style, dignity and respect (the "Proposed Scheme").

With a view to meeting the growing demand of elderly housing, and creating a quality living environment for the elderly, the Proposed Scheme will promote an ageing-in-place and retirement community in a building with 17 storeys plus 1 level of basement, intermixed with abundant landscape area and supporting facilities. The key feature of the Proposed Scheme is the integration of elderly living by proposing different living models: 90 nos of Independent Living Units (offering 100 beds) for elderly who can take care of themselves independently, without the need for personal care and attention in their daily activities and continue the existing quality life and retire gracefully; 83 nos of Assisted Living Units (offering 127 beds) which are residential care home for elderly alike models for elderly who need more day-to-day assistance, and will receive continuous and seamless care when their physical conditions change. Residents can pursue their passion and focus on leading purposeful lives after retirement, supported by a holistic list of facilities that integrates modern living, medical and nursing care, dining and recreational facilities and other associated in one development. Locating in proximity to existing medical and institutional facilities in Yuen Long e.g. Pok Oi Hospital and Pok Oi Hospital Jockey Club Care and Attention Home, and Yuen Long New Town, the Proposed Scheme aims to offer an integrated retirement experience with one-stop service.

With the Proposed Scheme, the following public planning merits could be achieved:

- Echoing with the Government's Prevailing Objectives to Strengthen the Role of Private Sector in Providing Wide Range of Elderly Services in the Market;
- Balancing Elderly Housing Provision across the Territory;

- Filling the Current Service Gap by Offering Elderly with More Diversified 'One-stop' Elderly Housing Options;
- Creating Social Values through Promoting and Realizing Age-In-Place with Quality Elderly Housing;
- Optimizing the Long-Wasted Development Potential in Meeting Senior Residential Need in Society;
- Creating a Quality and Harmonious Living Environment for the Elderly to Foster an Active Lifestyle, Physical, Psychological and Social Well-being;
- Appropriate Location for the Proposed Vertically-Integrated Retirement Community;
- Fully Compatible with the Surrounding Area;
- Compliance with Sustainable Building Design Guidelines;
- Full Consideration of Green Building Design;
- Inducing No Adverse Technical Impacts to the Surrounding Area; and
- Establishing Desirable Precedents to Optimise Land Resources to Meeting Societal Needs.

The Applicant has demonstrated their genuine intention and commitment in taking forward the Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Residential Institution (Senior Hostel) Development at the Application Site. In light of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek for the favourable consideration from the Town Planning Board to give its support to this Section 16 Application.



MASTER LAYOUT PLAN

- LEGEND
- APPLICATION SITE
 - GOVERNMENT LAND
 - SENIOR HOSTEL
 - LANDSCAPE / PASSAGE

申請編號 Application No. : A/YL-NSW/303
 此頁摘自申請人提交的文件。
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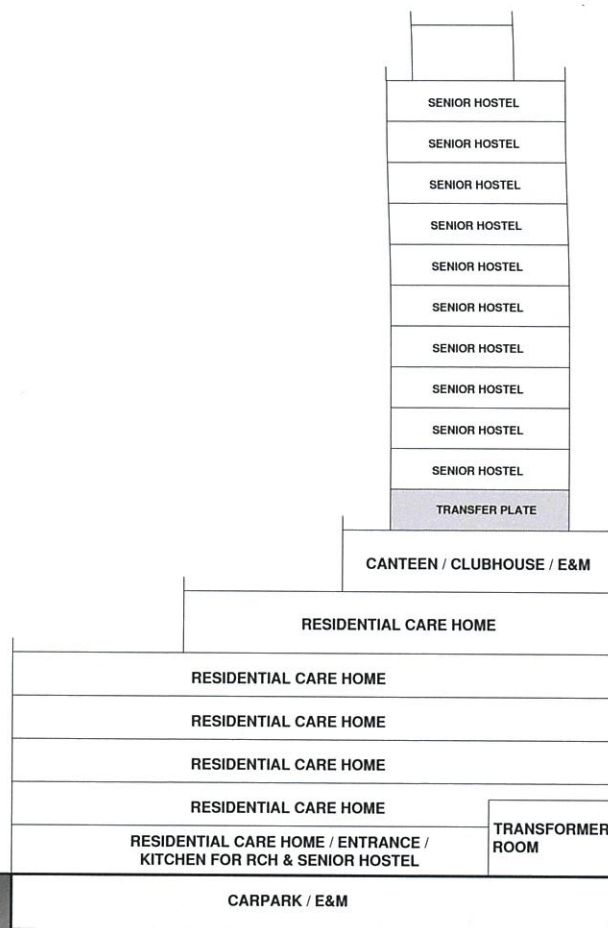
**LWK
+PARTNERS**



KEY PLAN

B.L.

