SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)

PROPOSED SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR PERSONS WITH DISABILITIES) & HOUSES AT LOTS 1391 S.B RP (PART), 1391 S.B SS.1, 1391 S.B SS.2 RP (PART), 1394 S.A RP AND ADJOINING GOVERNMENT LAND IN D.D.120, YUEN LONG

OCTOBER 2026



Applicant:
Grand Glow Holdings Limited

Planning Consultant:
DeSPACE (International) Limited

Traffic Consultant:
CKM Asia Limited

Environmental Consultant:
BeeXergy Consulting Limited

DeSPACE (International) Limited

EXECUTIVE SUMMARY

The Applicant, one of the registered land owner of Lots 1391 S.B RP (PART), 1391 S.B ss.1, 1391 S.B ss.2 RP (PART), 1394 S.A RP in D.D.120, 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) & Houses at the aforementioned site and the adjoining government land.

According to the Approved Yuen Long Outline Zoning Plan No. S/YL/29, the proposed Site is zoned as "Village Type Development". The proposed Social Welfare Facility (RCHD) and Houses are Column 2 uses 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. For "House" use, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.

In view of the growing demand for RCHDs and the prevailing policy, the Applicant intends to respond to the pressing community need by providing 160-200 nos. of beds in the proposed 3-storey RCHD in Yuen Long while the proposed 3 houses will serve as staff quarters ancillary to the proposed RCHD.

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.

The proposed development is fully justified in terms of prevailing policy objectives for Persons with Disabilities, environmental, landscape, sewerage, drainage, 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)

申請人為元朗丈量約份第 120 約地段第 1391 號 B 分段餘段（部分）、第 1391 號 B 分段第 1 小分段、第 1391 號 B 分段第 2 小分段餘段（部分）及第 1394 號 A 分段餘段的註冊土地擁有人之一，現尋求城市規劃委員會的規劃許可，擬議於上述地點連同毗連政府土地發展社會福利設施（殘疾人士院舍）及屋宇。

根據《元朗分區計劃大綱核准圖編號 S/YL/29》，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）及屋宇均屬第二欄用途，須取得城市規劃委員會的規劃許可。擬議殘疾人士院舍的建築物高度、地積比率及上蓋面積均無發展限制。至於「屋宇」用途，任何新發展，或現有建築物的加建、改動、修改或重建，均不得令整項發展的建築物高度超過 3 層（8.23 米），或現有建築物的高度，兩者以較高者為準。

鑑於殘疾人士院舍的需求日益增加，並配合現行政策方針，申請人擬於元朗興建一幢 3 層高的殘疾人士院舍，提供 160 至 200 個床位，以回應社區的迫切需求。擬議的 3 幢屋宇將用作附屬於殘疾人士院舍的員工宿舍。

參照「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），申請人將就擬議殘疾人士院舍向社會福利署爭取政策支持。該計劃旨在鼓勵私人發展商於其自有土地上自資興建優質殘疾人士院舍，而擬議院舍的設計將符合參與該計劃所需的法定及發牌要求。

是項發展在現行殘疾人士政策方向、環境、園境、排污、排水、視覺及交通各方面均具備充分理據，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, **Grand Glow Holdings Limited**, to prepare and submit this Section 16 Town Planning Application to the Town Planning Board ("TPB") to seek planning permission for a proposed Residential Care Homes for Persons with Disabilities (RCHD) and Houses at Lots 1391 S.B RP (PART), 1391 S.B ss.1, 1391 S.B ss.2 RP (PART), 1394 S.A RP. (See **Figure 1 – Location Plan** and **Figure 2 – Lot Index Plan**)

In the 2025 Policy Address, under the chapter "Support Persons in Rehabilitation," the Government announced a notable expansion of rehabilitation services, including the provision of 80 additional places under the Bought Place Scheme for Private Residential Care Homes for Persons with Disabilities (PWDs), as well as 50 additional places in Hostels for Severely Mentally Handicapped Persons. This policy initiative reflects a clear recognition of the increasing demand for diversified and high-quality rehabilitation services, and underscores the urgent need for greater private sector participation to complement public provision. In particular, the expansion of the Bought Place Scheme presents valuable opportunities and incentives for private operators to develop additional Residential Care Homes for Persons with Disabilities, thereby helping to alleviate service shortages while aligning with the Government's objectives of promoting inclusivity and enhancing the quality of life for this group.

In light of the latest policy initiatives to provide more incentives to encourage developers to build and operate RCHDs in private development projects, namely the Incentive Scheme to Encourage Provision of Residential Care Home for Persons with Disabilities in New Private Developments (LAO Practice Note No. 10/2003)('the Incentive Scheme"), the Applicant is looking to maximize the site development potential through developing a RCHD to serve the disabilities in Yuen Long and the region (the Proposed Scheme). The Applicant will kindly request the Social Welfare Department ("SWD") to support the proposed RCHD(s) subject to compliance with all relevant statutory and licensing requirements and without implying any financial implications, both capital and recurrent costs by the Government.

The Site is currently zoned "Village Type Development" ("V") for an area of about 3,167 m^2 with an area of 398m^2 government land on the Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/29. According to the Notes of the OZP, "Social Welfare Facility" and "House" falls into Column 2 use which require planning permission from the Town Planning Board (TPB) with or without conditions.

SECTION TWO | SITE CONTEXT AND HISTORY

2.1 Site Context and Surrounding Land uses

The Site is currently hard paved and sitting on a flat terrain. The Site is located to the south of the centre of Yuen Long New Town and the surrounding areas are rural in character mixed with low-rise residential developments, vacant lands, open storage and parking of vehicles. It is currently accessible via an existing local track leading to Shap Pat Heung Road which is located to the southern side of the Site.

The Site's surroundings are observed with the following site characteristics:

i. to the immediate north, the Site is surrounded by open storage yards, warehouses, workshops and village settlements;
ii. to the further northeast are a vacant Grade 3 historic building "Siu Lo", a petrol filling station and Yuen Long Baptist Church;
iii. To its immediate east is a cluster of village houses and temporary structures;
iv. to its immediate south is a piece of vacant land with an approved Social Welfare Facility (Residential Care Home for the Elderly) (Application No. A/YL/263);
v. to its southwest is a car park; and
vi. to the northwest, west and southwest are open storage yards, warehouses and village settlements.

