DeSPACE (International) Limited

Date: 13th 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 EAST OF TAI PO SHUI WO ROAD)

DeSPACE(International) Limited acts on behalf of the Applicant, CHAN YIU WA, CHAN HING CHEUNG, ACT LONG LIMITED, ELITE YIELD LIMITED and DRAGON FANTASY 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

SITE B – TO THE EAST OF TAI PO SHUI WO ROAD

Applicants: ACT LONG LIMITED
BRIGHT TREASURE INC LIMITED
CHAN HING CHEUNG
CHAN YIU WA
DRAGON FANTASY LIMITED
ELITE YIELD LIMITED
LIGHT ACTION LIMITED
SHINE LINK INC LIMITED

Town Planning Consultant:
DeSPACE (International) Limited

Project Architect:
I Consulting & Contracting Co Ltd

Technical Consultants:

TRAFFIC	CTA Consulting Limited
ENVIRONMENTAL	BeeXgergy Consulting Limited
DRAINAGE	Solar-lil Design Consulting Limited
ECOLOGICAL	Coalition for Research on Ecology and Wildlife Limited
GEOTECHNICAL	S.T. Wong & Partners Limited

SUPPLEMENTARY PLANNING STATEMENT

OCTOBER 2026



EXECUTIVE SUMMARY

The Applicants, **CHAN YIU WA, CHAN HING CHEUNG, ACT LONG LIMITED, BRIGHT TREASURE INC. LIMITED, SHINE LINK INC LIMITED, LIGHT ACTION LIMITED, ELITE YIELD LIMITED** and **DRAGON FANTASY LIMITED**, who are respectively the registered owners of multiple private Lots located to the east 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 the Elderly) (RCHE) / (Residential Care Home for Persons with Disabilities) (RCHD) development. According to the OZP, the application site is zoned as "Agriculture" ("AGR") and the proposed RCHE/RCHD 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 RCHE/RCHD under the Incentive Scheme which encourages private developers to self-finance to build quality RCHE/RCHD 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東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)，作擬議的安老院舍或殘疾人士院舍發展。根據大綱圖，申請地點劃作「農業」地帶，擬議的社會福利設施（安老院舍或殘疾人士院舍）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，擬議發展將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安老院舍或殘疾人士院舍，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，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安老院舍或殘疾人士院舍項目，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。

Contents

EXECUTIVE SUMMARY 1

行政摘要 2

SECTION ONE | INTRODUCTION 5

1.1. Project Background 5

SECTION TWO | SITE CONTEXT 7

2.1 Site Context and Surrounding Land Uses 7

2.2 Land Status 7

SECTION THREE | PLANNING CONTEXT 8

3.1 Statutory Planning Context 8

3.2 Non-statutory Planning Context: Incentive Scheme to Encourage Provision of Residential Care Homes for the Elderly in New Private Developments(LandsD's Practice Note Issue No. 5/2023) 8

3.3 Planning History 9

3.4 Similar Planning Application(s) 9

SECTION FOUR | PROPOSED DEVELOPMENT 12

4.1 Development Proposal 12

4.2 Rezoning Proposal 13

4.3 Inclusion of Government Land 14

4.4 Access and Internal Transport Facilities 14

4.5 Compliance with RCHE licensing requirements 14

4.6 Landscape and Tree Preservation Proposal 15

4.7 Operation Model 15

4.8 Planning and Design Merits (see Appendix 2A) 16

SECTION FIVE | PLANNING AND TECHNICAL JUSTIFICATION 18

5.1. Planning Gain of Aligning with the Prevailing Policy of the RCHE/D Incentive Schemes and Pushing Ahead its Implementation for Meeting the Prolonged Demands for RCHE in Hong Kong 18

5.2. Meeting the Local Demand for Quality Private RCHEs 18

5.3 Compatibility with the Surrounding Context 19

5.4 Suitable Site to be Fully Utilized for Stand-alone RCHE Development 19

5.5 Design Merits that enhance the well-being of future residents and protect the ecological integrity in the surroundings 19

5.6 Technical Justifications 19

SECTION SIX | CONCLUSION 23

Figures

Figure 1 - Location Plan

Figure 2 - Outline Zoning Plan (No. S/NE-LT/11)

Appendices

Appendix 1 - Supporting Letter by Tai Po Rural Committee and Village Representatives

Appendix 2 - Proposed Development Scheme

Appendix 2A - Design Merits

Appendix 3 - Proposed OZP Amendment

Appendix 4 - Schedule of Accommodation (SoA)

