



DeSPACE (International) Limited

Date: 13<sup>th</sup> October 2026

BY HAND

Secretary, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong

Dear Sir/Madam,

**SUBMISSION OF APPLICATION FOR PERMISSION  
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)**

\*\*\*\*\*

**TO REZONE THE APPLICATION SITE FROM “AGRICULTURE” TO “GOVERNMENT,  
INSTITUTION OR COMMUNITY (1)” AT MULTIPLE LOTS IN D.D. 8 AND ADJOINING  
GOVERNMENT LAND, LAM TSUEN, TAI PO, NEW TERRITORIES  
(SITE TO THE WEST OF TAI PO SHUI WO ROAD)**

DeSPACE(International) Limited acts on behalf of the Applicant, CHAN HING CHEUNG, ACT LONG LIMITED and ELITE YIELD LIMITED, to prepare and submit this Section 12A Town Planning Application to the Town Planning Board (TPB) for the captioned proposed amendments to the Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11. The proposed scheme aligns with the Government’s policy directions and is justified to be technically feasible.

Please find the enclosed the following documents in support of the application for departmental circulation and distribution to members of the TPB:

- [1] **1** signed original copy of Section 12A Application Form including Particulars of Applicant and Authorized Agent;
- [2] **4** hard copies of the Supplementary Planning Statement with Appendices;
- [3] An Authorization Letter signed by the Applicant;
- [4] **1** copy of proof of Land Ownership provided by the Applicant;

We should be most grateful if you can notify us of any departmental comments or queries on the application for our corresponding action in due course. Should you have any queries with this pre-submission, please feel free to contact Mr. Endy CHENG or Mr. Arthur MA at [REDACTED] or the undersigned at [REDACTED].

Yours faithfully,  
FOR AND ON BEHALF OF  
**DeSPACE (INTERNATIONAL) LIMITED**

Greg Lam

[REDACTED]

# Section 12A Town Planning Application

Amendment to the Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11, to rezone the application site from “Agriculture” Zone to “Government, Institution or Community (1)”, Multiple Lots in D.D.8 and adjoining Government land, Lam Tsuen, Tai Po, New Territories

Supplementary Planning Statement  
October 2026

## Applicants

Chan Hing Cheung  
Act Long Limited  
Elite Yield Limited

## Town Planning Consultant

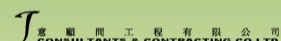
DeSPACE (International) Limited



DeSPACE (International) Limited

## Project Architect

I Consultants & Contracting Co. Ltd



## Technical Consultants

Traffic

CTA Consultants Limited

Drainage

Solar-lil Design Consulting Limited

Environmental

BeeXergy Consulting Limited

Ecological

Coalition for Research on Ecology  
and Wildlife Limited

Geotechnical

S.T. Wong & Partners Limited

## EXECUTIVE SUMMARY

The Applicants, **CHAN HING CHEUNG, ACT LONG LIMITED** and **ELITE YIELD LIMITED**, who are respectively the registered owners of multiple private Lots located to the west of Tai Po Shui Wo Road, Lam Tsuen, Tai Po, New Territories, now seeks a Section 12A Town Planning Application from the Town Planning Board for proposed amendment to the Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 (“the OZP”) for proposed Social Welfare Facility (Residential Care Home for Persons with Disabilities) (RCHD) / (Residential Care Home for the Elderly) (RCHE) development. According to the OZP, the application site is zoned as “Agriculture” (“AGR”) and the proposed RCHD/RCHE is neither a Column 1 nor a Column 2 use. The Applicant hence proposes to rezone the Application Site from “AGR” to “Government, Institution or Community (1)” (“G/IC (1)”) zone.

In the face of ageing population, in pursuit of the “Incentive Scheme to Encourage Provision of Residential Care Homes for Persons with Disabilities in New Private Developments” (LAO Practice Note No. 10/2023) or “Incentive Scheme to Encourage Provision of Residential Care Homes for the Elderly Premises in New Private Developments” (LAO Practice Note No. 5/2023A), the Applicants will request the Social Welfare Department for supporting the proposed RCHD/RCHE under the Incentive Scheme which encourages private developers to self-finance to build quality RCHD/RCHE premises on their own land, and design to comply with the statutory and licensing requirements of the participation in the Incentive Scheme.

The Application Site is situated at an accessible location, with a natural surrounding environment particularly conducive to creating a high-quality therapeutic environment that integrates with nature, catering to elderly living and the rehabilitation and care of those in need. The Applicant has a great intention to support the community through the proposed RCHD/RCHE. Also, the Proposed Development will provide a range of design merits that enhance the well-being of future residents and protect the ecological integrity in the surroundings, including adopting various forms of native plants in the open space which will bring additional positive impacts to local wildlife.

The proposed development is fully justified in terms of the prevailing policy objectives and the persistent community needs with the support of technical assessments. For the justifications put forth, the Applicant sincerely requests the Town Planning Board to approve the subject application.

## 行政摘要

(以英文版本為準)

申請人為新界大埔林村丈量約份第 8 約位於大埔水窩路以西多個地段的註冊土地擁有人，現向城市規劃委員會提出第 12A 條修訂圖則申請，擬議修訂林村分區計劃大綱核准圖編號 S/NE-LT/11(大綱圖)，作擬議的殘疾人士院舍或安老院舍發展。根據大綱圖，申請地點劃作「農業」地帶，擬議的社會福利設施（殘疾人士院舍或安老院舍）不屬於第一欄及第二欄用途，因此，申請人擬議修訂大綱圖，將該地點由從「農業」改劃至「政府、機構或社區（1）」。

面對社會人口老化，擬議發展參與地政總署發出的「鼓勵在新私人發展物業內興建殘疾人士院舍計劃」（地政處作業備考編號 10/2023）及「鼓勵在新私人發展物業內興建安老院舍計劃」（地政處作業備考編號 5/2023A），申請人將向社會福利署爭取政策支持，在私人土地建設以自負盈虧方式發展高質素的殘疾人士院舍或安老院舍，而所有設計將符合獎勵計劃的法例及牌照要求。

申請地點位於優越地段，周邊環境寧靜清幽，特別有利於締造融合大自然的優質療養環境，為長者居所及有需要人士的療養康復。鑑於社會對私人院舍服務需求殷切，申請人有意透過擬議的殘疾人士院舍或安老院舍項目，為社會提供社會福利支援服務的規劃增益。此外，發展項目將提供一系列提升未來居民福祉並保護周邊生態完整性的設計特點，包括於休憩空間將採用多種本土植物進行景觀設計，為當地的野生動物帶來正面影響。

