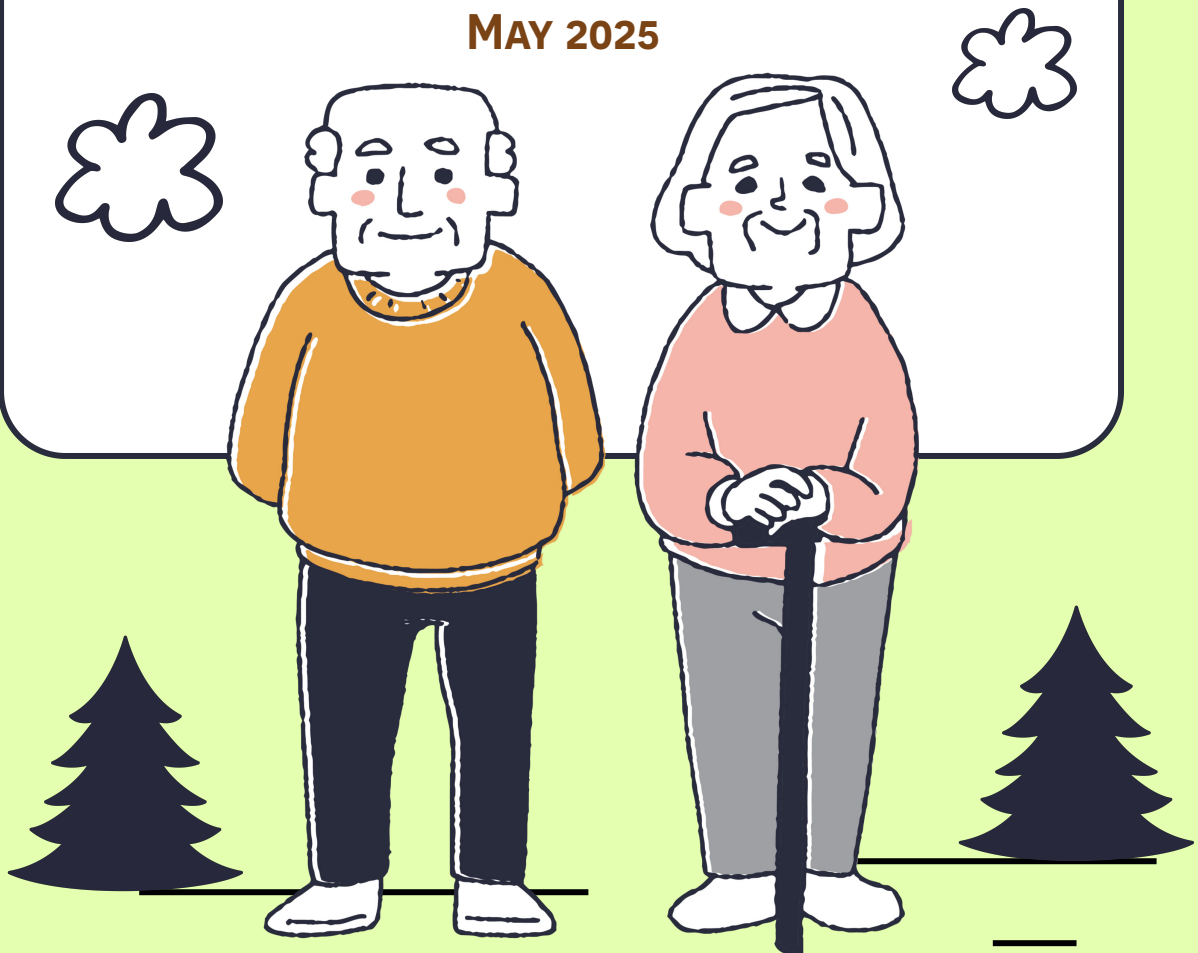


SUPPLEMENTARY PLANNING STATEMENT

SECTION 16 TOWN PLANNING APPLICATION

PROPOSED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) IN "VILLAGE TYPE DEVELOPMENT" ZONE ON APPROVED NAM SANG WAI OUTLINE ZONING PLAN No. S/YL-NSW/10 AT LOTS 3670 RP (PART), 3671 RP (PART), 3672 RP (PART), 3673 RP (PART) IN D.D.104, NAM SANG WAI, YUEN LONG

MAY 2025



PLANNING CONSULTANT

DeSPACE (International) Limited

TRAFFIC CONSULTANT

CKM Asia Limited

ENVIRONMENTAL CONSULTANT

BeeXergy Consulting Limited

APPLICANT

Right Top Limited, Hill Win Development Limited, Parkview Investment Limited & City Top Investment Development Limited

ARCHITECT

Vessel International Limited
Syn Plus Design Limited

EXECUTIVE SUMMARY

The Applicant, the registered land owner of Lots 3670 RP (Part), 3671 RP (Part), 3672 RP (Part), 3673 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 the Elderly) (RCHE) at the aforementioned site and the adjoining government land.

According to the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/10 (OZP), the Site is zoned as “Village Type Development”. The proposed Social Welfare Facility (RCHE) 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 RCHE.