Appendix 5 - Traffic Impact Assessment

Appendix 6 - Visual Impact Assessment

Appendix 7 - Environmental Assessment

Appendix 8 - Ecological Impact Assessment

Appendix 9 - Sewerage Impact Assessment

Appendix 10 - Drainage Impact Assessment

Appendix 11 - Geotechnical Planning Review Report

Appendix 12 - Risk Assessment Report (Risk of contamination to Water Gathering Ground)

Appendix 13 - Risk Assessment Report (Potential risks associated with the High Pressure Town Gas Pipeline)

Appendix 14 - Tree Survey

SECTION ONE | INTRODUCTION

1.1. Project Background

1.1.1. **DeSPACE (International) Limited** acts on behalf of the Applicants, namely, **CHAN YIU WA, CHAN HING CHEUNG, ACT LONG LIMITED, BRIGHT TREASURE INC. LIMITED, SHINE LINK INC LIMITED, LIGHT ACTION LIMITED, ELITE YIELD LIMITED** and **DRAGON FANTASY 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 726 S.A ss.1, Lot 726 S.A ss.2, Lot 726 S.A ss.3, Lot 726 S.A ss.4, Lot 726 S.A ss.5, Lot 726 S.A ss.6 S.A, Lot 726 S.A ss.6 S.C, Lot 726 S.A ss.6 RP, Lot 726 S.A ss.7 S.A, Lot 726 S.A ss.7 RP, Lot 726 S.A ss.8, Lot 726 S.A ss.9, Lot 726 S.A ss.10, Lot 726 S.A ss.11, Lot 726 S.A RP, Lot 726 S.A ss.6 S.B, Lot 727 S.E, Lot 727 S.F, Lot 727 S.G, Lot 727 S.H, Lot 727 S.I, Lot 727 S.J, Lot 727 S.K, Lot 727 S.L, Lot 727 RP, Lot 730 S.A, Lot 730 S.B, Lot 730 S.C, Lot 730 S.D, Lot 730 S.E, Lot 730 S.F, Lot 730 S.G, Lot 730 S.H, Lot 730 S.I, Lot 730 S.J, Lot 730 S.K, Lot 730 S.L, Lot 730 RP, Lot 735 S.A ss.7, 735 S.A ss.8, Lot 735 S.A ss.9, Lot 735 S.A ss.10, Lot 735 S.A ss.11, Lot 735 S.A ss.12, Lot 735 S.A ss.13, Lot 735 S.A ss.14, Lot 735 S.A ss.15, Lot 735 S.A ss.16, Lot 735 S.A ss.17, Lot 735 S.A ss.18, Lot 735 S.A RP, Lot 735 S.B ss.4, Lot 735 S.B RP, Lot 740, Lot 746 S.A, Lot 746 S.B, Lot 746 S.C, Lot 746 RP, Lot 749 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. According to the LegCo minutes dated 30 September 2025[1], Mr Chris Sun, JP, Secretary for Labour and Welfare, mentioned that the proportion of elderly people aged 65 or above will reach 36% of the total population, while those aged 80 or above will account for 16%, indicating that the Government needs to formulate more comprehensive elderly care policies to address the challenges arising from changes in the population structure.

1.1.4. In this connection, in the 2025 Policy Address, under the chapter "Care for the Elderly," the Government has continued to strengthen elderly residential care services by providing about 700 additional subsidized places, as well as increasing the total number of Residential Care Service Vouchers for the Elderly by 1,000, bringing the total to 7,000. This policy initiative reflects a clear direction in addressing the growing demand for elderly residential care 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 the Elderly (RCHEs), thereby alleviating service shortages while aligning with the Government's objective of enhancing the quality of life for the elderly through the provision of residential care services.

1.1.5. Given the availability of vacant land at the Site, and in light of the latest policy initiatives to incentivize developers to build and operate RCHEs within private development projects—namely the *"Incentive*

[1] Source: https://www.legco.gov.hk/yr2025/chinese/panels/ws/minutes/ws20250930.pdf

Private Developments" (LandsD Practice Note No. 5/2023), which has been further extended until further notice as stated in *LAO PN 5/2023A*, demonstrating the increasing demand for such facilities—the Applicant proposes to maximize the Site's development potential by developing a low-rise RCHE. The Applicant will seek support from the Social Welfare Department ("SWD") for the proposed RCHE, subject to compliance with all relevant statutory and licensing requirements, and without any capital or recurrent financial implications for 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.