B.L.



	+69.30mPD	R / F
3.30m		16 / F
3.30m		
3.30m		
3.30m		
3.30m		
3.30m		
3.30m		
3.30m		
3.30m		
3.30m		
3.30m		
3.30m		7 / F
3.30m		TRANSFER PLATE
5.00m	28.00	6 / F
5.00m		5 / F
3.50m		4 / F
3.50m		
3.50m		
3.50m		1 / F
4.00m		G / F
4.50m		B1 / F

64.30m

3300 X 10 STOREY = 33m

SCHEMATIC SECTION

申請編號 Application No. : A/YL-NSW/303
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REFERENCE IMAGE



申請編號 Application No. : _____ A/YL-NSW/303
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LEGEND			
	SITE BOUNDARY		TAI-CHI COURTYARD
	VEHICULAR ENTRANCE		ARRIVAL PLAZA
	ENTRANCE OF CARPARK		TRELLIS
	NEW PLANTING TREES		AMPHITHEATRE
			MULTI-FUNCTIONAL DECK
			GATHERING LAWN
			WATER POND WITH AQUATIC PLANTS
			EVA
			CAR PARK
			POCKET SEATING
			F&B DECK

DRAWING TITLE
 Landscape Master Plan - Overall

DATE
 MAY 2022

DRAWN
 RH

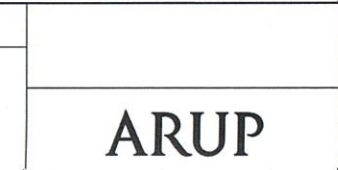
CHECKED
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APPROVED
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FIGURE NO.
 FIG 1.5a

SCALE AND ORIENTATION
 1:500@A3

JOB TITLE
 Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Residential Institution (Senior Hostel) in "Undetermined" Zone, Various Lots in D.D. 115 and Adjoining Government Land, Tung Shing Lei, Nam Sang Wai, Yuen Long



Application Site

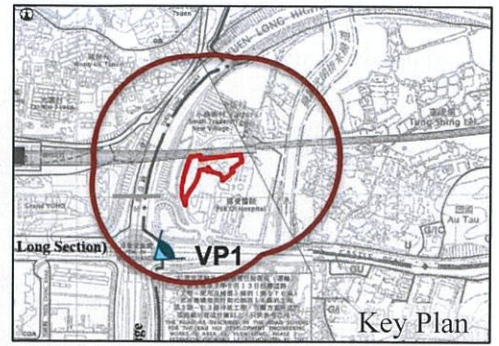
Pun Uk
(hidden
behind)

Pok Oi Hospital
Jockey Club Care and
Attention Home

Pok Oi Hospital



Existing Condition



Proposed Scheme at
Application Site
(69.3mPD)

Redevelopment
of Pun Uk with
RCHE

Pok Oi Hospital
Jockey Club Care and
Attention Home

Pok Oi Hospital



Proposed Scheme
(Interim Scenario)

Proposed Scheme at
Application Site
(69.3mPD)

Redevelopment of
Pun Uk with RCHE

Pok Oi Hospital
Jockey Club Care and
Attention Home

Pok Oi Hospital



Proposed Scheme
(Ultimate Scenario For Reference)

申請編號 Application No. : A/YL-NSW/303

此頁摘自申請人提交的文件。

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Figure No.	Scale	Figure Title	Viewing Point 1: Cycling Track Adjacent to Subway Connecting to Yuen Long New Town
3	-		
ARUP	Date	Source	
	June 2022	-	



