



SUPPLEMENTARY PLANNING STATEMENT

MAY 2025

Section 16 Town Planning Application

Proposed Social Welfare Facility (Residential Care Home for Persons with Disabilities) in “Village Type Development” Zone on Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/10 at Lots 3669 S.A RP (Part), 3669 S.B RP (Part), 3670 RP (Part) in D.D.104, Nam Sang Wai, Yuen Long, New Territories

Applicant

Main Start Limited, Universal Faith Development Limited & Right Top Limited

Planning Consultant

DeSPACE (International) Limited

Environmental Consultant

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Traffic Consultant

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Architect

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EXECUTIVE SUMMARY

The Applicant, the registered land owner of Lots 3669 S.A RP (Part), 3669 S.B RP (Part), 3670 RP (Part) in D.D.104, Nam Sang Wai, Yuen Long, now seeks a town planning permission from the Town Planning Board for a proposed Social Welfare Facility (Residential Care Home for Persons with Disabilities) (RCHD) at the aforementioned site and the adjoining government land.

According to the Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/10, the proposed Site is zoned as “Village Type Development”. The proposed Social Welfare Facility (RCHD) is a Column 2 use which requires planning permission from the Town Planning Board. There is no development restriction on height, plot ratio and site coverage on the proposed RCHD.

In view of the growing demand for RCHDs and the prevailing policy, the Applicant intends to respond to the pressing community need by providing 170-220 nos. of beds in the proposed 3-storey RCHD in Yuen Long.

With reference to the “Incentive Scheme to Encourage Provision of Residential Care Homes for Persons with Disabilities in New Private Developments” (LAO Practice Note No. 10/2023), the Applicant will request the Social Welfare Department for supporting the proposed RCHD under the Incentive Scheme which encourages private developers to self-finance to build quality RCHD premises on their own land, and design to comply with the statutory and licensing requirements of the participation in the Incentive Scheme.

In addition to planning merits to timely meet the soaring demand for RCHD by providing a quality RCHD premises, the proposed development adopts an “Ambient Environment Design” focused on creating a homelike setting that enhances residents’ physical, emotional, and social well-being. Key features include:

- **Biophilic Design** with the adjacent wetland through the use of planters, lawns, skylights, balconies and vertical greening;
- **“Community Living Valley”**, a ground-level walking trail offering outdoor activity space near the wetland;
- **“Well-being Garden”** at R/F, featuring planters to support horticultural activities and operate under a clubhouse model;
- **“Interactive Connection Zone”** at R/F, featuring “Active Recreation Area”, “Bird Observatory”, “BBQ Spots”, and “Viewing Deck”.

The proposed development is fully justified in terms of prevailing policy objectives for Persons With Disabilities, environmental, landscape, sewerage, visual and traffic aspects with the support of technical assessments. Given the aforementioned justifications, the Applicant respectfully requests the Town Planning Board to approve the subject application.

行政摘要

(以英文版本為準)

申請人為元朗塋圍錦塋路東丈量約份第 104 約地段第 3669 號 A 分段之餘段（部分）、第 3669 號 B 分段之餘段（部分）及第 3670 號餘段（部分）的註冊土地擁有人，現尋求城市規劃委員會的批准，擬議於上述地點連同毗連政府土地作社會福利設施（殘疾人士院舍）。

根據南生圍分區計劃大綱核准圖編號 S/YL-NSW/10，申請地點劃作「鄉村式發展」地帶。擬議的社會福利設施（殘疾人士院舍）為第二欄用途，需要獲得城市規劃委員會的規劃許可。擬議殘疾人士院舍的高度、地積比率及上蓋面積均無發展限制。

鑑於對殘疾人士院舍的需求日益增加及現行的政策方針，申請人擬議的三層高殘疾人士院舍能提供 170-220 個床位以滿足元朗社區的迫切需求。

有關地政總署發出的「鼓勵在新私人發展物業內興建殘疾人士院舍計劃」(地政處作業備考編號 10/2023)，申請人將向社會福利署爭取政策支持，在私人土地建設以自負盈虧方式發展高質素的安老院舍，而所有設計將符合獎勵計劃的法例及牌照要求。

除了具備切合規劃原意並能及時應對對殘疾人士院舍（RCHD）日益殷切需求的優勢，是項發展項目亦引入「環境感知設計」理念，致力營造一個具家庭感的生活環境，以提升院友在身體、情緒及社交方面的健康水平。主要設計特色包括：

- 利用花槽、草坪、天窗、露台和垂直綠化實現與鄰近濕地的**生物共融設計**；
- 地面設有「**社區生活綠谷**」步行徑，提供鄰近濕地的戶外活動空間；
- 頂層設有「**健康花園**」，配備花槽供長者進行園藝活動，並採用會所營運模式；
- 頂層設有「**互動連繫區**」，設施包括活動康樂區、觀鳥台及燒烤區，促進跨代互動；

是項發展在殘疾人士政策方向、環境、園境、排污、視覺及交通各方面均有充分理據，並獲相關技術評估支持。基於上述理據，申請人謹此懇請城市規劃委員會批准本申請。

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SECTION ONE | INTRODUCTION

1.1 Project Background

DeSPACE (International) Limited acts on behalf of the Applicant, namely, Main Start Limited, Universal Faith Development Limited, and Right Top Limited (hereafter “the **Applicant**”), to submit a Section 16 Planning Application to the Town Planning Board (“**TPB**”).

Taking into account the acute demand for Residential Care Home for the (RCHD) in Hong Kong and in light of the development potential of Northern Metropolis, the Applicant intends to develop social welfare facilities including an RCHD at Lots 3669 S.A RP (Part), 3669 S.B RP (Part), 3670 RP (Part), and adjoining Government Land in D.D.104, Nam Sang Wai, Yuen Long (hereinafter referred to as “**the Site**”). The Site falls within “Village Type Development” (“**V**”) zone under the Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/10 (“**the OZP**”). According to the Notes of the OZP, “Social Welfare Facility” falls into Column 2 use which require planning permission from the TPB with or without conditions.

The Government, modelling on the prevailing “Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments” (Incentive Scheme for RCHEs), has launched the “Incentive Scheme to Encourage Provision of Residential Care Homes for Persons with Disabilities in New Private Developments” (Incentive Scheme for RCHDs) in December 2023. Through raising the GFA of RCHDs that can be exempted in each development project and exempting such GFA from the calculation of the maximum GFA of the relevant projects, it looks to encourage the provision of RCHDs in new private developments and help improve the waitlisting situation of subsidised RCHD places in the long run. The Applicant will request the Social Welfare Department (“**SWD**”) for supporting the proposed RCHD subject to compliance with all relevant statutory and licensing requirements and not implying any financial implication, both capital and recurrent by the Government. Please refer to the Proposed Development Scheme in **Appendix 1** for details.

Particularly, other than to respond to the pressing social need of residential care services for the disabled, the proposed development as a whole possesses design merits to bring about a quality RCHD to the community. Details will be discussed in Section 4 of this Planning Statement.

SECTION TWO | SITE CONTEXT AND HISTORY

2.1 Site Context and Surrounding Land uses

The Site with a site area of about 1,605 sq.m, including about 133 sq.m of government land (**Figure 2 – Master Layout Plan**) is fenced-off and hard-paved. The Site is currently accessible via a local access from Kam Pok Road East. It is situated at the fringe of “V” zone under the OZP and falls outside of the village environ (VE) of Pok Wai. The Site also falls outside of “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) zone.

The surrounding areas have the following characteristics:

- i. predominately low-rise residential dwellings/developments, ponds and brownfield uses;
- ii. along the southeast boundary of the Site is an existing noise barrier;
- iii. to its immediate north are ponds, vacant land and residential dwelling under construction within the “Village Type Development” zone;
- iv. to the immediate northeast of the site is a pond situated within the “OU(CDWRA)” zone;
- v. to the further northeast are the open storage clusters;
- vi. to its south and southeast across Kam Pok Road East are open storage yards and ponds within the same “Village Type Development” zone;
- vii. to the southeast is a planned vehicle park (with a valid planning permission under application No. A/YL-NSW/318);
- viii. to the northwest is a planned low-rise residential development (with a valid planning permission under application No. A/YL-NSW/314); and
- ix. public transport servicing between the Site and Yuen Long town centre via Kam Pok Road is available;

2.2 Land Administration

2.2.1 Land status

With reference to preliminary land status check, Lots 3669 S.A RP, 3669 S.B RP, 3670 RP in D.D.104 comprise Old Scheduled Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The Applicant is well-noted that in the event of approval by the TPB and implementation of the project, it is required to apply to the Lands Department for a land exchange to facilitate the proposed development and inclusion of the portion of Government Land, if any.