SECTION TWO | SITE CONTEXT

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 southwest 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 Tusen River;
- to the southeast lies Lam Kam Road, which provides access to other rural villages across the road, including Ping Long;
- to the west 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.

SECTION THREE | PLANNING CONTEXT

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: Incentive Scheme to Encourage Provision of Residential Care Homes for the Elderly in New Private Developments(LandsD's Practice Note Issue No. 5/2023)

3.2.1 In July 2003, the Government announced the *Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments* ("Incentive Scheme for RCHEs"), to encourage provision of RCHE 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 RCHE premises[2].

3.2.2 According to the latest Hong Kong Population Projections (2022 to 2046) released by the Census and Statistics Department (C&SD), the proportion of the elderly population (aged 65 and over, excluding foreign domestic helpers) is officially projected to reach and pass the 30% threshold by 2031. Given Hong Kong's ageing population and the longer average life expectancy of persons with disabilities (PWDs) owing to the advancement of medical technologies, the community's demand for RCHE has been increasing. In pursuance of the policy initiative in "2022 Policy Address" and the 2023-24 Budget to provide more incentives to encourage developers to build and operate RCHEs in private development projects, the enhanced measures in *LandsD's Practice Note Issue No. 5/2023* have been introduced to the Incentive Scheme.

3.2.3 Under the incentive scheme, eligible applications can enjoy the following flexibility provided by the enhancement measures:

a) Relaxing the number of RCHE premises eligible for premium payment exemption in each site from currently one RCHE premises to no limit on the number of RCHE premises as well as the maximum total GFA of not exceeding 5,400 m^2 to 12,000 m^2 or 10% of the total GFA permissible under lease, whichever is greater.
b) Exempting eligible RCHE 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 RCHE Premises as set out in the Practice Notes Issue No. 5/2023.

3.2.5 On 17.3.2025, the Legislative Council Panel on Welfare Services was held to brief Panel members on the latest implementation progress of the Incentive Scheme for RCHE[3]. Before launch of the aforementioned enhancement measures, 8 applications were received by the Government, out of which 2 projects are already completed and 3 of the applications are under processing. After the implementation of the enhancement measures, 10 applications were received. 6 of them are mixed-use

[2] Source: https://www.landsd.gov.hk/doc/en/practice-note/lpn/2003-4e_text.pdf
[3] Source: https://www.legco.gov.hk/yr2025/english/panels/ws/papers/ws20250317cb1-368-5-e.pdf

development projects involving provision of RCHE premises, residential flats and/or other facilities, 3 are pure RCHE premises projects, and the remaining one has been withdrawn by the applicant.

3.2.6 According to the LegCo minutes[4], Hon Andrew LAM raised that the small number of applications and slow progress reflects typical examples of policy failure. Based on the 350 places completed between 2003 and 2023, with 10 more applications after the enhanced measures, there would only be about 3,000 places assuming all the 16 applications will be completed.

3.2.7 Hong Chan Wing-kwong commented that the 10 only applications reflect that insufficient incentives are provided to developers. The prolonged time span from the applications for approval to the actual implementation of the planned projects are major disincentives. The progress of each part is very slow.

3.2.8 Hon CHAU Siu-chung concurred that the overall progress of the Incentive Scheme has been slow. Only about 300 places have been provided and put into service reflect a very slow progress which definitely needs further improvement.

3.2.9 According to LWB, PlanD would help resolve project issues and facilitate projects under the Incentive Scheme.

3.2.10 The pilot scheme attracted the private sector to submit a total of 25 applications by March 2026, compared with only 8 applications since the measures were introduced in 2023[5]. In view of this positive response, the Lands Department extended the Incentive Scheme under LAO PN 5/2023A until further notice on 18 June 2026[6]. This extension aligns with the prevailing policy direction and aims to continue encouraging the private sector to develop and provide more residential care facilities to address the challenges posed by an ageing population.

3.2.11 According to 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.

3.2.12 By making full use of the non-utilized Site at the 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 timely the aggravating trend of an ageing population in Hong Kong.

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.