2.2 Land Administration

2.2.1 Land status

The Site is comprised of Old Schedule Lots held under 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 that the planning permission is given, it is required to apply to the Lands Department for a land exchange to effect the proposed development and include the portion of Government Land.

It is clarified that the existing access across the Government land within the subject site currently serving the adjoining private lots, including Lot No. 1391 S.B ss.3 and Lot No. 1391 S.B ss.4, will be extinguished. To provide an alternative access arrangement for the affected lots, the Applicant will grant consent for a right of way in favour of the sole owners of Lot No. 1391 S.B ss.3 and Lot No. 1391 S.B ss.4 for the use of a proposed alternative footpath situated along the southern side of Lot No. 1391 S.B RP and 1391 S.B ss.1, connecting to the existing access road located to the south of the Site adjacent to Shap Pat Heung Road during land exchange stage. Please refer to **Figure 2: Lot Index Plan**.

SECTION THREE | PLANNING CONTEXT

3.1 Statutory Planning Context

The Site is currently zoned "V" on the Approved Yuen Long Outline Zoning Plan No. S/YL/29 and the Applicant intends to use the Site for the purpose of a Residential Care Home for Persons with Disabilities (RCHD) development and House. RCHD is subsumed under the "Social Welfare Facility" use from town planning point of view. In accordance to the Notes of the OZP with regard to "V" zone, "Social Welfare Facility" and "House" use falls into Column 2 uses that may be permitted with or without conditions on application to the Board. Under "V" zone, there is no development restriction on height, plot ratio and site coverage ratio on "Social Welfare Facility" use. For "House" use, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.

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 Illnesses, 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.

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 RCHDs. 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 months. 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 subverted ones come.

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 RCHDs[1]. 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 months[2]. 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 Incentive Scheme to Encourage Provision of Residential Care Homes for Persons with Disabilities (LandsD's Practice Note Issue No. 10/2023) in New Private Developments - Time-limited Enhancements

In pursuance of the announcement in the 2023-24 Budget and 2023 Policy Address, 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 ("the Time-Limited Concessions") to incentivise private developers to provide RCHDs in new private developments to increase the supply of RCHDs.

Under the Incentive Scheme, eligible applications can enjoy the following flexibility provided by the enhancement measures:

a) Relaxing the number of RCHD premises eligible for premium payment exemption in each site from currently one RCHD premises to no limit on the number of RCHD premises as well as the maximum total GFA of not exceeding 5,400 m^2 to 12,000 m^2 or 10% of the total GFA permissible under lease, whichever is greater.
b) Exempting eligible RCHD premises from the calculation of total permissible gross floor area under lease.

The Proposed Development will comply with the detailed eligibility criteria and the General Guidelines on Calculation of GFA for RCHD Premises as set out in the Practice Notes Issue No.10/2023.

On 25.3.2025, the Subcommittee on Issues Relating to the Support for Persons with Disabilities of the Legislative Council was held to brief members on the provision of residential care services for different types of persons with disabilities by the Government. The overall waiting time of residential care services had been lengthened significantly. The lack of growth in services for mildly mentally handicapped children and persons in mental recovery had significantly lengthened the waiting time and made it more difficult for recipients to access support they needed.

[1] Source: SWD Statistics
https://www.swd.gov.hk/en/pubsvc/rehab/rehab_info/rehab_ah_sps/rehabsps/

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

According to the LegCo minutes, Hon Tik Chi-yuen pointed out that in recent years, the supply of residential care services has fallen far short of demand. For persons with physical disabilities and intellectual disabilities, the average waiting time for residential services increased from 47 months in 2019–2020 to 78 months in 2022–2023. The waiting time for hostels for persons with moderate intellectual disability reached 154 months, while that for hostels for persons with severe intellectual disability extended to 171 months. He questioned whether this situation can be regarded as providing appropriate care.

Hon Lam Siu-lo observed that, as the pilot scheme has already progressed through half of its duration, the Government should consider adopting a more proactive approach. He further noted that the relevant conditions or terms of the scheme could be refined to enhance their attractiveness. He expressed the hope that, within the three-year pilot period, the Government would undertake a thorough examination to ascertain whether the policy is genuinely effective and appropriately devised.

Hon Chan Wing-kwong concurred that the overall waiting time for residential care places is unduly prolonged, and enquired as to what concrete measures the authorities would implement to expedite the reduction of such waiting times.

As per the latest report to LegCo on 17.3.2025 and the members' views, the prolonged time span from the applications for approval to the actual implementation of the planned projects are major disincentives. Hon CHAU Siu-chung concurred that the overall progress of the Incentive Scheme has been slow. Only about 300 places have been provided and put into service reflect a very slow progress which definitely needs further improvement. In response, LWB advised that the Planning Department has facilitation measures to help applicants resolve their issues.

According to the Minutes of the 750th Meeting of the Metro Planning Committee held on 20 September 2024 in respect of Planning Application No. Y/K14S/2, some members expressed the view that there were limitations for the Government to provide sufficient SWFs, including RCHDs, to meet the enormous demand in the society. Therefore, the private sector should be encouraged to provide more RCHDs which deliver more gainful uses for the community, with increased support from the Government.

By making full use of the Site at the present, the Proposed Development could contribute to increasing the effectiveness of the policy initiatives of the Incentive Schemes and especially the enhanced measures in addressing timely the aggravating trend of the neglected population in Hong Kong.

3.2.3 Incentives to Adopt Modular Integrated Construction in New Developments

Since 2017, the Development Bureau ("DEVB") has actively promoted Modular Integrated Construction ("MiC"), where prefabricated modules are assembled on-site, reducing construction time by 30-50%, doubling to quadrupling productivity, and lowering costs by at least 10%[3].

The 2022 Policy Address emphasized MiC's role in accelerating Light Public Housing construction. The Housing Bureau has selected multiple sites for the Architectural Services Department to build approximately 30,000 LPH units with MiC, targeting completion within one to two years to shorten public housing waiting times.