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

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### 1.1. Project Background

- 1.1.1. **DeSPACE (International) Limited** acts on behalf of the Applicants, namely, **CHAN HING CHEUNG, ACT LONG LIMITED** and **ELITE YIELD LIMITED** (hereafter “the Applicants”), to submit a Section 12A Planning Application to the Town Planning Board (“TPB”) for the proposed amendment to the Approved Lam Tsuen Outline Zoning Plan (OZP) No. S/NE-LT/11 (“the OZP”) to rezone the application site from “Agriculture” (“AGR”) to “Government, Institution or Community (1)” (“G/IC(1)”) at Lot Nos. 727 S.A, Lot 727 S.B, Lot 727 S.C, Lot 727 S.D, Lot 735 S.A ss.1, Lot 735 S.A ss.2, Lot 735 S.A ss.3, Lot 735 S.A ss.4, Lot 735 S.A ss.5, Lot 735 S.A ss.6, Lot 735 S.A ss.19, Lot 735 S.B ss.1, Lot 735 S.B ss.2, Lot 735 S.B ss.3, and Lot 736 RP in D.D.8 and adjoining government land, Lam Tsuen, Tai Po (“the Application Site”) for a proposed Social Welfare Facility (Residential Care Home for Persons with Disabilities (RCHD) and/or Residential Care Home for the Elderly (RCHE)). Please refer to **Figure 1** for the Location Plan.
- 1.1.2. The Application Site is zoned “AGR” under the OZP (refer to **Figure 2** for the Outline Zoning Plan). In response to the significant demand for private residential care services and to optimize the utilization of available land resources, the Applicant has a great intention to provide social welfare support to the community through the proposed RCHD and/or RCHE.
- 1.1.3. 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.
- 1.1.4. With the vacant flat lands at the Site and 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 Homes for Persons with Disabilities in New Private Developments (LandsD’s Practice Note Issue No. 10/2023)*”, the Applicant is looking to maximize the Site’s development potential through developing a “Residential Care Homes for Persons with Disabilities (RCHD)” at a low-rise scale. The Applicant will kindly request the Social Welfare Department (“SWD”) to support the proposed RCHD subject to compliance with all relevant statutory and licensing requirements and without implying any financial implications, both capital and recurrent costs by the Government. For this planning application, flexibility is proposed for the interchangeability between RCHE and RCHD in future and subject to the Lease control at the Land Exchange stage and the prevailing scrutiny mechanism of SWD.

## 2.1 Site Context and Surrounding Land Uses

- 2.1.1. Located to the south of Shui Wo Village, the Site is comprised of pieces of underutilised land covered by undermanaged vegetations. The reason for the agricultural lands being underutilised is the particular soil profile of the Site along a natural river with predominantly rock debris deposited, rendering the Site unsuitable for farming on the grounds.
- 2.1.2. The surrounding areas have a predominantly village setting formed by Ma Po Mei Village, Shui Wo, Tai Yeung Che and Pak Ngau Shek Ha Tsuen, with a mix of scattered tree groups and abandoned farmlands. Social welfare facilities are lacking in the area governed by the Lam Tsuen OZP.
- 2.1.3. The Application Site is adjoining a vehicular access leading from Tai Po Shui Wo Road, which is directly connected to Lam Kam Road and further linked to Tai Wo in an approx. 10-minute drive. Franchised buses (eg. 64K and 65K) are available on Lam Kam Road which provide frequent services between Yuen Long and Tai Po. In addition to vehicular access, the Sites are currently served with a pedestrian footway along Tai Po Shui Wo Road. The Applicant Site is thus considered in a relatively accessible location.
- 2.1.4. The Application Site's surroundings are observed with the following site characteristics (**Figure 1** refers):
- to the immediate northeast lies Tai Po Shui Wo Road; further across the road is a parcel of vacated private land currently subject to another Section 12A Town Planning Application for a proposed Social Welfare Facility (RCHE and/or RCHD) submitted by the same Applicant.
  - to the immediate northwest and southwest lies the Lam Tuen River;
  - to the east lies Lam Kam Road, which provides access to other rural villages across the road, including Ping Long;
  - to the northwest lies Shui Wo Village, which is predominantly a low-density residential area;
  - to the north lie Tai Yeung Che Village and Ma Po Mei; and
  - the nearest bus stop is located along Lam Kam Road, with an approximately 200 metres' walking distance from the Application Site.

## 2.2 Land Status

- 2.2.1. The Application Site is comprised of Old Schedule Lots held under Block Government Lease which demised for agricultural use that no structures are allowed to be erected without the prior approval of the Government. The Applicants are well-noted that in the event of agreement on the proposed rezoning by the Town Planning Board and implementation of the project, it is required to apply to the Lands Department for a Land Exchange to implement the proposed development and include the portion of Government Land.
- 2.2.2. It is noted that the actual site area and application boundary are subject to verification at the land exchange application stage.

### 3.1 Statutory Planning Context

- 3.1.1 The Application Site falls within an area zoned “AGR” on the Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11. According the Notes of the OZP, the planning intention of “AGR” is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is a general presumption against development within this zone.

### 3.2 Non-statutory Planning Context

- 3.2.1 Given Hong Kong’s longer average life expectancy of persons with disabilities (PWDs) owing to the advancement of medical technologies, the community’s demand for RCHD has been increasing. In pursuance of the policy initiative in “2023 Policy Address” and the 2023-24 Budget to provide more incentives to encourage developers to build and operate RCHDs in private development projects.
- 3.2.2 In October 2023, the Government announced the Incentive Scheme to Encourage Provision of Residential Care Home for Persons with Disabilities in New Private Developments (“Incentive Scheme for RCHDs”), to encourage provision of RCHF premises in new private developments with the exempted payment of premium under different types of land transactions with incorporation of certain lease conditions to ensure the delivery of the RCHD premises.<sup>1</sup>
- 3.2.3 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 12,000 m<sup>2</sup> 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.
- 3.2.4 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.
- 3.2.5 On 25.03.2025, the Legislative Council Subcommittee on Issues Relating to the Support for Persons with Disabilities convened a meeting to brief its members on the latest implementation progress of the Incentive Scheme for Residential Care Homes for Persons with Disabilities (RCHDs). According to the LegCo minutes<sup>2</sup>, Hon Andrew Lam noted that no applications had been received since the implementation of the scheme, highlighting a policy issue. He suggested that the government should take a more active role in engaging the private sector to develop private RCHDs.
- 3.2.6 Moreover, Dr. Hon Tik Chi-yuen questioned whether the government was providing adequate support to persons with disabilities (PWDs), given that the average waiting time for a place in a Hostel for Severely Mentally Handicapped Persons or a Hostel for Moderately Mentally Handicapped Persons exceeds 12 years. He also commented that the government should establish clear targets to encourage the development of RCHDs in private developments, considering that setting up RCHDs is far more