[4] Source: https://www.legco.gov.hk/yr2025/english/panels/ws/minutes/ws20250317.pdf
[5] Source: https://www.info.gov.hk/gia/general/202605/26/P2026052600249.htm?fontSize=1
[6] Source: https://www.landsd.gov.hk/doc/en/practice-note/lpn/PN%205_2023A.pdf

Table 3.1 – Approved Rezoning Applications from "AGR" zone

Case No.	From (zone)	To (zone)	Key Planning Considerations
Y/NE-KTS/18 (08/05/2026) Partially Approved	"Agriculture" and "Green Belt"	"Government, Institution or Community"	• In terms of land use, the Proposed School with education, sports and ancillary facilities as well as ancillary dormitory at the Site is considered not incompatible with the surrounding areas. • Given that the ecological sensitivity of the Site and its surroundings is not high, the EcoR concludes that with mitigation measures in place, significant adverse ecological impact is not anticipated. DAFC has no objection to the application from nature conservation perspective • The applicants have submitted EA, SIA, DIA and WSIA to demonstrate that insurmountable adverse impacts on air quality, noise, sewerage, drainage, water quality, waste management and land contamination aspects arising from the Proposed School are not anticipated with implementation of appropriate protective, precautionary and mitigation measures
Y/YL-KTN/5 (14/2/2025) Approved	"Agriculture"	"Government, Institution or Community (1)" (columbarium regularization)	• Given the scale and nature of the uses, the proposed development is not considered incompatible with the surrounding areas • Adverse visual and landscape, drainage, traffic and environmental impacts are not anticipated.
Y/NE-KTS/17 (27/10/2023) Approved	"Agriculture" and "Recreation"	"Residential (Group B)"	• The proposed development is not expected to incur adverse Traffic, Environmental and Other Technical impacts. • Rezoning of the "AGR" would unlikely have significant impact on the agricultural activities in the area.
Y/NE-KTS/15 (28/10/2022) Partially approved	"Comprehensive Development Area", "Agriculture"	"Residential (Group B)"	• A 3m-wide landscape strip is proposed to form buffer area at the east. • The proposed development is not expected to incur adverse Traffic, Environmental and Other Technical impacts.
Y/NE-LYT/9 (10/7/2009) Partially approved	"Agriculture", "Village Type Development"	"Residential (Group C)"	• No adverse impacts on surrounding areas were anticipated
Y/NE-TK/6 (27/02/2009) Approved	"Agriculture" and "Green Belt"	"Other Specified Uses" annotated "Spa Resort Hotel"	• the proposed development would unlikely cause significant adverse traffic, environmental, drainage, sewerage, ecological, visual and landscape impacts on the area.
Y/NE-TKL/2 (23/01/2009) Partially approved	"Agriculture"	"Government, Institution or Community (1)" (Columbarium)	• The proposed development was not incompatible with the adjacent rural setting and the existing WCSK development as a whole • Adverse traffic and environmental impacts are not anticipated.

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
A/YL-MP/384 (15/08/2025) Approved with condition(s)	Social Welfare Facility (RCHE), Shop and Services (Medical Consulting Room including Clinic) and Public Vehicle Park (Private Cars Only)	9 storeys (about 30.15m)	• 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&L of PlanD has no adverse comment on the application from urban design and visual perspectives.
A/TW/538 (28/03/2025) Approved with condition(s)	Social Welfare Facility (RCHE)	8 storeys (about 33.93m)	• 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'. • The applicant will review the articulation and treatment of building form in the design stage.
A/YL/252 (03/05/2019) Approved with condition(s)	Proposed Composite School and Religious Institution (Church) Development, with minor relaxation of BH Restriction	8 storeys (32.5m)	• School development up to 8 storeys is always permitted under "G/IC (1)" zone, • compatible with the medium-rise GIC uses north of Ma Tong Road, such as Caritas Yuen Long Chan Chun Ha Secondary School.

SECTION FOUR | PROPOSED DEVELOPMENT

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 (RCHE), in line with the policy directions set out in recent Policy Addresses.

4.1.2 Early in 2003, the Government introduced the *Incentive Scheme to Encourage Provision of Residential Care Homes for the Elderly Premises in New Private Developments ("the Incentive Scheme")*, with the aim of promoting the provision of quality RCHEs 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. This scheme has been further enhanced in 2023 and the measures of the scheme have been made permanent starting from 20 June 2026. In support of the Government's initiative, the Applicant intends to participate in the Incentive Scheme through the provision of RCHE 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 RCHE development is tentatively scheduled for completion in 2030.

