

Executive Summary

This Planning Application is prepared and submitted on behalf of Mr. YUEN SHU MING ("the Applicant") to seek approval from the Town Planning Board ("TPB" / "the Board") under section 12A of the Town Planning Ordinance for a proposed amendment to the approved Tung Tsz Outline Zoning Plan No. S/NE-TK/19. The proposed amendment is to rezone a site from "AGR" & "GB" to "G/IC" to allow the development of a RCHE.

The proposed development is a 10-storey RCHE comprising about 256 bedspaces (234 for Dorm, 10 for Isolation Room, and 12 for Staff). The Application Site locates in the rural part of Tai Po and is surrounded by lovely Landscape. The majority of the Site, although zoned "AGR", has no agricultural activities and have been abandoned for years.

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

- The proposed development is in line with the Government's recent Policy Direction to increase RCHEs bedspace supply and would alleviate the shortfall of RCHEs in Hong Kong in view of the increasing trend of the aging population.
- Since the launch of Encouragement Scheme by the Social Welfare Department in 2003, only one RCHE complying the standard completed in 2019. The approval of this S12A application would aid in speeding up the supply further.
- The GFA of about 7,800 sm of the proposed development comply with the latest Policy to encourage provision of RCHEs premises in new private development and is eligible for exemption from assessment of premium which could provide timely elderly home care services in the Tai Po.

行政摘要
(以英文版本為準)

此規劃申請是代表申請人 “Mr. Yuen Shu Ming” (下稱「申請人」) 根據城市規劃條例第 12A 條，向城市規劃委員會(下稱城規會) 遞交規劃申請，擬議對大埔洞梓路計劃大綱核准圖編號 No. S/NE-TK/19 作出修訂。是次申請擬議就“農業” 和 “綠化地帶” 更改為“政府、機構或社區”地帶。

擬議發展將於申請地點內興建一座樓高 10 層，包括大概 256 張床位的社會福利設施(安老院舍)(234 個宿位, 10 張隔離床位, 12 張員工宿位)。申請地點位於大埔鄉郊，風景宜人。該場地的大部分區域雖然被劃為“農業”地帶，但已長時間沒有農業活動，並且已荒廢多年。

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

- 擬議發展符合政府最新的政策方向以適時回應社會對安老院舍的需求，並可緩解香港因人口老化趨勢而出現的安老院舍床位短缺問題。
- 自 2003 年社會福利署推行私人土地發展安老院舍鼓勵計劃以來，只有一所安老院舍符合標準並於 2019 年落成。若此申請獲批，將可增加未來安老院舍的供應。
- 擬議發展提供一個整體樓面積 7,800 平方米的安老院舍，符合最新的「鼓勵在新私人發展物業內提供安老院舍院址計劃」的指引，亦符合資格獲豁免繳付地價，為建立安老院舍提供誘因。
- 申請人屬申請地點內的私人土地的唯一土地擁有人。若是次規劃申請獲得城規會同意，可迅速作出重建。
- 多個技術評估均證明是次發展計劃不會對附近地區造成不可逾越的視覺、交通、環境、排污及排水影響。

根據以上各點，申請人希望是次規劃申請能在規劃及技術層面獲城規會支持。

2.1 Location and Access

- 2.1.1 The Application Site locates at Lot no. 232 RP, 232 S.A RP, 232 S.A ss. 1 to 14, 232 S.B RP, 232 S.B ss. 1 to 27, 232 S.C to 232 S.E, 233 RP, 233 S.A to 233 S.M, 237 RP, 237 S.A to 237 S.R, 239 RP, 239 S.A to 239 S.G in D.D. 23, Tung Tsz, Tai Po, N.T. is accessible by an Access Road of about 120m long with varying width not less than 4.5m (*Figure 4 refers*).

The Access Road is an unleased and unallocated Government Land maintained and vested by DLO. The Access Road is fitted with Lamp Posts, Public Drains and Sewers. It is connected to the Tung Tsz Road to the South-East side which finally discharged to Ting Kok Road.

- 2.1.2 The Site possesses an area of about 1,495 sm (16,092 sf) locates at the fringe of "AGR" zone, and closely adjoin a "V" zone to its West and North-West. Although majorly zone as "AGR", a very small corner to its North-West encroaches onto "GB" zone. Its East and South-East bound on abandoned Agricultural Land located in the same "AGR" zone.
- 2.1.3 Groups of Village Houses, the "Treasure Spot Garden" located at a "V" zone, adjoin closely to this "AGR" zone to the West and South-West. While similar Village House Developments, the "Jade View Villa" located slightly further away to the East. "Tsz Shan Monastery" is situated at an "G/IC" zone to the North-East. A "GB" zone located to the North which serves as a Back Drop. (*Figure 1 refers*).