In July 2022, Joint Practice Note No. 8 ("JPN8") was introduced by the Buildings Department ("BD"), Lands Department ("LandsD"), and DEVB to boost MiC adoption. It offers a 10% concession on GFA and site coverage ("SC") for MiC projects. The Planning Department ("PlanD") will align with the BD's exemptions on GFA and SC calculations, which include floor areas already exempted from GFA.

To address increased floor height due to thicker walls and double slabs in MiC, JPN8 allows a building height ("BH") relaxation up to 4% of the total storey height of MiC floors, regardless of actual additional height used. Each case is assessed individually by the TPB, with PlanD support for MiC-related applications.

[3] HKSAR Government. (2025). *LCQ5: Modular Integrated Construction method*.
https://www.info.gov.hk/gia/general/202502/26/P2025022600421.htm

3.3 Similar Planning Application(s)

Table 3.1 – Selected Successful Planning Applications for the Non-NTEHs use in "V" Zone		
Case No.	**Applied Use**	**Planning Justifications**
Residential Care Home for Persons with Disabilities (RCHD)		
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	• Although the applied use was not entirely in line with the planning intention of the "Village Type Development" ("V") zone, there was sufficient land within the "V" zone to meet the outstanding Small House applications of Ho Sheung Heung and the applied use could provide residential care home services to person with disabilities. • The applied use was not incompatible with the surrounding developments. • No. of storeys: 3
Residential Care Homes for the Elderly (RCHE)		
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	• The proposed RCHE were in low-rise and low-density character which were not incompatible with the adjacent residential use. • Based on the HKPSG, there was a deficit of about 530 RCHE subsidized beds in the Fanling/Sheung Shui area. • The proposed RCHE could help address the shortfall for elderly facilities and meet the demand of ageing population in the community. • 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	• There was sufficient land in the concerned "V" zone to meet the Small House demand. • The proposed development could nevertheless help address the shortfall in elderly facilities and meet the demand of ageing population in the community. • The Director of Social Welfare also supported the application from social welfare perspective. • The proposed development was not incompatible with the surrounding area. 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	• 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 still scope to utilise the land for other developments. • The proposed RCHE could help address the shortfall for elderly facilities and meet the demand of ageing population in the community 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	• Despite that the bulk of the 6-storey building for the proposed RCHE was relatively large in a rural context, it was considered not entirely incompatible with the landscape character of the surrounding area. • It is estimated that there are deficits of 30 and 1,448 RCHE subsided beds 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 help address the shortfall for elderly facilities and meet the demand of ageing population in the community. • DSW has no objection 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	• As advised by DLO/N, there is no Small House application approved or currently being processed 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 not incompatible with the adjacent existing residential and GIC uses 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	• 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. The land available is sufficient to meet the outstanding Small House applications. • DSW has indicated that in view of the ageing population and ongoing demand for residential care services for the elderly, she has no in-principle objection to the proposed RCHE development from the service perspective. • The proposed PVP cum RCHE development is considered not incompatible 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)	• The proposed RCHE could serve to provide the elderly with residential care needs in the district with more choices in the market • The proposed development is considered not incompatible with the surroundings when viewed from a wider context in Tsuen Wan • DSW has no objection to the proposed development from social welfare perspective. • No of storeys: 8

A/YL-NSW/348 & A/YL-NSW/349 (13.03.2026)	Proposed Social Welfare Facility (RCHD/RCHE)	• Whilst the proposed development is not entirely in line with the planning intention of the "V" zone, according to the applicants, the proposed RCHD/E can help meet the demand for RCHD/E and provide various care and supporting services to the persons with disabilities/ the elderly. • The proposed development is generally not incompatible with the existing and planned land uses in the surrounding areas. • The proposed development scale and intensity is considered not incompatible with the existing low-rise village settlements and the planned low-rise development in the surroundings. • No. of Storeys: 3
Day Care Centre for Elderly, Early Education and Training Centre		

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 RCHD and 3-storey houses are 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 Proposal

The Applicant proposed to develop the Site to a 3-storey RCHD premises with three houses being proposed to serve as staff quarters ancillary to the proposed RCHD and will not be proposed as New Territories Exempted Houses (NTEH). The key development parameters of the proposed development are summarized below. Please read **Table 4.1** in conjunction with the indicative floor plans and section drawings of the proposed development scheme as shown in **Appendix 1**.

Pursuant to the latest policy initiative of the Incentive Scheme providing for premium payment exemptions for eligible RCHD premises with a total GFA up to 12,000m^2, the proposed RCHD will have a total GFA of not exceeding 5,700m^2. providing 160-200 bed spaces in maximizing the site development potential. The proposed RCHD is intended to serve people with Intellectual Disabilities, Physical Disabilities and Ex-mentally Ill People.

The proposed development will be served by an existing local road with a width of 6m (minimum) to the South of the Site which will tally with the existing vehicular access along Shap Pat Heung Road. The proposed vehicular access will not involve private land lots no. 1391 S.A, 1391 S.C, 1391 S.D, while a portion of the existing access road falls within the ownership of the lot owner of Lot No. 1394 S.B. ss.1 RP and the applicant obtained consent from Lot No. 1394 S.B. ss.1 RP for the use of the existing access.

A strip of Government land across Lot 1394 S.A RP and 1391 S.B ss.1 will be included in the Site to serve mainly as an internal vehicular access road cum Emergency Vehicular Access (EVA) which connect with the existing local road.

Within the Development Site, a total of five(5) parking spaces of motor vehicles will be provided within the Site for the use of the occupiers of the buildings and their bona fide guests, visitors and invitees. Out of these five(5) parking spaces, one will be reserved and designated for the parking of motor vehicles by disabled persons. The position and level are considered of good convenience to the disabled user(s).

The applicant is well noted that the policy support of SWD has to be sought for the proposed RCHD under the Incentive Scheme during the land exchange application. The key development parameters of the scheme are presented in **Table 4.1** below.