2.2.2 Application at the Adjoining Site

In parallel, there is one other application for a Residential Care Home for the Elderly at Lots 3670 RP (Part), 3671 RP (Part), 3672 RP (Part), and 3673 RP (Part) being submitted by the same applicant. While the two proposed developments under the two separated planning applications are self-contained, the subsequent land exchange could be completed individually without being processed in a bundle to ensure timely implementation of the two proposed developments.

Of a particular note, facilities including the light bus lay-by, light good vehicle (LGV) loading/unloading bay and transformer room are provided separately in the two proposed developments. Yet, to achieve a more efficient use of land resources, the Emergency Vehicular Access (EVA) will be shared by the two sites. This arrangement shall be incorporated into the land exchange application in due course.

SECTION THREE | PLANNING CONTEXT

3.1 Statutory Planning Context

The Site is currently zoned as “V” under the OZP and the Applicant proposes to develop the Site into an RCHD. Such use is subsumed under the “Social Welfare Facility” use in town planning terms. In accordance with the Notes of the OZP regarding “V” zone, “Social Welfare Facility” falls into Column 2 use that may be permitted with or without conditions on application to the TPB.

The planning intention of this zone is to reflect existing recognized villages and areas of land considered suitable for village expansion. It also intends to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. More importantly, other commercial, community and recreational uses may be permitted on application to the TPB.

According to the Notes of the OZP, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater. The maximum BH of 3 storeys (8.23m) is not applicable to ‘Social Welfare Facility’ use.

The Site falls within the Wetland Buffer Area (“WBA”), the development guidelines and criteria set out in the “Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance” (“TPB PG-NO. 12C”) should be taken into account during planning, construction and operation phases of the proposed development. The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and

prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds. With reference to Appendix A of TPB PG-NO. 12C, the proposed development which is a 3-storey free-standing social welfare facility is exempted from the requirement of ecological impact assessment (EcolA) as part of the submission to the TPB.

3.2 Non-Statutory Planning Context

3.2.1 Surging Demand for RCHD in Hong Kong

It is an undoubted fact that Hong Kong has been encountering soaring demand for RCHD supply. As there are basically three types of disabilities, namely Physical and Sensory Disabilities, Learning and Developmental Disabilities and Mental Illnesses¹, the demand for RCHDs is complicated and hard to predict in terms of how long one has to wait in turn for RCHD homes. Furthermore, people with disabilities may come from multiple age groups. RCHDs cater to those aged 6 onwards, under the Residential Care Homes (Persons with Disabilities) Ordinance (Cap. 613). For RCHDs that have to take care of two major groups of residents within the same premises, i.e. one group aged 6-15 and another 16 and above, there are other special considerations and physical segregation within the RCHD itself. Thus, the age spectrum for services for disabled persons is wide, apart from the fact that the service natures are more complicated and staff recruitment has been an uphill battle.

According to Census and Statistics Department ("C&SD"), Persons with Disabilities (PWDs) constituted 7.1% (about 534,200 people) of the total population in Hong Kong by the end of 2020, and it shows an approximate 50% increase from 2013 based on the original definition adopted in the same year. The urgent demand for residential care service ("RCS") for the PWDs is also fully reflected by the long waiting time of relevant services. As at 31 March 2025, there are a total of 10,364 applicants being waitlisted for RCS under the Central Referral System for Rehabilitation Services ("CRSRehab")².

The recent Policy Addresses (PAs) have highlighted the ongoing issues and solutions in support of rehabilitation services. In the 2022 PA, the Chief Executive set the target to provide an additional 3,700 places of day rehabilitation, residential care and respite service by the end of 2027. In the 2023 PA, the Chief Executive announced the allocation of additional resources to increase the number of nursing staff who serve in about 200 RCHDs in 2024, stressing the needs of PWDs.

¹ Source: Hong Kong University SEN Support
<https://www.cedars.hku.hk/cope/sen-support/sen-types>

² Source: SWD Statistics
https://www.swd.gov.hk/en/pubsvc/rehab/rehab_info/rehab_ah_sps/rehabspss/

Regarding RCS places for PWDs, there are a total of 17,420 subsidized places, including 1,266 places purchased under the Bought Place Scheme (“BPS”) for Private RCHDs³. However, as at March 2025, 10,364 cases are still waitlisted for various types of subsidized RCHDs and the waiting time for particular types of residential rehabilitation services for PWDs range up to 152 months⁴. A huge deficit in demand is observed. The long waiting time drives those who have urgent needs to live in an RCHD to opt for private ones, either for the long term or as a transitional measure before their chances for subvented ones come.

3.2.2 Government's Prevailing Policies to Increase Supply of RCHD Places through Private Sector and Living Space of RCHE Residents

Leveraging Market Forces to Increase the Supply of RCHDs

The acute demand for RCHD has long been an issue the Government trying to address. With a view to address the waitlisting situation of subsidised RCHD places in the long run, an Incentive Scheme to Encourage Provision of Residential Care Homes for Persons with Disabilities in New Private Developments (“Incentive Scheme for RCHDs”), modelling on the Incentive Scheme for RCHEs has been introduced in 2023 under LAO Practice Note No. 10/2023 to incentivise private developers to provide RCHDs in new private developments to increase the supply of RCHDs.

Regarding the Incentive Schemes for RCHDs under LAO Practice Notes No.10/2023, the concessions to be granted by the LandsD during land transactions are as follows:

- One or more eligible RCHD premises are exempted from payment of land premium in respect of land transactions for new private developments;
- The maximum total GFA shall not exceed 12,000 sq.m or 10% of the total GFA permissible under lease, whichever is greater; and
- When calculating the total GFA of the entire project, the total GFA of the eligible RCHD premises in the private development project will be exempted and will not be counted in the original total permissible GFA of the entire project, allowing the developers to use the original permissible GFA for other purposes.

Purchasing Additional Places under the Enhanced Bought Place Scheme (EBPS)

SWD launched the pilot Bought Place Scheme (“BPS”) in October 2010 to encourage private RCHDs to upgrade their service standards, to increase the supply of subsidized RCS and to help the market develop more service options for PWDs. The pilot BPS has become a regular service since October 2014. As at December 2024, regarding RCS places for PWDs, there are a total of 17,420 subsidized places, including 1,266 places purchased under the Bought Place Scheme (“BPS”) for Private RCHDs⁵.

³ Source: SWD Statistics

https://www.swd.gov.hk/en/pubsvc/rehab/rehab_info/rehab_ah_sps/rehabbps/

⁴ Source: SWD Statistics

[https://www.swd.gov.hk/storage/asset/section/341/en/Annex%20I%20\(EN\)%2020241231.pdf](https://www.swd.gov.hk/storage/asset/section/341/en/Annex%20I%20(EN)%2020241231.pdf)

⁵ Source: SWD Statistics

[https://www.swd.gov.hk/storage/asset/section/341/en/Annex%20I%20\(EN\)%2020241231.pdf](https://www.swd.gov.hk/storage/asset/section/341/en/Annex%20I%20(EN)%2020241231.pdf)

Requirement for Minimum Area per Resident for RCHD

The residential care services for persons with disabilities in Hong Kong in general have long been criticized for their low living standards as compared to the major cities internationally, especially with regards to the amount of living space. The Residential Care Homes Legislation (Miscellaneous Amendments) Ordinance 2023 (**"The Ordinance"**), which was gazetted on 16 June 2024, introduces an increase in minimum area per resident from the current 6.5 sq.m to 9.5 sq.m for high care level residential care homes (RCHs) and 8 sq.m for medium care level and low care level RCHs. As such, the proposed development is purpose-built, while fully complying with area requirements, with the ultimate aim of developing a quality RCHD with responsive design merits.

3.3 Planning History

The Site is subject to a previous planning application under Section 16 of the Town Planning Ordinance (application No. A/YL-NSW/312) for a Temporary Open Storage of Construction Materials and Machinery with ancillary Site Office for a Period of 1 Year. It was rejected by the Committee on 22 December 2023.

The Site was also subject to a planning enforcement action (No. E/YLNSW/283) against an unauthorized development (UD) involving storage use. An enforcement notice was issued on 13 January 2023 requiring discontinuation of the UD. The UD was discontinued on 27 February 2024 and a satisfactory notice was issued on 14 June 2024.

3.4 Similar Planning Application(s)

As shown in **Table 3.1**, those approved planning cases for RCHE and non-NTEH uses in "V" zone are mainly in compliance with a prevailing policy to achieve various good planning and policy objectives. Those cases are also considered to be related to social welfare facilities or educational uses.