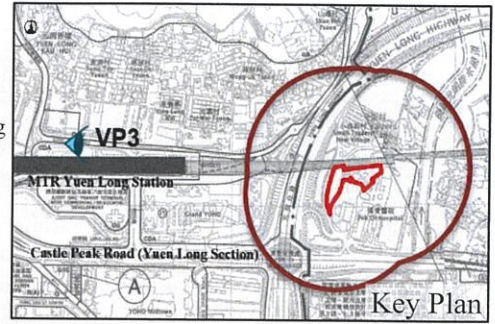
Crescent Green (not exceeding 56mPD)

Application Site

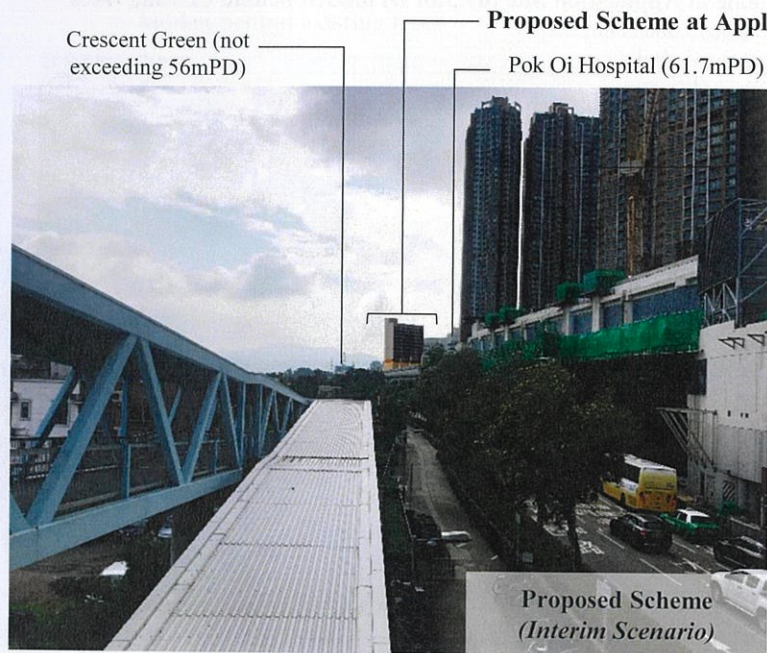
Pok Oi Hospital (61.7mPD)

Grand Yoho (not exceeding 174.5 mPD)

Existing Condition



Key Plan



Crescent Green (not exceeding 56mPD)

Proposed Scheme at Application Site (69.3mPD)

Pok Oi Hospital (61.7mPD)

Grand Yoho (not exceeding 174.5 mPD)

Proposed Scheme
(Interim Scenario)



Potential Public Housing at Tung Shing Lei

Proposed Scheme at Application Site (69.3mPD)

Pok Oi Hospital (61.7mPD)

Grand Yoho (not exceeding 174.5 mPD)

Proposed Scheme
(Ultimate Scenario For Reference)

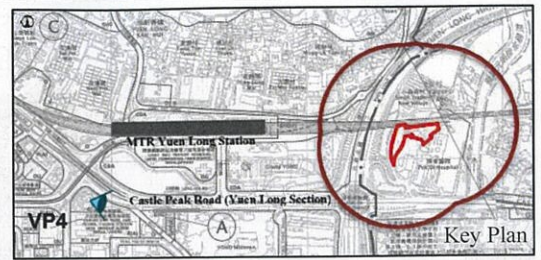
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Figure No.	Scale	Figure Title
5	-	Viewing Point 3: Footbridge at Long Yat Road
ARUP	Date	Source
	June 2022	-

The Yoho Hub (work in progress) Grand Yoho Cheong Wai Building Yoho Midtown Shun Fung Building



Proposed Scheme at Application Site (69.3mpd) hidden behind existing trees

The Yoho Hub (work in progress) Grand Yoho Cheong Wai Building Yoho Midtown Shun Fung Building



Proposed Scheme at Application Site (69.3mpd) hidden behind existing trees

The Yoho Hub (work in progress) Grand Yoho Cheong Wai Building Yoho Midtown Shun Fung Building