Table 4.1 – Major Development Parameters of the Proposal	
Major Development Parameters	**Proposed Scheme**
Application Site Area (about)	3,167 m^2 (including 398 m^2 Government Land)
Total GFA - Non-Domestic (RCHD) - Domestic (House)	Not more than 6,285 m^2 Not more than 5,700 m^2 Not more than 585 m^2
Plot Ratio (about) - Non-Domestic (RCHD) - Domestic (House)	1.98 1.80 0.18
Maximum BH (absolute height) - RCHD - House	 18.4 mPD (11.5m) 15.12 mPD (8.22m)
No. of Storeys - RCHD - House	 3 (excluding any basement) 3 (excluding any basement)
Site Coverage - RCHD - House	 Not more than 55% Not more than 6%
No. of Beds (RCHD)	180 beds[1] (or in a range of 160-200)
No. of Houses	3
No. of car parking spaces	5 (including 1 accessible car carparking space)
No. of Loading/Unloading (L/UL) - Taxi cum Private Car Layby - LGV - Light Bus/Ambulance	3 1 1 1

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

4.3 Access and Internal Transport Facilities

The proposed ingress/egress of the Site is located at the southern side of the Site which connects to an existing 6m wide local road. Part of the existing access interfaces with Lot 1394 SB ss.1 RP which is owned by Brilliant Great Investment Limited. Consent on the grant of right of way has been obtained from Brilliant Great Investment Limited (see **Appendix 2: Written Consent on the Grant of Right of Way**). In terms of

the access road arrangement connecting to the Shap Pat Heung Road, care consideration will be taken to coordinate with the surrounding proposed developments (i.e. A/YL/263, Y/YL/19) upon implementation. The proposed ingress/egress arrangement will be subject to minor refinements to accommodate different operational scenarios.

In terms of parking provision, the Site is proposed to provide FIVE(5) car parking spaces including ONE(1) accessible car parking space, ONE(1) taxi cum private car layby, ONE(1) light good vehicle (LGV) loading & unloading bay (L/UL) and ONE(1) Light bus/Ambulance layby.

4.4 Proposed Alternative Footpath

To prevent creating a land-locked situation to the existing houses at Lots 1391 SB ss.3 and 1391 SB ss.4 due to the Proposed Development, an alternative footpath is proposed partly within Lot 1391 SB RP and partly within Lot 1391 SB ss.1 being included in the application boundary (see **Figure 2**). The alternative footpath is connected to Shap Pat Heung Road through an existing 6m-wide access road. Written consent/agreement for a right of way will be offered by Grand Glow Holdings Limited, being the registered owner of the concerned lots, to the users of the existing houses at Lots 1391 SB ss.3 and 1391 SB ss.4 during land exchange stage.

4.5 Compliance with RCHD licensing requirements

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

It is noted that all the facilities provided for PWDs will be situated at a height of not more than 24m above ground level (measuring vertically from the street level to the floor of the premises in which the RCHD is or is to be situated), in compliance with the said code of practice. Proposed facilities and services for the RCHD premise is 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 Buildings 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.

The proposed RCHD will comply with the prevailing statutory minimum floor space per resident of 9.5m^2, after excluding the floor space of open space, podium, garden, flat roof, bay window, staircase, staircase hall, lift, lift lobby, transfer tank & pump room, main switch room, switch room, and transformer room.

The service type could be indicated upon planning approval and completion of land transaction for land exchange. The proposed RCHD's design has already been considered at a high level of care standard to

allow flexibility for the compliance with the relevant regulations/Code of Practice/Best Practice applicable to different service types.

4.6 Design Merits

Spacious Dining/Multi-Purpose Room (1-2/F)

The proposed residential care home for persons with disabilities on 1/F and 2/F incorporates a generously proportioned dining and multi-purpose room on the left-hand side of each floor, forming a key component of the resident-oriented layout. Informed by the applicant's extensive experience in operating care facilities, the design recognises the importance of adequate communal space in supporting residents' daily routines, recreational activities and social interaction. The provision of a large, flexible space allows dining and a variety of individual and group activities to be accommodated, with scope for different spatial arrangements to meet residents' varying needs. From an operational perspective, the integration of these complementary functions facilitates effective staff supervision, coordinated service delivery and efficient deployment of resources. This arrangement represents a considered response to both residents' needs and the practical requirements of care home management.

Indoor Multi-Purpose Hall & Rehabilitation Area (G/F)

The proposed multi-purpose hall and rehabilitation area on the ground floor would enhance the facilities available to residents, offering dedicated spaces that are not commonly provided in existing RCHDs in Hong Kong. These facilities would accommodate a wider range of activities within the premises and support the daily needs of residents with disabilities.

The multi-purpose hall would provide a flexible venue for small-group activities, social gatherings, recreational programmes and organised events, encouraging interaction and participation among residents. The rehabilitation area would provide dedicated space for rehabilitation exercises and programmes tailored to residents' individual needs, supporting their physical abilities, functional skills and independence in daily living.

For residents who experience difficulties accessing activities outside the RCHD due to mobility limitations or the assistance required for travel, these on-site facilities would offer convenient opportunities to participate in meaningful activities in a familiar and accessible environment. Together, they would support the integration of rehabilitation, recreation and social engagement into residents' daily routines, enhancing their quality of life.

Full-Range Rooftop Activity Space (R/F)

The entire rooftop is reserved as an activity area for residents, providing additional space for a diverse range of sports, leisure and recreational activities. The area is intended to accommodate residents with different

abilities, needs and interests, while encouraging social interaction and participation in communal activities.

Three boccia lanes are proposed to provide an accessible sporting opportunity for persons with disabilities. Their inclusion would broaden the recreational facilities available within the RCHD and offer residents opportunities to develop coordination, concentration and teamwork through both informal play and organised activities. An outdoor theatre is also proposed to accommodate performances, screenings and group recreational programmes, enriching residents' daily lives and providing a venue for communal events.

The rooftop activity area would retain flexibility to accommodate different layouts and programmes as residents' needs evolve. These could include multisensory activities incorporating visual, auditory and tactile elements to encourage sensory engagement and support residents' rehabilitation goals. Subject to the applicable requirements and standards of the Social Welfare Department, the space could also support gentle exercise, arts and crafts and social gatherings. The detailed design and operation of the area would take account of accessibility, safety, supervision and weather protection to support residents' comfortable use and participation.

