

S12A AMENDMENT OF PLAN APPLICATION

APPROVED KAU LUNG HANG OUTLINE ZONING PLAN NO. S/NE-KLH/11

PROPOSED REZONING FROM "AGR" TO "G/IC"
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)

*AT LOT 111 S.B RP, 111 S.B ss.1 to 3, 111 S.B ss.4 RP, 111 S.B ss.4 S.A,
111 S.B ss.5 to 6, 111 S.B ss.7 RP, 111 S.B ss.7 S.A, 111 S.B ss.8 RP,
111 S.B ss.8 S.A, 111 S.B ss.9 RP, 111 S.B ss.9 S.A to S.C, 111 S.B ss.10 to 14
AND Adjoining Government Land IN D.D. 7, Tai Wo, Tai Po, N.T.*

SUPPORTING PLANNING STATEMENT

JULY 2025

CONTENTS

Page

Executive Summary

1-2

行政摘要

3

1.0 Introduction

1.1 Background

4-5

2.0 Site and Surroundings

2.1 Location and Access

6-7

2.2 Land Status

8

2.3 BD / FSD Issues

9

2.4 Accessibility

10

3.0 Proposed Development

3.1 Proposed RCHE Development

11-13

3.2 Design Concepts

14-15

3.3 Visual Impact Assessment

16

3.4 Traffic Impact Assessment

16

3.5 Environmental Impact Assessment

16

3.6 Landscape Master Planning

16



	Page
4.0 Planning and Development Context	
4.1 Surrounding Land Uses Pattern	17
4.2 The Proposed S12A application	17
4.3 Similar Approved S12A Planning Applications	18
4.4 Similar Approved S16 Planning Application	19-20
4.5 Similar Approved LSP Scheme	21
5.0 Planning Justification	
5.1 The Aging Community Structure	22
5.2 Scare Standalone RCHEs	23
5.3 Restrictions on Plot Ratio & No. of Storeys in "G/IC" Zone	24
5.4 Similarity to a RCHE Development in "V" zone	25
5.5 Conversion of "AGR" Use become irresistible	26
5.6 Consideration of Green Building Design and Sustainable Building Design Guidelines (SBDG)	27
6.0 Conclusion	28-29

Figure 1	– Location Plan
Figure 2	– Lot Index Plan
Figure 3	– Aerial Photo Showing the Site are currently “abandoned”
Figure 4	– Proposed RCHE Development Plans
Figure 5	– Outline Zoning Plan No. S/NE-KLH/11 and Notes
Figure 6	– Availability of Public Transport in the Vicinity
Figure 7	– Conceptual Design
Figure 8	– Proposed Amendment to the OZP
Figure 9	– Approved S16 Application No. A/ST/1008
Figure 10	– Comparison of Building Height Difference to Approved Applications in “V” zone
Figure 11	– Reference of Re-zoning Case in LSP Scheme approved by the Chief Executive in principle LSP/003 She Shan Road and Lam Kam Road, Tai Po, N.T. From “AGR” and “G/IC” Zone To “Residential” with “G/IC” Facilities
Figure 12	– Reference of Re-zoning Case in LSP Scheme approved by the Chief Executive in principle LSP/004 Tin Wo Road and South of She Shan Road, Lam Tsuen, Tai Po, N.T. From “AGR” and “G/IC” Zone To “Residential” with “G/IC” Facilities

- Appendix 1 – Visual Impact Assessment
- Appendix 2 – Traffic Impact Assessment
- Appendix 3 – Environmental Impact Assessment
- Appendix 4 – Landscape Master Plan

Executive Summary

This Planning Application is prepared and submitted on behalf of "Fame Best Development Limited" ("the Applicant") to seek approval from the Town Planning Board ("TPB" / "the Board") under section 12A of the Town Planning Ordinance for a proposed amendment to the approved Kau Lung Hang Outline Zoning Plan No. S/NE-KLH/11. The proposed amendment is to rezone a site from "AGR" to "G/IC" to allow the development of a RCHE.

The proposed development is a 9-storey RCHE comprising about 282 bedspaces. The Application Site locates in Tai Wo Village, adjacent to Hong Lok Yuen, Tai Po and is surrounded by lovely Landscape. The Site, although zoned "AGR", has no agricultural activities and have been abandoned for years.