Table 3.1 – Selected Successful Planning Applications for the Non-NTEHs use in "V" Zone		
Case No.	Applied Use	Planning Justifications
<i>Residential Care Home for Persons with Disabilities (RCHD)</i>		
A/YL-HT/975 (22/04/2016)	Proposed Social Welfare Facility (Rehabilitation Home for Persons with Mental Disabilities) in D.D. 124, Shek Po Tsuen, Ha Tsuen, Yuen Long	<ul style="list-style-type: none">While the development is not entirely in line with the planning intention of the "V" zone, it could provide RCHE services to persons with disabilities and may <u>warrant sympathetic consideration</u>.Adverse environmental, traffic, drainage, hygiene and landscape impacts from the RCHD on the surrounding areas were not envisaged.No. of storeys: 3
A/KTN/30 (11/11/2016)	Social Welfare Facility (Residential Care Home for Persons with Disabilities) in D.D. 95 and Adjoining Government Land, Ho Sheung Heung, Sheung	<ul style="list-style-type: none">While the development was not entirely in line with the planning intention of the "Village Type Development" ("V") zone and there was insufficient land within the "V" zone to meet the Small House demand in Ho Sheung Heung, the applied development could provide <u>residential care home services to person with disabilities</u>

	Shui	<ul style="list-style-type: none"> The residential nature of RCHD was <u>not incompatible</u> with the surrounding developments which were mainly village houses No. of storeys: 4
A/NE-KTS/446 (03/02/2017)	Social Welfare Facility (Residential Care Home for Persons with Disabilities) in D.D. 94, Hang Tau Village, Sheung Shui	<ul style="list-style-type: none"> While the development was not entirely in line with the planning intention of the "Village Type Development" ("V") zone and there was insufficient land within the "V" zone to meet the Small House demand in Hang Tau Village, the applied development could <u>provide residential care home services to person with disabilities</u>. The residential nature of the RCHD within the subject New Territories Exempted Houses was <u>not incompatible with the surrounding developments which were mainly village houses</u>. No. of storeys: 3
A/YL-TT/391 (03/02/2017)	Proposed Social Welfare Facility (Residential Home for Persons with Disabilities) in D.D. 118, Nam Hang Tsuen, Yuen Long	<ul style="list-style-type: none"> Although the RCHD was not entirely in line with the planning intention of the "Village Type Development" zone, it could provide residential care home services to person with disabilities and might <u>warrant sympathetic consideration</u>. The subject RCHD, involving conversion of 5 existing 3-storey New Territories Exempted Houses, was considered <u>not incompatible with the surrounding areas which were mainly village houses</u>. No. of storeys: 3
A/KTN/32 (27/10/2017)	Social Welfare Facility (Residential Care Home for Persons with Disabilities) in D.D. 95 and Adjoining Government Land, No. H75 and No. H76, Ho Sheung Heung, Sheung Shui	<ul style="list-style-type: none"> Although the applied use was not entirely in line with the planning intention of the "Village Type Development" zone, it could provide residential care home services to person with disabilities, The applied development is considered <u>not incompatible</u> with the surrounding developments and would not cause significant adverse traffic, environmental, drainage, sewerage, fire safety and landscape impacts on the surrounding areas No. of storeys: 3
A/TM/511 (26/01/2018)	Social Welfare Facility (Residential Home for People with Disabilities) in D.D. 132, Tsz Tin Tsuen, Tuen Mun.	<ul style="list-style-type: none"> The structure on the Lot 108 S.B ss.1 in D.D. 132 is a Small House which is covered by the Building Licence No. BL1481 for non-industrial use. Use for Residential Home for People with Disabilities does not contravene the permitted use under the Building Licence. The applied development is considered <u>not incompatible</u> with the existing uses in the surrounding areas and the planned use in the "V" zone No. of storeys: 3

A/KTN/73 (05/02/2021)	Social Welfare Facility (Residential Care Home for Disabled and Ex-mental Illness Persons) in "Village Type Development" Zone in Various Lots in D.D. 95, Sheung Shui	<ul style="list-style-type: none"> Although the applied use was not entirely in line with the planning intention of the "Village Type Development" ("V") zone, there was <u>sufficient land within the "V" zone to meet the outstanding Small House applications</u> of Ho Sheung Heung and the applied use could provide residential care home services to person with disabilities. The applied use was <u>not incompatible with the surrounding developments</u>. No. of storeys: 3
<i>Residential Care Homes for the Elderly (RCHE)</i>		
A/SK-PK/195 (30/03/2012)	Residential Care Home for the Elderly in "Village Type Development" zone, G/F and 2/F, No. 5F to 5G Pak Kong Au, Po Lo Che, Sai Kung (Lots No. 1387 and 1388 in D.D. 222)	<ul style="list-style-type: none"> The RCHE under application <u>would not affect the supply of land for Small House development within the "V" zone</u>. The proposed conversion of the two NTEHs for RCHE was considered <u>not incompatible with the surrounding rural land uses</u>. Given the <u>small scale and nature</u> of the proposal, it was also unlikely to generate adverse traffic, environmental, drainage, visual and infrastructural impacts on the locality. No. of storeys: 3
A/YL-PH/715 (05/06/2015)	Social Welfare Facility (Residential Care Home for the Elderly) in Various Lots, D.D. 111 and adjoining Government Land, Wang Toi Shan Shan Tsuen, Pat Heung, Yuen Long	<ul style="list-style-type: none"> The applied development could nevertheless <u>provide residential care home services to the elderly in the local community</u>. <u>Not incompatible with the surrounding developments</u> which included mainly village houses. No. of storeys: 3
A/FSS/270 (06/09/2019) & A/FSS/276 (06/11/2020)	Proposed House and Social Welfare Facility (Residential Care Home for the Elderly) and Minor Relaxation of Building Height Restriction in Various Lots in D.D. 51, Fanling	<ul style="list-style-type: none"> The proposed RCHE were in low-rise and low-density character which were <u>not incompatible with the adjacent residential use</u>. Based on the HKPSG, there was <u>a deficit of about 530 RCHE subsidized beds</u> in the Fanling/Sheung Shui area. The proposed RCHE could <u>help address the shortfall for elderly facilities and meet the demand of ageing population in the community</u>. The site fell within "V" zone but not covered by village 'environ' of any recognized village. No. of storeys: 3
A/YL/263 (05/02/2021)	Proposed Social Welfare Facility (Residential Care Home for the Elderly) in "Village Type Development" Zone and an area shown as 'Road' in Various Lots in D.D. 120, Yuen Long	<ul style="list-style-type: none"> There was <u>sufficient land in the concerned "V" zone</u> to meet the Small House demand. The proposed development could nevertheless <u>help address the shortfall in elderly facilities and meet the demand of ageing population in the community</u>. <u>The Director of Social Welfare also supported</u> the application from social welfare perspective. The proposed development was <u>not incompatible with the surrounding area</u>. No. of storeys: 6

A/FSS/279 (29/10/2021)	Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Flat and Minor Relaxation of Building Height (BH) Restriction in D.D. 52, Tin Ping Road, Sheung Shui	<ul style="list-style-type: none"> While the application site was neither covered by 'VE' of any recognised village nor the VEA, and Small House application within the subject "V" zone would not be considered under the current Small House Policy, there was <u>still scope to utilise the land for other developments</u>. The proposed RCHE could <u>help address the shortfall for elderly facilities and meet the demand of ageing population in the community</u> as there is a general deficit of residential care services for elderly in the Fanling/Sheung Shui area. The proposed development would not cause significant visual impact on the surrounding environment. No. of storeys: 4
A/SK-TMT/74 (01/04/2022)	Proposed Social Welfare Facility (Residential Care Home for the Elderly) in D.D. 257, Tsam Chuk Wan, Sai Kung	<ul style="list-style-type: none"> Despite that the bulk of the 6-storey building for the proposed RCHE was relatively large in a rural context, it was considered <u>not entirely incompatible with the landscape character of the surrounding area</u>. It is estimated that there are <u>deficits of 30 and 1,448 RCHE subsidised beds</u> for the planned population in the Tai Mong Tsai and Tsam Chuk Wan areas within the OZP and the Sai Kung District respectively according to the requirements under the HKPSG. The proposed RCHE will provide about 110 beds which could <u>help address the shortfall for elderly facilities and meet the demand of ageing population in the community</u>. <u>DSW has no objection</u> to the proposed development from social welfare perspective. No. of storeys: 6
A/FSS/288 (23/12/2022)	Proposed Social Welfare Facility (Residential Care Home for the Elderly) and Flat with Minor Relaxation of Building Height Restriction in Lots 834 and 838 RP in D.D. 52, Tin Ping Road, Sheung Shui	<ul style="list-style-type: none"> As advised by DLO/N, there is <u>no Small House application approved or currently being processed</u> in the Site or within the subject "V" zone. As such, approval of the current application would not affect Small House development in the area. The proposed development with low to medium-rise (four to seven storeys) and medium-density (total PR of 2.38) character is considered <u>not incompatible with the adjacent existing residential and GIC uses</u> across Tin Pin Road. No. of storeys: 7
A/ST/1008 (05/05/2023)	Proposed Public Vehicle Park (excluding container vehicle) cum Social Welfare Facility (Residential Care Home for Elderly) Development, and proposed minor relaxation of Building Height Restriction	<ul style="list-style-type: none"> Based on the latest estimation by PlanD, about 0.68ha (equivalent to 27 Small House sites) of land is available within the subject "V" zone excluding the subject site. <u>The land available is sufficient to meet the outstanding Small House applications</u>. DSW has indicated that in view of the ageing population and ongoing demand for residential care services for the elderly, she has <u>no in-principle objection</u> to the proposed RCHE development from the service perspective. The proposed PVP cum RCHE development is considered <u>not incompatible</u> with the urban residential setting in the surroundings. No. of storeys: 7

