

Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in “Residential (Group C)” Zone at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories

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TABLE OF CONTENTS

	<i>Page</i>
Executive Summary	ES1
中文摘要	ES3
1 INTRODUCTION	1
1.1 Purpose of Submission	1
1.2 Report Structure.....	1
2 SITE AND PLANNING CONTEXTS	2
2.1 Site and Surrounding Context	2
2.2 Existing Planning Context	2
3 PROPOSED RCHE	3
3.1 Nature and Operation of the Proposed RCHE.....	3
3.2 Access Arrangement and Car Parking Provison.....	4
3.3 Implementation and Tentative Completion Year.....	4
4 TRAFFIC CONSIDERATIONS	5
5 ENVIRONMENTAL CONSIDERATIONS.....	6
6 SEWERAGE CONSIDERATIONS	7
7 DEVELOPMENT JUSTIFICATIONS AND PLANNING MERITS	8
7.1 In Line with the Prevailing Policy on Promoting "Caring for the Elderly"	8
7.2 Reflect the Local Demand of Community Facilities in the Yuen Long District	8
7.3 Would Not Substantially Jeopardise the Supply of Retail Facilities in the Area	9
7.4 The Proposed RCHE will not Alter the Existing Building Bulk and only Involves Alterations and Additions Works and is Technically Feasible	9
7.5 The Application Premises is Readily Available to Deliver the Proposed RCHE in Timely Manner	10

8 **CONCLUSION.....**11

List of Tables

	<i>Page</i>
Table 3.1 Major Development Parameters of the Proposed RCHE	3

List of Figures

	<i>Pages Following</i>
Figure 1.1 Extract of the Draft Mai Po and Fairview Park OZP No. S/YL-MP/9	1
Figure 3.1 Proposed Layout Plan	3

List of Appendices

Appendix A:	Extract of the Notes and Explanatory Statement of the Draft Mai Po and Fairview Park OZP No. S/YL-MP/9
Appendix B:	Traffic Review Report
Appendix C:	Noise Impact Review
Appendix D:	Sewerage Impact Assessment

EXECUTIVE SUMMARY

1. PURPOSE OF SUBMISSION

This planning statement is submitted to the Town Planning Board (the Board) under Section 16 of the Town Planning Ordinance to seek permission for proposed Social Welfare Facility (Residential Care Home for the Elderly) use (hereafter referred to as “the Proposed RCHE”) at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories (hereafter referred to as “the Application Premises”).

The Application Premises falls within an area zoned “Residential (Group C)” (“R(C)”) on the Draft Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/9. This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. According to the Notes of the OZP for the subject “R(C)” zone, ‘Social Welfare Facility’ is a Column 2 use which requires planning permission from the Board.

Palm Springs Plaza is an existing 2-storey commercial complex surrounded by various low-density low-rise residential developments (i.e. Palm Springs, Royal Palms and Wo Shang Wai). The plaza could be conveniently accessed via Palm Springs Boulevard, which is a road that branches off from Castle Peak Road – Mai Po Section. The plaza contains a wide variety of retail/commercial business that serve mainly the residents of the surrounding local neighbourhood.

The Application Premises is located on the G/F of Palm Springs Plaza (i.e. Shop Nos. G1-G3 & G5-G8) and has a total floor area of about 973.8 m². The Application Premises is currently partly occupied by a retail shop (which will cease operation soon) and partly vacant (previously occupied by a kindergarten under the previously approved planning application No. A/YL-MP/7, which has ceased operation already).

2. PROPOSED RCHE

Upon review of the overall demographic changes in Hong Kong and the demand of the local neighbourhood, the Application Premises is proposed to be converted into a privately-operated and self-financed RCHE with 90 nos. of private bed spaces. The Proposed RCHE will have a total GFA of about 973.8 m².