The proposed development would make optimal use of scarce land resources to address the demand for elderly home care services in the vicinity. As detailed in the Planning Statement, the proposed development is fully justified to the following reasons:

- The proposed development is in line with the Government's recent Policy Direction to increase RCHEs bedspace supply and would alleviate the shortfall of RCHEs in Hong Kong in view of the increasing trend of the aging population.
- Since the launch of Encouragement Scheme by the Social Welfare Department in 2003, only one RCHE complying the standard completed in 2019. The approval of this S12A application would aid in speeding up the supply further.
- The GFA of about 8,300 sm of the proposed development comply with the latest Policy to encourage provision of RCHEs premises in new private development and is eligible for exemption from assessment of premium which could provide timely elderly home care services in the Tai Po.

- Technical assessments demonstrated that the proposed development would not result in insurmountable visual, traffic, environmental, sewerage and drainage impact on the surrounding areas.

In view of the above and the list of detailed planning justifications in this Planning Statement, the Board is respectfully requested to consider the current planning application favorably.

行政摘要
(以英文版本為準)

此規劃申請是代表申請人“譽銘發展有限公司”(下稱「申請人」)根據城市規劃條例第 12A 條,向城市規劃委員會(下稱城規會)遞交規劃申請,擬議對大埔九龍坑計劃大綱核准圖編號 No. S/NE-KLH/11 作出修訂。是次申請擬議就“農業”更改為“政府、機構或社區”地帶。

擬議發展將於申請地點內興建一座樓高 9 層,包括大概 282 張床位的社會福利設施(安老院舍)。申請地點位於大埔康樂園附近的大窩村,風景宜人。該場地區域雖然被劃為“農業”地帶,但已長時間沒有農業活動,並且已荒廢多年。

該發展將有效充分利用短缺的土地資源以回應政府對解決長者護理服務設施需求。申請人提出是次規劃申請是基於以下理據:

- 擬議發展符合政府最新的政策方向以適時回應社會對安老院舍的需求,並可緩解香港因人口老化趨勢而出現的安老院舍床位短缺問題。
- 自 2003 年社會福利署推行私人土地發展安老院舍鼓勵計劃以來,只有一所安老院舍符合標準並於 2019 年落成。若此申請獲批,將可增加未來安老院舍的供應。
- 擬議發展提供一個整體樓面積 8,300 平方米的安老院舍,符合最新的「鼓勵在新私人發展物業內提供安老院舍院址計劃」的指引,亦符合資格獲豁免繳付地價,為建立安老院舍提供誘因。
- 多個技術評估均證明是次發展計劃不會對附近地區造成不可逾越的視覺、交通、環境、排污及排水影響。

根據以上各點,申請人希望是次規劃申請能在規劃及技術層面獲城規會支持。

1.0 INTRODUCTION

*PROPOSED REZONING FROM "AGR" TO "G/IC"
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)
Tai Wo, Tai Po, N.T.*

R LEE ARCHITECTS LTD



1.1 Background

- 1.1.1 This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of a proposed S12A Amendment to the Approved Kau Lung Hang Outline Zoning Plan No. S/NE-KLH/11 to rezone a site from "AGR" to "G/IC" in order to allow the development of a RCHE.
- 1.1.2 The location of the subject Lot is Lot 111 S.B RP, 111 S.B ss.1 to 3, 111 S.B ss.4 RP, 111 S.B ss.4 S.A, 111 S.B ss.5 to 6, 111 S.B ss.7 RP, 111 S.B ss.7 S.A, 111 S.B ss.8 RP, 111 S.B ss.8 S.A, 111 S.B ss.9 RP, 111 S.B ss.9 S.A to S.C, 111 S.B ss.10 to 14 and adjoining Government Land in D.D. 7, Tai Wo, Tai Po, N.T. *(Figure 1 refers)*
- 1.1.3 Although the Site is zoned "AGR", it is at close proximity to a "V" zone to the West. *(Figure 5 refers)*
- 1.1.4 The Farmlands exist in the Site and the surroundings have been abandoned and left vacant for years. The existing ground has been concreted for easy maintenance. There is no existing trees in the Site. *(Figure 3 refers)*
- 1.1.5 The proposed amendment involves a development of a 9 Storeys RCHE of GFA of app. 8,357.64 sm, equivalent to a P.R. of 4.543 and a height of 31 m. There are similar approved applications as detailed in Section 4.