2.2 Land Status

- 2.2.1 The Application Site Situates in Old Schedule Agricultural Lots held under Block Government Lease of D.D. 23. It is held under Mr. Yuen Shu Ming and Union Sino Limited, which is also controlled by Mr. Yuen Shu Ming.
- 2.2.2 Upon TPB approval, Land Exchange is required. Subject to Guidance Notes issued by the Social Welfare Department, and the Practice Notes issued by LD, with the exemption from payment of Land premium.

2.3 BD / FSD Issues

Although the Access Road is of varying width, it is vested under **HAD** and is of not less than 4.5m wide. It complies with BD's requirement to be classified as a "Class A" Site.

However, the existing and the proposed access road consist of less than 6m width, which encounter the EVA requirement under COP of fire safety, due to its topographic constraints. Therefore, suitable enhancement provision to the FS System could be agreed during BD submission.

3.1.5 The GFA allocation is tabulated as below:

Site Area		: 1,494.67 m ²	16,088.62 ft ²
Class of Site		: A	
Proposed Plot Ratio for Non-Domestic		: 5.20 < 9.5	
Proposed Site Coverage above for Non-Domestic (Above 15m)		: 62.42% < 80%	
Maximum Gross Floor Area		7,778.09 m ²	83,723.36 ft ²
Proposed Building Height		34.50 mPD	
Absolute Height		31.0 m	
Proposed No. of Storey		10 STOREYS	
Proposed Gross Floor Area			
LG/F	ENTRANCE & CARPARK	592.11 m ²	
UG/F	RCHE	514.97 m ²	
1/F – 5/F	RCHE	852.8 m ² x 5 storeys =4264 m ²	41 no. of beds for Dorm, 2 no. of beds for Isolation Room each floor
6/F	RCHE	822.05 m ²	18 no. of beds for suites
7/F	RCHE	742.23 m ²	11 no. of beds for suites
8/F	MANAGEMENT OFFICE	742.23 m ²	12 no. of beds for staff quarter
R/F	SKY GARDEN	100.50 m ²	
TOTAL		7,778.09 m²	256 no. of beds
Parking Spaces:(Loading/ Unloading)			
No. of MGV		1 Nos.	
No. of Minibus		1 Nos.	
No. of Private Car Parking		3 Nos.	
No. of Accessible Private Car Parking		1 Nos.	
No. of Motorcycle Parking		1 Nos.	
No. of Ambulance		1 Nos.	

Please refer to **Figure 3** for the Proposed Development

3.3 Visual Impact Assessment

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

3.4 Traffic Impact Assessment

A Report of the Traffic Impact Assessment of the Development prepared by CTA Consultant Limited is enclosed as per Appendix 2. It presents the Findings and Surveys conducted and summarized that NO adverse Impact to the Traffic Aspect is created due to the increased in Plot Ratio.

The assessment results in the TIA report 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 the peak hours. The TIA Report has demonstrated that the related traffic trips related to the proposed development can be absorbed by the nearby road network and no significant traffic impact will be induced.

3.5 Environmental Impact Assessment

A Report of the Environmental Impact Assessment of the Development prepared by Novox Limited is enclosed as per Appendix 3. It presents the Findings and Surveys conducted and summarized that NO adverse Impact to the Environmental Aspect is created due to the increased in Plot Ratio.