3. DEVELOPMENT JUSTIFICATIONS AND PLANNING MERITS

The subject application is supported by the following development justifications and planning merits:

- the Proposed RCHE is in line with the prevailing policy on promoting "Caring for the Elderly";
- the Proposed RCHE is able to reflect the local demand for community facilities in the Yuen Long District;
- the Proposed RCHE would not substantially jeopardise the supply of retail facilities in the area;
- the Proposed RCHE will not alter the existing building bulk and only involves alterations and additions works and is technically feasible; and
- the Application Premises is readily available to deliver the Proposed RCHE in timely manner.

In light of the supporting justifications presented in this Planning Statement, the Board is cordially invited to consider this planning application favourably.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

1. 申請目的

申請人現根據《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，於新界元朗加州花園廣場（G1-G3 及 G5-G8 號鋪位）（下稱申請處所），擬議社會福利設施（安老院）（下稱擬議安老院）。

申請處所於米埔及錦繡花園分區計畫大綱草圖編號 S/YL-MP/9（下稱大綱圖）中劃作「住宅（丙類）」地帶。此地帶的規劃意向，主要是作低層、低密度的住宅發展；服務住宅區一帶地方的商業用途，如向城市規劃委員會提出申請，或會獲得批准。根據大綱圖對「住宅（丙類）」地帶的註釋，「社會福利設施」屬於第二欄用途，需要獲得城規會的規劃許可。

加州花園廣場現為一座兩層高的商場，並被多個低密度、低層的住宅發展包圍（如加州花園、加州豪園及和生圍）。商場交通便利，並可經由連接青山公路－米埔段的加州花園大道前往。商場內設有各種零售及商業設施，並主要服務週邊的居民。

申請處所位於加州花園廣場地下（G1 - G3 及 G5 - G8 號鋪位），其總建築面積約為 973.8 平方米。申請處所的一部分目前由一間零售店使用（該店即將結業），其餘部分則目前空置（該空置部分先前為一所幼稚園，並根據一宗先前獲批的規劃申請編號 A/YL-MP/7 落成，但現已停止運作）。

2. 擬議安老院

在檢視香港整體人口結構變化及當區需求之後，申請人擬議將申請處所改建為一所私營自資安老院，並提供 90 個私營床位。擬議安老院的總建築面積約為 973.8 平方米。

3. 發展理據及規劃增益

以下為支持是次規劃申請的主要發展理據及規劃增益：

- 擬議安老院符合現行推廣「老有所養」的政策；
- 擬議安老院能夠反映元朗區對社區設施的需求；
- 擬議安老院不會對附近地區的零售設施供應造成重大影響；
- 擬議安老院不會改變現有建築的外形，僅涉及改動及加建工程，且在技術上可行；及
- 申請處所可以適時落實擬議安老院。

基於以上理據，現懇請城規會接納是次規劃申請。

1 INTRODUCTION

1.1 Purpose of Submission

1.1.1 This planning statement is submitted to the Town Planning Board (the Board) under Section 16 of the Town Planning Ordinance to seek permission for proposed Social Welfare Facility (Residential Care Home for the Elderly) use (hereafter referred to as "the Proposed RCHE") at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories (hereafter referred to as "the Application Premises").

1.1.2 The Application Premises falls within an area zoned "Residential (Group C)" ("R(C)") on the Draft Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/9 (**Figure 1.1** refers). This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. According to the Notes of the OZP for the subject "R(C)" zone, 'Social Welfare Facility' is a Column 2 use which requires planning permission from the Board.