In view of the growing demand for RCHE and the prevailing policy, the Applicant intends to respond to the pressing community need by providing 200-240 nos. of beds in the proposed 3-storey RCHE in Yuen Long.

With reference to the Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments (LAO Practice Note No. 4/2003) and its time-limited enhancements launched in 2023 (LAO Practice Note No. 4/2023) by Lands Department, the Applicant will request the Social Welfare Department for supporting the proposed RCHE under the Incentive Scheme which encourages private developers to self-finance to build quality RCHE 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 RCHE by providing a quality RCHE 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, and balconies;
- **“Evergreen Promenade”**, a ground-level walking trail offering outdoor activity space near the wetland;
- **“Vitality Garden”** at R/F, featuring planters to support horticultural activities and operate under a clubhouse model;
- **“LifeLink Pavilion”** at R/F, featuring “Active Recreation Area”, “Bird Observatory”, and “BBQ Spots”.

The proposed development is fully justified in terms of prevailing elderly policy objectives, 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)

申請人為元朗南生圍丈量約份第 104 約地段第 3670 號餘段（部分）、第 3671 號餘段（部分）、第 3672 號餘段（部分）及第 3673 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（安老院舍）。

根據南生圍分區計劃大綱草圖編號 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（安老院舍）為第二欄用途，需要獲得城市規劃委員會的規劃許可。擬議安老院舍的高度，地積比率及上蓋面積均無發展限制。

鑑於對安老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安老院舍能提供 200-240 個床位以滿足元朗社區的迫切需求。

有關地政總署發出的「鼓勵在新的私人發展項目中提供安老院舍的獎勵計劃」（地政處作業備考編號 4/2003）以及其於 2023 年公佈的試行優化計劃（地政處作業備考編號 5/2023），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安老院舍（RCHE）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、天窗和露台實現與鄰近濕地的**生物共融設計**；
- 地面設有「**常青雅徑**」步行徑，提供鄰近濕地的戶外活動空間；
- 頂層設有「**活力園圃**」，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「**連心閣**」，設施包括活動康樂區、觀鳥台及燒烤區，促進跨代互動；

是項發展在安老政策方向、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, Right Top Limited, Hill Win Development Limited, Parkview Investment Limited and City Top Investment Development 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 Elderly (RCHE) in Hong Kong and in light of the development potential of Northern Metropolis, the Applicant intends to develop social welfare facilities including a RCHE at Lots 3670 RP (Part), 3671 RP (Part), 3672 RP (Part), 3673 RP (Part) and adjoining Government Land in D.D.104, Nam Sang Wai, Yuen Long (hereinafter referred to as **“the Site”**) (See **Figure 1** – Location Plan and **Figure 2** – Master Layout Plan). 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.

Against the backdrop of an ageing population, the Government launched the “Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments” (**“Incentive Scheme”**) in 2003 with a view to encouraging provision of quality RCHE premises in new private developments by exempting the GFA of eligible private RCHEs from premium payment. In June 2023, the Incentive Scheme was enhanced to further raise the GFA of RCHEs that can be exempted in each development project and exempt such GFA from the calculation of the maximum GFA of the relevant projects. The Applicant will request the Social Welfare Department (**“SWD”**) for supporting the proposed RCHE 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 elderly, the proposed development as a whole possesses design merits to bring about a quality RCHE 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 1,845 sq.m, including about 305 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 3670 RP (Part), 3671 RP (Part), 3672 RP (Part), 3673 RP (Part) 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 Homes for Persons with Disabilities (RCHD) at Lots 3670 RP (Part), 3669 SB RP (Part) and 3669 SA 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 RCHE. 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”) in which 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 (EcoIA) as part of the submission to the TPB.

3.2 Non-Statutory Planning Context

3.2.1 Surging Demand for RCHE in Hong Kong

It is an undoubted fact that Hong Kong has been encountering soaring demand for RCHE supply. The life expectancies at birth for both sexes have steadily increased during the past 52 years, from 67.8 years for males and 75.3 years for females in 1971 to 82.5 years and 88.1 years respectively in 2023¹. The life expectancy of both males and females at birth in Hong Kong remains among the highest in the world, despite the exceptionally high mortality rates in 2022 during the COVID-19 epidemic. According to the Census and Statistics Department's population projection, the percentage of elderly persons aged 65 and above in the total population will gradually increase from 20.8% in mid-2022 to 25.3% in 2028, and then to 35.1% in 2069. For elderly dependency ratio, it was estimated that 1,000 individuals supported 180 nos. of elderly in 2011 while in 2041, 1,000 individuals will be supporting nearly every 500 elderly (2 adults to 1 elderly).

According to “Elderly Services Programme Plan” completed by Working Group on Elderly Services Programme Plan Elderly Commission², the projected service demand for residential care for elderly would raise from 47,000 places in 2025 to 64 000 RCS places in 2030 and nearly 98 000 RCS places when the demand peaks in 2051. However, the total number of subsidised and non-subsidised RCHE places is only 79,147 as at 30 June 2024³. A huge deficit in demand is observed.

