

S16 APPLICATION FOR PERMISSION  
DRAFT TAI PO OUTLINE ZONING PLAN NO. S/TP/31

PROPOSED CHANGE OF USE TO  
"SOCIAL WELFARE FACILITIES" (RCHE)  
IN "GREEN BELT" ZONE

*AT LOT 82 S.A RP, 82 S.A ss. 1 to 21 AND Adjoining Government Land  
IN D.D. 5, Tai Po, N.T.*

SUPPORTING PLANNING STATEMENT

*MARCH 2025*



<b>CONTENTS</b>		<b>Page</b>
	<b>Executive Summary</b>	1-2
	行政摘要	3
<b>1.0</b>	<b>Introduction</b>	
1.1	Background	4-5
<b>2.0</b>	<b>Site and Surroundings</b>	
2.1	Location and Access	6-7
2.2	Land Status	8
2.3	BD / FSD Issues	8
2.4	Sewage Treatment	8
2.5	Accessibility by Private Transport	9-10
2.6	Accessibility by Public Transport	11
<b>3.0</b>	<b>Proposed Development</b>	
3.1	Proposed RCHE Development	12
3.2	Design Concepts	13-14
3.3	Photomontage Studies	15
3.4	Traffic Impact	15



	Page
3.5 Environmental Impact	15
<b>4.0 Planning and Development Context</b>	
4.1 Surrounding Land Uses Pattern	16
4.2 Similar Approved S16 Planning Applications in "GB" zone	17-20
4.3 Approved S16 Planning Application in the same "GB" zone	21
<b>5.0 Planning Justification</b>	
5.1 Traditional View to a RCHE	22
5.2 Non-Domestic Plot Ratio of RCHE	23
5.3 Innovative Design	23-24
5.4 No insurmountable Impact	24
5.5 The Aging Community Structure	25
5.6 Scare Standalone RCHEs	26
<b>6.0 Conclusion</b>	27-28

- |           |   |
|-----------|---|
| Figure 1  | – Location Plan                             |
| Figure 2  | – Lot Index Plan                            |
| Figure 3  | – Walking Distance to Site                  |
| Figure 4  | – Public Transport in the vicinity          |
| Figure 5  | – Conceptual Building Plans                 |
| Figure 6  | – Conceptual Landscape Plans                |
| Figure 7  | – Outline Zoning Plan No. S/TP/31 and Notes |
| Figure 8  | – Photomontages Studies                     |
| Figure 9  | – Similar Approved Cases in same "GB" zone  |
| Figure 10 | – Design Concept                            |

## Executive Summary

This Planning Application is prepared and submitted on behalf of **Hill Strong Ltd** ("the Applicant") to seek approval from the Town Planning Board ("TPB" / "the Board") under section 16 of the Town Planning Ordinance for a proposed change to Column 2 Use (Social Welfare Facilities) in a "Green Belt" zone, to the draft Tai Po Outline Zoning Plan No. S/TP/31. The proposed change is to facilitate the development of a RCHE.

The proposed development is a small scale RCHE which accommodate only 40 Elderly. It is a single storey Building partially submerged when view from the Access Road. This is to minimize the Visual Impact and to ensure least disturbance to the "Green Belt" zone.

The proposed development would make optimal use of scarce land resources to address the demand for elderly home care services in the vicinity. As detailed in the Planning Statement, the proposed development is fully justified to the following reasons:

- The proposed development with its unique location, offer an alternative for the Elderly who choose to live in a relax atmosphere, while completed with immediate accessibility to the city at the same time.
- The proposed RCHE is in line with the Government's recent Policy Direction to increase RCHEs bedspace supply and would alleviate the shortfall of RCHEs in Hong Kong in view of the increasing trend of the aging population.
- Since the launch of Encouragement Scheme by the Social Welfare Department in 2003, only one RCHE complying the standard completed in 2019. The approval of this S16 application would aid in speeding up the supply further.

- The GFA of about 1,028 sm of the proposed development comply with the latest Policy to encourage provision of RCHes premises in new private development and is eligible for exemption from assessment of premium.
- The Lot is under the Applicant's sole ownership and could speedily redeveloped upon TPB approval.
- Due to the small scale development, it is unlikely to result in insurmountable visual, traffic, environmental, sewerage and drainage impact on the surrounding areas.

In view of the above and the list of detailed planning justifications in this Planning Statement, the Board is respectfully requested to consider the current planning application favorably.

## 行政摘要

(以英文版本為準)

此規劃申請是代表申請人“Hill Strong Ltd”（下稱「申請人」）根據城市規劃條例第 16 條，向城市規劃委員會（下稱城規會）遞交規劃申請。擬議就大埔規劃大綱草圖編號 No. S/TP/31 內“綠化地帶”之用途改為第 2 欄“社會福利設施”用途，藉以興建一所安老院舍。

擬議發展項目是一個小型安老院舍，只容納 40 名長者。院舍設計成一座半浮沉式單層建築，以盡量減少視覺影響並確保對“綠化地帶”之干擾減到最小。

該發展將有效充分利用短缺的土地資源以回應政府對解決長者護理服務設施需求。申請人提出是次規劃申請是基於以下理據：

- 擬議發展之安老院舍位於特殊地理位置，它不但提供幽靜之環境，亦可直接前往就近之城市。
- 該安老院舍同時符合政府最新的政策方向以適時回應社會對安老院舍的需求，並可緩解香港因人口老化趨勢而出現的安老院舍床位短缺問題。
- 自 2003 年社會福利署推行私人土地發展安老院舍鼓勵計劃以來，只有一所安老院舍符合標準並於 2019 年落成。若此申請獲批，將可增加未來安老院舍的供應。
- 擬議發展提供一個整體樓面積 1,028 平方米的安老院舍，符合最新的「鼓勵在新私人發展物業內提供安老院舍院址計劃」的指引，亦符合資格獲豁免繳付地價，為建立安老院舍提供誘因。
- 申請人屬申請地點內的私人土地的唯一土地擁有人。若是次規劃申請獲得城規會同意，可迅速作出重建。
- 由於發展規模較小，是次發展計劃不會對附近地區造成不可逾越的視覺、交通、環境、排污及排水影響。

根據以上各點，申請人希望是次規劃申請能在規劃及技術層面獲城規會支持。

## 1.0 INTRODUCTION

*PROPOSED CHANGE OF USE TO  
"SOCIAL WELFARE FACILITIES" (RCHE)  
IN "GREEN BELT" ZONE  
Tai Po, N.T.*



## 1.1 Background

- 1.1.1 This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of a proposed change to Column 2 Use (to Social Welfare Facilities) in a "Green Belt" zone to the Draft Tai Po Outline Zoning Plan No. S/TP/31. This is to allow the development of a RCHE.
- 1.1.2 The location of the subject Lot is Lot 82 S.A RP, 82 S.A ss. 1 to 21 and adjoining Government Land in D.D. 5, Mui Shue Hang, Tai Po, N.T. (*Figure 1 refers*)
- 1.1.3 The access to the Site has to pass through the "Mui Shue Hang Playground", then tee off to the West to the "Mui Shue Hang Village". The public enjoying the playground seldom discover the place. The proposed Change of Use would cause least disturbance to the Public.
- 1.1.4 The Site is now used by the Owner for leisure planting. The existing condition is messy and untidy. A few temporary structures exist and there is no existing tree nor natural vegetation on Site. A small proportion of Government Land in front is included in this submission. (*Figure 2 refers*)
- 1.1.5 The proposed development is a small scale RCHE Development of GFA about 1,028 m<sup>2</sup> and accommodate only 40 Elderly.

- 1.1.6 The site is in a unique, pleasant setting and is surrounded by abundant greenery. The Greenery could effectively shield off the increase in building bulk. The effect would be demonstrated by a Photomontage as per attached
- 1.1.7 The proposal is solely based on public interest to provide enough RCHes facilities in order to serve foreseeable increase in aging population. It also responds to better utilization of the scare land resources.
- 1.1.8 This Planning Statement consists of the following sections in support of the Proposed Development:

Section 2: Site and Surroundings

Section 3: Proposed Development

Section 4: Planning and Development Context

Section 5: Planning Justifications

Section 6: Conclusion



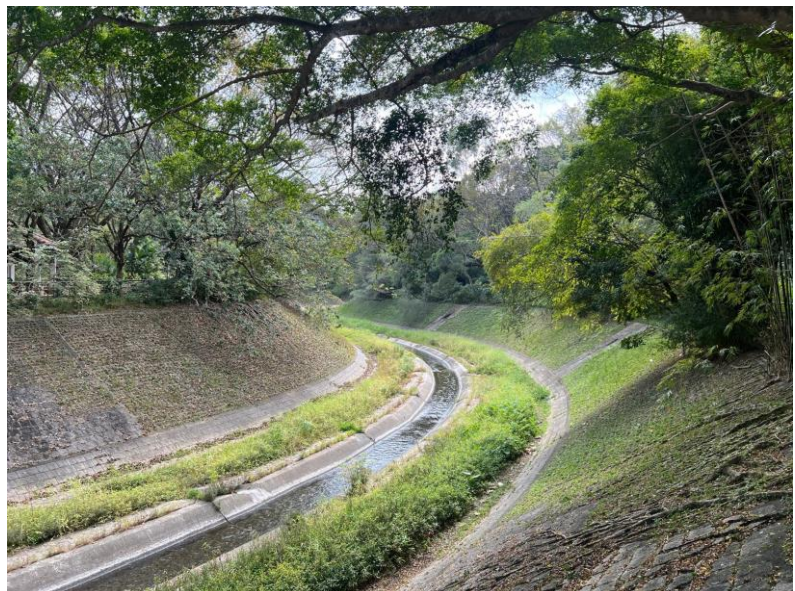
## 2.0 SITE AND SURROUNDINGS

*PROPOSED CHANGE OF USE TO  
"SOCIAL WELFARE FACILITIES" (RCHE)  
IN "GREEN BELT" ZONE  
Tai Po, N.T.*



## 2.1 Location and Access

- 2.1.1 The Application Site locates at Lot no. 82 S.A RP, 82 S.A ss. 1 to 21 in D.D. 5, Mui Shue Hang, Tai Po, N.T. A small piece of Government Land to the North is also included in this submission. *(Figure 1 & 2 refers)*.
- 2.1.2 The Site is for the time being used by the Owner for leisure planting. A few temporary structures is found, the situation is messy and untidy and there is no existing tree on Site. It is surrounded by a few temporary structures around used by other Villagers.
- 2.1.3 The Site locates about 30m under the Tolo Highway and is in the "Mui Shue Hang Village". It is accessible by a concrete footpath of app. 3m wide and app. 100m long from the "Mui Shue Hang Playground".
- 2.1.4 "Mui Shue Hang Playground" is a locally familiar place for morning exercise. It comprises a walking trail of appropriate app. 4.5m wide and is completed with various outdoor exercise equipments and sitting out places.



*View to Lam Tsuen River*

- 2.1.5 "Mui Shue Hang Playground" is managed by LCSD. Normally no motor vehicle (except emergency access) is allowed to enter. However, vehicles owned by the Villagers in the "Mui Shue Hang Village" and Land Owners, like the Applicant, may apply for access by application to the LCSD.
- 2.1.6 In order to preserve the Natural Environment and create least nuisance to the users of the playground. No vehicle access is proposed for this submission. Visitors and residents of the RCHE may access the Site within 9 minutes walking distance from Loading/ Unloading Point A at the south of "Parc Versailles" and 8 minutes walking distance from Loading/ Unloading Point B near the "Tai Po Garden". In view of the target residents who possess reasonable mobility, the walking distance on flat ground would be acceptable.  
*(Figure 3 refers).*
- 2.1.7 The access to the Site locates at a app. 3m wide concrete access road at level +15.30 to the North. There are various narrower footpaths around the Site of app. 1m wide at different levels wrapping around.  
*(Figure 2 refers).*

## **2.2 Land Status**

- 2.2.1 The Application Site Situates in Old Schedule Agricultural Lots held under Block Government Lease of D.D. 5. It is held under "Hill Strong Limited".
- 2.2.2 Upon TPB approval, Land Exchange is required. Subject to Guidance Notes issued by the Social Welfare Department, and the Practice Notes issued by LD, with the exemption from payment of Land premium.

## **2.3 BD / FSD Issues**

- 2.3.1 The Access Road leading to the Site from the "Mui Shue Hang Playground" is of app. 3m wide, which is narrower than 4.5m in order to be qualified to abut on a street. The plot ratio of the Site need to be decided by Building Authority. We propose a plot ratio of 0.68, which is lower than 0.75 which is usually classified by Village House Development. We hope that Building Authority could consider this plot ratio in view of the context.
- 2.3.2 Also, difficulties to fully complied with B(P)R 41 regarding the EVA width is encountered due to its topographic restraints. Therefore, suitable enhancement provision to the FS System could be agreed during BD submission.
- 2.3.3 There are numerous Fire Hydrants exist along the Access Road and the Footpaths, there should be no difficulty in getting Fire Fighting Water.

## **2.4 Sewage Treatment**

- 2.4.1 There is an existing nullah to the North of the Site, flowing Eastward to the "Mui Shue Hang Playground". The sewage treated by the Sewage Treatment Plant would discharge to this.

## 2.5 Accessibility by Private Transport

- 2.5.1 The Site is accessible by motor vehicles owned by the Villagers & Land Owners in the "Mui Shue Hang Village" on application to LCSD. However, emergency vehicles are always allowed.
- 2.5.2 The Site is accessible within 9 minutes walk on foot from Loading/ Unloading Point A locates at South of "Parc Versailles" and 8 minutes from Loading/ Unloading Point B near the "Tai Po Garden". (*Figure 3 refers*)



*Loading/ Unloading Point A*



*Loading/ Unloading Point B*



- 2.5.3 There is a Public Hourly Parking Lot (Totally 41 Spaces) located near Point A. Here could serve Visitors who choose to drive.



*Public Hourly Parking Lot (Totally 41 Spaces)*

- 2.5.4 People may choose to walk from MTR Tai Wo Station which take another 10 minutes walk to Point A. (*Figure 3 refers*)

## 2.6 Accessibility by Public Transport

2.6.1 The following Public Transport may reach near Point A and B  
(*Figure 4 refers*):

Minibus:	
21K	Tai Po Market ↔ Wai Tau Tsuen
502	Ching Ho Estate ↔ Nethersole Hospital
Bus:	
64K	Yuen Long (West) ↔ Tai Po Market Station
64P	Tai Po Market Station ↔ Kadoorie Farm
65K	Ng Tung Chai (Pak Ngau Shek) ↔ Tai Po Central
73	Fanling (Wah Ming) ↔ Tai Po Industrial Estate
73A	Fanling (Wah Ming) ↔ Yu Chui Court
73B	Chuen On Road (Nethersole Hospital) ↔ Sheung Shui (Circular)
74C	Kau Lung Hang ↔ Kwun Tong Ferry
74D	Kau Lung Hang ↔ Kwun Tong Ferry
N73	Shatin Central ↔ Lok Ma Chau

### 3.0 PROPOSED DEVELOPMENT

*PROPOSED CHANGE OF USE TO  
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Tai Po, N.T.*





### 3.1 Proposed RCHE Development

3.1.1 The proposed Development is a single storey building partially submerged from the Access Road, with its upper storey (UG/F) serves as a Roof Garden and LG/F served as a RCHE. A small roof structure is built on UG/F to serve as the lift and essential plant rooms. *(Figure 5 refers)*

3.1.2 The UG/F is fitted with outdoor functions and Landscaping. Numerous individual Farming Areas are also proposed. Each Dormitory is fitted with an accessible Garden to show its uniqueness. An internal courtyard promotes ventilation and sunlight penetration. *(Figure 6 refers)*

3.1.3 The GFA allocation is tabulated as below:

Site Area		: 1,539.81 m <sup>2</sup>	16,574.51 ft <sup>2</sup>
Class of Site		: --	
Proposed Plot Ratio for Non-Domestic		: 0.668	
Proposed Site Coverage above for Non-Domestic		: 75%	
Maximum Gross Floor Area		1,028 m <sup>2</sup>	11,065.39 ft <sup>2</sup>
Proposed Building Height		+17.1 mPD	
Proposed Bottom Level		+13.5 mPD	
Absolute Height		3.6 m	
Proposed No. of Storey		1 STOREY	
Proposed Gross Floor Area			
LG/F	RCHE	1,014.26 m <sup>2</sup>	
UG/F	Roof Garden, Lift and Plant Room	13.83 m <sup>2</sup>	
<b>TOTAL</b>		<b>1,028 m<sup>2</sup></b>	<b>40 no. of beds</b>
Parking Spaces:		Nil	

## 3.2 Design Concept

- 3.2.1 The Subject Site is basically flat at a level of +13.0mPD. It is surrounded by a number of app. 1m wide concrete footpaths with different level ranging from +12.80 to +14.50 around. A wider footpath of app. 3m wide at level +15.30mPD to the North is designated as the Access Road for the Development, which would ultimately lead to the "Mui Shue Hang Playground" to the East. Then subsequently discharge to Loading/ Unloading Points A and B where motor vehicles are served.
- 3.2.2 The proposal Development is a single storey building with UG/F Floor situated at level +17.1mPD, which is app. 1.8m above the Access Road (at +15.30mPD). LG/F, being the RCHE situates at level +13.5mPD, the absolute height of the building is 3.6m. The Design Concept is further elaborated below (*Figure 10 refers*) :
- 3.2.3 ① -No vehicular access to the Development except emergency vehicles ensure least disturbance to the environment and public.
- 3.2.4 ② -Open Roof Garden on UG/F at level +17.1mPD with active function like "Tai Chi Square" and "Group Exercise Area" etc., fitted with well-planned shrubs planting and individual Farming Area for leisure purpose by the resident.
- 3.2.5 ③ - Little protrusion of lift shaft and essential plant room on LG/F, measured app. 10m x 10m x 5.2m high. The volume of the protrusion is smaller than a typical Village House and it is located to the far West, which made it less visible to the public.

- 3.2.6 ④ - Making use of the level difference of the Foot Paths around, RCHE on LG/F could still enjoy wind, sunlight and view to the outside.
- 3.2.7 ⑤ - Private Gardens with direct access for the RCHE are available for individual enjoyment.
- 3.2.8 ⑥ - Internal courtyard provided sunlight and breeze to the middle. It aids to create a "Thermal draft effect" which would further improve the ventilation.

### **3.3 Photomontage Studies**

Two Photomontage studies are carried out along the Access Road to assess the Visual Effect caused by the Development (*Figure 8 refers*). Due to the partially submerged design, the majority of the Development is shield off by heavy vegetation along and the Visual Impact is considered "Slightly Adverse".