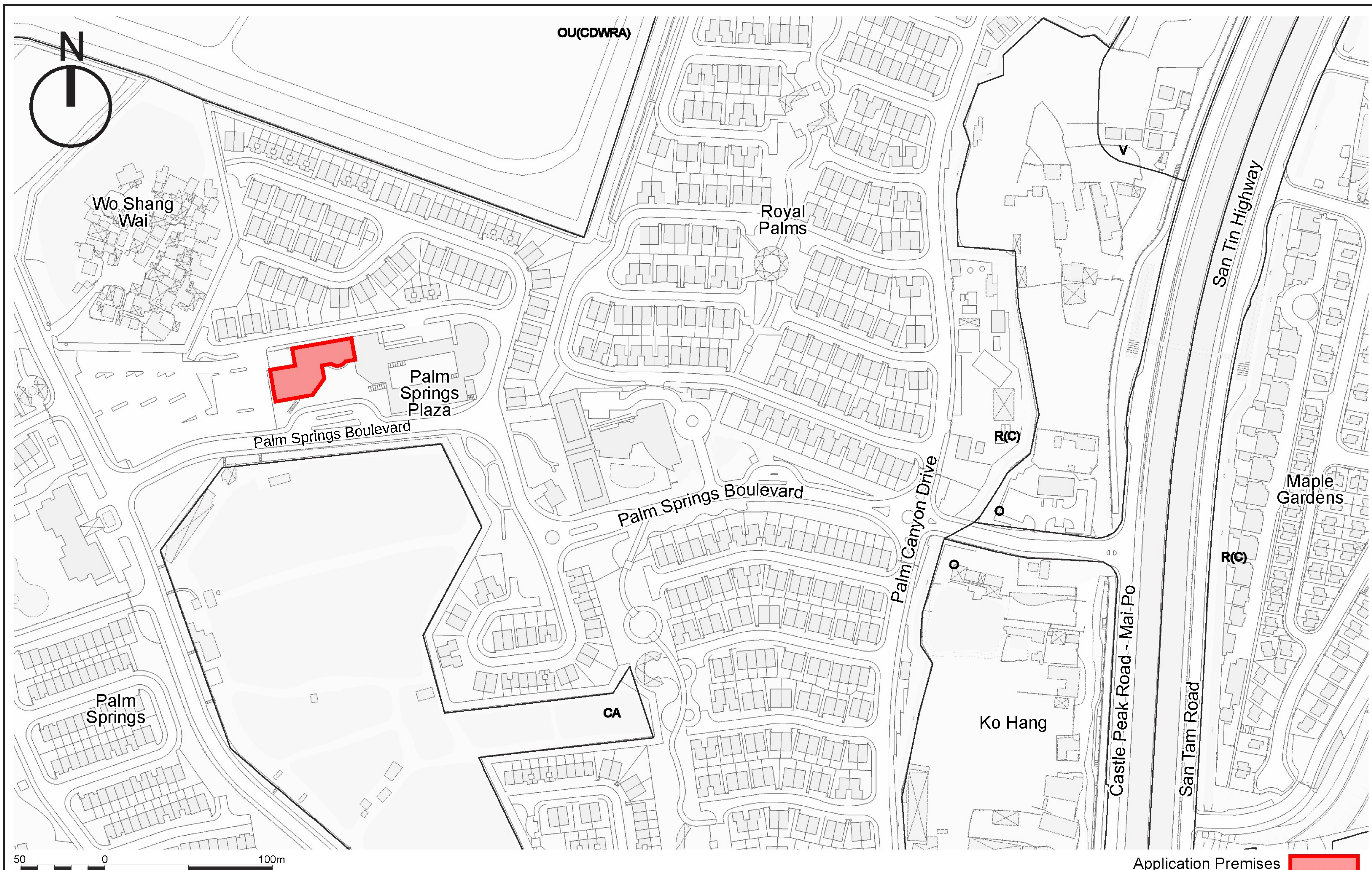
1.2 Report Structure

1.2.1 This planning statement includes the following sections:

- Section 2: describes and analyses the Application Premises, its surrounding and planning context;
- Section 3: depicts the Proposed RCHE;
- Sections 4-6: summarise the key findings of various technical assessments on traffic, environmental and sewerage aspects;
- Section 7: highlights the justifications of the Proposed RCHE; and
- Section 8: concludes the planning statement.