Furthermore, as at 28th February 2025, there were a total of 16,666 applicants being waitlisted for various types of subsidised residential care services (“RCS”) for the elderly in the Central Waiting List for subsidised long term care services. The average waiting time for (i) subvented homes and contract homes and (ii) private homes participating in the Enhanced Bought Place Scheme (“EBPS”) are 21 and 5 months respectively. The overall waiting time for subsidised RCS for the elderly is 16 months.⁴ The long waiting time drives those who have urgent needs to live in an elderly home to opt for private RCHEs, either for long or as a transitional measure before their chances for subvented ones come.

¹ Source: Centre for Health Protection

<https://www.chp.gov.hk/en/statistics/data/10/27/111.html#top>

² Source: Working Group on Elderly Services Programme Plan of Elderly Commission:

<https://www.elderlycommission.gov.hk/wp-content/uploads/2024/02/Full-Report-of-the-ESPP.pdf>

³ Source: Social Welfare Department (last revision date: 24 July 2024):

https://www.swd.gov.hk/en/index/site_pubsvc/page_elderly/sub_residentia/id_overviewon/

⁴ Source: Social Welfare Department (last revision date: 28 Feb 2025)

[https://www.swd.gov.hk/storage/asset/section/1022/en/CWL/LTC%20statistics_HP-EN\(202502\).pdf](https://www.swd.gov.hk/storage/asset/section/1022/en/CWL/LTC%20statistics_HP-EN(202502).pdf)

3.2.2 Ageing Population at District Level

With respect to the population profile of Yuen Long District stated in the Population and Household Statistics released by the Census and Statistics Department on 3 April 2023, the population in Yuen Long District was nearly 670,000 in 2022 whilst the population aged 65 or above accounted for about 17.3% (around 116,100 elders) of the district population⁵. This age group represents the second largest proportion among all population age groups in Yuen Long, reflecting the relatively high ratio of elderly in the area.

In addition, a sharp growth in Yuen Long's elderly population has been projected by the Planning Department, according to the Projection of Population Distribution, 2025 – 2031. The population aged over 65 or above in Yuen Long is estimated to have a drastic increase from 136,600 (20.1% of the district population of about 680,900) in 2025 to 189,000 (24.8% of the district population of about 760,600) in 2031. The median age is also projected to raise from 46 in 2025 to 47.4 in 2031.⁶ The ageing problem is therefore a cloud on the horizon at the district level, sounding the alarm bell about the pressing demand for elderly services in the area. Fast ageing population is a cross to bear for the planning in Yuen Long and the crux of the matter is sufficient and timely supply of quality RCHEs of various types and at convenient locations within the Yuen Long District.

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

Leveraging Market Forces to Increase the Supply of RCHEs

The acute demand for RCHE has long been an issue the Government trying to address. To encourage developers to provide RCHEs in new private developments, in July 2003, the Government launched the Incentive Scheme to Encourage Provision of Residential Care Homes for the Elderly Premises in New Private Developments ("**Incentive Scheme**"), under which eligible RCHE premises would be exempted from payment of land premium in respect of land transactions relating to lease modifications, land exchanges and private treaty grants for residential/commercial developments, subject to meeting certain conditions for the delivery of the RCHE premises, such as a maximum limit of 5,400 sq.m for GFA.

The Chief Executive pointed out in the "2022 Policy Address" that the Development Bureau and the Labour and Welfare Bureau will put forward proposals and provide more incentives such as exempting total GFA to encourage developers to provide elderly service facilities in private development projects. The Financial Secretary has also indicated in the 2023-2024 Budget that it has decided to raise the GFA of RCHEs that can be exempted in each private development project, and has further proposed to exempt such GFA from the calculation of the maximum GFA of the relevant projects to increase the supply of quality private RCHEs.

⁵ Population and Household Statistics Analysed by District Council District 2023, Census and Statistics Department

⁶ Planning Department (Last revision date : 31 March 2024)

https://www.pland.gov.hk/pland_en/resources/population_data/pop_dist_proj/index.html

In this connection, time-limited enhancements were introduced to the Incentive Scheme launched by LandsD in 2023 under LAO Practice Note No. 4/2023. In addition to continue to exempt eligible RCHE premises from payment of land premium, (i) the number of RCHE premises eligible for premium payment exemption in each site will increase from one RCHE premises to no limit on the number of RCHE premises, and (ii) the maximum total GFA of not exceeding 5,400 sq.m to 12,000 sq.m or 10% of the total GFA permissible under lease, whichever is greater. (iii) When calculating the total GFA of the entire project, the total GFA of the eligible RCHE 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 has purchased places from private homes for the elderly under the EBPS since 1998 in an attempt to upgrade the service standard of the private homes and increase the supply of subsidised care-and-attention places. The Government is now taking forward various development projects and purchase additional places under the EBPS to increase the supply of subsidised residential care places for the elderly.