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<sup>1</sup> Source: [https://www.landsd.gov.hk/doc/en/practice-note/lpn/PN%2010\\_2023\\_text.pdf](https://www.landsd.gov.hk/doc/en/practice-note/lpn/PN%2010_2023_text.pdf)

<sup>2</sup> Source: [https://www.legco.gov.hk/yr2023/english/hc/sub\\_com/hs53/minutes/hs5320250325.pdf](https://www.legco.gov.hk/yr2023/english/hc/sub_com/hs53/minutes/hs5320250325.pdf)

complex than establishing Residential Care Homes for the Elderly (RCHEs) due to the specific needs of PWDs.

- 3.2.7 In addition, Hon Chan Hoi-yan urged the government to increase the supply of RCHDs. She cited the example of the Transitional Care and Support Centre for Tetraplegic Patients, which currently provides only 22 places across the entire territory. She emphasized that the government must prepare for the increasing future demand for RCHDs, given that PWDs are now living longer than ever before.
- 3.2.8 By making full use of the non-utilized Site at present, the subject Proposed Development could contribute to increasing the effectiveness of the policy initiatives of the Incentive Schemes and especially the enhanced measures in addressing the aggravating trend of an ageing population in Hong Kong.
- 3.2.9 The First Five-Year Plan for Economic and Social Development of the Hong Kong Special Administrative Region (2026-2030) and the Chief Executive's 2026 Policy Address, the Government will continue to implement the Incentive Scheme, foster the market development of the residential care home sector and enhance the overall capacity of elderly residential care service through public-private collaboration.

### **3.3 Planning History**

The Sites do not involve any previous planning application.

### 3.4 Similar Planning Application(s)

- 3.4.1 Since rezoning applications specifically for social welfare purposes are limited, rezoning applications involving a change from “AGR” zone to institutional and residential uses have been referenced as comparable cases for the subject planning application.

**Table 3.1 – Approved Rezoning Applications from “AGR” zone**

| Case No.                                                       | From (zone)                                              | To (zone)                                                                           | Key Planning Considerations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Y/NE-KTS/18<br/>(08/05/2026)<br/>Partially<br/>Approved</b> | “Agriculture” and<br>“Green Belt”                        | “Government,<br>Institution or<br>Community”                                        | <ul style="list-style-type: none"> <li>In terms of land use, the Proposed School with education, sports and ancillary facilities as well as ancillary dormitory at the Site is <u>considered not incompatible</u> with the surrounding areas.</li> <li>Given that the <u>ecological sensitivity of the Site and its surroundings is not high</u>, the EcoR concludes that with mitigation measures in place, significant adverse ecological impact is not anticipated. <u>DAFC has no objection</u> to the application from nature conservation perspective</li> <li>The applicants have submitted EA, SIA, DIA and WSIA to demonstrate that <u>insurmountable adverse impacts</u> on air quality, noise, sewerage, drainage, water quality, waste management and land contamination aspects arising from the Proposed School <u>are not anticipated</u> with implementation of appropriate protective, precautionary and mitigation measures</li> </ul> |
| <b>Y/YL-KTN/5<br/>(14/2/2025)<br/>Approved</b>                 | "Agriculture"                                            | "Government,<br>Institution or<br>Community (1)"<br>(columbarium<br>regularization) | <ul style="list-style-type: none"> <li>Given the scale and nature of the uses, the proposed development is <u>not considered incompatible</u> with the surrounding areas</li> <li><u>Adverse visual</u> and landscape, drainage, traffic and environmental impacts <u>are not anticipated</u>.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Y/NE-KTS/17<br/>(27/10/2023)<br/>Approved</b>               | "Agriculture" and<br>"Recreation"                        | “Residential<br>(Group B)”                                                          | <ul style="list-style-type: none"> <li>The proposed development is not expected to incur adverse Traffic, Environmental and Other Technical impacts.</li> <li>Rezoning of the “AGR” would <u>unlikely</u> have <u>significant impact</u> on the agricultural activities in the area.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Y/NE-KTS/15<br/>(28/10/2022)<br/>Partially<br/>approved</b> | "Comprehensive<br>Development<br>Area",<br>"Agriculture" | "Residential<br>(Group B)"                                                          | <ul style="list-style-type: none"> <li>A 3m-wide landscape strip is proposed to form buffer area at the east.</li> <li>The proposed development is <u>not expected</u> to incur adverse Traffic, Environmental and Other Technical <u>impacts</u>.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Y/NE-LYT/9<br/>(10/7/2009)<br/>Partially<br/>approved</b>   | "Agriculture",<br>"Village<br>Type<br>Development"       | "Residential<br>(Group C)"                                                          | <ul style="list-style-type: none"> <li><u>No adverse impacts</u> on surrounding areas were anticipated</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Y/NE-TK/6<br/>(27/02/2009)<br/>Approved</b>                 | "Agriculture" and<br>"Green Belt"                        | "Other Specified<br>Uses" annotated<br>"Spa Resort<br>Hotel"                        | <ul style="list-style-type: none"> <li>the proposed development would <u>unlikely</u> <u>cause</u> significant adverse traffic, environmental, drainage, sewerage, ecological, visual and landscape <u>impacts on the area</u>.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Y/NE-TKL/2</b>                                              | "Agriculture"                                            | "Government,                                                                        | <ul style="list-style-type: none"> <li>The proposed development was <u>not</u></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

|                                                  |  |                                             |                                                                                                                                                                                                                            |
|--------------------------------------------------|--|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>(23/01/2009)</b><br><b>Partially approved</b> |  | Institution or Community (1)" (Columbarium) | <u>incompatible with the adjacent rural setting and the existing WCSK development as a whole</u> <ul style="list-style-type: none"> <li>• <u>Adverse traffic and environmental impacts are not anticipated.</u></li> </ul> |
|--------------------------------------------------|--|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

3.4.2 In summary, the key planning considerations of rezoning from “AGR” to “G/IC” or a residential zone would be technically having no adverse impact to the surrounding area and the land use compatibility with a residential nature.