1.2.2 Detailed technical assessments and other supplementary information are attached in **Appendices A to D**.

- Appendix A: Extract of the Notes and Explanatory Statement of the Draft Mai Po and Fairview Park OZP No. S/YL-MP/9
- Appendix B: Traffic Review Report
- Appendix C: Noise Impact Review
- Appendix D: Sewerage Impact Assessment



Application Premises [Red Box]

2 SITE AND PLANNING CONTEXTS

2.1 Site and Surrounding Context

2.1.1 Palm Springs Plaza is an existing 2-storey commercial complex surrounded by various low-density low-rise residential developments (i.e. Palm Springs, Royal Palms and Wo Shang Wai). The plaza could be conveniently accessed via Palm Springs Boulevard, which is a road that branches off from Castle Peak Road – Mai Po Section. The plaza contains a wide variety of retail/commercial business that serve mainly the residents of the surrounding local neighbourhood.

2.1.2 The Application Premises is located on the G/F of Palm Springs Plaza (i.e. Shop Nos. G1-G3 & G5-G8) and has a total floor area of about 973.8 m². The Application Premises is currently partly occupied by a retail shop (which will cease operation soon) and partly vacant (previously occupied by a kindergarten under the previously approved planning application No. A/YL-MP/7, which has ceased operation already).

2.2 Existing Planning Context

2.2.1 The Application Premises falls within an area zoned "R(C)" on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/9. This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. According to the Notes of the OZP for the subject "R(C)" zone, 'Social Welfare Facility' is a Column 2 use which requires planning permission from the Board. The extracted Notes and Explanatory Statement of the subject Draft OZP is enclosed in **Appendix A**.

3 PROPOSED RCHE

3.1 Nature and Operation of the Proposed RCHE

3.1.1 Upon review of the overall demographic changes in Hong Kong and the demand of the local neighbourhood, the Application Premises is proposed to be converted into a privately-operated and self-financed RCHE with 90 nos. of private bed spaces. The Proposed RCHE will have a total GFA of about 973.8 m² (approximately a NOFA of not more than 930.5 m²). The indicative layout plan of the Proposed RCHE is enclosed in **Figure 3.1** while the major development parameters of the Proposed RCHE are stipulated in **Table 3.1**.

Table 3.1 - Major Development Parameters of the Proposed RCHE

Total Floor Area of the Application Premises	About 973.8m ²
Total GFA ⁽¹⁾⁽²⁾	About 973.8m ²
No. of Private Bed Spaces ⁽³⁾	90

Remarks:

- (1) Including ancillary facilities for the RCHE, such as reception, office, nursing station, living / dining area, store room, laundry and kitchen, etc.
- (2) NOFA will be not more than 930.5m², achieving a minimum of 9.5m² bed space per resident as proposed in the Code of Practice for Residential Care Homes (Elderly Persons) issued by the Social Welfare Department. The NOFA is indicative and for reference only, which will be subject to changes at detailed design stage when formulating the final internal layout.
- (3) In addition, two isolation rooms will be provided.

Proposed Layout Plan



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Project Title:
Section 16 Planning Application for Proposed Social Welfare Facility
(Residential Care Home for the Elderly) in "Residential (Group C)" Zone
at Palm Springs Plaza(Shop Nos. G1-G3 & G5-G8), Yuen Long, N.T.

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	20260609				

Drawn: XX	Date: JUNE 2026	Job No. AA-26-442
Check: DC	Scale: 1:180	Figure 3.1

3.2 Access Arrangement and Car Parking Provision

- 3.2.1 Palm Springs Plaza could be conveniently accessed via Palm Springs Boulevard, which is a road that branches off from Castle Peak Road – Mai Po Section.
- 3.2.2 There is no parking and loading/ unloading facilities requirements for RCHE as stipulated in the latest Hong Kong Planning Standards and Guidelines. With reference to relevant cases, the existing 207 carparking spaces and 7 loading/ unloading bay provided for the existing Palm Springs Plaza is considered sufficient to serve the Proposed RCHE and the remaining retail uses.

3.3 Implementation and Tentative Completion Year

- 3.3.1 Since the Proposed RCHE will only involve alterations and additions works (A&A works) within the Application Premises in an existing commercial complex, the Proposed RCHE is tentatively scheduled for completion in 2027.

