

3.3 Visual Impact Assessment

A Report of the Visual Impact Assessment of the Development prepared by RLEE Architects Ltd is enclosed as per Appendix 1. It presents the Findings and Surveys conducted and summarized the Impact to the Visual Aspect created due to the increased in Plot Ratio and Height.

3.4 Traffic Impact Assessment

A Report of the Traffic Impact Assessment of the Development prepared by CTA Consultants Limited is enclosed as per Appendix 2. It presents the Findings and Surveys conducted and summarized the Impact to the Traffic Aspect created due to the increased in Plot Ratio.

3.5 Environmental Assessment

A Report of the Environmental Assessment of the Development prepared by BeeXergy Consulting Limited is enclosed as per Appendix 3. It presents the Findings and Surveys conducted and summarized Impact to the Environmental Aspect created due to the increased in Plot Ratio.

3.6 Landscape Master Planning / Tree Preservation Proposal

A Report of the Landscape Master Planning of the Development prepared by R LEE Architects Limited is enclosed as per Appendix 4 and The Tree Preservation Report as per Appendix 5. The Landscaping design could benefit the surroundings by improving the visual, Air Purification and Micro-Climate aspects.

3.7 Geotechnical Assessment

A Report of the Geotechnical Assessment prepared by R LEE Architects Limited is enclosed as per Appendix 6. It reports on the Geotechnical Impact on the Slopes around due to the Development.

Executive Summary

This Planning Application is prepared and submitted on behalf of "China Sheen Corporation Limited" ("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" and "Village Type Development" zone, to the approved Tai Po Outline Zoning Plan No. S/TP/32. The proposed change is to facilitate the development of a RCHE.

The proposed development is a 7-storey RCHE comprising about 335 bedspaces. The Application Site locates in Lai Chi Shan, Southward to the Tai Po City Centre and is surrounded by low rise Squatters, Village Houses and High Rise Residential Developments. The Site, although zoned "Green Belt" and "Village Type Development", has no agricultural activities and have been abandoned for years.

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 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 proposed RCHE development is in line with the latest policy to encourage the provision of RCHE premises in new private development and is eligible for exemption from assessment of premium.

- The proposed GFA of about 6,614.47 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 which could provide timely elderly home care services in the Tai Po.
- The Lots are held by Three Limited Companies which ultimately owned by the Applicant. The Development could speedily redeveloped upon TPB approval.
- Technical assessments demonstrated that the proposed development would not result in insurmountable Visual, Traffic, Geotechnical, 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“中勵有限公司”(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,擬議對大埔規劃大綱核准圖編號 No. S/TP/32 內“綠化地帶”及“鄉村式發展”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。

擬議發展將於申請地點內興建一座樓高 7 層,包括大概 335 張床位的社會福利設施(安老院舍)。申請地點位於荔枝山,南臨大埔市中心,四周被低層寮屋、村屋及高層住宅大廈環繞。該場地區域雖然被劃為“綠化地帶”及“鄉村式發展”地帶,但已長時間沒有農業活動,並且已荒廢多年。

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。
- 擬議的安老院發展符合鼓勵在新私人發展項目中提供安老設施的最新政策,並合資格獲豁免計收地價。
- 擬議發展提供一個整體樓面積 6,614.47 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。
- 申請地點內的私人土地由三間有限公司持有,這些公司均隸屬於申請人名下。若是次規劃申請獲得城規會同意,可迅速作出重建。



- 多個技術評估均證明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。

3.1.9 The GFA allocation is tabulated as below:

Site Area		: 2,034.94 m ²	21,904.09 ft ²
Class of Site		: A	
Proposed Plot Ratio for Non-Domestic		: 3.25	
Proposed Site Coverage above for Non-Domestic (Above 15m)		: 58.57% < 80%	
Maximum Gross Floor Area		6,614.47 m ²	71,198.16 ft ²
Proposed Building Height		58.34 mPD	
Absolute Height		24.0 m	
Proposed No. of Storey		7 STOREYS	
Proposed Gross Floor Area			NOFA
G/F	ENTRANCE & CARPARK	499.42 m ²	339.89 m ²
1/F	ADMIN. OFFICE & COMMON AREA	1082.34 m ²	933.46 m ²
2/F	DORM (Individual size = Approx. 5.8m ²)	988.47 m ²	830.99 m ²
3/F – 6/F	DORM (Individual size = Approx. 5.8m ²)	984.21 m ² x 4 storeys = 3,936.84 m ²	830.99 m ² x 4 storeys = 3,323.96 m ²
R/F	ROOF GARDEN	107.40 m ²	
TOTAL		6,614.47 m ²	5,428.30 m ²
			335 no. of beds for Dorm, 5 no. of beds for Isolation Room