### **3.4 Traffic Impact**

Two Loading/ Unloading Points A & B and an Hourly Public Car Parking (totally 41 spaces) are located nearby. (*Figure 3 refers*) In addition, vehicular traffic is not proposed for the Development. Due to its small scale, it is unlikely to induce insurmountable impact on Traffic.

### **3.5 Environmental Impact**

Since there is no existing sewer nearby, waste water produced would be treated in a Sewage Treatment Plant which eventually, discharge the treat effluent to a Nullah Northward nearby. Due to its small scale, it is unlikely to induce insurmountable impact on Environment.

#### 4.0 PLANNING AND DEVELOPMENT CONTEXT

*PROPOSED CHANGE OF USE TO  
"SOCIAL WELFARE FACILITIES" (RCHE)  
IN "GREEN BELT" ZONE  
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#### 4.1 Surrounding Land Uses Pattern

##### 4.1.1 Please refer to *Figure 7* for the extracted OZP No. S/TP/31.

The Site falls into the "GB" zone of OZP No. S/TP/31. Across the Tolo Highway, it lies the "Mui Shue Hang Playground" which zoned "O" to the East, South-East are Village House zone "V" and to the West, there is pieces of water treatment work zone "G/IC" which is about 100m about the Site.

##### 4.1.2 This application asks for S16 permission to change of use to "Social Welfare Facilities" in Column 2 of the "GB" zone.

## 4.2 Similar Approved S16 Planning Applications in “GB” zone

4.2.1 Fourteen similar Approved S16 Application Cases happened in “GB” zone for change of use to “Social Welfare Facilities” are shortlisted below :

Application No.	Applied Use	Location	Status
A/ST/1002	Social Welfare Facility (Residential Care Home for the Elderly)	G/F - 2/F, Block 2, Sea View Villa, 5800 Tai Po Road, Sha Tin, New Territories	Approved 10/12/2021
A/FSS/221	Proposed Social Welfare Facility (Residential Care Home for the Elderly)	No. 18 Wu Tip Shan Road, Fanling, New Territories	Approved 22/8/2014
A/TP/694	Proposed Minor Relaxation of Building Height Restriction for Proposed Social Welfare Facility (Residential Care Home for Persons with Disabilities)	Government Land at Former Fish Marketing Organization Tai Po Primary School, Wong Yi Au, Tai Po, New Territories	Approved 10/5/2024
A/SLC/168	Proposed Social Welfare Facility (Drug Rehabilitation Centre) with associated Utility Installation for Private Project	Short Term Tenancy Nos. CX2218 and CX2609, D.D. 339L, Ha Keng, Chi Ma Wan, Lantau Island	Approved 28/5/2021

#### 4.2 Similar Approved S16 Planning Applications in “GB” zone

Application No.	Applied Use	Location	Status
A/NE-KTS/457	Social Welfare Facility (Drug Rehabilitation Centre)	48 Ki Lun Village, Kwu Tung South, Sheung Shui, New Territories	Approved 7/12/2018
A/YL-TT/268	Social Welfare Facility (Treatment and Rehabilitation Centre for Young Drug Abusers)	Government Land in D.D. 103, Au Tau, Yuen Long, New Territories	Approved 10/9/2010
A/NE-KTS/282	Social Welfare Facility (Drug Rehabilitation and Recreation Centre)	48 Ki Lun Village, Kwu Tung South, Sheung Shui, N.T.	Approved 5/3/2010
A/YL-NTM/239	Proposed Social Welfare Facility (The Salvation Armyd Ngau Tam Mei Community Development Project)	Lots 323 (Part) and 324 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories	Approved 21/8/2009
A/NE-LK/53	Proposed Social Welfare Facility (Drug rehabilitation Centre)	Government Land in D.D. 81, Wo Hang, Sha Tau Kok, N.T.	Approved 8/5/2009



#### 4.2 Similar Approved S16 Planning Applications in “GB” zone

Application No.	Applied Use	Location	Status
A/TM-LTYT/158	Proposed Comprehensive Residential development (Amendments to a Development Scheme Previously Approved under Application No. A/TMLTYT/109)	Lots 837RP, 839A, 841, 1035RP, 1037RP and 2527RP(Part) in DD 130 and Adjoining Government Land	Approved 14/9/2007
A/TP/317	Proposed Social Welfare Facility (Proposed Centre with Accommodation for the Rehabilitation of Drug Addicts, Care of Street Sleepers, Poor People and Juvenile Delinquents and Associated Activities)	Rehabilitation Centre for Drug Addicts, Tung Tsz Road, Tung Tsz, Tai Po	Approved 29/8/2003
A/YL-TT/143	Social Welfare Facilities (Treatment and Rehabilitation Centre for Young Drug Abusers)	Government Land in DD 103, PB 145 Au Tau Roundabout, Yuen Long	Approved 4/4/2003

#### 4.2 Similar Approved S16 Planning Applications in “GB” zone

Application No.	Applied Use	Location	Status
A/NE-KTS/154	Proposed Drug Rehabilitation and Recreation Centre for Problem Youths (Social Welfare Facility)	48 Ki Lun Village, Kwu Tung South, Sheung Shui	Approved 9/8/2002
A/TM-SKW/33	Social Welfare Facilities (Drug Rehabilitation Centre for the Youth)	Government Land in DD 384, 47 Siu Lam Tsuen, So Kwun Wat, Tuen Mun	Approved 9/8/2002

### 4.3 Approved S16 Planning Application in the same "GB" zone

4.3.1 Three Approved S16 Planning Applications happened in the same "GB" zone are shortlisted below. Those are identified in *(Figure 9 refers)*.

Application No.	Applied Use	Location	Status
A/TP/678	Proposed House (Redevelopment)	Lot 2087 in D.D. 6, Pun Chun Yuen Road, Tai Po	Approved 28/01/2022
A/TP/652	Religious Institution and Columbarium with Ancillary Quarters	Lot 1171 (part) in D.D. 6 and adjoining Government land, Shek Lin Road, Shek Kwu Lung, Tai Po	Approved 19/7/2019
A/TP/681	Columbarium within a Religious Institution	Lots 1119 S.A, 1119 S.C, 1253, 1254 S.A, 1254 S.B, 1254 S.C, 1254 RP, 1260 S.A and 1270 S.A in D.D. 6 and Adjoining Government land, Pun Chun Yuen, Shek Lin Road, Tai Po, New Territories	Approved 26/8/2022
A/TP/71	Columbarium	Shek Lin Road, Tai Po	Approved 7/6/1991

## 5.0 PLANNING JUSTIFICATION

*PROPOSED CHANGE OF USE TO  
"SOCIAL WELFARE FACILITIES" (RCHE)  
IN "GREEN BELT" ZONE  
Tai Po, N.T.*



## 5.1 Traditional View to a RCHE

5.1.1 Residential Care Home for Elderly (RCHE) has long been categorized as crowded, inhygienic and unhuman. The Applicant is looking for a breakthrough by this unique, small scale RCHE with self-contained Dormitories completed with an accessible garden to each unit. It targets to serve only 40 Elderly with substantial self-care ability and mobility. It provides unparalleled design and setting when compared to the normal RCHE, which is desirable only in this "GB" zone.

5.1.2 M.C.Y. Leung, the Former Chief Executive, advocated in Year 2017 for a study to re-zone a strip of Tai Lam Country Park periphery land for RCHE Development. Although such have not been completed, it is clear that participants are looking for similar alternative for RCHE. This Development locates in the "GB" zone, possess similar feature like the above, could arouse the public once it is completed.

5.1.3 Referring TPB PG-No.10 para. 2b first two line:

*"An application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning ground....."*

Referring para. 4.2 of this planning statement, there are similar RCHE and RCHD Developments approved in "GB" zone. This Development is justified since only this rare location can offer such peaceful environment while it is at arm's length to the "Mui Shue Hang Playground", and still easily accessible to the town.

## 5.2 Non-Domestic Plot Ratio of RCHE

### 5.2.1 Referring TPB PG-No.10 para. 2b third to sixth lines:

*".....The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted."*

### 5.2.2 Since RCHE is classified as non-Domestic Development in the Buildings Ordinance, non-Domestic Plot Ratio should enjoy. The proposed PR of 0.68 is lower than 0.75 for Village House Development and is only slightly higher than PR of 0.4 for Domestic Development. In view of the recent Government's policy, the Plot Ratio is justified as an incentive to encourage RCHE Development.

## 5.3 Innovative Design

### 5.3.1 Referring TPB PG-No.10 para. 2g:

*"The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment."*

### 5.3.2 The Site is basically flat, but are wrapped around by Footpaths of various levels. Thanks to the innovative design, the single storey building is partially submerged when view from the Access Road, only with minimum protrusion on Top Floor for essential services. Such protrusion measured about 80m<sup>2</sup> and 5.2m high, is smaller in bulk than a typical Village House. By doing so, it creates least Visual Impact from the general public while still getting good view and air from outside on the other sides facing the Footpaths.

5.3.3 The Visual Impact of the Development is carried out by Photomontages at 2 angles along the Access Road. It is illustrated as per **Figure 8**. As shielded off by the abundant Greenery along the Access Road, only a very portion of the Development is visible and the Visual Impact is only slightly adverse.

5.3.4 In order to preserve the natural character, no vehicular traffic is proposed in the Mui Shue Hang Playground. Since the Site could be conveniently accessed by 8-9 minutes walk on foot from two vehicular drop off points nearby.