MiC Friendy Design

The proposed development adopts a low-rise, three-storey design with a standardised layout that lends itself to Modular Integrated Construction (MiC). This approach could enable off-site fabrication of building modules alongside on-site preparation works, shortening the overall construction programme and facilitating earlier completion at later construction stage. The design could therefore accelerate delivery of the proposed RCHD, providing much-needed residential care places for persons with disabilities and responding to the community's demand for these services in a timely manner.

SECTION FIVE | PLANNING AND TECHNICAL JUSTIFICATIONS

5.1 In Line with the Prevailing Policy of the RCHD Incentive Schemes and to Push Ahead its Implementation for Meeting the Prolonged Demands for RCHD in Hong Kong

Recognizing the need to provide more incentives to encourage developers to build and operate RCHDs in private development projects, the Government in pursuit of the policy initiative in "2022 Policy Address" and the 2023-24 Budget, launched the Incentive Scheme to Encourage Provision of Residential Care Homes for Persons with Disabilities in New Private Developments - the Time-Limited Concessions under LAO Practice Note No. 10/2023, with a view to leveraging market forces to develop quality RCHD premises in order to meet the community's diverse demand for residential care services (RCS).

Nonetheless, as per the latest report to LegCo on 25.3.2025 and the members' views (para. 3.2.1 refers), the Legislative Council Panel on Welfare Services was held to brief members on the provision of residential care services for different types of persons with disabilities by the Government. The lack of growth in services for mildly mentally handicapped children and persons in mental recovery had significantly lengthened the waiting time and made it more difficult for recipients to access support they needed.

Hon Chan Wing-kwong concurred that the overall waiting time for residential care places is unduly prolonged, and enquired as to what concrete measures the authorities would implement to expedite the reduction of such waiting times.

By making full use of the Site at the present, the Applicant is determined pursue this policy initiative through the Proposed Development in compliance with the detailed eligibility criteria and the General Guidelines on Calculation of GFA for RCHD Premises has set out in the relevant Practice Notes.

Latest Demands for RCHD

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 60[4] . The average waiting time for various residential rehabilitation services for PWDs could be up to **152 months**, with individuals with severe intellectual disabilities having to wait up to **171 months**, equivalent to 3 years[5]. Among the 340

[4] Source: LegCo Statistical Highlights

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

[5] Source: LegCo Statistical Highlights

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

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) could only contribute 1,266 private sector beds, equating to about 8% of total places. 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 RCHDs, the proposed development could significantly address the service shortage and reduce waiting times.

5.2 Meeting the Demand for Quality Private RCHDs in Yuen Long and Benefiting the Well-being of the Surrounding Residential Neighbourhoods

In terms of RCS for PWDs in Yuen Long, there are 19 subvented RCHDs, mostly situated in public housing estates, near to the Yuen Long town centres, but only one in Ma Tin Pok which is the vicinity of the Site[6]. There are only 13 private RCHDs situated in Yuen Long region. In terms of waiting times, various types of Residential Services for PWDs have waiting times of more than 1 years. Hostel for Moderately Mentally Handicapped Persons for Men has the longest waiting time, with the latest application date dating back to October 2014, more than 11 years ago in Sha Tin/ Tai Po/North region[7].

This reflects a serious supply and demand imbalance of RCHD bed spaces at present. The Proposed Development can promptly address the demand for RCS for the PWDs in the neighbourhood.

5.3 Demand and Supply of "V" Zone Land for Small House

The Site falls outside the village environs boundary (VEB) of nearby villages but the "V" zone concerned is overlapping with portion of Ma Tin Tsuen VEB. As the Applicant has no intention to develop Small Houses (NTEH), there is no approved or under processing Small House (SH) application within the Site. With reference to RNTPC Paper No. Y/YL/19 approved on 10.01.2025[8], according to Lands Department's record,

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[6] Source: SWD Statistics
https://www.rchdinfo.swd.gov.hk/en/search-result?dt%5B0%5D=15&n%5B0%5D=22&n%5B1%5D=23&n%5B2%5D=24&n%5B3%5D=25&n%5B4%5D=26&n%5B5%5D=27&n%5B6%5D=28&n%5B7%5D=29&n%5B8%5D=30&n%5B9%5D=31&n%5B10%5D=32&n%5B11%5D=33&n%5B12%5D=34&n%5B13%5D=35&n%5B14%5D=36&n%5B15%5D=175&n%5B16%5D=38&n%5B17%5D=37

[7] Source: SWD Statistics
https://www.swd.gov.hk/storage/asset/section/341/en/Annex%20I%20(EN)%202025331.pdf

[8] Source: Y/YL/19 Main Paper from TPB
https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/Y_YL_19/Y_YL_19_MainPaper.pdf

the numbers of outstanding SH applications and 10-year SH demand forecast for Ma Tin Tsuen are 30 and 105 respectively, which sums up the total number to 135. Based on the latest estimate by PlanD, about 3.72 ha (equivalent to 148 SH sites) of land is available within the three "V" zones encircling the recognised village of Ma Tin Tsuen. Thus, the land available can meet the outstanding and 10-year demand of SH for Ma Tin Tsuen.

Although land within "V" zone encircling a recognised village is intended primarily for the development of NTEH by indigenous villagers under the New Territories SH Policy, the Site has long been vacant instead of being used for SH development. In this regard, the proposed development could utilise the available land resources via proposing social welfare facilities at the Site with a view to improving the existing degraded environment for residents living within the "V" zone.

5.4 Compatibility with Surrounding Context

The surroundings of the Site are predominantly in residential and community nature. Those residential buildings have a BHR from 3 storeys up to 30 storeys. The proposed 3-storey RCHD development mainly comprises dormitories and health care and rehabilitation services which would not create any incompatibility impacts to the ambience. The proposed RCHD use could nevertheless provide residential care home services to the persons with disabilities to the local community and regularize a more orderly development pattern with the surroundings which included mainly villages house. In other words, RCHD use is not incompatible with the surroundings and it is considered as a compatible use ancillary to the adjacent residential uses in the nearby "V" zones and "R" zones. The proposed 3-storey houses have similar scale with the surrounding NTEHs in the same "V" zone. Therefore, it is considered compatible with the surrounding.