3.4.3 For planning applications related to RCHE/D developments near village developments, there are several approved planning applications located in the “V” Zone that share a similar scale with the subject Proposed Development. Please refer to Table 3.2 for details.

**Table 3.2 – Approved Planning Applications within “V” Zone**

| Case No.                                                             | Applied Use                                                                                                                              | Building Height          | Key Planning Considerations                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A/YL-MP/384 (15/08/2025)</b><br><b>Approved with condition(s)</b> | Social Welfare Facility (RCHE), Shop and Services (Medical Consulting Room including Clinic) and Public Vehicle Park (Private Cars Only) | 9 storeys (about 30.15m) | <ul style="list-style-type: none"> <li>• The submitted VIA concludes that the overall visual impact arising from the proposed development is considered to be largely slightly adverse. With the implementation of proposed mitigation measures, including stepped BH, building setbacks and periphery planting, CTP/UD&amp;L of PlanD has no adverse comment on the application from urban design and visual perspectives.</li> </ul> |
| <b>A/TW/538 (28/03/2025)</b><br><b>Approved with condition(s)</b>    | Social Welfare Facility (RCHE)                                                                                                           | 8 storeys (about 33.93m) | <ul style="list-style-type: none"> <li>• The proposed 8-storey RCHE will appear to be higher than the surrounding village-type developments, with the visual impact considered to be ‘negligible’ to ‘moderately adverse’.</li> <li>• The applicant will review the articulation and treatment of building form in the design stage.</li> </ul>                                                                                        |
| <b>A/YL/252 (03/05/2019)</b><br><b>Approved with condition(s)</b>    | Proposed Composite School and Religious Institution (Church) Development, with minor relaxation of BH Restriction                        | 8 storeys (32.5m)        | <ul style="list-style-type: none"> <li>• School development up to 8 storeys is always permitted under “G/IC (1)” zone,</li> <li>• compatible with the medium-rise GIC uses north of Ma Tong Road, such as Caritas Yuen Long Chan Chun Ha Secondary School.</li> </ul>                                                                                                                                                                  |

**4.1 Development Proposal**

- 4.1.1 In response to the continuous growth in demand for quality residential care services, the proposal seeks to convert the vacant private land into a Social Welfare Facility (RCHD) to address the increasing needs of the disabled population across the territory in line with the latest Policy Addresses.
- 4.1.2 In 2023, the Government introduced the Incentive Scheme to Encourage Provision of Residential Care Homes for Persons with Disabilities in New Private Developments (“the Incentive Scheme”), with the aim of promoting the provision of quality RCHDs in Hong Kong. The scheme offers incentives to eligible developments, including exemption from land premium payments in respect of land transactions, with a view to leveraging market forces to increase the supply of such facilities. In support of the Government’s initiative, the Applicant intends to participate in the Incentive Scheme through the provision of RCHD facilities within the proposed private development.
- 4.1.3 The Applicant acknowledges that policy support from the Social Welfare Department (SWD) is required under the Incentive Scheme and will be sought as part of the land exchange application. The proposed RCHD development is tentatively scheduled for completion in 2030.
- 4.1.4 As a prevention measure against flooding at the Site and as a prevention measure against potential pollution to the surrounding watercourse, the 5-m setback and a site formation level at about 61.75mPD designed for the subject site, subject to detailed design, which will raise the site level to about 1-2 m above the river shores for areas outside the 5-m setback buffer zone, will help minimize the risk of flooding on the Site.
- 4.1.5 Planters are provided along the site boundary to help soften the building edge; Permeable indoor building design for the RCHE for increased interior openness to facilitate cross ventilations, natural sunlight penetration and vistas within and across the RCHE building. The wall finishes, colour, materials and architectural design of the building will be specifically designed to enhance visual permeability and natural sunlight penetration which will minimize the rigidity of the bulk/forms.

- 4.1.6 The key development parameters of the proposed scheme are presented in **Table 4.1** below. Please refer to **Appendix 2** for the Proposed Development Scheme.

| <b>Table 4.1 Proposed Development Parameters</b>                                 |                                                          |
|----------------------------------------------------------------------------------|----------------------------------------------------------|
|                                                                                  | <b>Proposed Scheme</b>                                   |
| Total Site Area (about)<br>(subject to detailed survey)                          | 1,203 sq.m (including Government land of about 127 sq.m) |
| Plot Ratio                                                                       | Not more than 4.00                                       |
| Total GFA (about)                                                                | 2,890 - 4,810 sq.m <sup>[1]</sup>                        |
| Proposed use                                                                     | RCHE/D<br>(RCHD for the current scheme) <sup>[2]</sup>   |
| Site Coverage (about)                                                            | 80%                                                      |
| No. of Storeys                                                                   | Not more than 9 storeys                                  |
| No. of Beds                                                                      | 183 (or within a range of 180 to 210)                    |
| Parking Spaces                                                                   |                                                          |
| Private Car:                                                                     | 7 (including 1 disabled car parking space)               |
| Motorcycle:                                                                      | 1                                                        |
| Loading/unloading (L/UL) facilities:<br>(shared for Light bus/<br>Ambulance/LGV) | 1                                                        |

Remarks:

1. The area for the car park is exempted from GFA calculation.
2. The Applicant shall erect and maintain upon the lot a residential care home as defined in the Residential Care Homes (Persons with Disabilities) Ordinance, Cap. 613, any regulations made thereunder and any amending legislation together with such facilities as shall be approved by the Director of Social Welfare. Interchangeability of uses between RCHE and RCHD shall be provided for in town planning control and future Land Exchange application.
3. Achieve an overall SC of greenery provision of not less than 20%;

## 4.2 Rezoning Proposal

- 4.2.1 This S.12A Town Planning Application involves the following amendments to the Approved Lam Tsuen Outline Zoning Plan No. S/NE-LT/11 (**Appendix 3** refers).

### (i) Amendment Item 1 – OZP

It is proposed to rezone the Application Site from “AGR” to “G/IC(1)” zone, a subzone under the current “G/IC” zone of the OZP. “G/IC (1)” zone could most appropriately reflect the planning intention of the proposed uses in our development proposal, which are intended to provide residential care services for persons with disabilities in need in the community. The proposal aligns with the planning intention of “G/IC” zone to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

### (ii) Amendment Item 2 – Schedule of Uses

According to the approved planning cases in relation to the s.12A application for G/IC facilities, it is noticed that the TPB would recommend the proposed social welfare facility uses to be placed under

Column 1 uses (i.e. uses always permitted) of a proposed new zone. This is because the Board considered there will be sufficient relevant licensing control mechanism on details and thus, consideration could be given to streamline the development control process. In view that the Applicant has submitted a detailed development proposal, “Social Welfare Facility” is proposed to be placed under Column 1 of the proposed “G/IC(1)” zone so as to allow the Applicant to proceed with the RCHE/D licensing applications. Design parameters of the Proposed Development, e.g. GFA, building height, will normally be imposed in Lease conditions at the future land exchange stage.