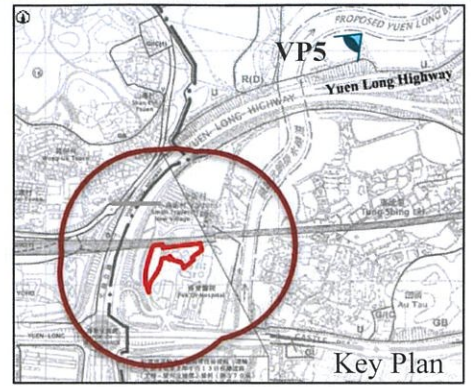
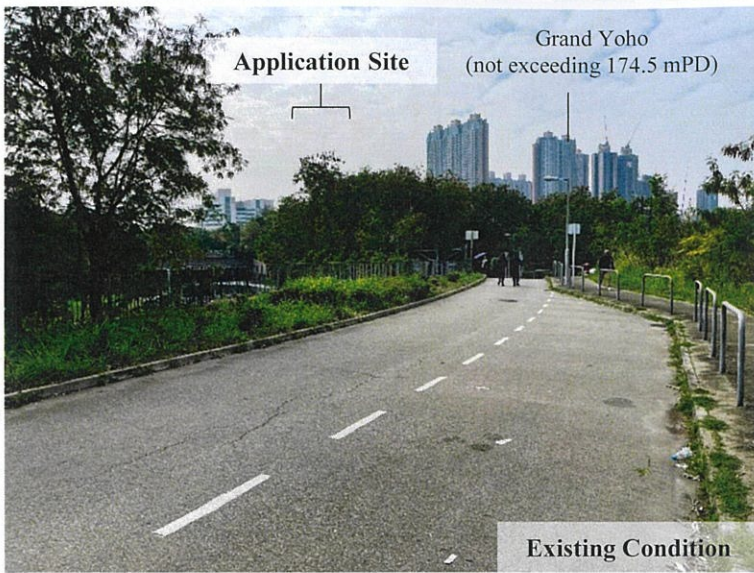


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Figure No.	Scale	Figure Title
6	-	Viewing Point 4: Fung Cheung Road Garden
ARUP	Date	Source
	June 2022	-



Proposed Scheme at Application Site (69.3mPD) hidden behind existing trees

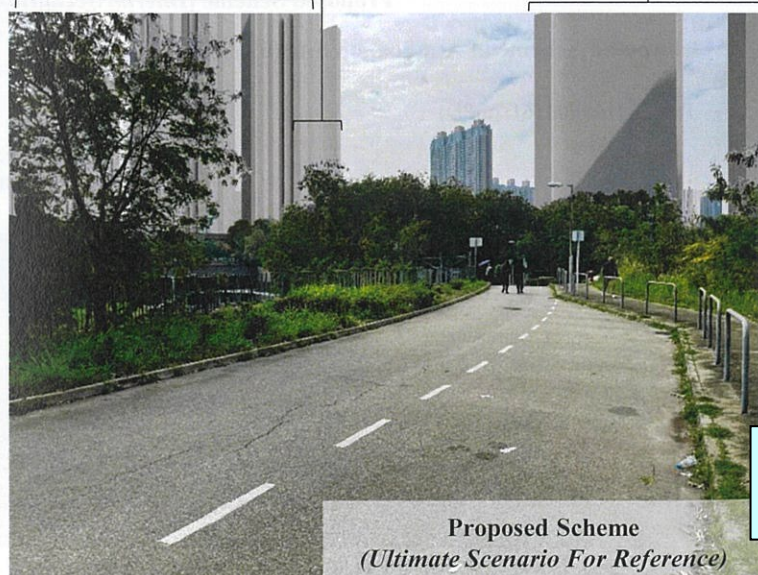
Approved Residential Development (Planning Application No. A/YL-NSW/274) (not exceeding 75mPD)



Potential Public Housing Development at Tung Shing Lei

Proposed Scheme at Application Site (69.3mPD) hidden behind future development

Approved Residential Development (Planning Application No. A/YL-NSW/274) (not exceeding 75mPD)