3.1.9 The GFA allocation is tabulated as below: (Cont'd)

Schedule of Accommodation		
FLOOR	USE	AREA (m ²)
G/F	CARPARK	453.18
	COMMON AREA	339.88
1/F	STAFF DORMS	25.30
	LAUNDRY	39.48
	LINEN STOOL	19.03
	OFFICE	278.23
	MEETING ROOMS	81.93
	COMMON AREA	363.46
	FLAT ROOF GARDEN	139.50
	KITCHEN	106.20
2/F	DORMS	512.35
	DINNING AREA	70.97
	SETTING AREA	109.34
	FLAT ROOF	168.19
	NURSE STATION	11.60
3/F – 6/F	DORMS	512.35
	DINNING AREA	70.97
	SETTING AREA	109.34
	FLAT ROOF	15.00
	NURSE STATION	11.60
ROOF	ROOF GARDEN	680.94

2.1 Location and Access

2.1.1 The Application Site locates at Lot no. 364 S.A RP, ss.1-2, S.B RP, ss.1-5, 365, 804 RP, S.A-S.C, 805 S.A-S.C, 946 RP, 963 RP, S.B, S.D, S.E RP, ss.1, S.F, S.G and adjoining Government Lands in D.D. 22 Lai Chi Shan, Tai Po, N.T. *(Figure 1 and 2 refers)*

2.1.2 The Site situates Southward from Tai Po City Centre and about 600m away from Wan Tau Tong Estate. Tolo Harbour Highway is about 250 m North and is reasonable away to create insignificant Noise nuisance.

The Site lies in a Sub-urban context with low rise Temporary Structures and Village Houses ("Sunshine Garden") in the "Lai Chi Shan" to its North and North-West. Further West there are "Sheung Wun Yiu" and "Ha Wun Yiu". To the East and South-East, there is a Medium Rise Housing Development called "The Regent", comprising 10 to 19 storeys and further Eastward, "the Paramount" and "JC Castle".

2.1.3 The Site is full of greenery and is sloping in nature. The Farmlands exist in the Site and the surroundings have been abandoned and left vacant for years. Existing trees in the Site would be dealt with in the Tree Preservation Proposal in Appendix 5.

2.1.4 The Site is accessible by a Sloping Access Road tee off from Tat Wun Road to the West. The Access Road is of varying width but not less than 4.5m wide and serves both vehicle and pedestrian. It would finally lead to the "Pun Shan Chau" uphill.

3.1 Proposed RCHE Development

- 3.1.1 The proposed RCHE Development is of 7 storeys high, a Sloping Access Road and Step Pavement is formed which bring the Users from the Entrance at level +27.5 to a level of +32.54 to the Carpark. The G/F Reception and Common Area is designed at level +34.34 which could be accessed by steps from the Front Entrance to the West.
- 3.1.2 The building abuts to the Slope behind, also served as a retaining structure to the North-East and East. Services Plant Rooms like Transformer Room, Switch Room and Sewerage Treatment Plant are placed along the back to the North.
- 3.1.3 Loading/ Unloading of Goods and Passengers are provided adjacent to the Entrance Lobby and Common Area with the access by Two Lifts, which connecting the level difference. Plenty of Greenery, Garden, Outdoor Exercise and Sitting-out Spaces are also planned on various outdoor areas on G/F.
- 3.1.4 Half of the area on 1/F is designated as Common and Sitting Out Area to balance Users' needs while the other halve are reserved for General Administration, Meeting Room and Stores. Flat Roof Garden at +38.54 on the **Southeastern** for the leisure of the Residents and Vistors.
- 3.1.5 2/F to 6/F basically served as RCHE Dormitories. The Floor Level of R/F at +58.34 which is within 24m from Ground Floor, not only do it complies with relevant Regulation, but the Roof could also serve as a Roof Garden for the Residents and Visitors.

(Figure 4 refers)

3.1 Proposed RCHE Development (Cont'd)

3.1.6 Dormitory consists of shared rooms with individual.

3.1.7 Other than Mandatory Plant Rooms, the Top of the Building on Roof Floor (at level +58.34) is designed as an Open Roof Garden for the Leisure of the Elderly and Visitors. It also serves to provide Roof Greeney according to SBDG.