A/TW/538 (28/03/2025)	Proposed Social Welfare Facility (Residential Care Home for the Elderly)	<ul style="list-style-type: none"> The proposed RCHE could serve to provide the elderly with <u>residential care needs in the district</u> with more choices in the market The proposed development is considered <u>not incompatible</u> with the surroundings when viewed from a wider context in Tsuen Wan <u>DSW has no objection</u> to the proposed development from social welfare perspective. No of storeys: 8
Day Care Centre for Elderly, Early Education and Training Centre		
A/YL-PS/465 (19/06/2015)	Proposed Religious Institution (Church) and Social Welfare Facility (Day Care Centre for Elderly, Early Education and Training Centre, and Parents Resource Centre) in D.D. 124, Ping Shan	<ul style="list-style-type: none"> The applicant had applied for the Special Scheme on Privately Owned Sites for Welfare Uses and the Director of Social Welfare supported the provision of the social welfare facilities at the site in principle. <u>DSW supports the application</u> for the provision of the proposed day care centre for the elderly, early education and training centre and parents resource centre on the site in principle from the welfare point of view. No. of storeys: 5
School (Kindergarten)		
A/YL-MP/245 (22/01/2016)	Proposed School (Kindergarten) in Various Lots in D.D. 104, Yuen Long	<ul style="list-style-type: none"> The proposed kindergarten would help to <u>serve the need of the local community</u>. It was considered <u>not incompatible with the surrounding land uses</u> which comprised village houses, vehicle parks and repair workshop. No. of storey: 1
Seminary		
A/HSK/15 (17/08/2018)	Proposed Religious Institution (Redevelopment of Seminary) in Various lot in D.D. 121, 130 Hung Uk, Yuen Long	<ul style="list-style-type: none"> Although the planning intention of the "Village Type Development" ("V") zone was for development of Small Houses by indigenous villagers, most of the site was owned by the applicant and had long been used for a seminary. The applicant had no intention to develop the site into New Territories Exempted Houses (NTEHs) and the owner of the remaining portion of the site had given consent to the applicant to use that portion of the site for the proposed use. <u>The land available in the "V" zone can accommodate the outstanding Small House application of 76 houses and the 10-Year Small House demand</u> of Kiu Tai Wai and Hung Uk Tsuen. No. of storey: 3

To summarize, key planning considerations on non-NTEH uses in “V” zone are observed as follows:

Key Planning Considerations	Proposed RCHD
i. Land use compatibility	The proposed RCHD is residential in nature which is not incompatible with the adjacent residential use. Satisfied ✓
ii. Development intensity	The proposed 3-storey high building with a BHR of 21 mPD is compatible with the surrounding development in the vicinity. Satisfied ✓
iii. V zone demand and supply	While the proposed RCHD was not entirely in line with the planning intention of “V” zone, it could provide residential care home services to PWDs. The Applicant has no intention to develop the site into NTEHs. Satisfied ✓
iv. No in-principle objection from SWD	The Applicant will request SWD for supporting the proposed RCHD under the Incentive Scheme which encourages private developers to self-finance to build quality RCHD premises on their own land, and design to comply with the statutory and licensing requirements of the participation in the Incentive Scheme. To be Satisfied

SECTION FOUR | PROPOSED DEVELOPMENT

4.1 Development Objectives

The service needs of individuals with disabilities have long represented a significant concern within society. As the demand for residential care services continues to grow, a proactive response to this pressing issue is imperative. This proposal outlines the intention to convert currently available spade-ready land in the Yuen Long district into a Residential Care Home for Persons with Disabilities (RCHD), aligning with commitments articulated in recent Policy Addresses. In view of that, the Applicant is applying for a town planning permission for the proposed RCHD on the Site to timely meet the need of the increasing disabled population in “V” zones and residential zones in the vicinity.

In 2023, the Government announced the launch of the Incentive Scheme to Encourage Provision of Residential Care Homes for Persons with Disabilities in New Private Developments (“the Incentive Scheme”) to encourage the quality provision of RCHD in Hong Kong. It offers concessions to eligible RCHD premises such as the exemption of land premium payment in respect of land transaction, in hopes of leveraging market forces to develop more quality RCHDs. To further strengthen the support for persons with disabilities as advocated by the Government, the Applicant is then encouraged to participate in the said scheme for the provision of RCHD spaces in their own proposed private development.

The applicant is well noted that the policy support of SWD has to be sought under the Incentive Scheme during the land exchange application.

4.2 Development Proposal

The key development parameters of the development scheme are summarized in **Table 4.1** below:

Table 4.1 – Major Development Parameters of the Proposal	
Major Development Parameters	Proposed Scheme
Site Area (about)	1,605 sq.m (including 133 sq.m of Government land)
Plot Ratio (PR) (about)	2.3
Site Coverage (about)	70%
Total Gross Floor Area (GFA) (about)	3,691.5 sq.m
Building Height (about)	Not Exceeding 21 mPD (or 13.9m for absolute building height) (NB: Mean Street Level is +7.1mPD)
No. of Storeys	3 (excluding 1 basement)
Total No. of beds	178 beds (or within a range from 170 to 220 ^[1])
Green Coverage	Not less than 20%
Communal Open Space	Not less than 223 sq.m
Provision of facilities: Private car parking spaces Light Goods Vehicle (LGV) loading & unloading bay Light bus lay-by	11 (including 1 disabled car parking space (3.5m x 5m)) 1 (3.5m x 7m) 1 (3m x 9m)
Proposed Floor use (floor-to-floor height)	B/F: Carpark/ E&M/ BOH (3.5m) G/F: Dormitory/ Multi-Purpose Area/ Rehab Zone/ Lobby/ Nursing Station/ Communal Area/ E&M/ Light Bus Lay-by/ EVA/ BOH/ TX Room/ Staff Facilities/ Entrance Lobby (4.5m) 1/F: Dormitory/ Multi-Purpose Area/ Rehab Zone/ Dining Area/ Nursing Station/ Communal Area/ E&M/ BOH/ TX Room/ Staff Facilities (4.1m) 2/F: Dormitory/ Nursing Station/ E&M/ BOH/ Staff Facilities (4.1m) R/F: Planter/ Skylight/ Lawn
Operator	One or more

^[1] A range is adopted for the total number of beds to allow more design flexibility.

The current site area is proposed at about 1605 sq.m, including about 133 sq.m of government land situated between the private lot boundary and the existing noise barrier (see **Figure 2**). The included government land is proposed for landscaping and vehicular circulation only. Portions of Lots 3669 S.A RP, 3669 S.B RP, and 3670 RP are excluded from the site boundary to avoid falling within OU(CDWRA) zone. PlanD is invited to review and advise on the zoning boundary alignment with reference to the coordinates marked in **Figure 2**.

The Site includes one block of 3-storey RCHD comprising 170-220 bed spaces. A one-storey basement will be provided for carpark, BOH, and E&M. Please refer to the development scheme and section drawings in **Appendix 1** for details of the development proposal.

Pursuant to the Incentive Scheme (i.e. LAO PN 10/2023), one or more eligible RCHD premises being exempted from payment of land premium are subject to a cap of no more than 12,000 sq.m in total GFA. The proposed development will comply with all requirements as may be imposed by SWD and all applicable ordinances, by-laws or regulations. There may be more than one operator in the proposed RCHD providing different kinds of specialized services at different levels.