4.1.4 As prevention measures 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.

Table 4.1 Proposed Development Parameters	
	Proposed Scheme
Total Site Area (about) (subject to detailed survey)	2,983 sq.m (including Government land of about 508 sq.m)
Plot Ratio	Not more than 2.80
Total GFA (about)	5,010 - 8,350 sq.m[1]
Proposed use	RCHE/D (RCHE for the current scheme) [2]
Site Coverage(about)	40%
No. of Storeys	Not more than 9 storeys
No. of Beds	204 (or within a range of 180 to 210)
Parking Spaces Private Car: Motorcycle:	 9 (including 1 disabled car parking space) 1
Loading/unloading (L/UL) facilities Shared for Light Bus and LGV: Ambulance:	 1 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 (Elderly Persons) Ordinance, Cap. 459, 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 imposes in Lease conditions at the future land exchange stage.

4.3 Inclusion of Government Land

4.3.1 In order to achieve an efficient and functional layout for the proposed RCHE development, a strip of Government land of approximately 508m² 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 ground level 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 RCHE licensing requirements

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

4.5.2 It is noted that all the facilities provided for elderly 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 RCHE is or is to be situated), in compliance with the said code of practice. Proposed facilities and services for the RCHE premise is provided with respect to the "Best Practices in Design and Operation of Residential Care Home for the Elderly" developed by the SWD. It is understood that the design details of the proposed RCHE are still subject to refinement at the General 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 RCHE licensing requirements and update the relevant technical assessments and ancillary facilities required.

4.5.3 With reference to the Schedule of Accommodation (SoA) and the bed spacing requirement on the provision of functional areas of the proposed RCHE promulgated by SWD, most of the function areas will be well-provided on a pro-rata basis in the proposed RCHE with 194 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.

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

4.6 Landscape and Tree Preservation Proposal

4.6.1 A tree survey conducted in September 2026 identified 2 trees within the Subject Site. Both trees are proposed for removal due to conflicts with the planned vehicular access. A total of 5 new trees are proposed for compensatory planting, of which 2 are intended to compensate for tree removal at the Adjacent Site on the opposite side of Tai Po Shui Wo Road.

4.6.2 The current layout allows for compensatory planting within the Subject Site to achieve a compensatory planting ratio of at least 1:1 in accordance with DEVB TC(W) No. 4/2020. A Tree Preservation and Removal Proposal (TPRP) will be submitted at the detailed design stage. A greenery ratio of at least 20% will be provided, incorporating the proposed compensatory trees of common native species. These trees will be planted before the removal of the affected existing trees adjoining the MPVE at the Subject Site. A building-free zone of approximately 5 m will also be designated along the periphery of the Subject Site.

4.7 Operation Model

4.7.1 Apart from the visible demand for RCHE as mentioned in Sections 3.2 and 5.1, many existing RCHEs are also required to undergo major renovations to meet the prevailing standards and residents' expectations. Accordingly, new-built RCHEs are required to meet both the demands due to persistent ageing population in the territory and those arisen from relocation of existing residents from old RCHEs. In this connection, it is reasonably expected that a high occupancy rate of the proposed RCHE can be guaranteed. The Applicant plans to operate the RCHE targeting persons requiring moderate to high level of care.

4.7.2 Regarding the proposed operation agent and mode, the proposed RCHE 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 RCHE. 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 RCHE operation / self-operation;
- Experience of operating a RCHE or a group of RCHEs 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 RCHE with good performance as per the approved planning scheme and the lease terms to be signed.

4.7.3 In view of the varied social economic status in Tai Po District, the market positioning of the proposed RCHE will tentatively be all single/double cubicles with basic room charges to cater for those who receive Residential Care Service Voucher (RCSV) from SWD and/or joining Enhanced Bought Place Scheme (EBPS) of SWD, subject to the future demand and the decision of SWD upon the application of the operator.

4.7.4 To ensure comprehensive care for the residents, the residential care home will operate on a 24-hour basis daily. Access to the entire proposed development will be restricted to authorized persons only, and the premises will not be open to the general public.

4.8 Planning and 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 RCHE adopting various forms of native plants. It will form an Eco-loop comprising about 230m 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 flexible choices 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.

4.8.3 Biophilic Building Envelope 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 (1/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.