#### **4.3 Inclusion of Government Land**

In order to achieve an efficient and functional layout for the proposed RCHD development, a strip of Government land of approximately 127m<sup>2</sup> is proposed to be included within the application boundary. The inclusion of this Government land is primarily intended to provide greater flexibility in site area and plot ratio, thereby enabling a more efficient site layout and enhancing the overall living environment and quality for the residents.

#### **4.4 Access and Internal Transport Facilities**

- 4.4.1 The proposed ingress and egress of the Site are located on the northern side, facing Tai Po Shui Wo Road. Internal vehicular access will lead vehicles directly to the car park on G/F of the Proposed Development, where sufficient space for smooth manoeuvring will be provided. The existing Tai Po Shui Wo Road leading to the Site will serve as the Emergency Vehicular Access (EVA) for the Site. The proposed pedestrian access is also located on the northern side of the Site, facing Tai Po Shui Wo Road and separated from the vehicular access, so that pedestrian safety can be ensured.
- 4.4.2 The Site is proposed to provide SEVEN(7) car parking spaces (5m(L) x 2.5m(W) x 2.4m(H)) including ONE(1) disabled car parking space and ONE(1) shared light good vehicle (LGV) loading & unloading bay (L/UL) and Light bus/Ambulance layby (9m (L) x 3m (W) x 5m (H)). All private car parking spaces are used by visitors.

#### **4.5 Compliance with RCHD licensing requirements**

- 4.5.1 The proposed RCHD will meet all the statutory requirements under the The Residential Care Homes (Persons with Disabilities) Ordinance, Cap. 613, its regulations and the Code of Practice for Residential Care Homes (Persons with Disabilities) as well as other related statutory requirements where applicable.
- 4.5.2 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. Ancillary facilities and office to the RCHD on 8/F will not open to the residents.
- 4.5.3 Proposed facilities and services for the RCHD premises 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.
- 4.5.4 With reference to the Schedule of Accommodation (SoA) and the bed spacing requirement on the provision of functional areas of the proposed RCHD promulgated by SWD, most of the function areas will be well-provided on a pro-rata basis in the proposed RCHD with 204 bed spaces, including Accessible Toilet cum Shower Room to Dormitory Room, Accessible Toilet cum Shower Room attached to each Sick/Isolation/Quiet Room, End-of-life Care Room, Soiled Utility Room, Cleaner's Room, Clean Utility Room, Refuse Room, Conference Room, Female/Male Staff Changing Room and Rest Room cum Pantry, Staff Toilet/Bath Room and Toilet for Communal Use.
- 4.5.5 The proposed RCHD will comply with the prevailing statutory minimum floor space per resident of 9.5m<sup>2</sup>, 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.

#### **4.6 Landscape and Tree Preservation Proposal**

- 4.6.1 A tree survey conducted in September 2026 found no trees within the site and identified 5 roadside trees and 3 riverside trees nearby.
- 4.6.2 All 5 roadside trees are proposed for removal due to conflicts with the planned vehicular access, while all 3 riverside trees are proposed for retention. To achieve the compensatory planting ratio, 3 new trees are proposed to be planted within the Subject Site and 2 additional trees on the Adjacent Site on the opposite side of Tai Po Shui Wo Road.
- 4.6.3 The current layout allows for compensatory planting within the site, enabling a 1:1 compensatory ratio in accordance with DEVB TC(W) No. 4/2020. A Tree Preservation and Removal Proposal (TPRP) will be submitted at the detailed design stage.

#### **4.7 Operation Model**

- 4.7.1 As mentioned in Sections 3.2 and 5.1, there is a significant existing demand for Residential Care Homes for Persons with Disabilities (RCHDs), with many individuals required to wait for years to access such services. The Applicant proposes to establish a privately operated RCHD which tentatively targeting persons requiring moderate to high levels of care under the Enhanced Bought Place Scheme (EBPS). All beds are planned to be non-subsidized beds.
- 4.7.2 Regarding the proposed operation agent and mode, the proposed RCHD is planned to be privately-owned and run through tenancy with experienced operators. All beds are planned to be non-subsidized beds. Experienced operators are available in the market and have expressed strong interest in purpose-built and modern premises. At the Land Exchange and licensing stage, the Applicant will formally engage suitable operators and formulate a Tenancy Agreement for the operation and management of the RCHD. Financial sustainability of the operation will be ascertained. In the selection, the Applicant will ensure the operator(s) meet the following tentative **selection criteria**:
- Over 15 years of experience in RCHD operation / self-operation;
  - Experience of operating a RCHD or a group of RCHDs with a total capacity over 200-300 bedspaces;
  - Demonstration of a good track record to the satisfaction of SWD; and
  - Having a Steering Committee on Quality Operation and Management in RCHD with good performance as per the approved planning scheme and the lease terms to be signed.
- 4.7.3 In view of the diverse socio-economic profile of the Tai Po district, the proposed RCHD will be positioned to provide single and double cubicles with basic room charges. This arrangement is intended to cater to residents receiving Residential Care Service Vouchers (RCSV) from the SWD and/or those under the Enhanced Bought Place Scheme (EBPS), subject to future demand and the SWD's decision upon the operator's application.
- 4.7.4 To ensure comprehensive care, the RCHD will operate on a 24-hour daily basis. Access to the development will be restricted to authorized persons, and the premises will not be open to the general public. Subject to detailed operational arrangements, the proposed RCHD will primarily serve persons with moderate intellectual disabilities.

## **4.8 Design Merits (see Appendix 2A)**

### **4.8.1 Eco-Loop**

As per the submitted EcoIA, while the existing habitats within the subject Site are of low ecological value and devoid of species of conservation importance, no specific ecological mitigation measures are deemed strictly necessary. However, in recognition of and to enhance the ecological assets in the area, a proactive sensitive design have been adopted in the Proposed Development layout and additional positive impact to local wildlife will be boosted by a landscape design along the walkway and open space of the RCHD (G/F and 3/F) adopting various forms of native plants. It will form an Eco-loop comprising about 136m as a migratory trail for small animals and insects to protect the ecological integrity and as an ecological and visual buffer between the river ecosystem and the Proposed Development. With an initial exposed site condition and space constraints of the Proposed Development, provision of flowers and fruits that are attractive to local wildlife as recommended in the submitted EcoIA has been a plant selection criteria. To harness the Site's surrounding scenic appeal, the residents will be encouraged to exercise and engage physically and mentally with the natural environment. A living environment that promotes health, happiness, and well-being of the residents will be at the heart of the development.