5.3.5 The Site has been using for leisure planting by the Owner, there being no Tree nor natural vegetation exists. The Development would only beautify and improve the environment by replacing the untidy and disorder situation to a well-planned, pleasant one.

#### **5.4 No insurmountable Impact**

5.4.1 Referring TPB PG-No.10 para. 2I:

*"The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution."*

5.4.2 Due to the small scale of the Development, no insurmountable impact on Environment and Traffic is foreseeable.

## 5.5 The Aging Community Structure

Hong Kong continues to have the longest life expectancy in the world. According to a report published by the Government Census and Statistics Department in 2021, Hong Kong has a population of approximately 7 million, and the population over the age of 65 is approximately 1.45 million. The aging trend of the population continues, until 2046 (i.e. 25 years later) it will increase to 2.74 million people.

As of 2021, public and private residential care homes for the elderly in Hong Kong provide a total of about 70,000 beds. If it accounts for 5% of the population over 65 years old. According to estimates by the Census and Statistics Department, the number of RCHEs needed will increase to 137,000 by 2046. That means 2,680 new beds need to be added every year. Assuming a RCHE of average 300 beds, nine new RCHE will need to be built every year! However, according to the number of RCHEs completed in recent years, an average of 2 to 3 number are built each year. In the long run, demand will definitely exceed supply.

The government launched a land premium exemption policy in 2003 to encourage private construction of RCHE, but the results have been ineffective. As of 2019, 16 years later, only one RCHE, completed in Hu Tei, Tuen Mun. In 2024, the market response is not positive.

The construction of a RCHE is a time and money consuming process. Planning approval is being the first hurdle in the process. Therefore, the approval of this S16 application would aid to foster another successful RCHE Development.



## 5.6 Scare Standalone RCHes

In view of the scarce land resources and dense population, majority of the existing RCHes are transformed from podium floors of existing aged Residential and Commercial Mixed Uses Developments. Not only do it create the problem of circulation needs for Lift Usage, it also induces certain nuisance like noise and hygiene problem to the residents in daily operation.

Standalone RCHes might be a way out for the problem. The subject Standalone application with its independent Vehicles, Pedestrian and Services Access, would create no inconvenience to the surroundings and the general public. In addition, this purpose built RCHes would fully utilize the Land's Developmental Potential through necessary relaxation in no. of storeys and Plot Ratio.

## 6.0 CONCLUSION

*PROPOSED CHANGE OF USE TO  
"SOCIAL WELFARE FACILITIES" (RCHE)  
IN "GREEN BELT" ZONE  
Tai Po, N.T.*



- 6.1 This supporting Planning Statement is submitted under Section 16 of the TPO to seek approval for the Change to Column 2 (Social Welfare Facilities) Use for this "GB" zone.
- 6.2 The proposed RCHE with a focus on Public Interest is justified based on the followings:
- 6.2.1 Efforts are shown in the Site selection as well as the innovation in design, the Application if so approved, would set a new standard for HK's RCHE Market, follows by upgrading of the whole Industry as a whole.
- 6.2.2 In consideration of the scarce land resources, the replacement of the existing under-utilized, "GB" Land by a RCHE of high Standard is justified.
- 6.2.3 In view of the Aging Population growth, there is a strong demand of RCHEs in the Territory in the long run.
- 6.2.4 The Applicant has located a number of potential experienced RCHEs Operators and would assign one of them as the Operators in future.
- 6.2.5 It is a standalone RCHEs development that comply with the Encouragement Scheme of the Social Welfare Development. Since the launching of the Scheme in 2003, there is only one successful RCHE built in 2019. The approval on this S16 application would aid to speed up more RCHE developments.
- 6.2.6 The site is under single ownership, it could be readily re-developed to aid to solve the RCHEs demand in short term.

- 6.3 In addition to the planning and design merits, the small scale of the RCHE Development would unlikely induce insurmountable Visual, Traffic and Environmental Impacts to the surroundings.
- 6.4 In the light of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek for the favourable consideration from the TPB to give support to this Application.

## FIGURES

*PROPOSED CHANGE OF USE TO  
"SOCIAL WELFARE FACILITIES" (RCHE)  
IN "GREEN BELT" ZONE  
Tai Po, N.T.*



**FIGURE 1**

Location Plan

*PROPOSED CHANGE OF USE TO  
"SOCIAL WELFARE FACILITIES" (RCHE)  
IN "GREEN BELT" ZONE  
Tai Po, N.T.*

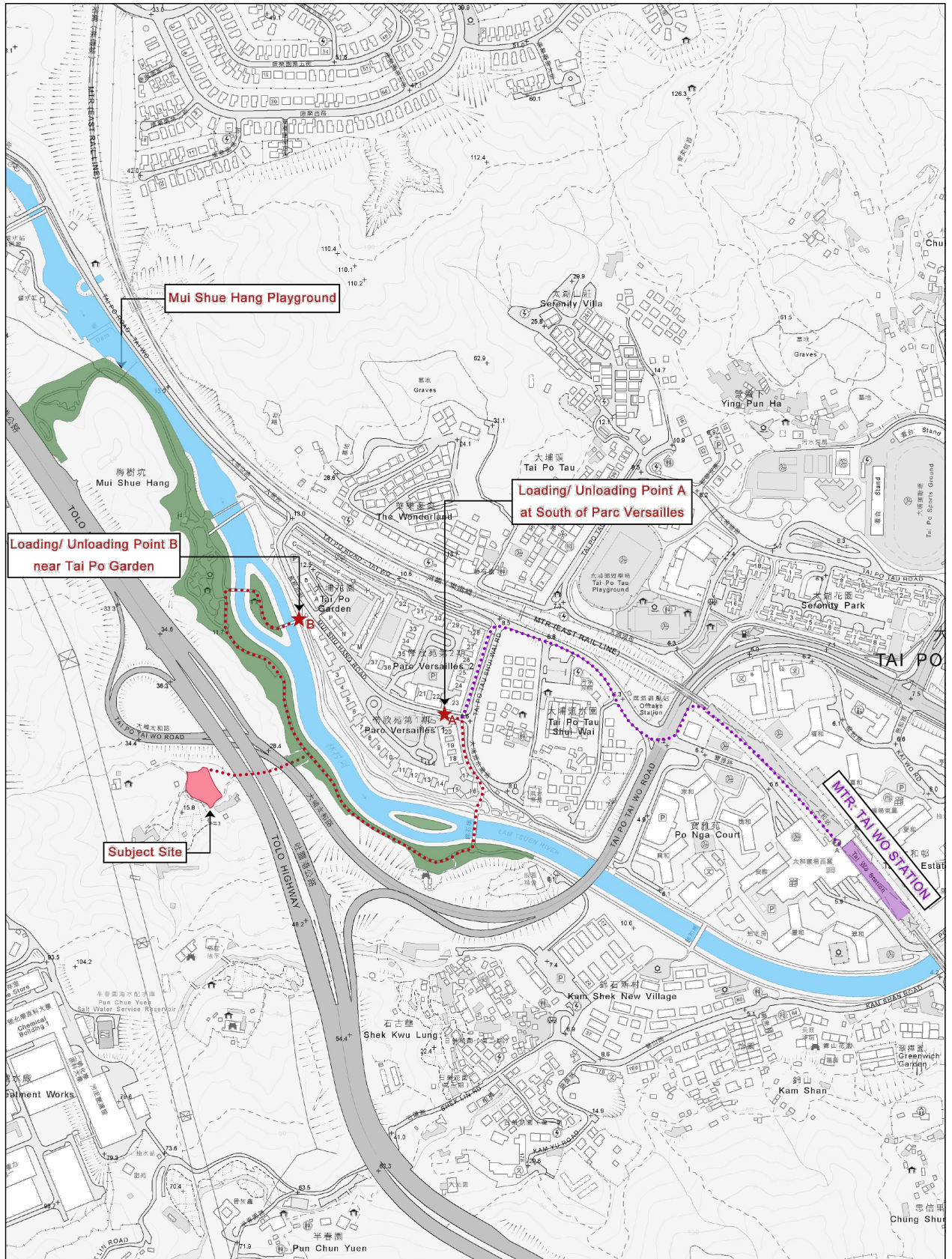


FIGURE NO.