4 TRAFFIC CONSIDERATIONS

- 4.1 A Traffic Review Report (TRR) has been conducted to review the traffic impacts of the Proposed RCHE. The details of the TRR are provided in **Appendix B**.
- 4.2 There is no parking and loading/ unloading facilities requirements for RCHE as stipulated in the latest Hong Kong Planning Standards and Guidelines. With reference to relevant cases, it is concluded that the existing 207 carparking spaces and 7 loading/ unloading bay provided for the existing Palm Springs Plaza is sufficient to serve the Proposed RCHE and the remaining retail uses.
- 4.3 Relevant calculations on trip generation and attraction have also been conducted and it is concluded that the Proposed Scenario (i.e. Proposed RCHE implemented with existing retail uses) would generate the same traffic as the Existing Scenario (i.e. Existing retail uses). Hence the traffic impacts imposed on the local road network under the Proposed Scenario is nil/minimal and there should not be any insurmountable traffic impact imposed on the surrounding road network.

5 ENVIRONMENTAL CONSIDERATIONS

- 5.1 A Noise Impact Review (NIR) has been conducted to review the anticipated noise impact of the Proposed RCHE. The details of the NIR are provided in **Appendix C**.
- 5.2 The major noise source for the Proposed RCHE is from the traffic noise of the Palm Springs Boulevard, which is a local road in front of the Palm Springs Plaza. A noise review has been carried out and the predicted traffic noise level at the Proposed RCHE is well below the relevant HKPSG's traffic noise standard.
- 5.3 Therefore, there is no adverse traffic noise impact with the implementation of the Proposed RCHE.

6 SEWERAGE CONSIDERATIONS

- 6.1 A Sewerage Impact Assessment (SIA) has been conducted to review the anticipated sewerage impact of the Proposed RCHE. The details of the SIA are provided in **Appendix D**.
- 6.2 A comparison of the sewage generation between the Approved GBP Scenario (i.e. Sewage Generation of the Palm Springs Plaza in accordance with the approved GBP) and the Proposed Scenario (i.e. Sewage Generation of the latest situation of Palm Springs Plaza with the implementation of the Proposed RCHE) has been conducted. Based on the calculation, there would not be an increase of sewage generation after the implementation of the Proposed RCHE.
- 6.3 Therefore, there is no adverse sewerage impact induced with the implementation of the Proposed RCHE.

7 DEVELOPMENT JUSTIFICATIONS AND PLANNING MERITS

7.1 In Line with the Prevailing Policy on Promoting “Caring for the Elderly”

7.1.1 According to the *Demographic Trends in Hong Kong 1991 – 2021* published by the Census and Statistics Department in 2022, the population in Hong Kong has shown a continuing dejuvenation and ageing trend in the past 30 years. With a sustained reduction in fertility rates and increase in proportion of population at retirement age, the demand for elderly care facilities (e.g., RCHE) in Hong Kong is anticipated to increase substantially.

7.1.2 In order to address the rising demand for elderly care facilities due to aging population in Hong Kong, the Government has been formulating policies and initiatives to cater for the needs of the elderly. According to the 2023 Policy Address, the Government has been promoting the vision of “Caring for the Elderly” by lifting the quality and quantity of RCHEs in Hong Kong, which adhere to the policy objective of promoting “aging in place as the core, with institutional care as back-up”. The Government’s vision to strengthen elderly care services in Hong Kong remains unchanged as illustrated in the subsequent 2024 and 2025 Policy Address.