### **4.8.2 Sensory Garden**

At the back of the proposed RCHE will be a sensory garden that supports active ageing with opportunities for hands-on gardening/horticulture, casual social interaction and rests in a safe and socially connected communal space. Making reference to the concept of the 'Giardini Interiori', the back garden will be flexibly arranged with sensory plant areas framed by fragrant blooms, layered shrubs, and trellised vines, and themed with different sensory experience for users: scents, textures, sounds and colors. A greenhouse will be the centre for growing Chinese medicine, wellness, nostalgia therapy, and horticultural therapy, to be organized by professional traditional Chinese medicine practitioners, horticultural therapists, and other expert. Raised planters bring planting within comfortable reach for older users and can accommodate wheelchair participation.

Protective and accessible design measures will be incorporated to ensure the safety of PWD residents while they are engaging various forms of activities in the Sensory Garden. For instance, wheelchair-friendly raised beds encourage participation and independent gardening, making horticulture accessible to all. Supportive handrails and slip-resistant surfaces facilitate safe and confidence-building movement. Advanced exoskeleton technology helps users regain control, rebuild strength, and embrace independent, active lifestyles. Manuals and inosable planting components allow flexible arrangement and seasonal planting, enhancing variety and engagement

### **4.8.3 Biophilic Building Design**

The external and interior of the building will be designed to create a biophilic environment facilitating everyday connections with plants. The façade will adopt a layered landscape strategy extending greenery vertically from the Eco-loop and Sensory Garden at ground-level that softens the building mass and breaks down the elevation into a more human-scaled composition. The building will be integrated with planted terraces, vertical green walls and indoor plants providing visual relief, seasonal variations and a distinctive identity to the Proposed Development which is in harmony with the surrounding environment.

### **4.8.4 Riverside Breathing Fresh**

The Proposed Development promotes active ageing, dignity and wellness in a non-institutional setting. "Riverside Breathing Fresh" is designed for the Rehabilitation Room (4-5/F) inside the Proposed Development which will be equipped with an air quality improvement and monitoring system comprising of:

- Fresh air purification system – Fresh air is injected and heat exchange is performed at the same time to reduce the impact on the indoor temperature. Comfortable temperature is thus easier to be controlled for the enjoyment of the occupants. UV light is effective in sterilization and is commonly integrated into MVAC systems.
- Dehumidification system – By controlling the indoor humidity within 50%, the thermal comfort could be improved.

- Internal circulation cleaning system – Air quality could be improved by continuously cleaning the indoor air.
- Oxygenation system – The oxygen content of the space is increased, making the occupants feel more energetic.
- IAQ sensors – The IAQ is monitored by a central control system to timely alter the loading or mode of various equipment to achieve the best air quality.

With generous glazing maximizes daylight and outward views towards the surrounding nature, the Rehabilitation Areas is designed as a bright, safe welcoming and inclusive setting that promotes social interaction, relaxation and passive engagement with nature where elderlies and PWDs can enjoy a relaxing time in the accessible Rehabilitation Areas such as a tea time, massage therapy, playing chess, reading, painting, etc., and wellbeing for residents with different levels of mobility.

### 5.1. Planning Gain of Aligning with the Prevailing Policy of the RCHE/D Incentive Schemes and Pushing and to Push Ahead its Implementation for Meeting the Persistent Demands for RCHD in Hong Kong

- 5.1.1 Recognizing the need to provide more incentives to encourage developers to build and operate RCHEs in private development projects, the Government in pursuit of the policy initiative in “2023 Policy Address” and the 2023-24 Budget, further enhanced the *Incentive Scheme to Encourage Provision of Residential Care Home for Persons with Disabilities 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). As per the latest progress report to LegCo on 25 March 2025 (para. 3.2.5 above refers), the Incentive Scheme has received no applications since its implementation while the substantial shortage in RCHD supply remains persistent in our community. LegCo members concurred that the government should adopt a more proactive approach in engaging the private sector to increase the supply of private RCHDs and plan for the future supply of RCHDs. By making full use of the non-utilized Site at the present, as one of the few developers in the market actively engaged in this policy initiative which assists PWDs, the Applicant’s efforts should be highly encouraged.
- 5.1.2 Unlike the supplies for RCHEs, the situation of RCHDs is more complex as it is further subdivided into 11 types of services for Persons with Disabilities (PWDs). According to the official statistics of SWD<sup>3</sup>, as of the end of March 2025, the Government provides a total of **16,861** service places for RCHDs, while uneven distribution is observed among these service types. In addition to the unbalanced provision of services, as of the end of March 2026, there are a total of **10,143 applicants** on the waiting list<sup>4</sup>, with nearly half of the applicants being severely and moderately handicapped persons who have to wait for over **12 years**<sup>5</sup>. Therefore, there is an urgent need for the Government to further encourage the private sector to increase the supply of service places for RCHDs, especially when the occupancy rate of subvented homes remains consistently high.
- 5.1.3 As of December 2025, the Bought Place Scheme (BPS) provided only 1,739 private sector beds, accounting for approximately 10% of total existing capacity, while a significant portion of other private RCHDs fail to meet current Government standards. Consequently, the shortage of high-quality RCHDs is severely amplified, exacerbating the vulnerability of persons with disabilities in Hong Kong. The Proposed Development can contribute to this situation in addressing such demand and reduce the prolonged waiting time.

### 5.2. Meeting the Local Demand for Quality Private RCHDs

- 5.2.1 In terms of RCS for PWDs, there are only 9 subvented RCHDs in Tai Po New Town, mostly situated within public housing estates, whereas no RCHD is located in the Lam Tsuen area<sup>6</sup>. There is only 1 self-financing and no private RCHDs situated in Tai Po region. In terms of waiting times, various types of Residential Services for PWDs have waiting times of more than 10 years. Hostel for Moderately Mentally Handicapped Persons for Men has the longest waiting time, with the **latest application date dating back to May 2014**, more than 12 years ago in Sha Tin/Tai Po/North region<sup>7</sup>.