1

TITLE

LOCATION PLAN

1:7500 (A4)

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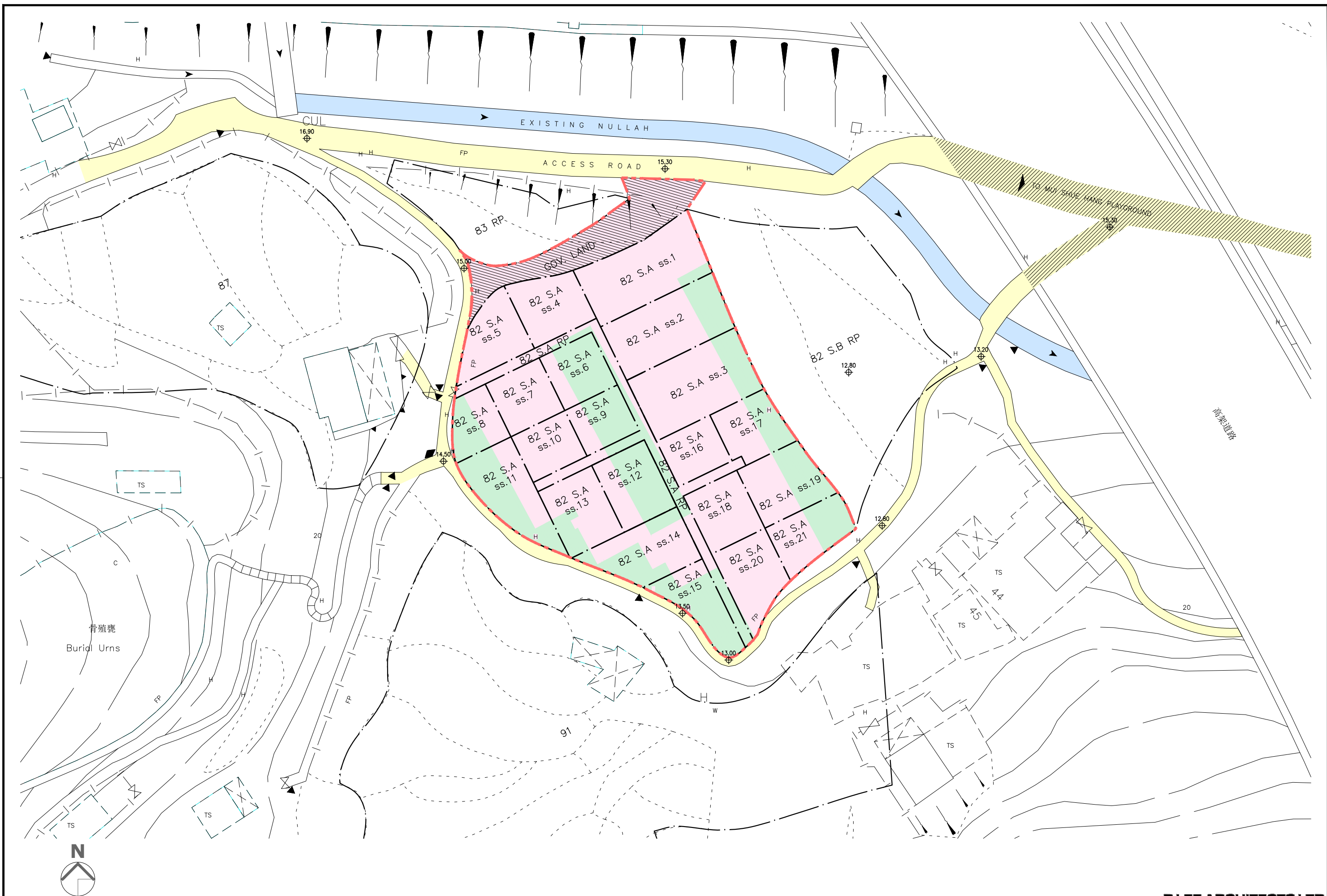


**FIGURE 2**

Lot Index Plan

*PROPOSED CHANGE OF USE TO  
"SOCIAL WELFARE FACILITIES" (RCHE)  
IN "GREEN BELT" ZONE  
Tai Po, N.T.*





240801 PROPOSED RCHE DEVELOPMENT  
at VARIOUS LOTS IN MUI SHUE HANG,  
TAI PO, N.T.

LOT INDEX PLAN

FIG.2

1:400 (A3)

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Do not scale drawing.  
Contractors are required to verify exact dimensions on site.  
The drawings show the design intent of the architect only, contractors are required to submit shop drawings where appropriate.  
The design remains to be the property of "R.Lee Architects Ltd" unless otherwise specified.  
This drawing is not for construction purposes unless expressly certified.

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**FIGURE 3**

Walking Distance to Site

*PROPOSED CHANGE OF USE TO  
"SOCIAL WELFARE FACILITIES" (RCHE)  
IN "GREEN BELT" ZONE  
Tai Po, N.T.*



**FIGURE 4**

Public Transport in the vicinity

*PROPOSED CHANGE OF USE TO  
"SOCIAL WELFARE FACILITIES" (RCHE)  
IN "GREEN BELT" ZONE  
Tai Po, N.T.*



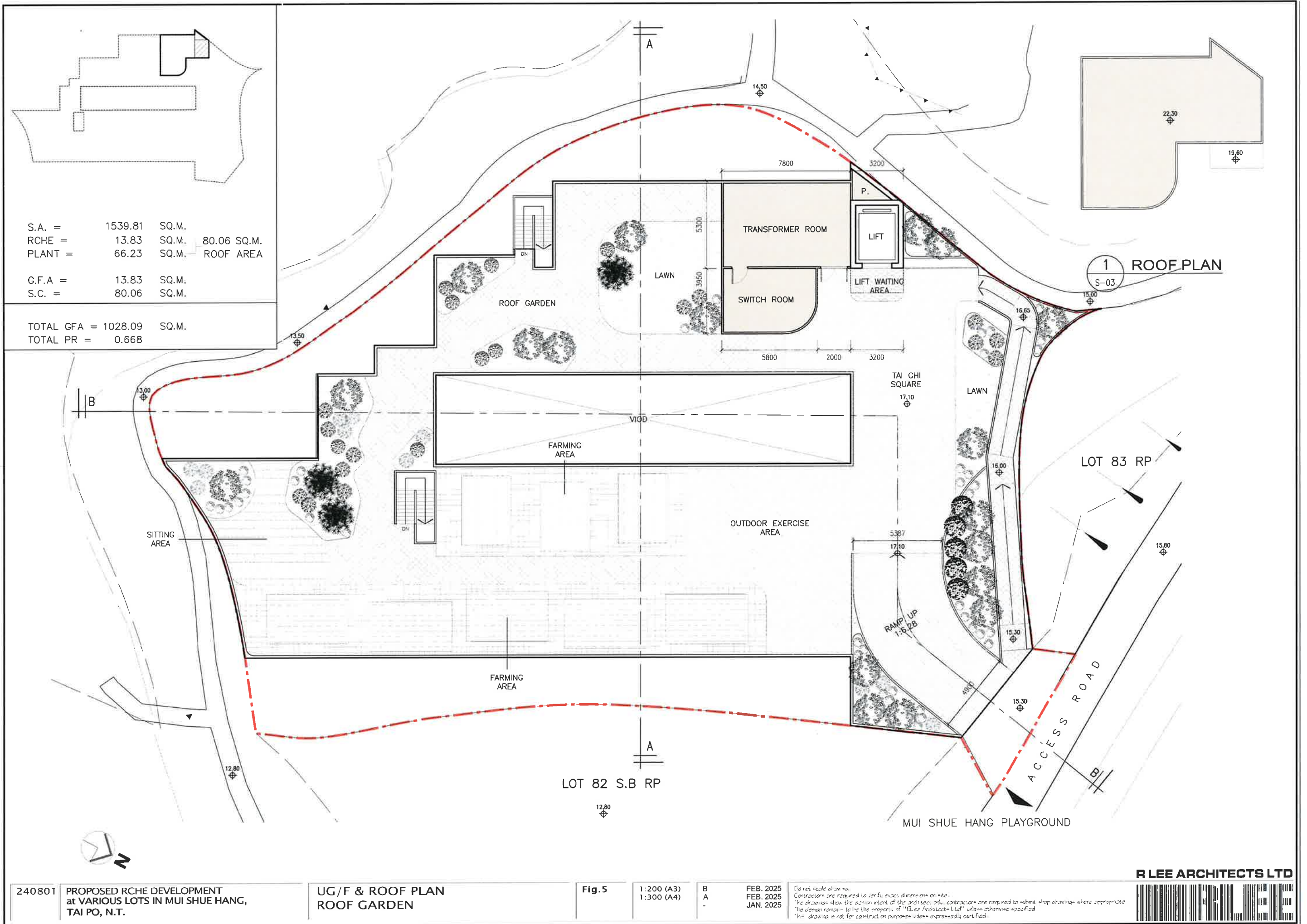


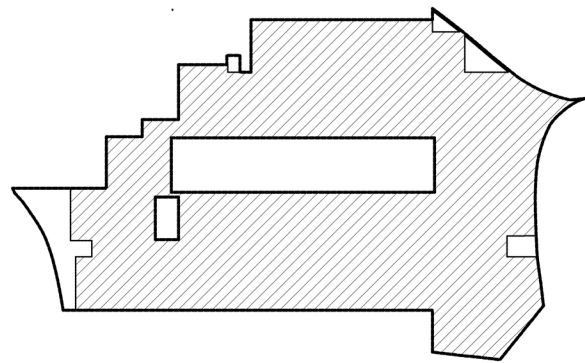
**FIGURE 5**

Conceptual Building Plans

*PROPOSED CHANGE OF USE TO  
"SOCIAL WELFARE FACILITIES" (RCHE)  
IN "GREEN BELT" ZONE  
Tai Po, N.T.*







S.A. = 1539.81 SQ.M.  
RCHE = 1014.26 SQ.M.  
PLANT = 140.59 SQ.M.  
  