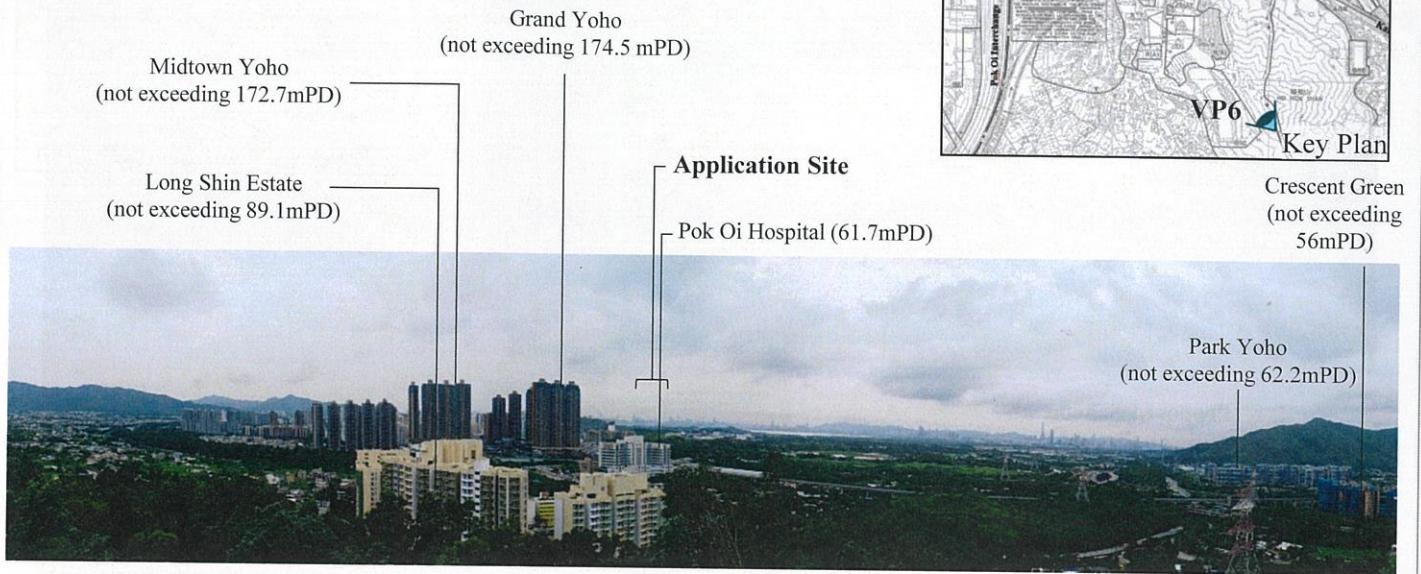
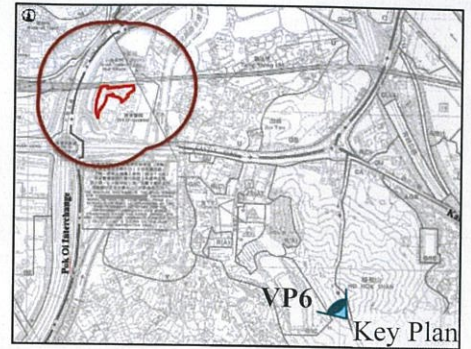