<sup>3</sup> Source: [https://www.swd.gov.hk/en/pubsvc/rehab/rehab\\_info/rehab\\_ah\\_sps/rehabspss/](https://www.swd.gov.hk/en/pubsvc/rehab/rehab_info/rehab_ah_sps/rehabspss/)

<sup>4</sup> Source: [https://www.swd.gov.hk/storage/asset/section/341/en/Annex%20II%20\(EN\)\\_20260331.pdf](https://www.swd.gov.hk/storage/asset/section/341/en/Annex%20II%20(EN)_20260331.pdf)

<sup>5</sup> Source: [https://www.legco.gov.hk/yr2023/english/hc/sub\\_com/hs53/papers/hs5320250325cb1-420-2-e.pdf](https://www.legco.gov.hk/yr2023/english/hc/sub_com/hs53/papers/hs5320250325cb1-420-2-e.pdf)

<sup>6</sup> Source: <https://www.rchdinfo.swd.gov.hk/en/search-result?keyword=&n%5B0%5D=&dt%5B0%5D=15>

<sup>7</sup> Source: [https://www.swd.gov.hk/storage/asset/section/341/en/Annex%20I%20\(EN\)%2020260331.pdf](https://www.swd.gov.hk/storage/asset/section/341/en/Annex%20I%20(EN)%2020260331.pdf)

- 5.2.2 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 district.

### **5.3 Compatibility with the Surrounding Context**

- 5.3.1 Nestled in a neighbourhood of villages which are residential in nature, the Proposed Developments are also residential in nature in a low-rise scale. As a rather self-contained and quiet use, the daily operation of the proposed RCHE/D will cause minimal disturbance to its surroundings and is compatible with the existing land use character.
- 5.3.2 The scale of the Proposed Development is considered compatible with the profile of the area. The proposed building height of 9 storeys is generally compatible with the surrounding village environment, which is similar to other approved RCHE/D developments near or within “V” zones as set out in **Table 3.2**. It will also create visual interest by encouraging diversity of built forms with height variations with the recreational and residential uses in the area, and will not be out of context. The proposed private open space and terraces will provide landscape opportunities with a green ratio of at least 20% to ensure a compatibility with the surrounding landscape context.

### **5.4 Suitable Site to be Fully Utilized for Stand-alone RCHD Development**

- 5.4.1 The Application Site have not been utilized for agricultural uses because the particular soil profile of the Sites along a natural river with predominantly rock debris deposited, rendering part of the Site unsuitable for farming on the grounds. Since the Site has been left underutilized for many years, the land owner has to take actions to put them into good use through the good vision of the RCHD development proposal. The subject Site, nestled in a quiet, natural suburban setting and good scenic views while in an accessible location, possesses the conditions to become one of those precious sites not only contributing to addressing the pressing need for social welfare facilities in the community, but also providing a quality purpose-built RCHD development with clean air, adequate open space for the safe and exclusive rehabilitations of PWD residents, free from any interfacing problems with adjoining users. These offer the valuable prerequisites for providing the planning and design merits.

### **5.5 Design Merits that Enhance the Well-being of Future Residents and Protect the Ecological Integrity in the Surroundings**

- 5.5.1 The Proposed Development introduces key design merits as detailed in Section 4.7 that enhance the well-being of future residents and protect the ecological integrity in the surroundings. At the ground level and terrace garden in 3/F, an Eco-Loop featuring native, wildlife-attracting flora serves as a visual and migratory buffer between the development and the adjacent river ecosystem, encouraging physical activities and mental engagement with nature. Complementing this is a Sensory Garden tailored for active rehabilitation and inclusivity, featuring wheelchair-accessible raised planters, supportive handrails, and a greenhouse designed for horticultural and traditional Chinese medicine therapies. Vertically, a Biophilic Building Design extends this greenery across the building’s façade through planted terraces and vertical green walls, softening the structure's appearance to blend harmoniously with the landscape. The indoor living environment is enhanced by the "Riverside Breathing Fresh" initiative in the upper-floor Rehabilitation Areas for residents of all mobility levels, which combines state-of-the-art air purification, climate control, and oxygenation systems. The design merits will create a green, inclusive, and therapeutic sanctuary for PWDs in harmony with the surrounding environment.

### **5.6 Technical Justifications**

#### **5.6.1 No insurmountable adverse traffic impacts**

The Site is situated in close proximity to the rural road network, namely Lam Kam Road and Tai Po Shui Wo Road. It is also well served by public transport, including minibuses and buses, with a stop located on Lam Kam Road within a 5-minute walking distance of the Site. Sufficient internal ancillary

transport facilities will be provided within the Site to meet the operational needs of the RCHD development. In addition, the Proposed Development is expected to generate and attract low traffic volumes; therefore, it will not induce significant impacts on the surrounding road network and is considered technically feasible. Please refer to **Appendix 5** for the detailed TIA report.

While the existing Tai Po Shui Wo Road has over 500 vehicle per day, in response to TD's request at the pre-submission stage, minor road improvement of 7.3m wide carriageway (between Lam Kam Road and the proposed development) with widening at turning area is proposed such that the daily 2-way traffic flow would not exceed 500 vehicles per day, which would enhance the existing traffic flow for the locality.

#### 5.6.2 No insurmountable adverse visual impacts

The public viewers to the Site in the vicinity are mostly commuters along Tai Po Shui Wo Road to the North of the site, who will only have glimpse views over the Proposed Development due to the transient nature of viewers. Tai Yeung Che Village is situated to the north of the Site, which however has a separation distance of more than 100m with existing trees in between as buffer and the Proposed Development would be barely visible from Tai Yeung Che Village. While significant visual resources are not found in the Site, the Proposed Development will generally not affect its visual quality. Greening opportunities are in the open space and exterior wall of the Proposed Development. A greening ratio of not less than 20% will be provided which will help maintain a visual harmony of the Proposed Development with the surrounding setting. A Visual Impact Assessment has been conducted which concludes that no insurmountable adverse visual impacts will be caused to the surrounding Visual Sensitive Receivers. Please refer to **Appendix 6** for the detailed VIA report.

#### 5.6.3 No insurmountable adverse environmental impacts

The adjoining private lots within the same "AGR" zone to the surrounding the Site are vacant. The proposed RCHD is environmentally sensitive uses, but none of the uses is a pollutant emissive source as defined under HKPSG Chapter 9. Sufficient buffer distance of about 5m has been provided between the proposed building and the water course of Upper Lam Tsuen River. The management bodies of the Proposed Development will be committed to upkeep exceptionally high management standard in keeping the common area clean and prevent any surface runoff of pollutant to the river.