It is noted that all the facilities accessible for PWDs will be situated at a height of not more than 24m above the ground floor, measuring vertically from the ground of the building to the floor of the premises in which the RCHD is to be situated, as pursuant to the requirements as set out in para 5.3 of Code of Practice for Residential Care Homes (Persons with Disabilities) (updated in June 2024) ("CoPs"). Ancillary facilities of the Site to which the residents normally do not have access including staff facilities, office, laundry and storage are designed to be situated at a height more than 24m above the ground in the proposed development (see **Appendix 1**).

PlanD is invited to note that there is a separate planning application by the same applicant at the adjoining site for an RCHE. The Applicant is well-noted that the planning permission if granted would be scheme-based, thus the site boundary and parameters of the two proposed developments are required to be taken forward accordingly at the land exchange stage. A shared Emergency Vehicular Access (EVA) serving both sites is proposed to avoid duplication of essential facilities. Individual run-in/outs for the two proposed developments will be provided (see **Figure 2**).

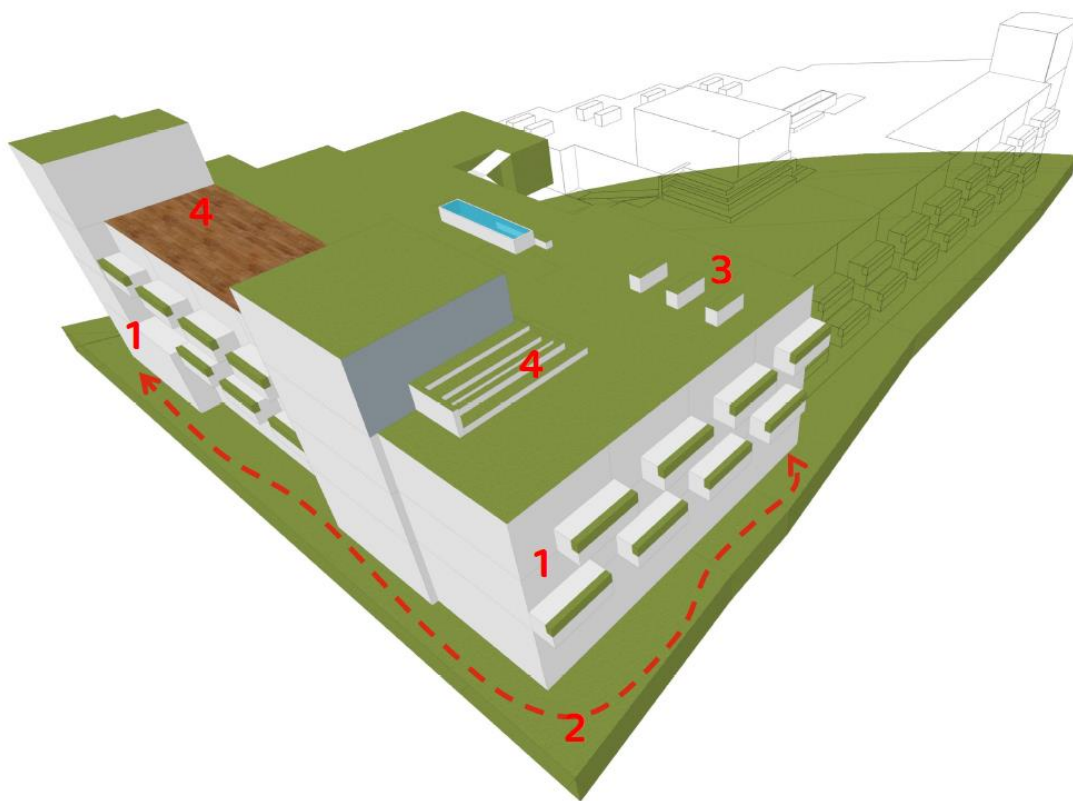
Please note that two run-in/outs are proposed, one is situated along the southern boundary of the Site (namely, X1, Y1, Z1) and another one is the existing run-in/out connecting Kam Pok Road East via Lot 3668 S.K with a valid Deed of Grant of Right of Way (namely X2, Y2, Z2).

4.3 Design Merits

“Ambient Environment Design”

The Applicant is committed to enhancing the living environment for PWDs by implementing an innovative approach to ambient environment design. This overarching strategy focuses on creating a homelike atmosphere rather than an institutional one, facilitating individual transformations that positively impact behaviour, well-being, social abilities, and care outcomes. Such an environment is particularly beneficial for PWDs, as it fosters less institutional care routines. The anticipated outcomes include an enhancement in the quality of life, and increased interaction among residents and staff. Non-institutional environments characterized by a homelike ambiance are associated with improved intellectual and emotional well-being, enhanced social interaction, and improved functionality.

To achieve these objectives, the following action items are proposed:



1. Biophilic Design

The proposed development incorporates a biophilic design that integrates the adjacent wetland as an extension of the RCHD environment. Most dormitory rooms are oriented to face northwest, allowing residents to enjoy views of the existing fish ponds. This orientation optimizes natural lighting and facilitates east-west cross-ventilation, leading to reduced energy consumption.

Moreover, the proposed development will seamlessly blend with its natural surroundings through greenery throughout along the building with planters on balconies and the roof and vertical greening at the courtyard, creating a peaceful and restorative environment for residents. In detail, the biophilic design is comprised of edge planters, lawns, skylight, balconies and vertical greening. The functions are as follows:

- a. Planters - Shrubs and ornamental plantings are proposed in the middle and along the whole edge of R/F. This could further soften the building edge and enhance the streetscape amenity to the benefit of the general public.
- b. Lawns are erected at R/F to further enhance greening elements. Visual amenity of the proposed development is expected to be enhanced.
- c. Skylight is erected at R/F to penetrate natural sunlight to every corner of the communal space underneath. Natural light improves visibility, reducing fall risks, and fosters a connection with nature.
- d. Balconies - Each floor of the proposed RCHD will incorporate multiple balconies, with about one balcony allocated for every 6-8 beds. Positioned adjacent to the wetland, most of these balconies serve as vital extensions of indoor living spaces, providing residents with regular access to natural ventilation, daylight, and views of the surrounding environment.
- e. Vertical Greening is designed at the courtyard from G/F to R/F to enhance the visual amenities for the residents as well as the landscape quality of the local environment.

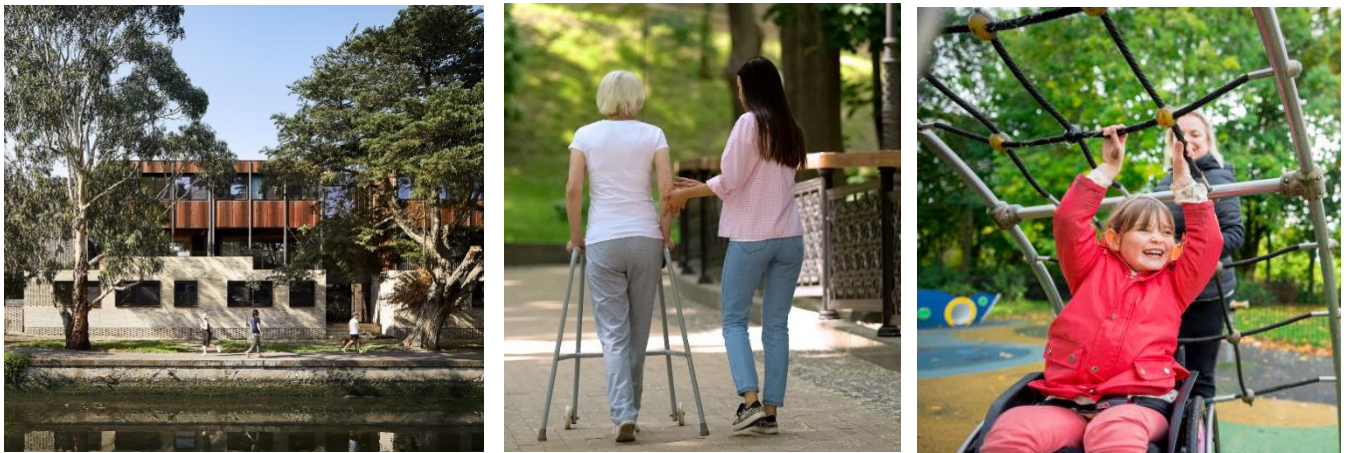


2. Community Living Valley

A barrier-free leisure walking trail, namely Community Living Valley is proposed along the northwestern boundary of the RCHD and connects with the indoor communal area at G/F. Community Living Valley has been thoughtfully designed with appropriate flooring materials and footpath dimensions to ensure full accessibility for wheelchair users. The pathway itself will feature a continuous loop, offering clear cues to minimize cognitive load. This layout allows residents to enjoy the natural environment with ease and without frustration, and encourages residents to leave their rooms for exercise, such as morning walks, allowing them to meet and reconnect with familiar faces, enhancing social well-being.