Expanding Service Coverage of the Residential Care Service Voucher for the Elderly (RCSV)

In March 2017, SWD launched the Pilot Scheme on Residential Care Service Voucher for the Elderly (“**RCSV**”) to provide an incentive for RCHEs to improve their services. The scheme, adopting the “money-following-the-user” principle, provides an additional choice for elderly persons in need of residential care services and waitlisted for care and attention (“**C&A**”) places or nursing home (“**NH**”) places on the Central Waiting List for Subsidized Long Term Care Services. The SWD has increased the number of beneficiaries under the RCSV from 3,000 to 4,000 in 2022-23, and regularised the RCSV Scheme in April 2023 as well.⁷ Starting from 11th June 2024, the coverage of RCSVs will be expanded from the existing C&A places to NH places. An extra 1,000 RCSVs will also be provided, bringing the total to 5,000, so as to benefit more elderly persons.

Requirement for Minimum Area per Resident for RCHE

The residential care services for the elderlies 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 16th 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 RCHs and 8 sq.m for medium care level and low care level RCHs. Similarly, grace periods are available for orderly and controlled compliance with the enhanced statutory requirements.

⁷ LCQ6: Measures to cope with an ageing population
<https://www.info.gov.hk/gia/general/202303/22/P2023032200177.htm>

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 22nd 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 13th January 2023 requiring discontinuation of the UD. The UD was discontinued on 27th February 2024 and a satisfactory notice was issued on 14th 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 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.

		<ul style="list-style-type: none"> 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 <u>not affect Small House development in the area</u>. 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

<i>Residential Care Homes 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 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 Ho Sheung Heung, the applied development could provide <u>residential care home services to person with disabilities</u> 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 in D.D. 95 and Adjoining Government Land, No. H75 and No. H76, Ho Sheung Heung, Sheung Shui, New Territories	<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, N.T.	<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
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>SWD 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 RCHE
i. Land use compatibility	The proposed RCHE is residential in nature which is not incompatible with the adjacent residential use. Satisfied ✓
ii. Development intensity	The proposed 3-storey RCHE with a BHR of 20 mPD is compatible with the surrounding development in the vicinity. Satisfied ✓
iii. V zone demand and supply	While the proposed RCHE was not entirely in line with the planning intention of “V” zone, it could provide residential care home services to the elderly. 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 RCHE under the Incentive Scheme which encourages private developers to self-finance to build quality RCHE 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

Over recent years, population growth has been significant in particular the group of elders aged 65 or above. Service needs of elderly persons are a solid concern in society. In view of the growing demand for residential care services for the elderly, it is a good intention of the applicants to provide more social welfare facilities to the elderly in the Yuen Long district by converting the current spade-ready land into an RCHE, tallying with the intention as stated in the Policy Addresses. In view of that, the Applicant is applying for a town planning permission for the proposed RCHE on the Site to timely meet the need of the ageing population in “V” zones in the vicinity.

In 2003, the Government announced a scheme, namely the Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments (“**Incentive Scheme**”), to encourage provision of RCHE premises in new private developments with the exempted payment of premium under different types of land transactions. In 2023, the Incentive Scheme was further enhanced to leverage market forces to develop more quality RCHEs. To further strengthen the support for elderly persons as advocated by the Government, the Applicant is then encouraged to participate in the said scheme for the provision of RCHE 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)	1,845 sq.m (including 305 sq.m of Government land)
Plot Ratio (PR) (about)	2.3
Site Coverage (about)	70%
Total Gross Floor Area (GFA) (about)	4,243.5 sq.m
Building Height	Not more than 20 mPD (or not more than 14m for absolute building height) (NB: Mean Street Level is +6mPD)
No. of Storeys	3 (excluding 1 basement)
Total No. of beds	208 beds (or within a range from 200 to 240 ^[1])
Green Coverage	Not less than 20%
Communal Open Space	Not less than 253 sq.m
Provision of parking facilities: Private car parking spaces Light good 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 (4m) 2/F: Dormitory/ Nursing Station/ E&M/ BOH/ Staff Facilities (4m) 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 1,845 sq.m, including about 305 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 3670 RP (Part), 3671 RP (Part), 3672 RP (Part), 3673 RP (Part) 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 proposed development includes one block of 3-storey RCHE comprising 208 bed spaces with a total GFA of about 4,243.5 sq.m. 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 Schemes (i.e. LAO PN 5/2023), one or more eligible RCHE 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 RCHE providing different kinds of specialized services at different levels.

It is noted that all the facilities accessible for elderly 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 RCHE is to be situated, as pursuant to the requirements as set out in para 5.3 of Code of Practice for Residential Care Homes (Elderly Persons) (updated in June 2024) ("CoP"). Ancillary facilities of the proposed RCHE 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**).