G.F.A. = 1014.26 SQ.M.  
S.C. = 1154.85 SQ.M.(75.00%)

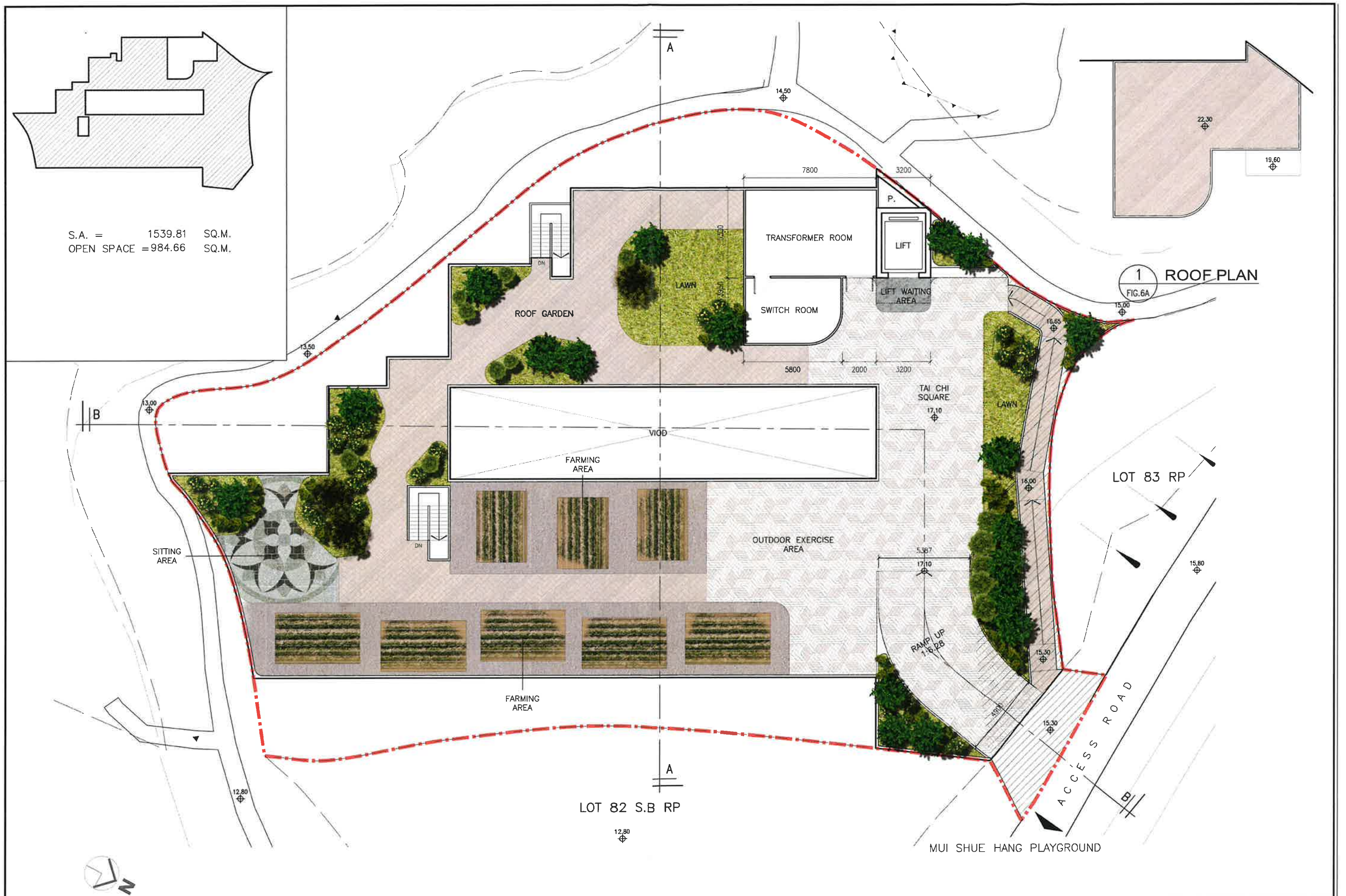




**FIGURE 6**

Conceptual Landscape Plans

*PROPOSED CHANGE OF USE TO  
"SOCIAL WELFARE FACILITIES" (RCHE)  
IN "GREEN BELT" ZONE  
Tai Po, N.T.*







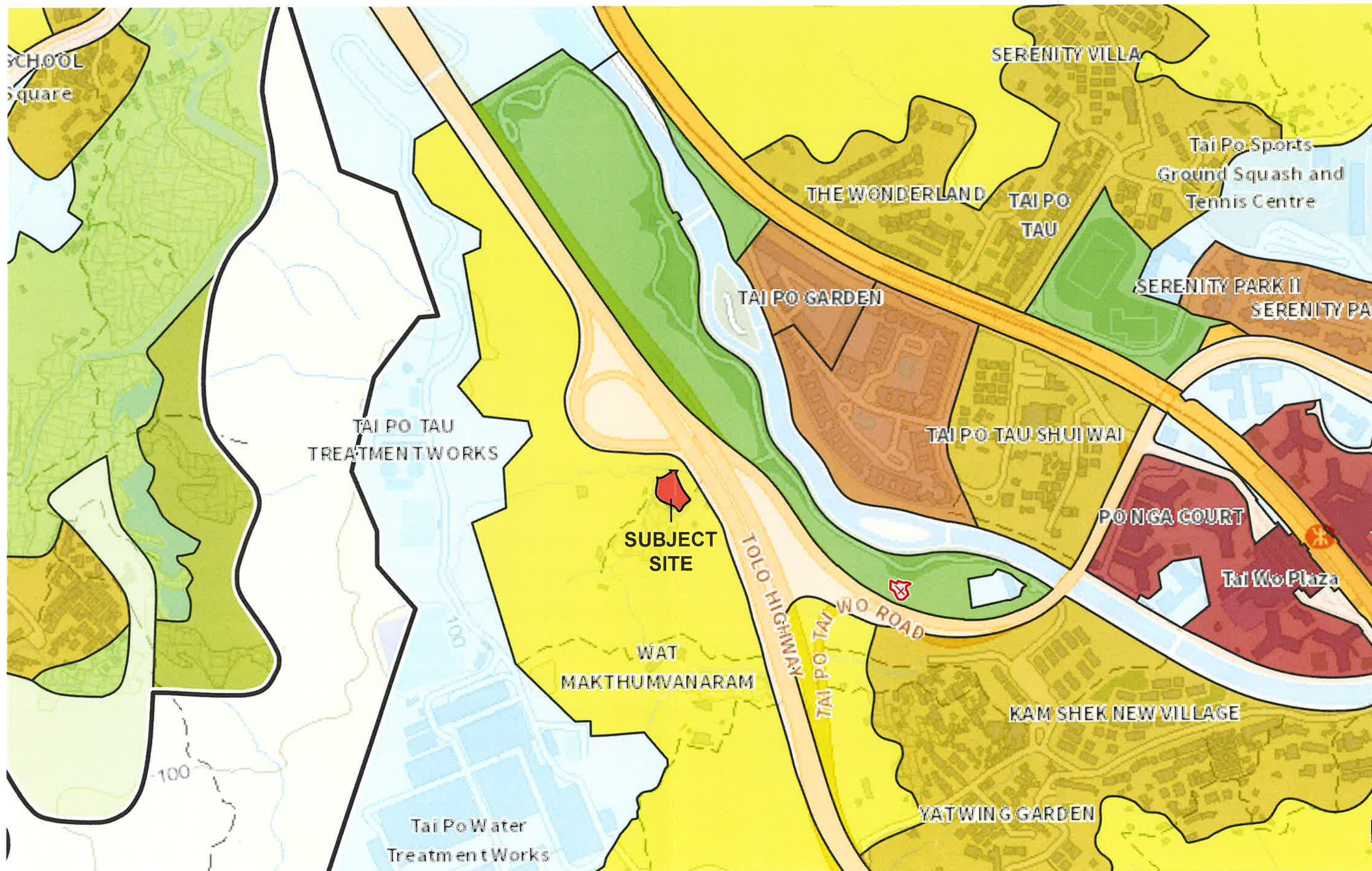
**FIGURE 7**

Outline Zoning Plan

No. S/TP/31 and Notes

*PROPOSED CHANGE OF USE TO  
"SOCIAL WELFARE FACILITIES" (RCHE)  
IN "GREEN BELT" ZONE  
Tai Po, N.T.*





240801 PROPOSED RCHE DEVELOPMENT  
at VARIOUS LOTS IN MUI SHUE HANG,  
TAI PO, N.T.

OUTLINE ZONING PLAN  
NO. S/TP/31

FIG. 7

1:5000 (A3)

A

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FEB.2025

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GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Country Park* Government Use (Police Reporting Centre only) House (rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Cable Car Route and Terminal Building Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House (not elsewhere specified) Marine Fuelling Station Petrol Filling Station Pier Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo

- \* *Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.*

(Please see next page)

GREEN BELT (Cont'd)