5.5 Technical Justifications

5.5.1 No adverse traffic impacts

The Site is served by an existing local road which connects to Shap Pat Heung Road. The existing local road has a width of 6m (minimum). The Applicant will consult the Transport Department to seek advice on the proposed access arrangement to the local road. Internal ancillary transport facilities are provided in accordance with HKPSG. There is no parking standards for RCHD as stipulated in HKPSG. Sufficient internal ancillary transport facilities will be provided within the Site for satisfying the operational needs of the RCHD development.

5.5.2 No Adverse Visual Impacts

The subject Proposal intends to develop one block of 3-storey tall RCHD development and three blocks of 3-storey houses at the Site. With view of the surroundings with the overall visual context of medium to high-rise residential developments and low-rise village settlements with building height of about 3 storeys in the vicinity of the Site, new development with such proposed building height is considered to be compatible without leading to adverse visual impact on visual penetration of an open sky view, light penetration into the surrounding environment and visual openness. Design measures such as further building separation and appropriate edge treatment at the southern boundary will be explored to mitigate the visual impact to the immediate locality, if any. In fact, the Proposed RCHD can largely blend into the local setting without influencing the overall visual unity and harmony.

5.5.3 No Adverse Landscape Impacts

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.

5.5.4 No Adverse Environmental Impacts

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

5.5.4.1 No Adverse Air Quality Impact

According to HKPSG, a recommended buffer distance of 200m from the industrial chimney(s) is required. It is also noted that high-rise buildings and comparatively lowrise chimney(s) or industrial buildings should not be located close to each other as it would cause serious air pollution due to direct impingement by the chimney plume onto the taller building. A site visit has been conducted in September 2026 and only one

industrial chimney can be identified at Man Cheong Metals and Building Materials Co. Ltd. (MCMBM). It is discovered that the industrial chimney is no longer in operation and their site is currently used as a warehouse for building materials.

According to the Transport Department's Annual Traffic Census 2024, Shap Pat Heung Road and Tai Tong Road are classified as a Primary Distributor and a District Distributor, respectively. The façades of the proposed Houses and RCHD are approximately 75 m and 90 m from the kerb of Shap Pat Heung Road, and approximately 85 m and 100 m from the kerb of Tai Tong Road, respectively. These separation distances exceed the minimum buffer distances of 20 m for Shap Pat Heung Road and 10 m for Tai Tong Road.

During construction stage, construction dust and gas emissions from construction equipment and vehicles are possibly generated. Dust control measures as stipulated under the Air Pollution Control (Construction Dust) Regulation, together with proper site management and good housekeeping, will be implemented to minimize potential air impact during construction stage.

5.5.4.2 No Adverse Noise Impact

Dormitory rooms, general office/ superintendent's office, nursing station, rehabilitation area and sick/isolation/quiet room of the proposed RCHD are considered to be noise sensitive receivers ("NSRs") of traffic noise impact. Industrial noise impacts from existing fixed plant noise will also be assessed and identified in the later stage if required. The study area for the noise assessment includes all areas within 300m from the project boundary.

5.5.4.3 No Adverse Water Quality Impact

During construction, water quality impacts can be properly controlled with the implementation of good site practice. Portable toilets will be provided for constructions workers on-site. During operation, all the sewage arising from the proposed development will be discharged to the municipal sewerage system. As such, no adverse water quality impact is anticipated during the construction or operation phases of the proposed development.

5.5.4.4 No Adverse Waste Management Impact

Various types of waste will be produced during both the construction and operational phases of the proposed development. Proper waste management measures will therefore be implemented to minimise environmental impacts by promoting waste reduction, reuse, recycling and the appropriate disposal of unavoidable wastes.

Statutory Legislation

Waste collection and disposal are governed by the Waste Disposal Ordinance (Cap. 354) (WDO). Wastes must be disposed of at EPD-designated and licensed facilities. The WDO also sets out licensing requirements for waste collection and transportation. The contractor shall be responsible for waste disposal. The following legislation is relevant to the handling, treatment and disposal of waste in Hong Kong and has been considered in assessing potential environmental impacts:

- Waste Disposal Ordinance (Cap. 354)
- Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C)
- Waste Disposal (Charges for Disposal of Construction Waste) (Cap. 354N)
- Land (Miscellaneous Provisions) Ordinance (Cap. 28)
- Public Health and Municipal Services Ordinance (Cap. 132) – Public Cleansing and Prevention of Nuisances Regulation

Waste Management Implications of the Construction Phase

Site demolition works and piling have already been completed prior to the planning application; no excavated materials or demolition concrete are expected to be generated on site during the construction phase. The major wastes would be construction and demolition (C&D) materials generated from the superstructure works. C&D materials generated by the proposed development will comprise inert and non-inert materials. Inert materials, such as concrete, asphalt and bricks, will be reused on-site as fill where practicable, or delivered to public fill reception facilities. Non-inert materials, such as timber formwork, paper and vegetation, will be reused or recycled as far as practicable before final disposal at landfill. The estimated quantity of C&D materials for superstructure construction is provided below.

Table 1 Estimated quantity of waste to be generated

Construction Stage	Estimated Amount Generated	Disposal Outlet
Superstructure Construction	About 565.65 m^3 inert C&D material	To be reused on-site for site formation or recycled before disposal to Chai Wan Public Fill Barging Point
	About 62.85 m^3 non-inert C&D material	To be reused on-site or recycled before disposal to West New Territories (WENT) Landfill
General Refuse from workforce	About 4,550 kg	To be disposed to WENT Landfill and the reused part to be collected by recycler.

Chemical Waste	Estimated at no more than 50 L per month	To be collected by a licensed chemical waste collector and treated in the Chemical Waste Treatment Centre.

Remarks:

[1] According to the Hong Kong Polytechnic (March 1993) Reduction of Construction Waste Final Report, waste generation rate is 0.1m^3 per 1m^2 of GFA constructed. The GFA of the proposed Development is 6,285 m^2, there would be 628.5m^3 total C&D materials generated.