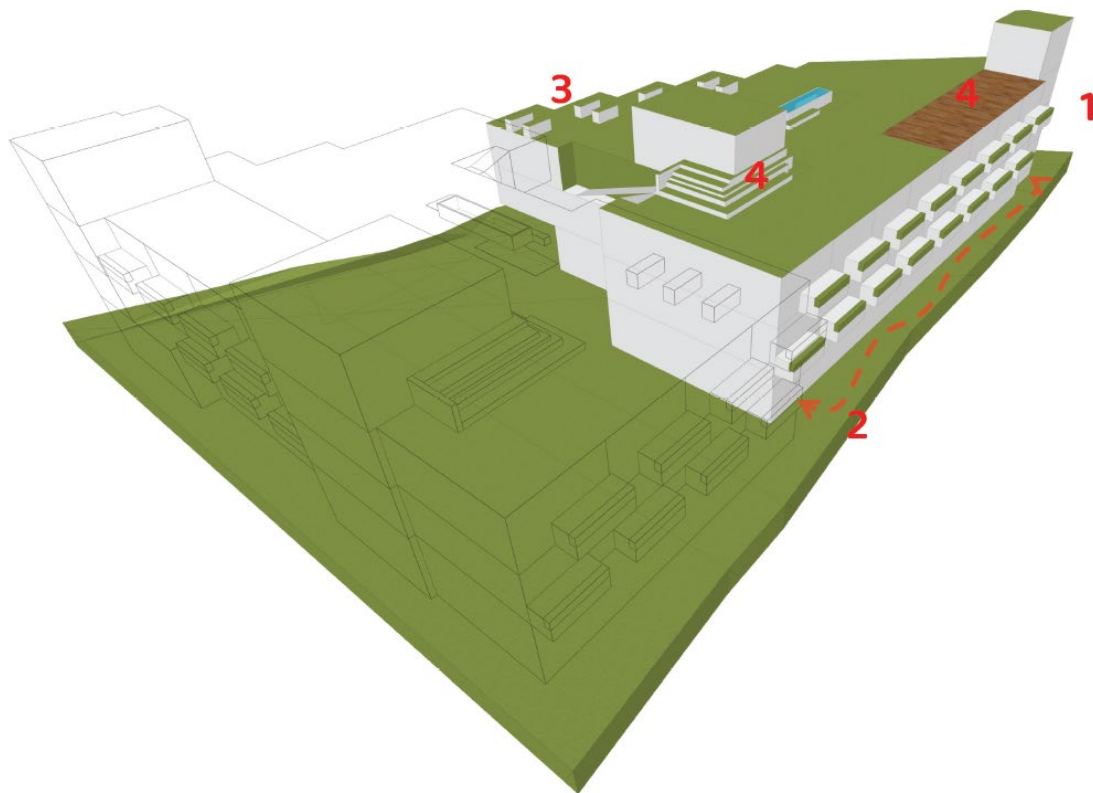
PlanD is invited to note that there is a separate planning application by the same applicant at the adjoining site for an RCHD. The Applicant is well-noted that the planning permission if granted would be scheme-based, thus the site boundary and parameters of the two proposed developments are required 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**).

4.3 Design Merits

“Ambient Environment Design” as a Design Merit

The Applicant is committed to enhancing the living environment for the elderly by implementing an innovative approach to ambient environment design. This strategy focuses on creating a homelike atmosphere rather than an institutional one, facilitating individual transformations that positively impact behavior, well-being, social abilities, and care outcomes. Such an environment is particularly beneficial for those with dementia, 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 and 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:



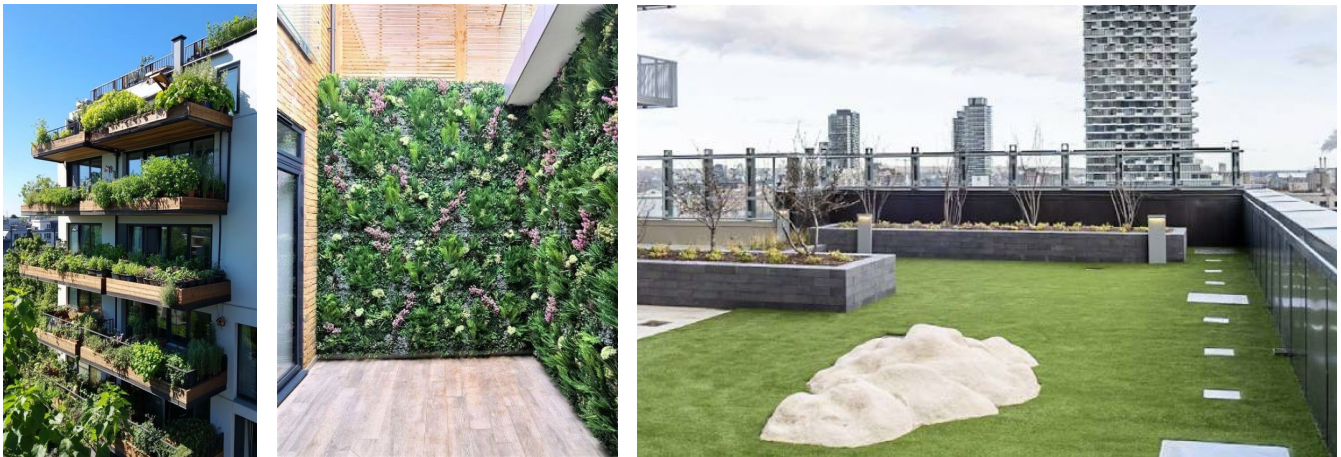
1. Biophilic Design

The proposed development incorporates a biophilic design that integrates the adjacent wetland as an extension of the RCHE 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 reduces 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 and balconies. 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 - 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 RCHE will incorporate multiple balconies, with one balcony allocated for every 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.