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

Remarks

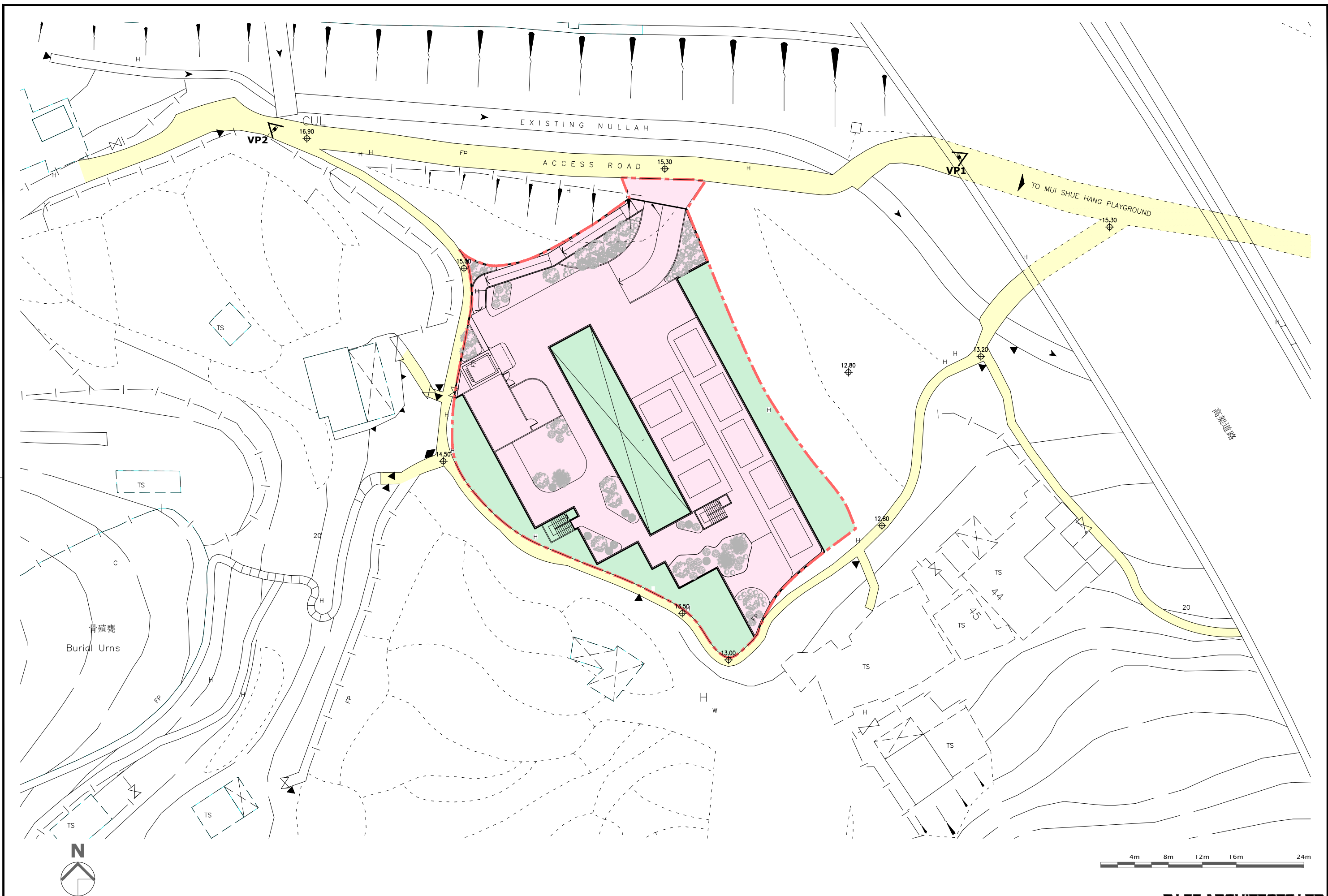
Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the publication in the Gazette of the notice of the draft Tai Po Outline Zoning Plan No. S/TP/20 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

**FIGURE 8**

Photomontages Studies

*PROPOSED CHANGE OF USE TO  
"SOCIAL WELFARE FACILITIES" (RCHE)  
IN "GREEN BELT" ZONE  
Tai Po, N.T.*





240801 PROPOSED RCHE DEVELOPMENT  
at VARIOUS LOTS IN MUI SHUE HANG,  
TAI PO, N.T.

VIEWPOINT LOCATION PLAN

FIG.8

1:400 (A3)

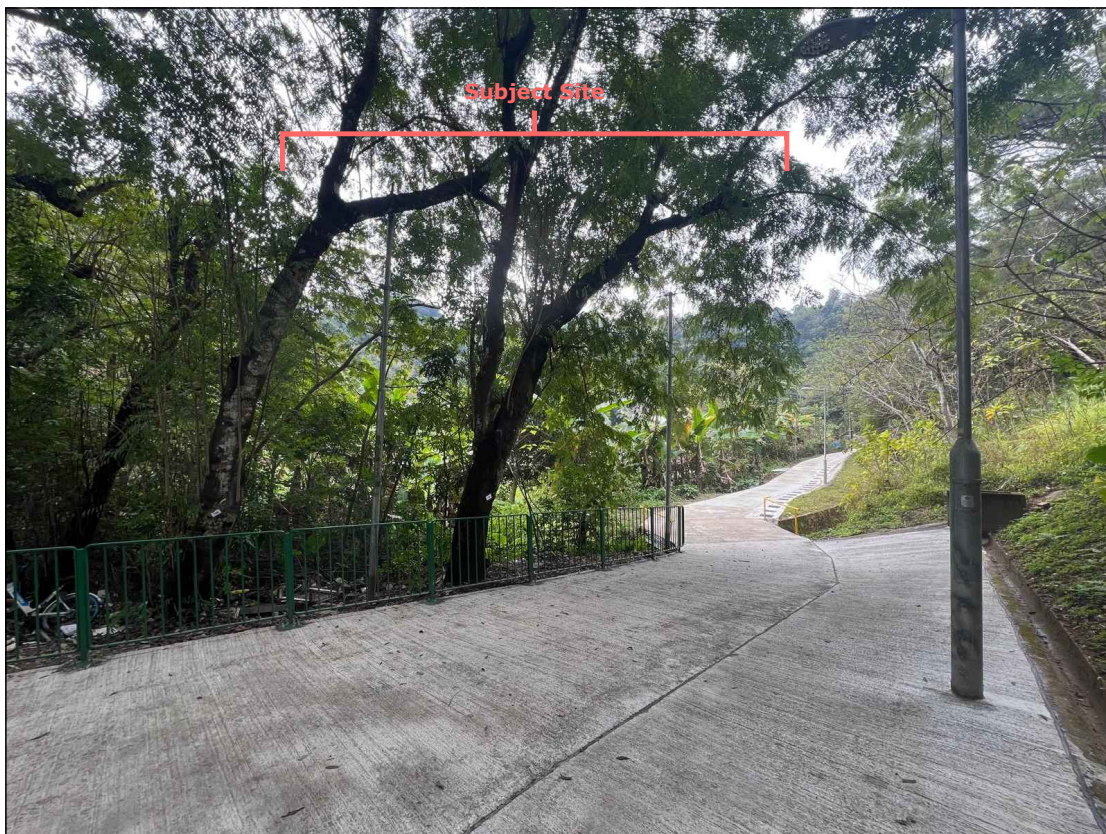
FEB.2025

*Do not scale drawing.  
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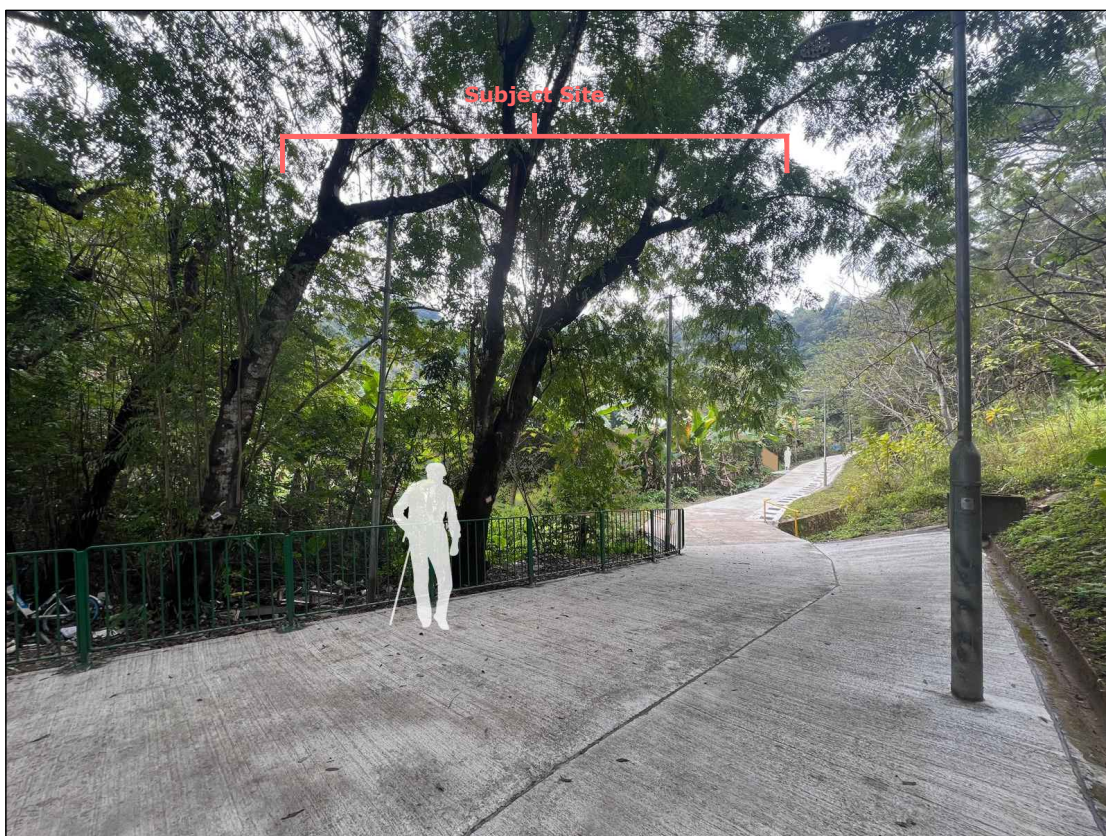
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**Existing condition (Scheme A)**



**Proposed development (Scheme B)**

FIGURE NO.