1.1.6 The proposal is solely based on public interest to provide enough G/IC / RCHes facilities to serve foreseeable increase in aging population. It also responds to better utilization of the scarce land resources.

1.1.7 The site is in a pleasant setting and is surrounded by abundant greenery as a back drop. Considering the potential noise source of the "Fanling Highway" and "MTR East Rail". The Building is carefully designed to avoid directly facing the source, while guaranteeing view and fresh air to the Dormitory.

1.1.8 This Planning Statement consists of the following sections in support of the Proposed Development:

Section 2: Site and Surroundings

Section 3: Proposed Development

Section 4: Planning and Development Context

Section 5: Planning Justifications

Section 6: Conclusion

2.0 SITE AND SURROUNDINGS

*PROPOSED REZONING FROM "AGR" TO "G/IC"
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)
Tai Wo, Tai Po, N.T.*

R LEE ARCHITECTS LTD



2.1 Location and Access

- 2.1.1 The Application Site locates at Lot no. 111 S.B RP, 111 S.B ss.1 to 3, 111 S.B ss.4 RP, 111 S.B ss.4 S.A, 111 S.B ss.5 to 6, 111 S.B ss.7 RP, 111 S.B ss.7 S.A, 111 S.B ss.8 RP, 111 S.B ss.8 S.A, 111 S.B ss.9 RP, 111 S.B ss.9 S.A to S.C, 111 S.B ss.10 to 14 and adjoining Government Land in D.D. 7, Tai Wo, Tai Po, N.T. To the North of Hong Lok Yuen. *(Figure 1 and 2 refers)*
- 2.1.2 It is accessible by the "Tai Wo Services Road East" from the West. The Services Road is of varying width but not less than 4.5m wide. Certain modifications are proposed in the TIA to slightly adjust the on site situation to allow a Driveway width of 3.5m and a Pavement width of 1.5m.
- 2.1.3 The Access Road is an unleased and unallocated Government Land maintained by HAD. Alongside to its West is an existing Cycle Track, next to the Cycle Track is the MTR East Rail Line and further next lies the "Fanling Highway". Row of Noise Barriers are provided along the side to mitigate the Noise.
- 2.1.4 The Access Road is fitted with Lamp Posts, Public Drains and Sewers. It is connected to the "Tai Wo Services Road West" to the other side of "Fanling Highway" by a Flyover to the North, where a lot of Public Transport are provided.

2.1 Location and Access (Cont'd)

- 2.1.5 The Site possesses an area of about 1,839.7 sm (19,802.4 sf) locates at the fringe of an "AGR" zone, it closely adjoins a "V" zone to its East, North-East and South-East. Thereby, it possesses similar feature with a "V" zone.
- 2.1.6 The "V" zone adjacent to the Site lies the "Tai Wo Tsuen", and to the North lies the "Yuen Leng Tsuen". Those are groups of well-developed Village Houses. Across the "Fanling Highway" to the West are numerous groups of Village Houses in "Nam Wah Po" and "Tai Hang Garden". There is a nice natural Hillside beyond "Tai Wo Tsuen" to the East.

2.2 Land Status

- 2.2.1 The Application Site situates in Old Schedule Agricultural Lots held under Block Government Lease of D.D. 7. It is held under "Fame Best Development Limited". A piece of Government Land to the East is included in this submission. The Application also include a small parcel of land (Lot 111 S.B. s.s.2) owned by "Wong Lee Kang Kim" and "Wong Kai Fan Gavin". They would be properly notified during the S12 process. *(Figure 2 refers)*

Once approved, those pieces of Land would amalgamated and undergo a Land Exchange process.