2. Evergreen Promenade

A barrier-free leisure walking trail, designated as Evergreen Promenade, is proposed along the northwestern boundary of the RCHE at G/F. The design of Evergreen Promenade has been carefully developed with suitable flooring materials and footpath dimensions to ensure comprehensive accessibility for wheelchair users. It is intended to function as a therapeutic and social intervention, encouraging residents to participate in light physical activities such as morning walks, thereby fostering regular exercise and facilitating social interaction among residents.

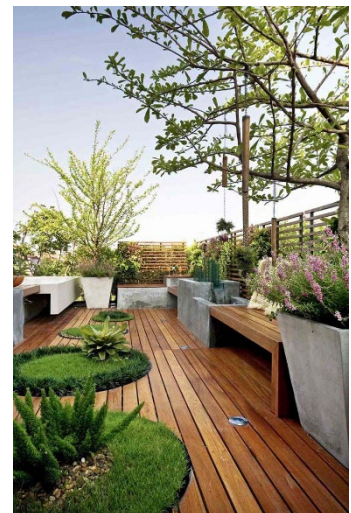
To further promote active ageing, pedal machines and rowing-style cycling equipment are planned for installation at key junctions along the trail. The design also prioritizes seamless connectivity between indoor and outdoor environments, enabling the trail to remain operational under diverse weather conditions. This adaptive configuration aims to support residents in maintaining their exercise routines consistently, thereby enhancing both their physical health and social well-being.



3. Vitality Garden

The proposed Vitality Garden will be located in the eastern corner of R/F and will operate under a clubhouse model. It is envisioned as an interactive horticultural space, facilitating residents' independent cultivation of crops and providing a comprehensive sensory experience—encompassing observation, study, tactile interaction, and olfactory engagement with various plants. This active participation is intended to foster a strengthened sense of purpose among residents and to deepen their connection to the care home community.

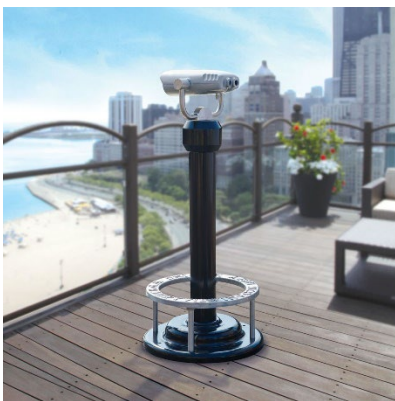
To promote inclusivity, seven raised planters will be incorporated into the design of the Vitality Garden, specifically tailored to accommodate residents with diverse mobility needs, including those utilizing wheelchairs. In addition to its therapeutic benefits, the Well-being Garden will contribute to the visual appeal of the rooftop, creating a tranquil environment conducive to reflection and meaningful engagement with nature. This arrangement aims to deliver a positive and measurable impact on the overall physical and mental well-being of residents.



4. LifeLink Pavilion

Holding In alignment with its authentic mission to deliver high-quality services for RCHE residents, the proposed development features a design element that facilitates intergenerational interactions through an activity area located on the top section of R/F, facing west. The LifeLink Pavilion offers considerable benefits, as the inclusion of shared open spaces encourages family gatherings, thereby promoting social interaction and alleviating feelings of isolation among residents. Moreover, this setting has the potential to foster intergenerational connections by creating a community where the elderly can share their life experiences with younger generations, while younger individuals can voluntarily engage with the elderly, infusing vitality and innovation into the community. The proposed functions are as follows:

- a. Bird Observatory – Situated adjacent to a wetland restoration area of high ecological value, the site presents valuable 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 ensure full accessibility, promoting inclusivity for residents with limited mobility.
- b. Active Recreation Area – Utilizing the spacious and well-ventilated rooftop environment, gentle sporting activities such as social dance and tai chi will be hosted to encourage active lifestyles and foster social interaction among residents. Residents will also be encouraged to invite family members to participate during visits, strengthening familial bonds and promoting intergenerational engagement.
- c. BBQ Spot – The existing BBQ areas with playground facilities will be adapted for family gatherings to encourage more frequent visits. This communal setting aims to foster a sense of belonging and facilitate residents' engagement with their loved ones, thereby enriching their quality of life.
- d. Viewing Deck – A stepped seating viewing deck will be constructed at the northwestern corner of the ground floor, providing a semi-social space for passive recreation and small group conversations. This area will also offer residents an unobstructed view of the natural scenery below, contributing to a sense of tranquility and relaxation.



4.4 Compliance with RCHE Licensing Requirements

The proposed RCHE will meet all the statutory requirements under the Residential Care Homes (Elderly Persons) Ordinance, Cap. 459 and its regulations, the Code of Practice for Residential Care Homes (Elderly Persons) as well as other related statutory requirements.