The connection between indoor and outdoor spaces ensures that the trail can be adapted in response to unpredictable weather, enabling residents to maintain their daily exercise regardless of conditions. Simple

obstacle courses will be designed along junctions of the trail for residents to stay active and let off steam. Examples include Balance Beams and Weaving Polls, which could enhance agility and coordination. A “finish line” will also be created where participants can celebrate completing the course, fostering a sense of achievement.



3. Well-being Garden

The proposed Well-being Garden will be located in the Southwest corner at R/F. Wellbeing Garden will operate under the clubhouse model, where residents can grow crops on their own and enjoy an all-round horticultural experience to see, study, touch and smell the plants, and take on responsibility to engage in its daily operations, including cleaning, watering, etc. By participating in Wellbeing Garden's upkeep, residents gain valuable skills, pride in their contributions, and a stronger connection to their community.

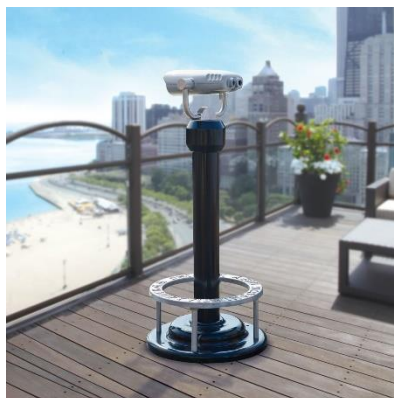
To ensure inclusivity, the Well-being Garden will feature three raised planters specifically designed to accommodate residents with diverse mobility needs, including those using wheelchairs. Beyond its therapeutic function, the Well-being Garden will enhance the visual quality of the rooftop, offering a tranquil environment for reflection and meaningful engagement with nature, thereby making a positive and measurable contribution to the overall physical and mental well-being of residents.



4. Interactive Connection Zone

Holding a genuine mission to provide quality services for the future RCHD residents, the proposed development possesses a design merit of providing an intergenerational activity area on the top section of R/F, pointing towards the North. The multi-dimensional (with active and passive recreational activities) open space will use the remaining space of the flat roof. Interactive Connection Zone offers significant benefits, as shared open spaces encourage family gatherings, promoting social interaction and reducing feelings of isolation among residents. This could even bring generations together by building a community with synergy where residents could share life experiences, bringing about vitality and innovation. The proposed functions are as follows:

- a. Bird Observatory - The Site is situated adjacent to a wetland restoration area of high ecological value, offering significant opportunities for nature-based engagement. To enhance residents' interaction with the surrounding environment, telescopes will be installed along the northwest side of the rooftop for birdwatching activities. The entire rooftop zone will be designed to be fully accessible, ensuring inclusivity for residents with limited mobility.
- b. Active recreation area – Leveraging the spacious and well-ventilated rooftop environment, group sporting activities such as table tennis and badminton could be hosted to encourage active lifestyles and foster social interaction between residents. Furthermore, residents will be encouraged to invite family members to participate during visits, thereby strengthening familial bonds and enhancing intergenerational engagement.
- c. BBQ spot - BBQ areas with playground will be transformed for family gatherings to encourage more frequent visitations. The communal setting fosters a sense of belonging and encourages residents to engage with their loved ones, enriching quality of life.
- d. Viewing Deck - A stepped seating viewing deck will be constructed at the Northwestern corner of R/F, providing a semi-social space for passive recreation and small group conversations. Residents will also be presented with an unobstructed view of the natural scenery featured below, adding to one's sense of tranquillity and relaxation.



4.4 Compliance with Licensing Requirements

The proposed RCHD will meet all the statutory requirements under the Residential Care Homes (Persons with Disabilities) Ordinance, Cap. 613 and its regulations, the Code of Practice for Residential Care Homes (Persons with Disabilities) as well as other related statutory requirements.

It is noted that all the facilities provided for persons with disabilities will be situated at a height of not more than 24m above the ground floor, measuring vertically from the ground of the building to the floor of the premises in which the RCHD is to be situated, as pursuant to the requirements as set out in para 5.3 of Code of Practice for Residential Care Homes (Persons with Disabilities) June 2024 (Revised Edition) (“CoP”). (**Appendix 1** refers.)

Proposed facilities and services are provided with respect to the “Best Practices in Design and Operation of Residential Care Home for Persons with Disabilities” developed by the SWD. It is understood that the design details of the proposed RCHD are still subject to refinement at the General Building Plan (“GBP”) stage. Should a planning application be submitted and a town planning approval is obtained, the Applicant would review the details with the RCHD licensing requirements and update the relevant technical assessments and ancillary facilities required.

With reference to the Schedule of Accommodation (“SoA”) for a 200-place RCHD and the bed spacing requirement on the provision of functional areas of the proposed RCHD, various function areas will be well provided in the proposed RCHD. As shown in **Appendix 1**, the proposed development scheme can provide more than the required provision in the SoA, especially for the rehabilitation area for the enjoyment of the future residents.

4.5 Operation Model

As per the Incentive Scheme (LandsD’s Practice Note Issue No. 10/2023), the Applicant intends to apply and LandsD may grant the concessions, given the support of the Social Welfare Department (SWD), to exempt one or more eligible RCHD premises from payment of land premium in relevant land transaction application.

The proposed development shall be managed and operated as privately-operated RCHDs under the Residential Care Homes (Persons with Disabilities) Ordinance, Cap. 613 and its subsidiary legislation and to the satisfaction of SWD. Developers will be allowed to either lease or sell the completed RCHD premises or operate the required RCHD by themselves. The Applicant is committed to commencing the operation within the specified Building Covenant period.

SECTION FIVE | PLANNING AND TECHNICAL JUSTIFICATIONS

5.1 Long pressing demand for RCHD places in the private sector

A consistent rise in the number of PWDs in Hong Kong was observed by the Equal Opportunity Commission and the current and planned RCHD beds are insufficient to meet the rising demand. PWDs constitute 7.1% of the population, totalling 543,200 individuals, with over half being over 60⁶. The average waiting time for various residential rehabilitation services for PWDs varies significantly, ranging from 1 month to 152 months, with individuals with severe intellectual disabilities having to wait up to 171 months, equivalent to 3 years⁷. In terms of local demand, various types of Residential Services for PWDs have waiting times of more than 10 years. Normal Supported Hostel for Men has the longest waiting time, with the latest application date dating back to April 2011, more than 14 years ago in Yuen Long/ Tuen Mun region. Despite recent initiatives by the Government to expand rehabilitation services for PWDs, the waiting list remains extensive due to a slow turnover rate of PWD residents compared to that in RCHEs. The tables below bring us some basic information about the demand and supply for residential places for various types of disabled persons.

Persons with Disability – Existing Provision (as at 31 December 2024 and 31 March 2025 respectively)⁸

Types of Services	Existing Provision	Waiting List
Long Stay Care Home	1,987	1,491
Halfway House	1,594	688
Hostel for Moderately Mentally Handicapped Persons	2,926	2,886
Hostel for Severely Mentally Handicapped Persons	4,523	2,149
Care-and-Attention Home for Severely Disabled Persons	1,332	198
Hostel for Severely Physically Handicapped Persons	790	227
Care-and-Attention Home for the Aged Blind	828	40
Supported Hostel	866	2,438
Small Group Home for Mildly Mentally Handicapped Children / Integrated Small Group Home	128	115
Bought Place Scheme for Private Residential Care Homes for Persons with Disabilities	1,266	1,328
TOTAL	17,420	11,560

⁶ Source: LegCo Statistical Highlights

https://app7.legco.gov.hk/rpdb/en/uploads/2024/ISSH/ISSH03_2024_20240314_en.pdf

⁷ Source: LegCo Statistical Highlights

https://app7.legco.gov.hk/rpdb/en/uploads/2024/ISSH/ISSH03_2024_20240314_en.pdf

⁸ Source: SWD Statistics

https://www.swd.gov.hk/en/pubsvc/rehab/rehab_info/rehab_ah_sps/rehabspss/

Among the 340 RCHDs that are currently operating, 82% is operated by the Government whereas 18% is operated by the private sector. As of December 2024, the Bought Place Scheme (BPS) contributes 1,266 private sector beds, equating to about 8% of total places. New policy incentives proposed in the 2023-24 Budget aim to encourage greater private sector involvement in supplying RCHD beds. The private market can play a more important role in the supply of RCHD bed spaces via the BPS. However, when compared to the number of EBPS places for the elderly, statistics for PWDs come up abhorrently short. The elderly scheme enjoys about 10,600 places, compared to PWD's 1,266. One of the reasons is that most quality RCHDs are run by NGOs, while those run by private operators leave much to be desired, so much so that they often fail to meet the minimum standard the Government holds in buying places from them. Given the pressing demand for RCHD over the territory, the proposed development could significantly address the service shortage and reduce waiting times.