- 2.2.2 The Site lies in the Village Environ of "Tai Wo Tsuen". However, starting from 2018, the Development Bureau (DEVB) has been considering proposals from HYK to de-freeze proposed VEAs with land not yet resumed (i.e. allowing land applications therein to be processed, unlike in the past where the applications were frozen and not processed) on a case-by-case basis, on the understanding that any developments therein should be in compliance with the applicable policies on planning and land administration.

2.3 BD / FSD Issues

Although the Access Road is of varying width, it is maintained by HAD and is of not less than 4.5m wide. It complies with BD's requirement to be classified as a "Class A" Site. Further elaboration and BD approval procedure would proceed as next step.

However, difficulties to fully complied with B(P)R 41 regarding the EVA width is encountered due to its topographic restraints. Therefore, suitable enhancement provision to the FS System could be agreed during BD submission.

2.4 Accessibility

2.4.1 The Application Site is easily accessible by Private Cars, Ambulance, Minibus and Goods Vehicles (*Figure 6 refers*). It is also served by existing minibus and bus route per the followings:

Minibus:	
25B	Tai Po Market ↔ Kau Lung Hang
502	Ching Ho Estate ↔ Nethersole Hospital
Bus:	
73	Fanling (Wah Ming) ↔ Tai Po Industrial Estate
73A	Fanling (Wah Ming) ↔ Yu CHUI COURT
73B	Chuen On Road (Nethersole Hospital) ↔ Sheung Shui (Circular)
74C	Kau Lung Hang ↔ Kwun Tong Ferry
74D	Kwun Tong Ferry ↔ Kau Lung Hang
271P	Kau Lung Hang ↔ Tsim Sha Tsui (Canton Road)
273C	Tai Po Market Station ↔ Wu Kau Tang
373	Central (Hong Kong Station) ↔ Fanling (Luen Wo Hui)
N73	Shatin Central ↔ Lok Ma Chau
N373	Central (Macau Ferry) ↔ Fanling (Luen Wo Hui)

3.0 PROPOSED DEVELOPMENT

*PROPOSED REZONING FROM "AGR" TO "G/IC"
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)
Tai Wo, Tai Po, N.T.*

R LEE ARCHITECTS LTD



3.1 Proposed RCHE Development

- 3.1.1 The proposed RCHE Development is of 9 storeys high, with lower 6 storeys (2/F to 7/F) to be served as RCHE Dormitories. The Floor Level of 7/F at +47.40 is within 24m from Ground Floor, which comply with relevant Regulation. *(Figure 4 refers)*

A range of Dormitory sizes from Shared Rooms with individual privacy to premium Rooms with accessible Balconies are provided on 2/F to 4/F (3 storeys). Individual self-contained Suites with accessible Balconies are provided on 5/F to 7/F (3 storeys) facing the South-East. Those are the best location to receive sunshine and breeze.

- 3.1.2 Central Common Balconies are provided on all floors facing the Lift Landings. Those provide extra opportunity for all Residents to communicate, to enjoy sun light and semi outdoor environment.
- 3.1.3 A range of Common Facilities like Sitting Area and Combinable Multi-function Rooms locate on G/F, next to a generous Entrance Lobby (at level +23.40).
- 3.1.4 Loading/ Unloading of Goods and Passengers are provided adjacent to the Entrance Lobby. Plenty of Greenery, Garden, Outdoor Exercise and Sitting-out Spaces are also planned on various outdoor areas on G/F.

3.1 Proposed RCHE Development (Cont'd)

- 3.1.5 The Floor above the Dormitories (8/F) is designed for supportive functions like Administration Office, Meeting/ Interview Rooms, Kitchen, Laundry and Linen Stores, etc.
- 3.1.6 5 Staff Quarters are provided for Staffs on 8/F so that overnight or shift Staffs could provide more timely services to the Elderly in case needed.
- 3.1.7 Other than Mandatory Plant Rooms, the Top of the Building on Roof Floor (at level +54.40) is designed as an Open Roof Garden for the Leisure of the Staffs and Visitors. It also serves to provide Roof Greenery according to SBDG.
- 3.1.8 The proposed RCHE is scheduled to be completed by **end 2030.**