7.1.3 The proposed self-financed private RCHE with 90 nos. of beds will be able to contribute to the supply of elderly care facilities in Hong Kong by leveraging the resources from private sector, which helps to address the evolving needs of aging population in Hong Kong and adheres with the Government’s vision of “Caring for the Elderly”

7.2 Reflect the Local Demand of Community Facilities in the Yuen Long District

7.2.1 According to the “*Provision of Major Community Facilities and Open Space in Yuen Long District Council Area*” (*Attachment VII of RNTPC Paper No. 2/2026*) (**see Figure A**), there is a shortfall of 1,784 beds for RCHE in the area. The Proposed RCHE with 90 nos. of beds is therefore able to address the local deficit of RCHE beds in the area. On the other hand, there is a surplus of 159 classrooms for kindergarten/ nursery in the area (**see Figure A**). The vacant portion of the Application Premises (previously occupied by a kindergarten), being converted into an RCHE, is therefore able to reflect the local demand for community facilities in the area.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	8,699 beds	2,093 beds	6,915 beds	-1,784 beds [~]
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	801 classrooms	476 classrooms	960 classrooms	+159 classrooms

**Figure A: Extract of the Provision of Major Community Facilities and Open Space in Yuen Long District Council Area
(Attachment VII of RNTPC Paper No. 2/26 dated 6 February 2026)**

7.3 Would Not Substantially Jeopardise the Supply of Retail Facilities in the Area

7.3.1 Despite the conversion of part of the existing commercial complex into the Proposed RCHE, the Palm Springs Plaza still contains a wide variety of retail/commercial business to serve the residents of the local neighbourhood. In particular, a supermarket and a convenience store are located within the Palm Springs Plaza, together with other shops within the commercial complex, which support the daily needs of the local neighbourhood. The Proposed RCHE will therefore not substantially jeopardise the supply of retail facilities in the area.

7.4 The Proposed RCHE will not Alter the Existing Building Bulk and only Involves Alterations and Additions Works and is Technically Feasible

7.4.1 The Proposed RCHE is small in scale (with 90 nos. of private bed spaces only) and will only involve alterations and additions works (A&A works) to the existing shops located on the G/F of Palm Springs Plaza (i.e. Shop Nos. G1-G3 & G5-G8). Such A&A works will not alter the building bulk of the existing 2-storey Palm Springs Plaza, but mainly involve internal conversion of the Application Premises only. As such, there will not be any increase in the development bulk of the existing commercial complex, and it will remain compatible with the surrounding low-density low-rise rural setting. Various technical assessments have also been conducted

and conclude that the Proposed RCHE is technically feasible in traffic, environmental and sewerage terms.

- 7.4.2 The Proposed RCHE will meet all the relevant ordinances and regulations for RCHE. Before commencement of service, the Proposed RCHE will obtain a license from SWD's licensing office. The building plan and fire safety proposal of the Proposed RCHE will also be submitted in accordance with the Buildings Ordinance and other fire safety regulations during the A&A works stage.

7.5 The Application Premises is Readily Available to Deliver the Proposed RCHE in Timely Manner

- 7.5.1 The Application Premises is already partly vacant and partly occupied by a retail shop which will cease operation soon. The Application Premises is therefore readily available for the conversion into the Proposed RCHE once the subject planning application is approved by the Board and other relevant approvals are obtained from the Government. Since the proposed conversion will only involve A&A works, the Proposed RCHE is anticipated to be delivered in timely manner in 2027.

8 CONCLUSION

- 8.1 This planning statement is submitted to the Board under Section 16 of the Town Planning Ordinance to seek permission for proposed Social Welfare Facility (Residential Care Home for the Elderly) use at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories.
- 8.2 The subject application is supported by the following development justifications and planning merits:
- the Proposed RCHE is in line with the prevailing policy on promoting "Caring for the Elderly";
 - the Proposed RCHE is able to reflect the local demand for community facilities in the Yuen Long District;
 - the Proposed RCHE would not substantially jeopardise the supply of retail facilities in the area;
 - the Proposed RCHE will not alter the existing building bulk and only involves alterations and additions works and is technically feasible; and
 - the Application Premises is readily available to deliver the Proposed RCHE in timely manner.
- 8.3 In light of the supporting justifications presented in this Planning Statement, the Board is cordially invited to consider this planning application favourably.