The proposed privately-operated RCHD aims to provide a high level of care for PWDs currently on waiting lists. It will offer approximately 220 beds with a full range of amenities to meet the diverse needs of PWDs.

5.2 Prevailing Policy Support for Care Services for Persons with Disabilities

Apart from providing subsidised residential care services, the Government launched the Incentive Scheme with a view to leveraging market forces to develop quality RCHD premises in order to meet the community's diverse demand for residential care service places for persons with disabilities. The Incentive Scheme allows concession to exempt eligible RCHD premises from payment of land premium for land transactions relating to lease modifications, land exchanges or private treaty grants, on the condition that the developer should comply with certain lease conditions and obtain the support from SWD.

The Applicant is committed to building and providing a quality RCHD to the satisfaction of SWD under the Incentive Scheme. The Site is suitable for the development of private RCHD premises in terms of its suitable location and good transport accessibility. SWD is invited to note the commitment of the Applicant in the provision of quality RCHD services as follows: -

- i. The proposed development will comply with all relevant statutory and licensing requirements and will not entail/imply any financial implication, both capital and recurrent by the Government.
- ii. The Applicant is determined to develop a quality RCHD premises under the "Incentive Scheme" which allows exemption from payment of premium under different types of land transactions, on the condition that the developers are willing to accept incorporation of certain lease conditions.
- iii. The Applicant is committed to lining up with experienced RCHD operators to adopt high service quality standard.
- iv. The proposed development is a purpose-built RCHD premises in a standalone site.
- v. Upon town planning approval and lease modification execution, the Applicant has strong financial

ability to pay for the cost of constructing the RCHD premises and to timely increase the supply of quality RCHD places.

The Applicant is committed to working closely with SWD to vigorously ensure full compliance of the “Incentive Scheme” in meeting relevant performance standards in terms of both quality and quantity.

5.3 Provision of Quality RCHDs in the District

Concerning the distribution of disabled persons in Yuen Long district, there are only 14 private Residential Care Homes for Persons with Disabilities (RCHDs), collectively offering a total of 645 bedspaces. Also worth mentioning is the fact that Yuen Long's private RCHDs serve not only residents from its area but also that across North-West New Territories. There are no private RCHDs in Tin Shui Wai, and those in need flock towards Yuen Long's sites as a result. Notably, none of Yuen Long's RCHDs are situated within the town center; instead, they are dispersed across rural villages. These homes face significant challenges, as they are housed in dilapidated conditions, operated on a small scale, and are embedded within existing village houses. Large-scale renovations are deemed unfeasible, further complicating the situation.

Of the 14 RCHDs in Yuen Long, only one has chosen to participate in the Bought Place Scheme⁹. Furthermore, none of the RCHDs have joined the “Service Quality Group” (“SQG”) Scheme. The SQG Scheme, set up on a two-year basis, covers different types of RCHDs in Hong Kong, and aims to enhance service standards across care facilities, with its members paying regular visits to RCHDs to make observations and suggestions on their facilities and service provision. This lack of participation in quality improvement initiatives raises concerns about the overall standards of care and support provided to residents.

Moreover, the majority of the RCHDs—13 out of 14—remain situated within village houses that have not undergone renovations for an extended period. This stagnation has left the conditions for RCHDs across Yuen Long in a severely dire state, falling well below standard, with no elevator and escalator provision. Despite the urgent need for improved living conditions and care quality, many residents feel compelled to enroll in these homes due to the lack of alternatives. The urgency to find immediate housing often outweighs the concerns about the quality of care, leading to a cycle of acceptance of substandard living situations.

⁹ Source: SWD Statistics

<https://www.swd.gov.hk/en/pubsvc/district/yuenlong/infobook/>

This landscape highlights the pressing need for investment in the renovation and modernization of existing RCHDs in Yuen Long. Additionally, there is a critical requirement for the establishment of new facilities that adhere to higher standards of care and safety. Without addressing these issues, the vulnerable populations residing in these homes will continue to face inadequate living conditions and care, impacting their overall quality of life.

The proposed RCHD is a purpose-built standalone premises with standard provision of necessary facilities and significant design merits (e.g. concept of biophilic design, sufficient landscaping and various social spaces). A better service and hardware quality could be provided to the benefit of the local community.

5.4 Better Utilization of Land & Improving Degraded Environment with Gainful Uses

Despite that the Site currently falls within an area zoned “V” with the planning intention primarily for designation of both existing recognised villages and areas of land considered suitable for village expansion, the Site is not covered by ‘VE’ of any recognised village. Under the current Small House Policy, applications for Small House development may be considered in areas within VEs or in areas zoned “V” that surround or overlap with VE. Since the Site is not within and does not surround or overlap with the VE of any recognized village (including Pok Wai), in the absence of any Village Expansion Areas (VEA), any application for Small House development in that area will generally not be considered under the current policy. The Site is currently left vacant and vegetated because the Applicant has no intention to release it for Small House development. Instead, to be in line with the Government policies to lift the supply of RCHD places, and to ensure the scarce land resource is better utilized, the Applicant intends to provide a much-needed community facility in a timely manner for the benefit of all parties concerned including the persons of disabilities, their family members in the local community and associated workers.

Besides, the existing living environment surrounding the Site is degraded. Predominantly rural residential in nature, there are intermixing of brownfield operations including open storage yards, warehouses and rural industrial uses. The Site was once used for an open storage yard of large-scale construction materials and machinery which may cause indirect disturbance impact to the cluster of wetlands to the west and north of the Site, e.g. water pollution, noise, human activities, etc. Since the discontinuation of the unauthorised development in February 2024, the degraded site has been left vacant with overgrown vegetations. In this connection, the proposed development with sufficient landscaping will not bring about negative off-site disturbance impact but will improve the existing environment from undesirable uses, upgrade the degraded site, and create a sustainable and liveable neighbourhood. The proposed development which is situated near the residential dwellings will also act as important social welfare facility to serve the future community. Overall, the proposed development will improve the existing degraded living environment of the local community

6. Technical Justifications

6.1 No adverse traffic impacts

Since the proposed RCHD is tentatively scheduled for the completion in 2030, a Traffic Impact Assessment (“TIA”) for the design year 2033 has been carried out to assess the possible traffic impacts to the local road networks. Pedestrian assessment is also assessed in the TIA. It shows the concerned sections of access would all operate with ample reserve during AM and PM peak hours in both 2033 reference design year. Please refer to **Appendix 3** for the TIA.

There is no specific requirement in HKPSG for RCHD use. Still, since the proposed RCHD is located away from Yuen Long Town Centre, the applicant intends to provide more parking spaces to encourage more frequent visits of bona fide guests so as not to let the elderly feel isolated by the community.

References can be made to the similar approved planning applications below. The proposed 11 nos. of parking spaces are more than enough for visitors and staff and would not cause any traffic impact in the vicinity of Kam Pok Road East.

Case No.	No. of parking spaces	No. of beds
A/YL/276	4 (including 1 disabled)	197
A/YL/263	8 (including 1 disabled)	320-380
A/YL/302	2 (including 1 disabled)	241
A/YL-PS/702	16 (including 3 disabled)	about 400
A/TW/538	30 (including 2 disabled)	268

Besides, there are two vehicular run-in/out points. They are located at the northeastern and southern boundary of the Site. They mainly serve the vehicles directly to and from Kam Pok Road East. Swept path analysis has been carried out and shown in the TIA.

The Site is having good accessibility. It is well served by public transport including franchised buses and green mini-buses running along Castle Peak Road – Tam Mei to and from Yuen Long and other areas. Traffic trips of the proposed development would induce insignificant impact on the surrounding road networks.

All in all, the induced traffic, public transport and pedestrian are minimal and not excessive. Hence, no adverse traffic impact to the surrounding road network is anticipated and that the proposed development is considered as acceptable from traffic perspective. No vehicle shall be reversing outside the Site or queuing along the abutting Kam Pok Road East to affect the local traffic conditions.