3.1.9 The GFA allocation is tabulated as below:

Site Area		: 1,839.685 m ²	19,802.369 ft ²
Class of Site		: A	
Proposed Plot Ratio for Non-Domestic		: 4.499 < 9.5	
Proposed Site Coverage above for Non-Domestic (Above 15m)		: 63.07% < 80%	
Maximum Gross Floor Area		8,276.46 m ²	89,087.82 ft ²
Proposed Building Height		54.40 mPD	
Absolute Height		31.0 m	
Proposed No. of Storey		9 STOREYS	
Proposed Gross Floor Area			
G/F	ENTRANCE & CARPARK	658.40 m ²	
1/F	RCHE	891.75 m ²	
2/F – 4/F	RCHE	953.28 m ² x 3 storeys =2,859.84 m ²	49 no. of beds for Dorm & Suite, 1 no. of bed for Isolation Room each floor
5/F – 7/F	RCHE	953.28 m ² x 3 storeys =2,859.84 m ²	45 no. of beds for Dorm & Suite, 1 no. of bed for Isolation Room each floor
8/F	MANAGEMENT OFFICE	840.51 m ²	5 no. of beds for staff quarter
R/F	SKY GARDEN	166.12 m ²	
TOTAL		8,276.46 m²	282 no. of beds for Dorm & Suit, 6 no. of bed for Isolation Room, 5 no. of beds for staff quarter

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

Parking Spaces (Loading/ Unloading) :	
No. of LGV (Loading/ Unloading)	1 Nos.
No. of Minibus (Loading/ Unloading)	1 Nos.
No. of Private Car Parking	6 Nos.
No. of Accessible Private Car Parking	1 Nos.
No. of Motorcycle Parking	1 Nos.
No. of Ambulance (Loading/ Unloading)	1 Nos.

Please refer to **Figure 4** for the Proposed Development

3.2 Design Concept

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

3.2.1 ① -The Main Entrance for Pedestrians and Traffic are planned on the South-West Side, adjoining the Access Road.

3.2.2 ② -Building setback. The building is set back for a distance for more than 5 m near the front Entrance facing the Access Road.

This serves to lessen the Building Bulk effect and also widen the passage in front for Pedestrian and Traffic.

3.2.3 ③ -Entrance Lobby and other Communal Facilities like Sitting Area and Combinable Multi-Function Rooms, are planned on G/F.

3.2.4 ④ -Numerous scattered Greenery Open Spaces surrounding the G/F to ensure Green View and are accessible for Outdoor Activities directly.

3.2.5 ⑤ -Adequate Loading/ Unloading, Car Parking Spaces and Supporting Plant Rooms are placed next to the Entrance Lobby on G/F.

3.2.6 ⑥ -Considering the unfavorable noise created by the Highway and Railway, non-sensitive Spaces like Dining and Common Areas, Lifts and Services Core are planned along the Noise Sources.

3.2.7 ⑦ - Dormitories and Habitable Rooms are designed to facing the North-East to South-East sides. Those are best orientation for Sunshine, Breeze and View. Some Premium Rooms equipped with accessible Balconies and a Central Common Balcony is also provided on all Floors for common interest.

3.2.8 ⑧ - Sound Reflectors or Acoustic Window would be installed in strategic locations to reduce Noise.

3.2.9 ⑨ - A floor for General Administration Locates above the Dormitory Room on the Upper most floor.

In addition to general administration need, it provides 5 Staff Quarters, which may benefit the Elderly for after-hours emergency services and consideration is also given to the flexibility to employ "Epidemic Close Circuit Management" in case needed.

3.2.10 ⑩ - Other than essential Plant Rooms, a roof garden consist of outdoor Leisure Spaces, Equipment and Individual Farming Areas for interest and hobby is provided on Roof Floor.

3.3 Visual Impact Assessment

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

3.4 Traffic Impact Assessment

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

3.5 Environmental Impact Assessment

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

3.6 Landscape Master Planning

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

4.0 PLANNING AND DEVELOPMENT CONTEXT

*PROPOSED REZONING FROM "AGR" TO "G/IC"
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)
Tai Wo, Tai Po, N.T.*

R LEE ARCHITECTS LTD



4.1 Surrounding Land Uses Pattern

4.1.1 Please refer to **Figure 5** for the extracted OZP No. S/NE-KLH/11.

The Site falls into "AGR" zone and surrounded by numerous "V" zones to its East and to the West across the "Fanling Highway". A vast Residential Development, "Hong Lok Yuen" which is zoned "R(C)1" locates to its South. Further East across a "V" zone, there lies a strip of "GB" zone which lead to the "Pak Sin Leng Country Park" in the far East side.