During construction works, it is recommended to adopt the following mitigation measures:

##### Noise Impact

The construction noise levels shall meet standard specifications. All machines and equipment used on the site shall be in good operating condition, and construction noise should be effectively reduced through silencers, soundproof booths or soundproof screens. Sound insulation barriers at the site boundary and designated equipment (such as Power Machinery Equipment (PME)). The surface quality of the sound insulation barriers needs to be no less than 10 kg/m<sup>2</sup> of sound-absorbing material to achieve the maximum sound insulation effect. Contractors are required to submit site equipment lists, site layout plans and detailed construction noise calculations and measurement reports at different stages of work for the architect's approval to demonstrate compliance with the relevant noise standards.

##### Water quality Impact

The construction phase of the Proposed Development will be required to strictly comply with the following practice:

- *ProPECC PN 2/24 Construction Site Drainage by Environmental Protection Department;*

- *Recommended Pollution Control Clauses for Construction Contracts by Environmental Protection Department; and*
- *PNAP 295 on protection measures for construction works near natural streams/rivers by Buildings Department;*

With the above measures, the proposed RCHD is not anticipated to be subject to any unacceptable or insurmountable adverse environmental impact from air quality, water quality, noise and waste management aspects. Please refer to **Appendix 7** for the detailed EA report.

#### 5.6.4 No insurmountable adverse ecological impacts

An Ecological Impact Assessment (EcoIA) is conducted with ecological surveys for both dry and wet seasons to support of the subject S.12A Application. Given the ecological value of the Subject Site is low without species of conservation importance, the direct ecological impacts by the Proposed Development are evaluated as minor and acceptable. On the other hand, careful project design with comprehensive mitigation measures will be undertaken, including but not limited to a building setback and works design with a 5m designated buffer riparian zone next to the stream to ensure no environmental impacts are resulted into the watercourses and the surrounding environments. As a result, no unacceptable residual ecological impacts on the environment, flora or fauna are anticipated during the construction and operation phases from the Proposed Development are found. Please refer to **Appendix 8** for the detailed EcoIA report.

#### 5.6.5 No insurmountable adverse sewage impacts

The potential sewerage impact arising from the Application sites has been quantitatively assessed in the Sewerage Impact Assessment in **Appendix 9** by comparing the estimated sewage flow from the Proposed Developments and the capacity of the existing sewerage system in the vicinity. According to the SIA results, the capacity of the existing sewerage system serving the area would be sufficient to cater for the sewage generation from the Proposed Development and the sewerage flow from the upstream of the proposed connected point. Thus, no unacceptable sewerage impact resulting from the Proposed Development is anticipated. This SIA confirms the feasibility of the Proposed Development in terms of its sewerage impact.

#### 5.6.6 No insurmountable adverse drainage impacts

The potential drainage impact arising from the sites has been quantitatively assessed in the Drainage Impact Assessment in **Appendix 10**. A new drainage system within the sites is 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 river, culverts, and surface channels). Having considered each branch of the proposed surface channel to handle the surface runoff from both catchment areas from uphill and the subject sites concurrently in the design checking, the proposed surface channels and catchpits are capable of receiving potential surface runoff in calculating the rainfall intensity storm effect in approximate 200 years of return period. Thus, no unacceptable drainage impact resulting from the Proposed Developments is anticipated.

#### 5.6.7 No insurmountable adverse geotechnical impacts

The potential geotechnical impacts arising from the Proposed Development have been evaluated in the Geotechnical Planning Review Report (GPRR) in **Appendix 11**. According to the review, the adjoining slopes are all in the safe condition. However, since the assumed parameters were taken from historical

borehole records available, these results are sensitive to changes in parameters such as soil strength values and groundwater levels. It would be prudent to conduct detailed site investigations for areas with factors of safety less than 1.4 to verify if such assumptions stay true up to the present.

The nature and extent of variations between explorations may not become evident until construction or further investigation. If variations or other latent conditions do become evident, it will be necessary to re-evaluate the results of the analyses. Hence, further studies such as Ground Investigation works should be carried out in due course.

Registered man-made features should be assessed either for their effects on the works or the effects caused by the proposed development at the detailed design stage. Stabilization works should be implemented as part of the development if found necessary.

#### 5.6.8 No unacceptable risks to the Water Gathering Ground

A Risk Assessment in **Appendix 12** has been conducted to evaluate potential risk arising from the Proposed Development. To minimize the potential risk to the WGG, appropriate mitigation measures will be implemented to ensure that the Proposed Development will not cause any contamination and leaching of contaminants to the WGG. The Risk Assessment concludes that there is no material increase in pollution effect resulting from the Proposed Development. Therefore, no adverse impact on the WGG is anticipated.

#### 5.6.9 No unacceptable risk associated with the High Pressure Town Gas Pipeline

As per the attached Risk Review Report (Potential risks associated with the High Pressure Town Gas Pipeline) in **Appendix 13**, the Proposed Development would be unlikely to result in unacceptable risks. A QRA will still be required to conduct at the post-planning approval stage.

#### 5.6.10 No insurmountable adverse landscape impacts

Please refer to **Appendix 14** for the Tree Survey. No part of the existing natural river will be affected by the proposed development. A 5-m setback buffer will be retained along the Upper Lam Tsuen River. Thus, no insurmountable adverse landscape impacts is anticipated.

- 6.1 This section 12A planning application is submitted to seek support from Town Planning Board for the proposed development of a Social Welfare Facility (Residential Care Home for Persons with Disabilities) of 9 Storeys to rezone the application site from “Agriculture” to “Government, Institution or Community (1)” at multiple lots in D.D.8 and adjoining Government land, Lam Tsuen, Tai Po, New Territories.
- 6.2 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 Tai Po as well as other districts in echo with the prevailing government policy support for disabled persons 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: -
- Planning Gain of Aligning with the Prevailing Policy of the RCHE/D Incentive Schemes and Pushing and to Push Ahead its Implementation for Meeting the Persistent Demands for RCHD in Hong Kong;
  - Meeting the Local Demand for Quality Private RCHDs;
  - To be compatible with the surrounding context;
  - Suitable Site to be Fully Utilized for Stand-alone RCHD Development;
  - Design Merits that enhance the well-being of future residents and protect the ecological integrity in the surroundings;
  - No adverse impact to the surroundings.
- 6.3 The proposal is comprehensively justified in terms of planning and social welfare merits. It is anticipated that the proposed development would not result in insurmountable impacts to the surroundings. Given the aforementioned justifications, the Applicant respectfully requests the TPB to approve the subject application.