SECTION FIVE | PLANNING AND TECHNICAL JUSTIFICATION

5.1. Planning Gain of Aligning with the Prevailing Policy of the RCHE/D Incentive Schemes and Pushing Ahead its Implementation for Meeting the Persistent Demands for RCHE 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 in the face of ageing population, the Government in pursuit of the policy initiative in "2022 Policy Address" and the 2023-24 Budget, further enhanced the Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments under LAO Practice Note No. 5/2023, with a view to leveraging market forces to develop quality RCHE premises. This incentive scheme has been freshly made permanent under further notice in June 2026 and supported by the 2026 Policy Address. The latest progress report to LegCo on 17.3.2025(para. 3.2.5 refers) reflects that the processing time at each part of the development applications and approvals is slow which hinders the actual implementation of the planned projects which demands for further improvement. By making full use of the non-utilized Site at the present, the Proposed Development will give a boost to the effectiveness of the Incentive Scheme which continuously supports the supply of quality RCHE premises in Hong Kong in facing ageing population.

5.1.2 According to the latest Hong Kong Population Projections (2022 to 2046) released by the Census and Statistics Department (C&SD), the proportion of the elderly population (aged 65 and over, excluding foreign domestic helpers) is officially projected to reach and pass the 30% threshold by 2031. With reference to the official statistics of SWD, as at the end of March 2026, there were a total of 1,096 RCHEs and scheduled nursing homes in Hong Kong providing about 79,875 residential care places for the elderly[7], with the Government providing 33,224 subvented or contract RCHE places[8] and those on the waiting list amounted to 18,917 applicants as at end of June 2026[9]. The average waiting time for a subvented or contract RCHE place is about 20 months, whereas an EBPS (Enhanced Bought Place Scheme) placement does not come within short notice and the average waiting time is 6 months, which is still a long time for those who have urgent needs to live in an institution[10].

5.2. Meeting the Local Demand for Quality Private RCHEs

5.2.1 Tai Po where the Application Site is located is a densely populated district which has been developed for more than 50 years. Quite a lot of local residents have fallen into the age bracket of "elderly", i.e. at or over 65, the number of which, according to statistics published by the Census and Statistics Department, amounts to approx. 77,900 or 23.9% of the Tai Po district population in 2025[11]. As of 31.3.2026, there are 24 private RCHEs providing 1,948 no. of non-subsidised private home places in the Tai Po region[12] . Within the district, RCHEs are mostly concentrated in the town centres, but none in the vicinity of the Site. There are clusters of villages under the Lam Tsuen OZP though social welfare facilities are found to be lacking in the area. The Proposed Development will definitely benefit the well-being of the surrounding neighbourhood.

[7] Source: https://www.swd.gov.hk/tc/pubsvc/elderly/elderly_info/elderly_ah_sps/elderlysps/rcse/index.html
[8] Source: https://www.swd.gov.hk/storage/asset/section/1022/03.2026/8_%20Capacity%20of%20Subsidised%20Residential%20Services%20for%20the%20Elderly(By%20district)(31_3_2026)_ENG.pdf
[9] Source: https://www.swd.gov.hk/storage/asset/section/1022/en/CWL/LTC%20statistics_HP-EN(202606).pdf
[10] Source: Social Welfare Department (last revision date: 04 July 2023): https://www.swd.gov.hk/storage/asset/section/1022/en/CWL/LTC%20statistics_HP-EN(202606).pdf
[11] Source: https://www.censtatd.gov.hk/en/wbr.html?ecode=B11303012025AN25&scode=150
[12] Source: SWD Statistics https://www.swd.gov.hk/storage/asset/section/1022/03.2026/7_%20Capacity_of_Non-subsidised_Residential_Services_for_the_Elderly(By_district)(31_3_2026)_ENG.pdf

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 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 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 RCHE Development

5.4.1 The Application Site have not been utilized for agricultural uses because of the particular soil profile of the Sites along a natural river with predominantly rock debris deposited, rendering part of the Sites 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 RCHE 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 RCHE development with clean air, adequate open space for the safe and exclusive rehabilitations of elderly, free from any interfacing problems with adjoining users. These offer the valuable and 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 4.8 that enhance the well-being of future residents and protect the ecological integrity in the surroundings. At the ground level, 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 <u>No insurmountable adverse traffic impacts</u>

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 The assessment results revealed that all critical junctions would still operate within their capacities in both reference scenario (without proposed development) and design scenario (with proposed development) in 2033 during peak hours. Current operational performance of the critical junctions has been assessed. The results reveal all critical junctions are at present operating within their capacities during peak hours. 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 northwest 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/m2 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;*

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 and noise 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. lf 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 unlikely 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.