4.1.2 By closely adjoining "V" zone to its left and right, this "AGR" zone possess similar feature to a "V" zone. Where numerous previous approved S16 application (to Column 2 "Social Welfare Facilities" Use of a "V" zone) exist.

4.1.3 In the Notes of the current "AGR" zone, (**Figure 5 refers**) no provision for "Social Welfare Facility for building RCHE exists. Therefore, an application under S12A is required to rezone the Site from "AGR" to "G/IC" to facilitate the RCHE Development.

4.2 The Proposed S12A application

4.2.1 **Figure 8** show the proposed amendment to rezone the Site to "G/IC" zone whereas, the use of "Social Welfare Facility" is always permitted under Column 1 with no restriction on GFA and no. of Storeys. The Application Site could be re-zoned into this Category, if so approved.

4.3 Similar Approved S12A Planning Applications

4.3.1 Three approved similar S12A rezoning cases are shortlisted below, for rezoning to "G/IC" Uses for RCHE Development:

Location	OZP No.	Original Zone	S12A approved rezoning
No. 8-12 Hi Yip Street, Yuen Long (Application No. Y/YL/6)	S/YL/27	"OU(B)"	"G/IC"
Lot No. 953 RP (Part) in D.D. 92, Kam Hang Road, Kwu Tung South (Application No. Y/NE-KTS/16)	S/NE-KTS/2 1	"REC"	"G/IC"
Lot 4823 in D.D. 104, Ngau Tam Mei, Yuen Long (Application No. Y/YL-NTM/9)	S/YL-NTM/1 3	"R(C)"	"G/IC"

4.4 Similar Approved S16 Planning Applications

- 4.4.1 Three approved similar S16 application cases are shortlisted below, which happen in a "V" zone for change to Column 2 "Social Welfare Facilities" Use.

They are in comparable settings to the Application Site, where a RCHE adjoin low-rise, low-density Village House environment. The Building Height and Bulk difference are similar :

Existing Zoning	Amended Zoning	Location	Application No.	Status
V	N/A	Lots 1695 S.D RP, 1741 RP (Part) and 1394 S.B RP (Part) in D.D. 120 and adjoining Government Land, Tai Kei Leng, Yuen Long, New Territories	A/YL/263	Approved 05/02/2021
V	N/A	Lots 834 and 838 RP in D.D. 52 and adjoining Government Land, Tin Ping Road, Sheung Shui, New Territories	A/FSS/279	Approved 29/10/2021
V	N/A	Various Lots in D.D. 51, Fanling, New Territories	A/FSS/276	Approved 06/11/2020

4.4 Similar Approved S16 Planning Applications

- 4.4.2 One approved similar S16 Application Case is shortlisted below, which happen in a "V" zone and at the same time, falls into the Village Environ (VEA) of the adjacent Village.

The Detail is per attached in **Figure 9**. Same justification has been would be given as per para. 2.2.2 of this Planning Statement.

Existing Zoning	Amended Zoning	Location	Application No.	Status
V	N/A	Lots 479 S.X in D.D. 189 and Adjoining Government Land, South of Hin Keng Street, Tai Wai, New Territories	A/ST/1008	Approved 05/05/2023

4.5 Similar Approved LSP Scheme

4.5.1 Similar successful re-zoning cases from "AGR" zone as approved by the Chief Executive under the LSP Schemes are listed below for reference. Those successful rezoning set precedent cases for the rezoning of "AGR" zone into "R" and "G/IC" facilities.