[2] It is assumed that the generation rate of general refuse is 0.65kg per worker per day. With approximately 20 workers and 350 construction days, there would be total 4,550kg general refuse generated throughout the construction period.

[3] Approximately ratio for (inert waste) :(non-inert waste) is 9:1, referenced to "Monitoring of Solid Waste in Hong Kong 2024" by EPD.

C&D Materials

On-site reuse and recycling of C&D materials will be maximized. Designated stockpiling areas for inert C&D materials will be provided for backfilling and reuse. Materials will be enclosed and covered, especially during inclement weather.

Measures introduced in ADV-19 will be applied to enhance C&D material management and minimize waste at source. A Waste Management Plan (WMP) will be prepared by the contractor to set out the anticipated types and quantities of waste arising from the Project, together with the proposed strategies for handling, treatment, and disposal. The Project will adopt the established waste management hierarchy, prioritising waste avoidance and reduction, followed by reuse and recycling, with disposal considered only as a last resort. The WMP aims to enhance resource efficiency, raise awareness among site personnel regarding proper waste and material management, and ensure compliance with relevant duty of care requirements. The WMP will be submitted to the Project Engineer / Architect / Authorized Persons for approval according to ADV-19.

A trip-ticket system according to the ADV-19 will be implemented during the construction phase to monitor the disposal of C&D materials and solid wastes at the Public Fill Reception Facilities (PFRF) and landfills, and prevent fly-tipping. All dump trucks transporting inert and non-inert C&D materials off-site must be equipped with GPS or equivalent tracking to monitor routes and parking, prohibit illegal dumping, and retain data for analysis. The Contractor will practice good housekeeping, including waste segregation

before disposal. Dedicated stockpiling and segregation areas will be provided, maintained, and cleaned regularly.

Excess recyclable materials (plastics, metals) will be reused or recycled. Recyclable inert C&D materials (concrete, asphalt and bricks etc.) will be sorted and treated for on-site use. Non-inert C&D materials will be sorted and sent to or collected by registered recyclers. C&D materials will be stored on-site before reuse or disposal where possible, in areas away from public zones. Some C&D materials are expected to be transported off-site for reuse, recycling, or disposal. With dust and noise control measures (proper handling, packaging, covering, and stockpiling), secondary environmental impacts from truck movements are not anticipated.

The storage, handling, transport, and disposal of all C&D materials, if not managed properly, could potentially create visual, dust, and water quality impacts. With proper implementation of good construction site practices and the mitigation measures recommended in the preceding sections, potential dust, noise, and water quality impacts associated with on-site handling and transportation of all C&D materials are not anticipated.

Waste Avoidance

Effective planning and procurement practices are essential for minimising waste generation during the construction phase. Through careful coordination and management of materials, unnecessary waste can be avoided. The following approaches are suggested:

- avoid excess order of C&D materials;
- schedule the delivery of materials in accordance with the construction programme;
- reject and return damaged materials upon delivery;
- retain protective packaging and ensure that storage areas are secure and protected from adverse weather conditions;
- minimise the handling and movement of materials on site to reduce the risk of damage; and
- reduce unnecessary packaging and coordinate with suppliers to return or reuse packaging materials where feasible.

Chemical Waste

Chemical substances such as lubricating oils, paints and thinners may be used during the course of the Project. If any chemical waste is generated, the Contractor will be required to register with the EPD as a Chemical Waste Producer and to follow the requirements stated in the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes and Cap.354 C Waste Disposal (Chemical Waste) (General) Regulation. Suitable containers with proper labelling and compatible segregation shall be provided, and designated storage areas with adequate secondary containment shall be maintained.

All chemical wastes, including spent lubricating oils, waste paints and waste thinners, shall be collected by licensed chemical waste collectors and delivered to licensed recycling, treatment or disposal facilities. Spent lubricating oil shall be recycled where practicable. Waste paints and thinners, which are generally unsuitable for recycling, shall be disposed of at the Chemical Waste Treatment Centre (CWTC) at Tsing Yi or other licensed facilities. Provided that the handling, storage and disposal of chemical wastes are in accordance with these requirements, adverse environmental impacts are not expected. During the planning stage, the contractor shall explore alternatives to processes that generate chemical waste, with the goal of eliminating chemical use, minimizing waste quantities, or selecting chemicals that have lower environmental, health and safety impacts.

General Refuse

General refuse generated on site will mainly consist of wastepaper, packaging materials, and food remnants produced by the construction workforce. Table 1 shows the estimated quantity of general refuse from workforce to be generated during the construction phase. Nevertheless, prior to off-site disposal, the waste should be properly segregated into recyclable and non-recyclable materials and stored separately in covered bins or designated storage areas. These storage facilities should be regularly maintained and cleaned to prevent the attraction of vermin and pests. All general refuse will be collected on site, separately from C&D materials. A reputable waste collector will be employed by the Contractor to remove general refuse from the Site, separately from C&D materials.

In addition, training should be provided to all site personnel on the importance of site cleanliness and proper waste management practices, including waste reduction, reuse and recycling. Such training will help enhance workers' awareness of effective waste management and ensure the proper implementation of waste handling measures on site.

Waste Management Implications of the Operational Phase

During the operational phase of the Project, general refuse will mainly arise from the daily activities of residents from the RCHD and houses, including food waste, product packaging, used plastic and glass bottles, as well as bedding and blankets.