8a

TITLE

VIEWPOINT 1

N.T.S. (A4)

-

FEB. 2025

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**Existing condition (Scheme A)**



**Proposed development (Scheme B)**

FIGURE NO.

8b

TITLE

VIEWPOINT 2

N.T.S. (A4)

-

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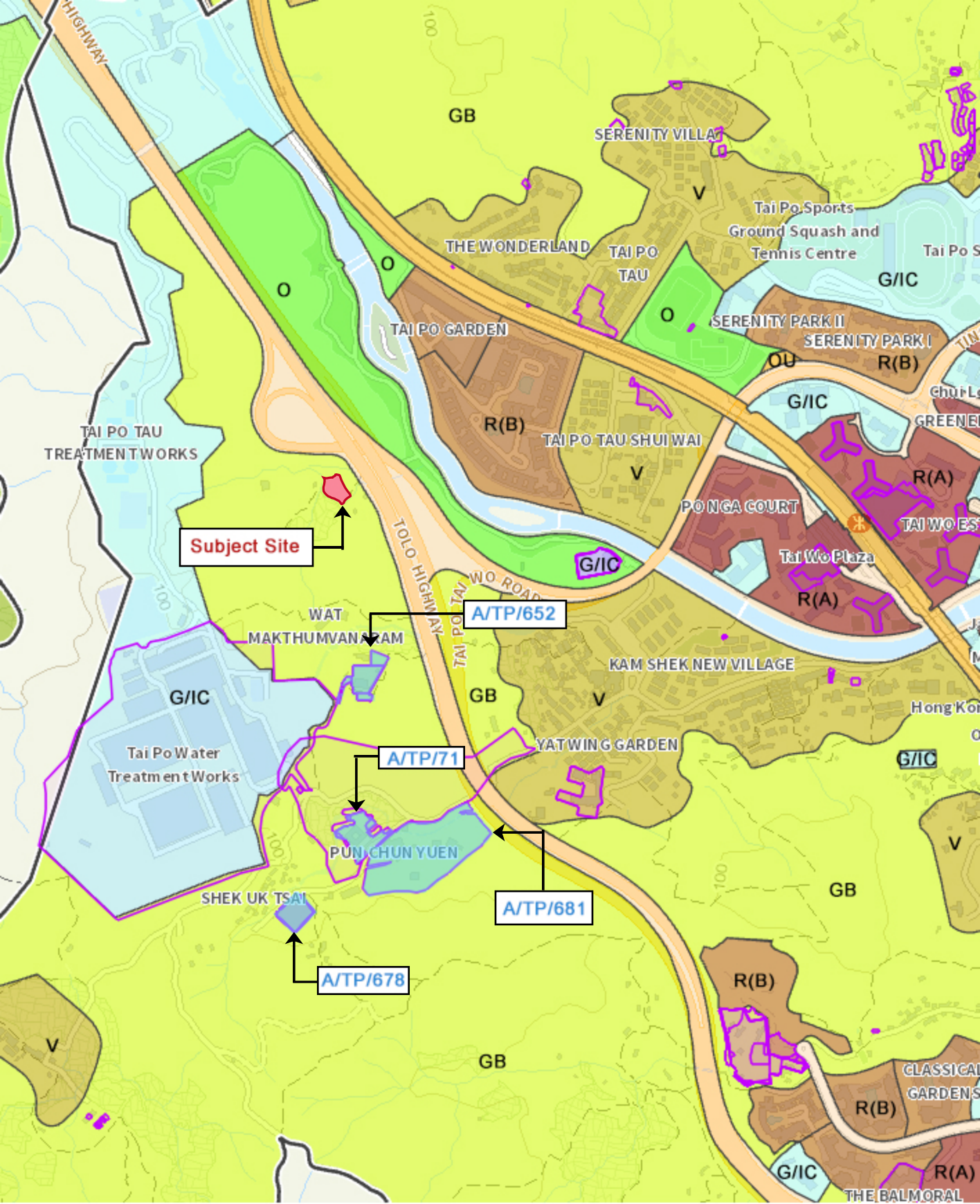


**FIGURE 9**

Similar Approved Cases in same "GB" zone

*PROPOSED CHANGE OF USE TO  
"SOCIAL WELFARE FACILITIES" (RCHE)  
IN "GREEN BELT" ZONE  
Tai Po, N.T.*

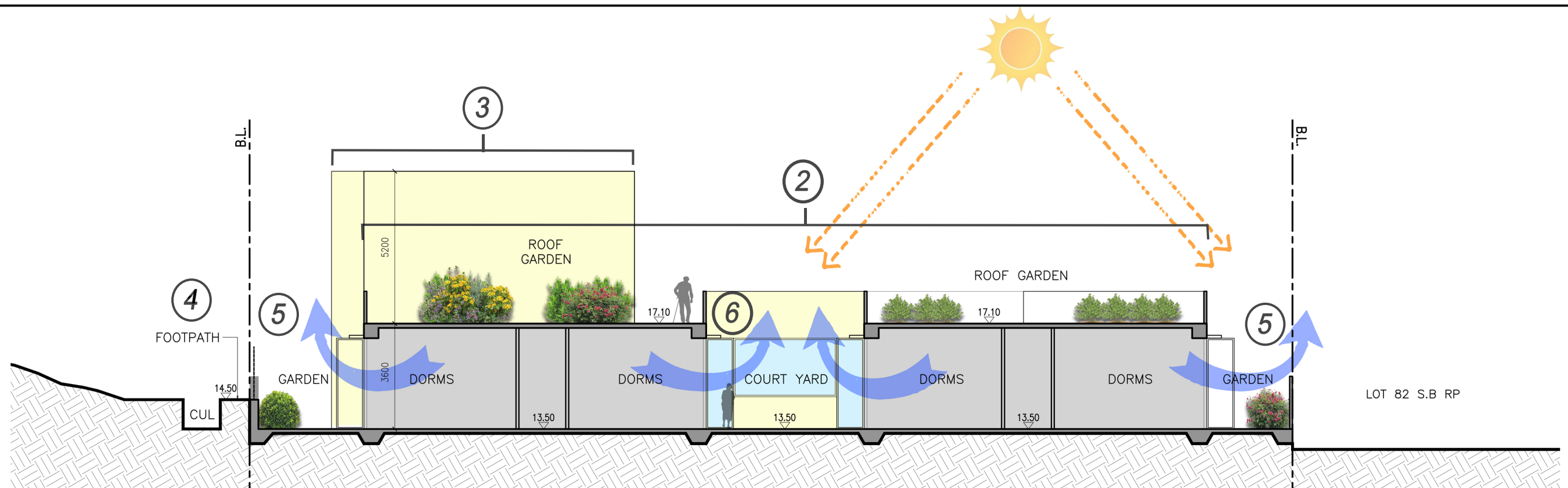




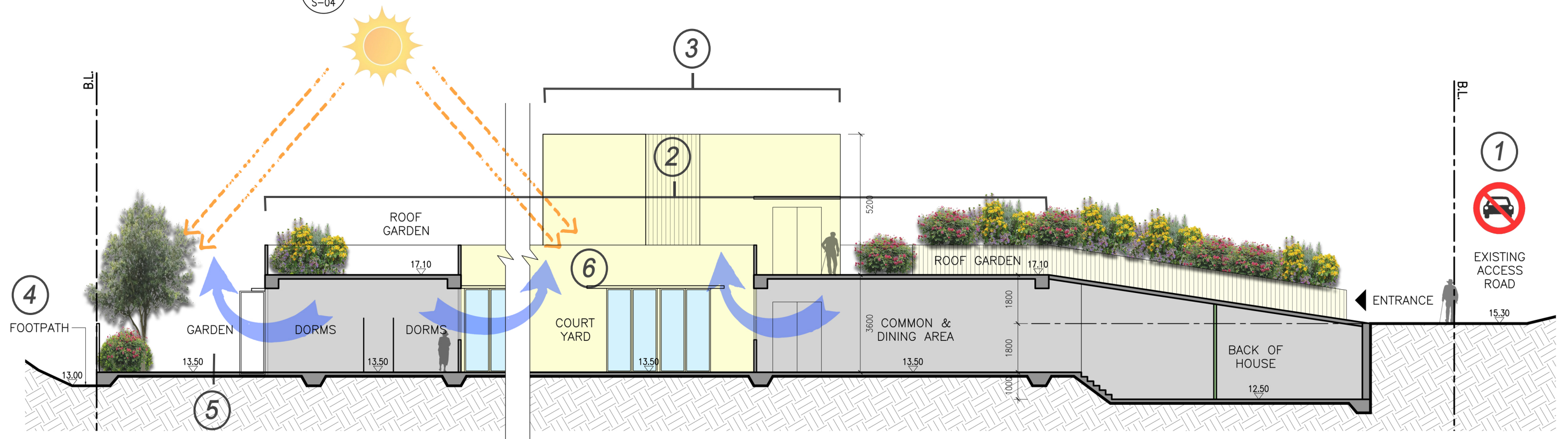
**FIGURE 10**

Design Concept

*PROPOSED CHANGE OF USE TO  
"SOCIAL WELFARE FACILITIES" (RCHE)  
IN "GREEN BELT" ZONE  
Tai Po, N.T.*



1 SECTION A-A  
S-04



2 SECTION B-B  
S-04