Location	OZP	Original Zone	LSP Approved Rezoning
LSPS/003 She Shan Road and Lam Kam Road, Tai Po, N.T. (Original Site Area 193,397 sm, majorly zoned "AGR") <i>Figure 11 refers</i>	S/NE-LT/11	"AGR" & "G/IC"	"Residential" with "G/IC" Facilities
LSPS/004 Tin Wo Road and South of She Shan Road, Lam Tsuen, Tai Po, N.T. (Original Site Area 68,348 sm, zoned "AGR") <i>Figure 12 refers</i>	S/NE-LT/11	"AGR"	"Residential" with "G/IC" Facilities

4.5.3 It worth notice that the above approved re-zoning cases, although aid to house a great no. of population and associated G/IC facilities, deprive huge Agricultural Land at the same time.

5.0 PLANNING JUSTIFICATION

*PROPOSED REZONING FROM "AGR" TO "G/IC"
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)
Tai Wo, Tai Po, N.T.*

5.1 The Aging Community Structure

Hong Kong continues to have the longest life expectancy in the world. According to a report published by the Government Census and Statistics Department in 2021, Hong Kong has a population of approximately 7 million, and the population over the age of 65 is approximately 1.45 million. The aging trend of the population continues, until 2046 (i.e. 25 years later) it will increase to 2.74 million people.

As of 2021, public and private residential care homes for the elderly in Hong Kong provide a total of about 70,000 beds. If it accounts for 5% of the population over 65 years old. According to estimates by the Census and Statistics Department, the number of RCHEs needed will increase to 137,000 by 2046. That means 2,680 new beds need to be added every year. Assuming a RCHE of average 300 beds, nine new RCHE will need to be built every year! However, according to the number of RCHEs completed in recent years, an average of 2 to 3 number are built each year. In the long run, demand will definitely exceed supply.

The government launched a land premium exemption policy in 2003 to encourage private construction of RCHE, but the results have been ineffective. As of 2019, 16 years later, only one RCHE, completed in Hu Tei, Tuen Mun. In 2024, the market response is not positive.

The construction of a RCHE is a time and money consuming process. Planning approval is being the first hurdle in the process. Therefore, the approval of this S12A application would aid to foster another successful RCHE Development.

5.2 Scarc Standalone RCHes

In view of the scarce land resources and dense population, majority of the existing RCHes are transformed from podium floors of existing aged Residential and Commercial Mixed Uses Developments. Not only do it create the problem of circulation needs for Lift Usage, it also induces certain nuisance like noise and hygiene problem to the residents in daily operation.

Standalone RCHes might be a way out for the problem. The subject Standalone application with its independent Vehicles, Pedestrian and Services Access, would create no inconvenience to the surroundings and the general public. In addition, this purpose built RCHes would fully utilize the Land's Developmental Potential through necessary relaxation in no. of storeys and Plot Ratio.

5.3 Restrictions on Plot Ratio & No. of Storeys in "G/IC" Zone

- 5.3.1 "G/IC" zone is designated for Government, Institution and Community uses. Those should be built according to their needs for individual merit and their bulks are usually governed by relevant Regulations. Normally, the Plot Ratio are not restricted but some restrictions may apply to the No. of Storeys on Building Height.
- 5.3.2 Similar decision on relaxation of no. of storeys restriction can be noted from the Town Planning Board Meeting on 17.9.2021 on Proposed Amendments to the Draft Yau Ma Tei Outline Zoning Plan No. S/K2/22 (TPB Paper No. 10773), the Town Planning Board Chairman and the Planning Department were of the view that in the absence of concrete redevelopment proposals, it was difficult to predetermine any appropriate BHR for the "G/IC" sites. Plan D would, with the benefit of the redevelopment proposal(s) so put forward, review the BHRs of those sites and make suitable amendments to the OZP. The same principle of "case-by-case" should be applied to other similar "G/IC" sites in Hong Kong as well, where the BHR should be imposed based on individual proposals, subject to no significant adverse impact from planning and technical points of view.
- 5.3.3 As revealed from the Design of the proposed development and Building Bulk Study as per the Visual Impact Assessment. The proposed Plot Ratio of 5.53 and the Height of 31 m (10 Storeys) for this Planning Application is justified.

5.4 Similarity to RCHE Developments approved in "V" zone

The Application Site, although zoned "AGR" and "GB", locates at the fringe of "AGR" zone and adheres closely to a "V" zone to the West. It possesses similar feature to a "V" zone.