申請編號 Application No. : A/YL-NSW/303

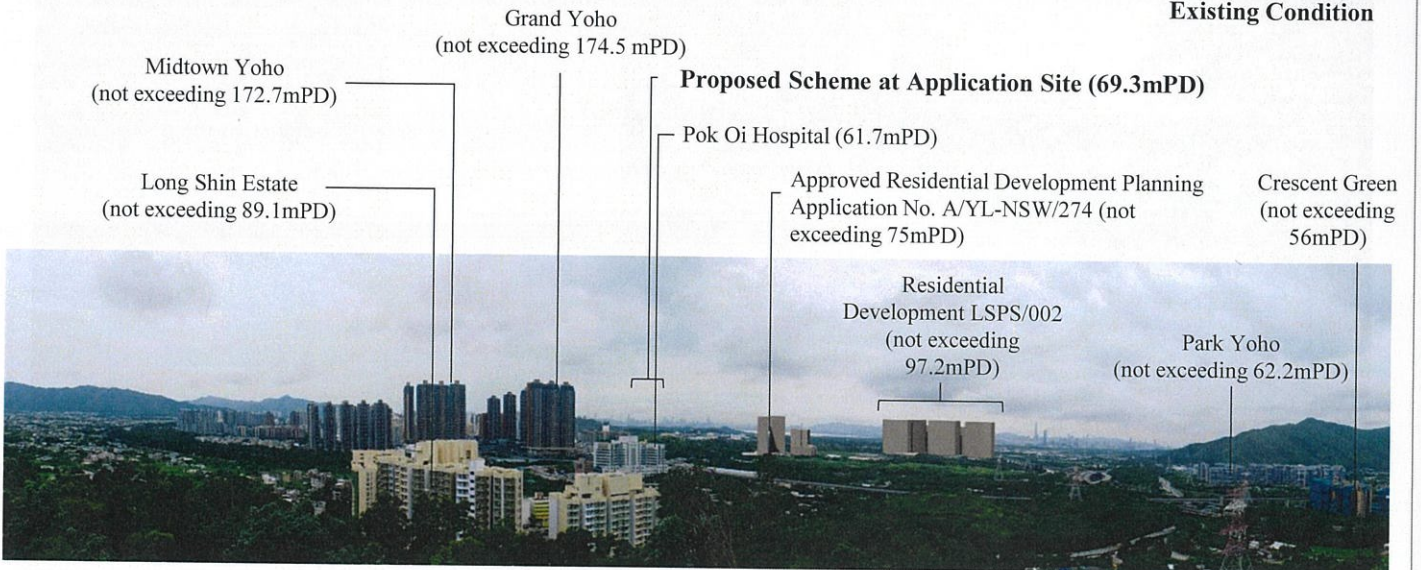
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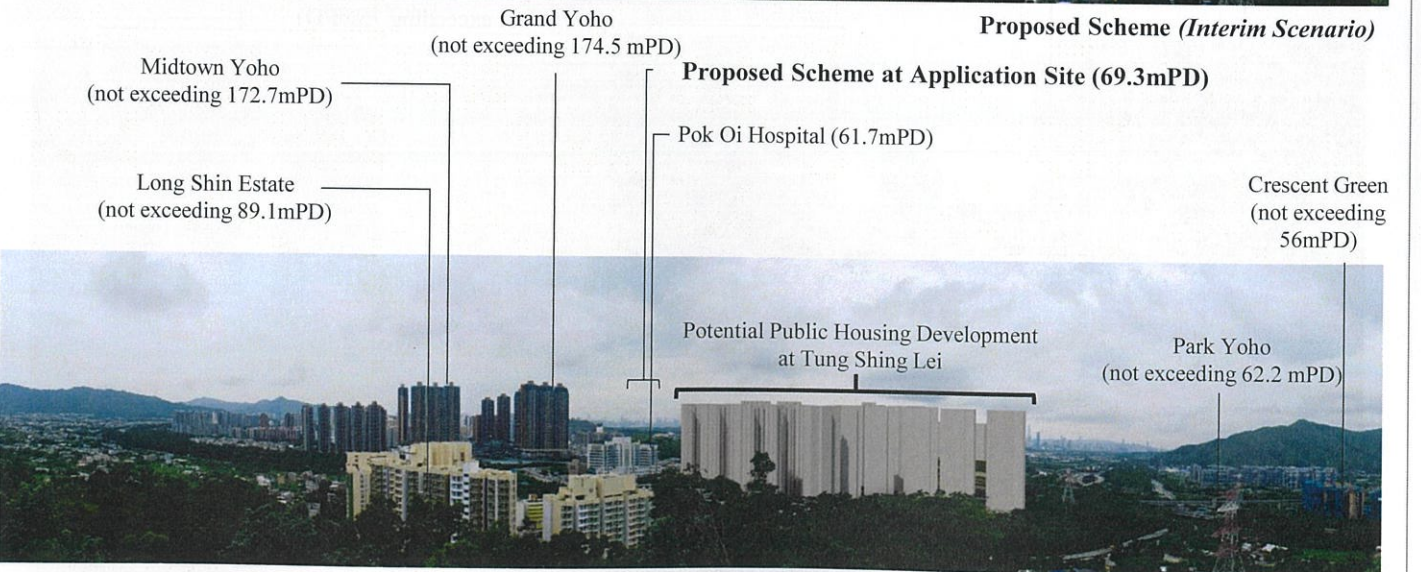
Figure No.	Scale	Figure Title
7	-	Viewing Point 5: Nam Sang Wai River Education Trail
ARUP	Date	Source
	June 2022	-



Existing Condition



Proposed Scheme (Interim Scenario)



Proposed Scheme (Ultimate Scenario For Reference)

Figure No.	Scale	Figure Title
8	-	Viewing Point 6: Ho Hok Shan
ARUP	Date	Source
	June 2022	-