3.1.8 The RCHE is proposed to be a "care and attention home" and privately operated.

3.1.9 The proposed RCHE is scheduled to be completed by end 2031.

3.1.9 The GFA allocation is tabulated as below:

Site Area		: 2,034.94 m ²	21,904.09 ft ²
Class of Site		: A	
Proposed Plot Ratio for Non-Domestic		: 3.25	
Proposed Site Coverage above for Non-Domestic (Above 15m)		: 58.57% < 80%	
Maximum Gross Floor Area		6,614.47 m ²	71,198.16 ft ²
Proposed Building Height		58.34 mPD	
Absolute Height		24.0 m	
Proposed No. of Storey		7 STOREYS	
Proposed Gross Floor Area			
G/F	ENTRANCE & CARPARK	499.42 m ²	
1/F	ADMIN. OFFICE & COMMON AREA	1082.34 m ²	
2/F	DORM (Individual size = Approx. 5.8m ²)	988.47 m ²	67 no. of beds for Dorm, 1 no. of bed for Isolation Room
3/F – 6/F	DORM (Individual size = Approx. 5.8m ²)	984.21 m ² x 4 storeys = 3,936.84 m ²	67 no. of beds for Dorm, 1 no. of bed for Isolation Room each floor
R/F	ROOF GARDEN	107.40 m ²	
TOTAL		6,614.47 m²	335 no. of beds for Dorm, 5 no. of beds for Isolation Room

3.2 Design Concept

Diagram showing Concept Design is described in **Figure 7** and should be read in conjunction to illustrates the following Design Concepts.

- 3.2.1 ① - A Sloping Access Road tee off from the existing Access Road at +27.50 guiding the Vehicles and Pedestrians to the Development.
- 3.2.2 ② - Building setback. The building is set back for a distance for more than 30 m from the front Entrance and more than 80m from Tat Wun Road. This serves to lessen the Building Bulk effect and also maintain the view corridor from outside.
- 3.2.3 ③ - The Sloping Access Road finally reached a level of +32.54 where the Carparks and Loading/ Unloading found.
- 3.2.4 ④ - The User could reach the G/F Reception and Common Area at +34.34 by Two Passenger Lifts.
- 3.2.5 ⑤ - Part of the Building along North-East and East side abuts onto a slope, which also serve as a Retaining Structure.
- 3.2.6 ⑥ - Open Yard (Flat Roof Garden) are formed on 1/F at level +38.54 which create and Outdoor Planting and Exercise Area.

- 3.2.7 ⑦ - Half of G/F and whole Floor of 1/F are designated as RCHE Common Area and General Administration Area.
- 3.2.8 ⑧ - Dormitories and Habitable Rooms from 2/F to 7/F are designed to facing the East and West sides where the Sunshine, View and Breeze are guaranteed. Some Premium Rooms on 2/F are equipped with accessible Flat Roofs for extra outdoor enjoyment.
- 3.2.9 ⑨ - Other than essential Plant Rooms, a roof garden consist of outdoor Leisure Spaces, Equipment and Individual Farming Areas for interest and hobby is provided on Roof Floor.
- 3.2.10 ⑩ - The Height of the proposed RCHE matches the Sight Line from Tat Wan Road to "the Regent". Therefore, it do not create extra blockage to the Mountain View behind.
- 3.2.11 ⑪ - The Block is located away from the village house as far as possible and planters are provided along the village house side to provide open area for the nearby village house.

4.1 Surrounding Land Uses Pattern

- 4.1.1 Please refer to **Figure 5** for the extracted OZP No. S/TP/32.

The Site falls into "GB" and "V" zone, with close proximity to a "V" zone on the North-West side and strips of R(B)8 zone to East and South-East side.

4.2 The Proposed S16 application

- 4.2.1 Majority of the Site lies in a narrow and fragmented "GB" zone which is described by the Vice-Chairman in the Minutes of Meeting no. 1084th Town Planning Board Meeting on 24/04/2015 regarding planning application No. A/TP/575-576 proposed House (New Territories Exempted House-Small House in "GB" Zone), para 204 (extract as per Figure 8) as "since a piece of land to the east of the Sites had recently been rezoned to "R(B)8" on the Tai Po OZP for private residential use, the development context of the Sites would be subject to change and the buffering function of the subject "GB" zone might be weakened."

A member also expressed his view on para 205 as "the value of the subject "GB" zone as green buffer was not as significant as those "GB" zones in the more rural and remote areas. Since part of the "GB" zone had already been rezoned to "R(B)8" ..."

- 4.2.2 The view to the "GB" zone has been weakened and Change to a more proper Use should be considered.