It is noted that all the facilities provided for elderly 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 RCHE is to be situated, as pursuant to the requirements as set out in para 5.3 of Code of Practice for Residential Care Homes (Elderly Persons) January 2020 (Revised Edition) (updated in March 2023) ("**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 the Elderly" developed by the SWD. It is understood that the design details of the proposed RCHE 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 RCHE licensing requirements and update the relevant technical assessments and ancillary facilities required.

With reference to the Schedule of Accommodation ("**SoA**") for a 200-place RCHE and the bed spacing requirement on the provision of functional areas of the proposed RCHE, various function areas will be well provided in the proposed RCHE. 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 Enhanced Incentive Scheme (LandsD's Practice Note Issue No. 5/2023), 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 RCHE premises from payment of land premium in relevant land transaction application. It is mentioned that *"Based on the community's demand for different types of RCHE, SWD will support development proposals that provides Nursing Homes or Care and Attention Homes."* In this regard, it is clarified that the type of the proposed RCHE is a Care and Attention Home.

The RCHE premises shall be managed and operated as privately-operated RCHE(s) under the Residential Care Homes (Elderly Persons) Ordinance (Cap. 459) and its subsidiary legislation and to the satisfaction of SWD. Developers will be allowed to either lease or sell the completed RCHE premises or operate the required RCHE by themselves. The Applicant is committed to commencing the operation within the specified Building Covenant period.

SECTION FIVE | PLANNING AND TECHNICAL JUSTIFICATIONS

5.1 Limited Supply but Long Pressing Demand for RCHE Places in the Private Sector

With reference to the official statistics of SWD, as at the end of December 2024, the Government could only provide 32,673 subvented or contract RCHE places and those on the waiting list amounted to 16,666 applicants. There are concerns about the shortfall in RCHE places particularly in districts with a higher proportion of elderly people but relatively fewer available RCHE places. The Government's current projections estimated a shortfall of approximately 5,000 to 10,000 services places were based on service statistics of SWD and the waitlisting situation of subsidized long-term care services from 2012 to 2015. While more updated projection data are lacking, a 10-year projection of demand for RCS places and different types of community care services has been requested by members of the Legislative Council.⁸

As at 31st December 2024, there were 1086 RCHEs and scheduled nursing homes in Hong Kong providing about 79,324 residential care places for the elderly, with around 58,500 residents. About half of the residents are recipients of subsidised residential care services, with about 90% of their accommodation and care expenses subsidised by the Government, while the other half are non-subsidised residents.⁹ Though the waiting time for different needy elderly would vary because of their different preferences or choice of homes, the average waiting time for a subvented or contract RCHE place is 27 months, whereas an EBPS (Enhanced Bought Place Scheme) placement does not come within short notice and the average waiting time is 3 months, which is still a long time for those who have urgent needs to live in an institution.¹⁰ In fact, the occupancy rate of subvented homes remains high all the time, as the expenditures basically are all shouldered by the Government. Thus, the only option for the elderly is to live in private RCHEs either for long or as a transitional measure before their chances for subvented or contract RCHEs come.

The private sector plays an important role in the supply of RCHE places in Hong Kong. As at end of June 2023, nearly 60% of the provision of residential care services for the elderly comes from private homes and self-financing homes and contract homes (non-subsidized places). After the implementation of the enhancement measures in June 2023, the number of applications under the Incentive Scheme has notably increased. Since June 2023, LandsD has received 10 applications. 6 of them are mixed-use development projects involving provision of RCHE premises, residential flats and/or other facilities, 3 are pure RCHE premises projects, and the remaining one has been withdrawn by the applicant.¹¹

Yet, the overall market response to the Incentive Scheme appears to be limited. In view of the pressing demand for residential care services for the elderly over the territory, especially for quality ones in the

⁸ Source: LC Paper No. CB(2)535/2023(05)

⁹ Source: LC Paper No. CB(2)859/2022(02)

¹⁰ Source: Social Welfare Department (last revision date: 04 July 2023):

https://www.swd.gov.hk/en/index/site_pubsvc/page_elderly/sub_residentia/id_overviewon/

¹¹ Source: LC Paper No. CB(1)368/2025(05)

private sector, the Applicant's proposal for developing a purpose-built private RCHE could contribute to address the shortfall of RCHE places.

5.2 Prevailing Policy Support for Elderly Care Services

Apart from providing subsidised residential care services, the Government launched the Incentive Scheme with a view to leveraging market forces to develop quality RCHE premises in order to meet the community's diverse demand for residential care service places for the elderly. The Incentive Scheme allows concession to exempt eligible RCHE 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 RCHE to the satisfaction of SWD under the Incentive Scheme. The Site is suitable for the development of private RCHE 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 RCHE services as follows: -

- i. The proposed RCHE 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 RCHE 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 an experienced RCHE operator to adopt high service quality standard.
- iv. The proposed development is a purpose-built RCHE 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 RCHE premises and to timely increase the supply of quality RCHE places.
- vi. 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 Shortage of Quality Private RCHEs in Yuen Long

As at 31st March 2025, there are 43 private homes providing 1,018 and 3,109 subsidized and non-subsidized care-and-attention home places respectively in Yuen Long.¹² It is noteworthy that most of the private RCHEs (i.e. 31 out of 43) are clustered in Yuen Long town centre. 4 homes are located along Castle Peak Road at Ping Shan and Hung Shui Kiu while another 3 homes are at Kam Tin. As a matter of fact, most of

¹² Source: Social Welfare Department (last revision date: 10 September 2024):

https://www.swd.gov.hk/en/pubsvc/elderly/elderly_info/elderly_ah_sps/elderlysp/rcse/

the private RCHEs in Yuen Long are situated in shopping arcades, ground floor shops, podium floor of residential developments or village houses with very limited common areas or greenery open space, let alone purpose-built design for an RCHE.