6.2 No Adverse Visual Impacts

The Applicant intends to develop one block of 3-storey (plus 1 basement floor for car park and ancillary utilities) tall RCHD development at the Site. With view of the surroundings with the overall visual context of primarily rural in nature, with ponds/dried ponds, residential dwellings, some open storage yards and a vehicle park in the locality, the proposed development is considered to be compatible and mild without leading to adverse visual impact on visual penetration of an open sky view, light penetration into the surrounding environment and visual openness. The proposed RCHD can largely blend into the local setting without influencing the overall visual unity and harmony. In fact, the identified public viewers in the vicinity are likely to be the surrounding local villagers, pedestrian and car drivers on Kam Pok Road East. Considering the overall building height restriction of a height of 8.23m within the subject "V" zone under the OZP, the proposed building height of three storeys is considered compatible with the surrounding context.

The biophilic design of the proposed development comprises edge treatment with planters on balconies from 2/F to 3/F and edge planters on R/F. With the landscaping opportunities being maximised, hard edges are softened and thus the building mass seamlessly blends in with the surrounding. The building echoes harmoniously with visual backdrop of the low-density and low-rise (2-3 storeys) buildings and village housing which enhance urban-rural integration.

Hence, there is no significant adverse visual impact arising from the proposed development. Instead of creating adverse visual impact, the proposed development will enhance the visual quality and add visual interests. The selection of materials and colour of the building can be further explored in the detail design stage to ensure the buildings can be perfectly blended in with the natural landscape. The applicant will also keep exploring the opportunities for further improvement in terms of visuality at the detailed design stage, such as innovative design of building form, quality outdoor spaces, sufficient landscape treatment, and outdoor greenery and furniture.

6.3 No Adverse Environmental Impacts

The proposed RCHD will not be subject to any unacceptable or significant adverse environmental impact from air quality and noise aspects. Key environmental issues are summarized as follows:

6.3.1 No Adverse Air Quality Impact

Fugitive dust emission is the major source of air pollution during the construction phase of the proposed development. Through proper implementation of dust control measures as required under the Air Pollution Control (Construction Dust) Regulation, Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation and Air Pollution Control (Fuel Restriction) Regulations, construction dust and gaseous emissions can be controlled at source to acceptable levels. Therefore, air quality impact during construction phase is not anticipated to be adverse. Please refer to **Appendix 4** for the Environmental Assessment.

The Site is bounded by Kam Pok Road East and is subject to the air quality impact associated with the vehicular emission from existing open roads. In order to comply with the buffer distance requirements as stipulated in the HKPSG, the air-sensitive uses at the proposed development have been positioned away from Kam Pok Road East. No air sensitive uses, including openable windows, fresh air intake of mechanical ventilation and recreational uses in the open area, would be located within the buffer zones. The potential operation phase air quality impact due to vehicular emission from the surrounding roads and industrial chimney emission have been evaluated. Since the HKPSG buffer distance requirements could be complied, no adverse operation phase air quality impact on the proposed development is expected. Please refer to **Appendix 4** for the Environmental Assessment.

6.3.2 No Adverse Noise Impact

During the construction stage, noise mitigation measures such as good site management practices, use of quieter construction methods and equipment, and use of movable noise barriers and noise enclosures, will be adopted if necessary and no adverse noise impact to the surrounding area is anticipated.

During the operation stage, air conditioning will be provided for the proposed development and not relied on openable window for ventilation, no adverse fixed noise impact and road traffic impact to the Proposed Scheme is expected. To ensure the fixed plant noise generated by the proposed development would not cause excessive impact to neighbouring noise sensitive uses, potential fixed noise sources within the Proposed Scheme shall be properly designed to meet the relevant noise criteria as stipulated in Chapter 9 of the HKPSG. Provisions shall be made to control the fixed noise sources by suitable at source noise control measures such as silencers and acoustic linings when necessary.

In summary, no adverse noise impact is expected and no additional noise mitigation measure is required. Please refer to **Appendix 4** for the Environmental Assessment.

6.3.5 No Adverse Sewerage Impact

According to the Sewerage Impact Assessment conducted (**Appendix 5** refers), it is found that the existing sewerage system serving the area has sufficient capacity to cater for the sewage generation from the proposed development and the surrounding catchment areas. A new terminal manhole will be built to collect the sewage generated from the proposed development and connect to the existing sewer. Adverse sewerage impacts are not anticipated, and thus, no upgrading or improvement works are required.

6.3.6 No Adverse Drainage Impact

Given that the site is next to existing fishponds at its west, the proposed development is unlikely to overstrain the capacity of the existing or planned drainage system along Kam Pok Road East. The stormwater runoff from the site and the surrounding catchment can be sufficiently catered and discharged to multiple outfalls. The Applicant will be liable for the implementation and maintenance of the proposed

drainage at his/her cost. In view of the change in the surface characteristics being minimal with no significant change in the flow characteristics after development, adverse drainage impact is expected to be negligible.

6.4 No adverse Landscape Impact

The Site is currently hard-paved and largely vacant. There are no significant landscape resources observed within the Site. No tree is identified within the Site. It is confirmed that no Old and Valuable Trees (“OVT”) and protected species can be identified as per the ETWB TCW No. 29/2004 – Registration of Old and Valuable Trees with Guidelines for their Preservation and the Forests and Countryside Ordinance. There is no tree preservation clause held under the lease of the Site.

Holding the intention to better integrate the proposed development with the surrounding, the Applicant proposes soft landscape measures at open spaces on R/F. Please refer to the development scheme and open space provision at **Appendix 1**.

On R/F, Wellbeing Garden and Interactive Connection Zone are purposefully designed to provide the elderly with raised planters located at the eastern and western ends. They can grow crops on their own and enjoy an all-round horticultural experience to see, study, touch and smell the plants. Moreover, shrubs and ornamental plantings are proposed along the whole edge of this floor plate. This could further soften the building edge and enhance the streetscape amenity to the benefit of the general public. There are also open lawns at the centre of the Interactive Connection Zone for active recreation such as jogging and morning walk. The flooring materials and footpath dimensions are carefully designed to allow wheelchair users.

All in all, ornamental plantings, flowering shrubs, foliage plants and open lawns are to be planted where practicable. Visual amenity of the proposed development is expected to be enhanced. Landscaping provided along the site boundary could further form soft edges which could blend in well with the surrounding environment.

The greenery ratio achieved at the proposed development will be over 20% greenery requirement set out in PNAP APP-152 – Sustainable Building Design Guidelines. The proposed development will not alter the landscape character of the area but will enhance the current degraded environment by the provision of additional landscaping opportunities. Significant adverse impact on landscape resources arising from the applied use is not anticipated.

Future users and employees of the proposed RCHD will enjoy the open space with an area of 223 sq.m (**Appendix 1**). With the estimated number of 178 residents and 45 staff per shift, the required area of open space provision is 223 sq.m. Hence, the provision of the communal open space in the proposed

development could meet the requirement under HKPSG (i.e. 1 sq.m per person). All planting will be maintained with due care by the management office of the proposed RCHE.

6.5 No adverse electricity safety impacts

There are 400kV extra high voltage overhead lines running across the Site (see **Figure 2**), which is within the preferred working corridor of the concerned overhead lines as stipulated in Chapter 7 - Utility Services of the HKPSG. Minimum safety clearance of 5.5m and minimum vertical clearance of 7.6m are maintained at any time during and after construction. Necessary safety precautions will be carried out for any works near the concerned overhead lines to ensure no adverse electricity safety impact.

SECTION SIX | CONCLUSION

This section 16 planning application is submitted to seek support from Town Planning Board for the proposed development of a Social Welfare Facility (Residential Care Home for Persons with Disabilities) of 3 Storeys (plus 1 basement floor for car park and ancillary utilities) in “Village Type Development” zone at owner Lots 3669 S.A RP (PART), 3669 S.B RP (PART), 3670 RP (Part) and adjoining Government Land in D.D.104, Nam Sang Wai, Yuen Long.

This Planning Statement has demonstrated that the proposed development of RCHD would help meet the growing residential care service demand of the disabled population in Yuen Long as well as other districts in echo with the prevailing government policy support for elderly care services. It could also help to shorten the waiting time for quality RCHD places. The proposed development is fully justified on the following grounds: -

- A design merit of biophilic design with planters, lawns, skylight, balconies and vertical greening to enhance the overall well-being of residents by integrating natural surroundings and fostering a sense of community and connection to nature;
- The unique design merits of “Wellbeing Garden”, “Active Recreation Area” and “Community Living Valley” further enhance the service quality;
- Not incompatible in terms of land use nature, development scale and intensity; and
- No adverse environmental, landscape, sewerage, visual and traffic impacts.

To conclude, the proposed development is fully justified in terms of planning, visual and traffic considerations and various planning and design merits. In view of the above, members of the TPB are respectfully requested to favourably consider the present application in support of the additional social welfare facility in the form of RCHD by the Applicant in Hong Kong.