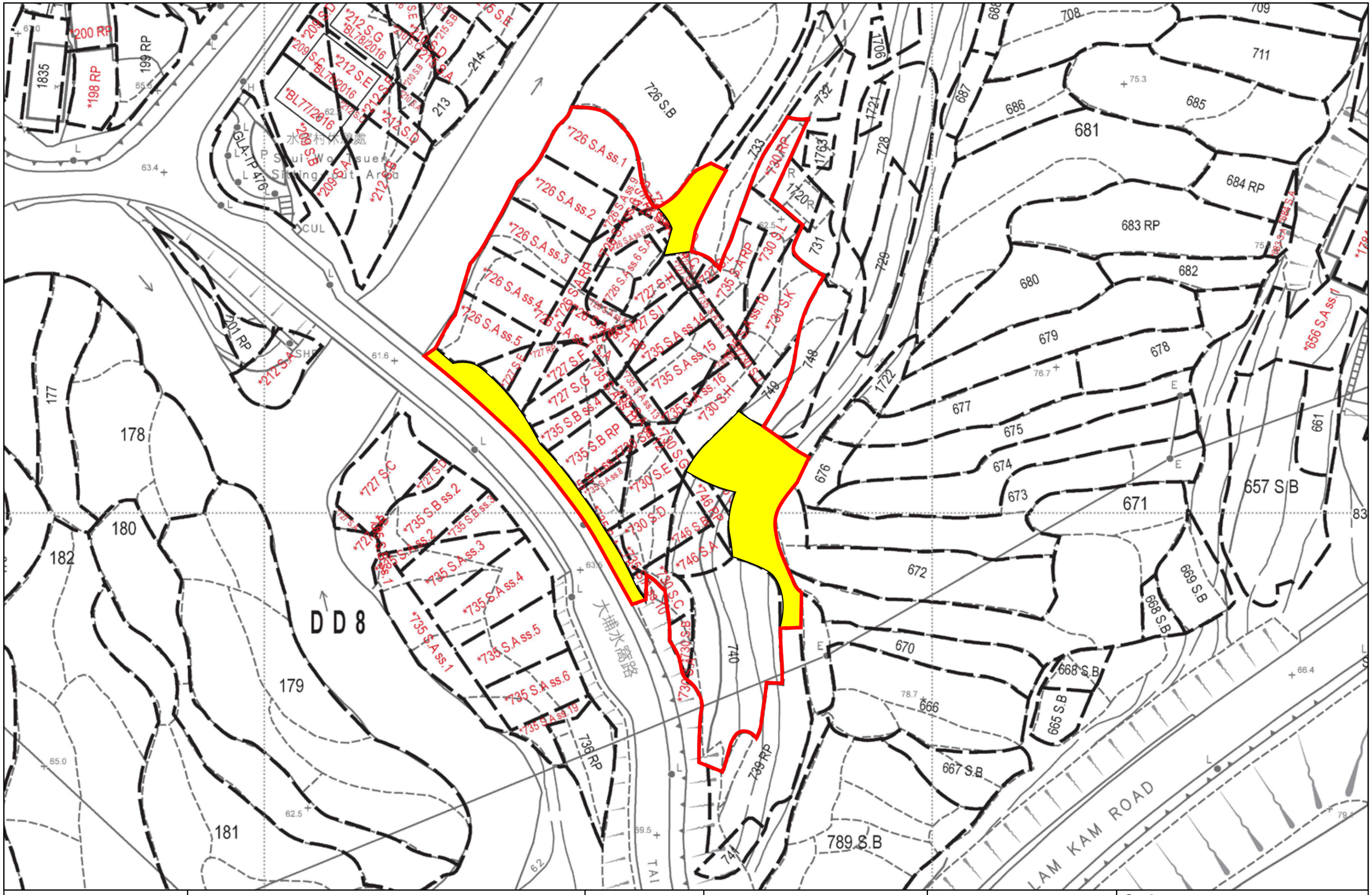
SECTION SIX | CONCLUSION

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 the Elderly) 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.