With reference to the latest data in "Monitoring of Solid Waste in Hong Kong 2024" published by EPD, the per capita disposal rates of domestic waste (Dom) and commercial waste are 0.86 kg/person/day and 0.53 kg/person/day respectively (Plate 2.7). The recovery rates for domestic waste and commercial waste are 22% and 48% respectively (Plate 3.2). Based on the schematic design with about 180 residential population (i.e.160-200 beds in Proposed Development & 2.7 Average Domestic Household Size x 3 Houses as staff quarters) and an estimated workforce of 18 staffs (a staff-to-patient ratio of approximately 1:10), the

estimated quantities of general refuse are as follows:

(a) Disposed waste	(b) Total waste generated (disposed and recovered)	(c) Recovered waste
Dom: (180+ 2.7 x 3) x 0.86 = 161.77 C: 18 x 0.53 = 9.54 Total: 171.31 kg/day	Dom: (180+ 2.7 x 3) x 0.86/ (1-22%) = 207.39 C: 18 x 0.53/(1-48%) = 18.35 Total: 225.74 kg/day	Dom: 207.39 – 161.77 = 45.62 C: 18.35 – 9.54 = 8.81 Total: 54.43 kg/day

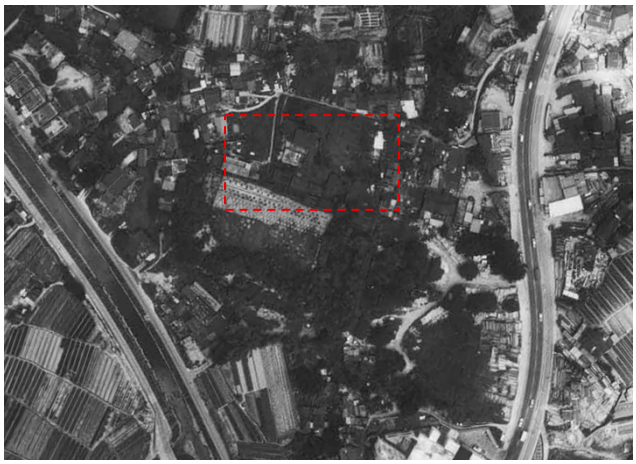
Adequate waste collection and storage facilities will be provided to enable the proper segregation and storage of recyclable materials for recycling purposes. All solid waste will be stored in covered containers or designated storage areas to prevent the attraction of vermin and pests. Collection of waste will be arranged by a contracted waste collection contractor on regular basis (e.g. daily). Other measures for instance, set up of recycling bins and recycling point shall be adopted to encourage segregation and recycling of waste such as aluminum, plastic wastes, wastepaper, and glass, etc. in order to enabling waste recycling by future residents and reduce general refuse generation. Subject to the detailed design stage, the Proposed Development will consider the feasibility of other appropriate recycling measures to facilitate food waste recovery, such as delivering food waste to an Organic Resource Recovery Centre (ORRC) or installing food waste recycling machines for composting treatment.

No chemical waste is anticipated during the operational phase. Should any chemical waste arise from occasional maintenance activities (e.g., used lubricants, batteries, or paints), the occupants will be required to register with the EPD as a Chemical Waste Producer and to follow the requirements stated in the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes and Cap.354 C Waste Disposal (Chemical Waste) (General) Regulation. Good quality containers compatible with the chemical wastes should be used. Appropriate labels should be securely attached on each chemical waste container indicating the corresponding chemical characteristics of the chemical waste, such as explosives, flammable, oxidizing, irritant, toxic, harmful, corrosive, etc. All chemical wastes will be collected by a licensed chemical waste collector and disposed of at the CWTC in Tsing Yi.

5.5.4.5 No Adverse Land Contamination Impact

A review of historical aerial photographs obtained from the Survey and Mapping Office of the Lands Department (LandsD) was conducted in July 2026. The purpose was to identify any potential land contamination associated with past land uses from 1972 to the present. Aerial photographs prior to 1972 are unavailable (as attached in **Appendix 3 – Aerial Photos taken from 1972 to 2023**). The reviewed aerial photographs are listed below.

Table 5.1 Review of Historical Aerial Photographs			
Year	**Height (feet)**	**Reference No.**	**Observations**
1972	**2500**	**01480**	**Squatters and Vacant Land**
1985	2200	A02041	Land use was the same as in 1972.
1993	3000	CN03425	Land use was the same as in 1972.
2007	**4000**	**CS07876**	**Car park and vacant land**
2015	6000	CW116289	Land use was the same as in 2007.
2023	6900	E188649N	Land use was the same as in 2007.

Table 5.2 Review of Selected Aerial Photographs	
1972 	1985 
1993 	2007 

2015	2023
	

Based on the aerial photographs reviewed, squatters were found to have existed before 1993 and were demolished into vacant land not later than 2007. Car park has been identified within the Application Site since 2007. No polluting activities are observed. Therefore, no land contamination issues are anticipated for the Proposed Development.

5.5.4.6 No Adverse Sewage Impact

The nearest existing public sewerage network is located along Shap Pat Heung Road to the south of the Site. Sewerage network will be proposed at the Site which will connect with the existing sewers. The capacities of the existing sewers and the proposed sewer will be checked based on existing upstream/downstream flow estimates and estimation of future sewage generation from the Proposed Development as appropriate at the detailed design stage. Please find attached **Figure 3: Sewage Disposal Plan**. Since the current total sewage flow to Ping Shun Street SPS from the site has already exceeded the station's capacities, a sewage retention tank will be proposed for the Proposed Development such that the sewage will be discharged during non-peak sewage discharge period only (4:00 a.m. to 5:00 a.m. and 4:00 p.m. to 5:00 p.m.). It is committed that the sewage would not be discharge during the peak sewage discharge period. Furthermore, the proposed sewage retention tank will be provided with adequate capacity to prevent potential overflow of sewage. The formal SIA with detailed hydraulics assessments will be provided at the detailed design stage.

5.5.4.7 No Adverse Drainage Impact

A new drainage system within the Site will be proposed which will be carried out during the site formation works. The stormwater and surface runoff in the effective catchment area will be discharged to the existing

drainage system outside the subject lot area (existing surface channels). Thus, no unacceptable drainage impact resulting from the Proposed Developments is anticipated.

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) & Houses in "Village Type Development" zone at LOTS 1391 S.B RP (PART), 1391 S.B ss.1, 1391 S.B ss.2 RP (PART), 1394 S.A RP and adjoining Government Land in D.D.120, 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 disabled 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: -

- The unique design merits of "Spacious Dining/Multi-Purpose Room", "Semi-covered Sports Court" and "Boccia Lane" further enhance the service quality;
- Not incompatible in terms of land use nature, development scale and intensity; and
- No adverse environmental, landscape, sewerage, drainage, 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.