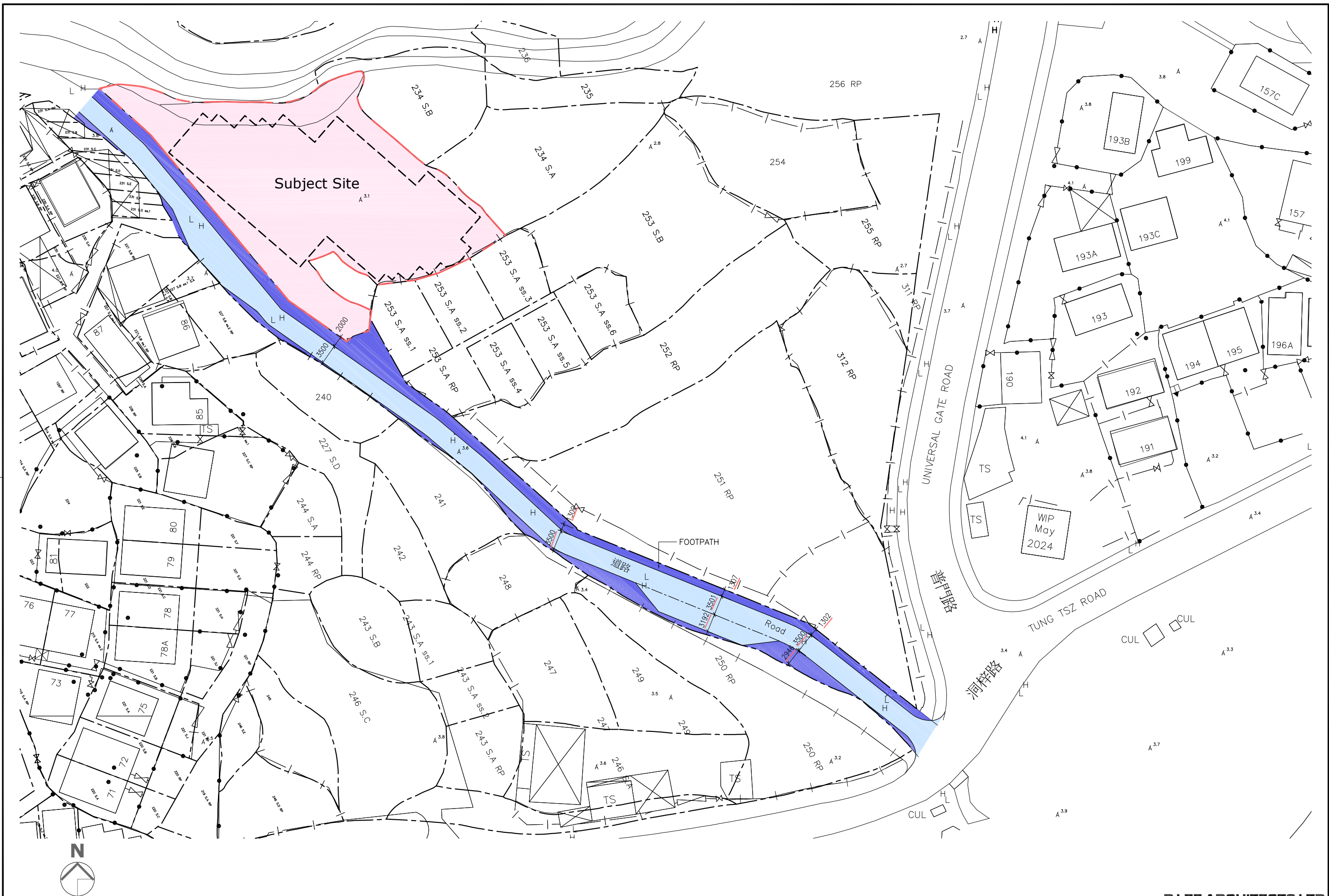
No adverse environmental impact on air quality, noise, water quality, waste management is anticipated with the implementation of good construction practices, proper design and mitigation measures during operation phase.

3.5.1 Sewerage Impact Assessment and Drainage Impact Assessment

No insurmountable sewage and drainage impacts would be generated from the project with proper design of sewage and drainage system.

3.6 Landscape Master Planning

A Report of the Landscape Master Planning of the Development prepared by R LEE Architects Limited is enclosed as per Appendix 4. Vegetation at the front of the development along Access road, Green wall on southeast facade, various planter on flat roof on 1/F and 7/F, and roof garden are proposed. The Landscaping design could benefit the surroundings by improving the visual, Air Purification and Micro-Climate aspects.



2483 PROPOSED RCHE DEVELOPMENT
at TUNG TSZ,
TAI PO, N.T.

ACCESS ROAD TO SUBJECT SITE

FIG.4

1:600 (A3)

C
B
A
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AUG. 2025
APR. 2025
MAR. 2025
OCT. 2024

Do not scale drawing.
Contractors are required to verify exact dimensions on site.
The drawings show the design intent of the architect only, contractors are required to submit shop drawings where appropriate.
The design remains to be the property of "R Lee Architects Ltd" unless otherwise specified.
This drawing is not for construction purposes unless expressly certified.

R LEE ARCHITECTS LTD