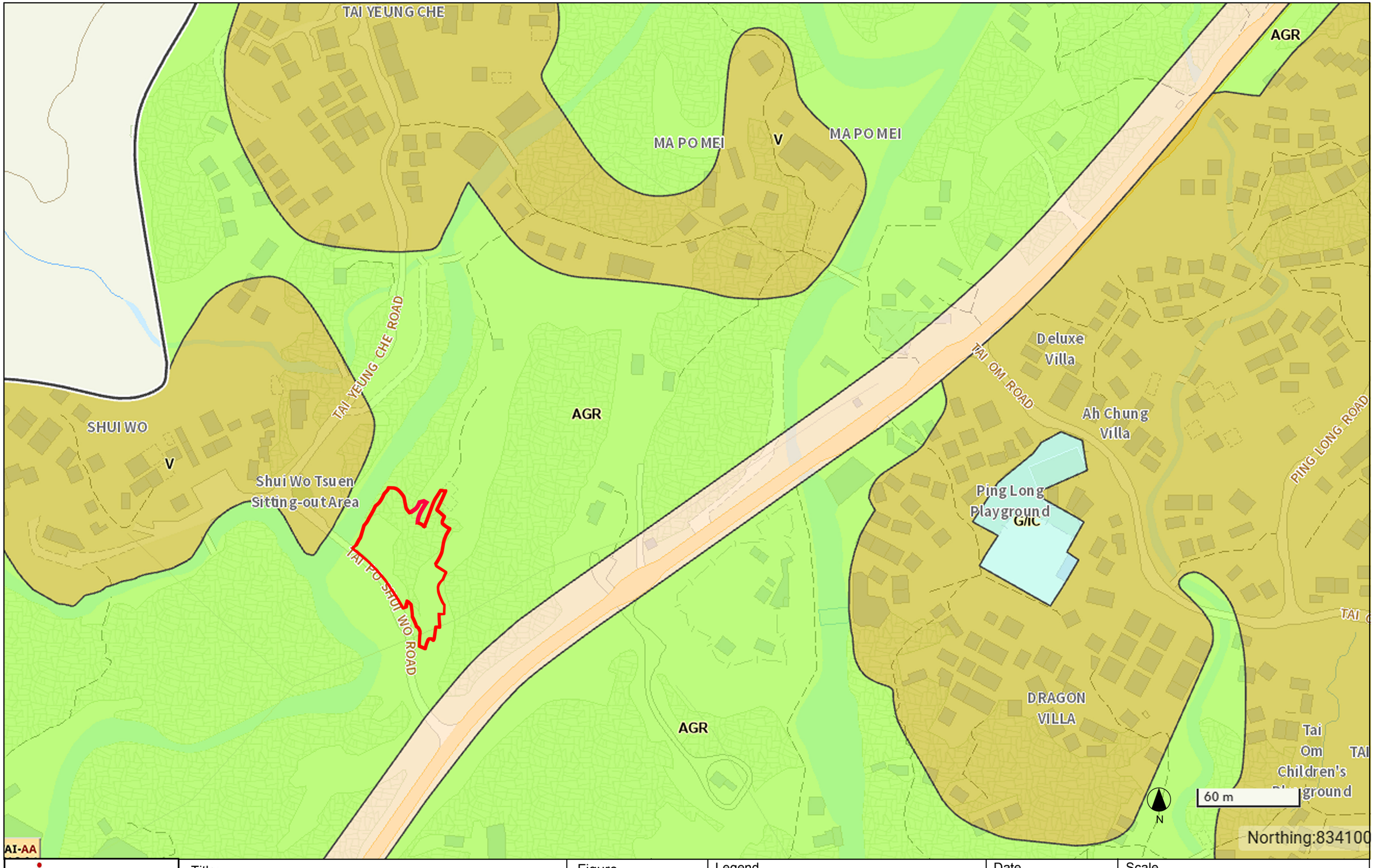
6.2 This Planning Statement has demonstrated that the proposed development of RCHE would help meet the growing residential care service demand of the disabled population in Tai Po as well as other districts in echo with the prevailing government policy support for disabled persons care services. It could also help to shorten the waiting time for quality RCHE 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 RCHE in Hong Kong;
- Meeting the Local Demand for Quality Private RCHEs;
- To be compatible with the surrounding context;
- Suitable Site to be Fully Utilized for Stand-alone RCHE 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.



DeSPACE (International) Limited	**Title:** Various Lots in D.D. 8, Lam Tsuen, Tai Po	**Figure** 1	**Legend** Government Land; Application Site	**Date** Dec 2025	**Scale** 1:500 in A3



DeSPACE (International) Limited	Title: Various Lots in D.D.8, Lam Tsuen, Tai Po	Figure 2	Legend: Government land; Application Site	Date Nov 2025	Scale 1:500 in A3