There are 5 relatively-close private RCHEs located in Ngau Tam Mei along Castle Peak Road – Tam Mei. Though the 5 RCHEs cater for 432 elders (10% of the care-and-attention home places in Yuen Long) within the service catchment of the area, these private RCHEs situated within or converted from village houses do not belong to those with good quality.

Worse still, most of the current private RCHEs in Yuen Long have been operating for years and the built environment is dilapidated. Some are unable to meet the changing service requirements in terms of staffing and space standard. Yet, large-scale renovation is not feasible because of the difficulty in relocating the live-in elderly, leaving them no choice but to stay at the low-quality homes. It is a hard fact that Yuen Long has limited supply of high-quality private RCHE at present.

The proposed RCHE, on the contrary, is a purpose-built premises with sufficient landscaping opportunities and user-friendly design. Having all licensing requirements and the “Best Practices in Design and Operation of Residential Care Home for the Elderly” developed by the SWD to be duly complied with, in addition to the fulfilment of the standard provision of individual facilities derived from the SoA as recommended by SWD, the proposed RCHE will have a better quality in terms of services, living space per residents and living environment, etc.

Moreover, the proposed RCHE could offer a specialized service in a niche market. Due to the statutory requirement of providing accommodation within shared rooms, subvented and contract homes could only provide 4 to 8-person rooms within the premises. For those who want privacy, the proposed RCHE would be a suitable option for them because all accommodation in the premises is designed as single cubicles with partitions to cater market needs.

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 the 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 RCHE places, and to ensure the scarce land resource is better utilized, the Applicant intends to provide much-

needed community facilities (i.e. RCHE) in a timely manner for the benefit of all parties concerned including the elderly with 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.

5.5 No Adverse Traffic Impact

Since the proposed RCHE 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. For the design year 2033, the junctions analysed are expected to operate with capacities during the peak hours for the case without and with the Proposed RCHE. Manual classified counts were conducted at junctions located in the vicinity of the proposed development in order to establish the peak hour traffic flows. Currently, these junctions operate with capacities during the AM and PM peak hours. Please refer to **Appendix 3** for the TIA.

There is no specific requirement in HKPSG for RCHE use. Still, since the proposed RCHE 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 is one vehicular run-in/ out point. It is located at the south of the development site. It mainly serves the vehicles directly to and from Kam Pok Road East. Vehicles are found to have no manoeuvring problems and all vehicles could enter and leave the spaces with ease. Swept path analysis has been carried out and shown in the TIA.

The Site is having good accessibility. It is located close to public transport services with franchised bus and public light bus routes operating in the vicinity. The public transport services at 2 surveyed bus stops have capacity to accommodate the passenger demand generated by the proposed development.

All in all, no adverse traffic impact to the surrounding road network is anticipated and that the proposed development is considered as acceptable from traffic perspective.

5.6 No Adverse Visual Impact

The Applicant intends to develop one block of 3-storey (plus 1 basement floor for car park and ancillary utilities) RCHE 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 RCHE 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 1/F to 2/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 visibility at the detailed design stage, such as innovative design of building form, quality outdoor spaces, sufficient landscape treatment, and outdoor greenery and furniture.

5.7 No Adverse Environmental Impact

The proposed RCHE 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:

5.7.1 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.

5.7.2 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.

5.7.3 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.

5.7.4 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.

5.8 No Adverse Landscape Impact

The Site is currently hard-paved and largely vacant. There is 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, Vitality Garden and LifeLink Pavilion 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 LifeLink Pavilion for active recreation such as tai chi, 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 RCHE will enjoy the open space with an area of 253 sq.m (**Appendix 1**). With the estimated number of 208 residents and 45 staff per shift, the required area of open space provision is 253 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.

5.9 No Adverse Electricity Safety Impact

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 the Elderly) of 3 Storeys (plus 1 basement floor for car park and ancillary utilities) in “Village Type Development” zone at Lots 3670 RP (Part), 3671 RP (Part), 3672 RP (Part), 3673 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 RCHE would help meet the growing residential care service demand of the aging 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 RCHE places. The proposed development is fully justified on the following grounds: -

- A design merit of biophilic design with planters, lawns, skylight, and balconies 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 “Evergreen Promenade”, “Vitality Garden” and “LifeLink Pavilion” 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 form of RCHE by the Applicant in Hong Kong.