There are two approved S16 cases located in South Yuen Long (no. A/YL/302 and A/YL/263) which situate closely to a "V" zone (*Figure 10a refers*). The resulting building height difference are 18.17 m and 14.77 m respectively.

Referring to our Application case, as revealed from *Figure 10b*, the resulting building height difference to the closest row of Village Houses is 18.182m and to the most distant row is only 8.282m, which is similar to the above mentioned cases.

Since there are precedent cases for successful S16 planning application from "V" zone to a "Social Welfare Facility" for RCHE Development. Similar approval could be favorably considered to this S12A Application.

5.5 Conversion of "AGR" Use become irresistible

Although "AGR" Lands, like other Land Resources in Hong Kong, are precious. In line with the City's development, there are pressing needs for various type of developable Lands.

The Two massive rezoning Cases in the LSP Scheme as listed in *Figure 11 and 12* set a good precedent cases for the rezoning from quality Agricultural Lands in the "AGR" zone to "Residential" with "G/IC" Facilities.

Similarly, this S12A Application propose to convert recently under developed, abandoned Agricultural Land into a RCHE which would benefit Hong Kong in the long run.

In view of the Limited Land Resources of Hong Kong in general, the trend seemed to be irresistible and The Society's interest, however, needed to be balanced.

5.6 Consideration of Green Building Design and Sustainable Building Design Guidelines (SBDG)

5.6.1 Green Building Design

A List of Green Building Design including G/F Greenery Open Spaces and Open Roof Garden are elaborated in Section 3.2.

5.6.2 Sustainable Building Design Guideline

The Site area of the Development is below 2,000m², of which SBDG (PNAP) APP-152 would not be applicable. However, every effort is made to comply with the Guideline as much as possible in order to contribute to improve the overall Built Environment. Those are summarized as Follows:

5.6.2.1 Building Length

The projected facade length of the proposed building abutting the street is below 60m which is below the stipulation under the SBDG.

5.6.2.2 Greenery

In order to improve the environmental quality of the urban space, particularly of the pedestrian level to mitigate the heat island effect, Greenery is proposed on various locations to satisfy that required under SBDG. The details are summarized in a LMP report as attached in Appendix 6.

6.0 CONCLUSION

*PROPOSED REZONING FROM "AGR" TO "G/IC"
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)
Tai Wo, Tai Po, N.T.*

R LEE ARCHITECTS LTD



- 6.1 This supporting Planning Statement is submitted under Section 12A of the TPO to seek approval for the rezoning of the subject site from "AGR" to "G/IC", for the proposed RCHE.
- 6.2 The proposed RCHE with a focus on Public Interest is justified based on the followings:
- 6.2.1 In view of the Aging Population growth, there is a strong demand of RCHEs in the Territory in the long run.
- 6.2.2 In consideration of the scarce land resources, the replacement of the existing underutilized, abandoned Agricultural Land by a RCHE of higher Plot Ratio is justified.
- 6.2.3 The Applicant has located a number of potential experienced RCHEs Operators and would assign one of them as the Operators in future.
- 6.2.4 It is a sizable standalone RCHEs development that comply with the Encouragement Scheme of the Social Welfare Development. Since the launching of the Scheme in 2003, there is only one successful RCHE built in 2019. The approval on this S12A application would aid to speed up more RCHE developments.
- 6.2.5 By situating at the fringe of "AGR" zone and closely adjoin a "V" zone. It exhibits similar Height and Bulk difference comparing to a few previously approved S16 Schemes. The site is also surrounded by abundant Greenery and the increase in Building Bulk is adequately shield off.
- 6.2.6 There are Two similar rezoning LSP Schemes which involve rezoning from "AGR" zone to "Residential" with "G/IC" Facilities in bigger scales. Those set good precedent cases for this S12A Application.

- 6.3 In addition to the planning and design merits, it is also demonstrated by technical assessments on the Environmental Impact, Traffic and Landscape aspects that the Proposed Development will NOT generate insurmountable impacts to the Application Site and its surroundings.
- 6.4 In the light of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek for the favourable consideration from the TPB to give support to this Application.