

S12A AMENDMENT OF PLAN APPLICATION

APPROVED TING KOK OUTLINE ZONING PLAN NO. S/NE-TK/19

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

AT LOT 232 RP, 232 S.A RP, 232 S.A ss. 1 (Part), 232 S.A ss 2 to 3, 232 S.A ss.4
(Part), 232 S.A ss. 5 to 14, 232 S.B RP, 232 S.B ss. 1 to 27, 232 S.C to S.E, 233 RP,
233 S.A (Part), 233 S.B to S.M, 237 RP, 237 S.A to S.R, 239 RP, 239 S.A to S.G
IN D.D. 23, Tung Tsz, Tai Po, N.T.

SUPPORTING PLANNING STATEMENT

REVISED MAY 2026

R LEE ARCHITECTS LTD



CONTENTS

Page

	Executive Summary	1-2
	行政摘要	3
1.0	Introduction	
1.1	Background	4-5
2.0	Site and Surroundings	
2.1	Location and Access	6
2.2	Land Status	7
2.3	BD / FSD Issues	7
2.4	Accessibility	8-9
3.0	Proposed Development	
3.1	Proposed RCHE Development	10-12
3.2	Design Concepts	13-14
3.3	Visual Impact Assessment	15
3.4	Traffic Impact Assessment	15
3.5	Environmental Assessment	15-16
3.6	Landscape Master Planning	17



	Page
4.0 Planning and Development Context	
4.1 Surrounding Land Uses Pattern	18
4.2 The Proposed S12A application	18
4.3 Similar Approved S12A Planning Applications	19
4.4 Similar Approved S16 Planning Applications	20
4.5 Comparison of Building Bulk for Similar Application	21
5.0 Planning Justification	
5.1 The Aging Community Structure	22
5.2 Supply of RCHE in the Vicinity and Scare Standalone Purpose Built and Private Operated RCHEs	23
5.3 Special Design to respect the rural character	24
5.4 Under Utilization of AGR Land	25
5.5 Similarity to RCHE Developments approved in "V" zone and "R(C)" zone	26
5.6 Consideration of Green Building Design and Sustainable Building Design Guidelines (SBDG)	27
6.0 Conclusion	28-29

- Figure 1 – Location Plan
- Figure 2 – Lot Index Plan
- Figure 3 – Aerial Photo Showing the Subject Site And Surrounding "AGR" Zone are abandoned Farmlands
- Figure 4 – Access Road to Subject Site
- Figure 5 – Figure showing availability of Public Transport in the vicinity
- Figure 6 – Outline Zoning Plan No. S/NE-TK/19
- Figure 7 – Proposed Rezoning to "G/IC" Use
- Figure 8 – Proposal Conceptual Building Plan
- Figure 9 – Design Concept
- Figure 10 – Survey of existing RCHE within 2 km
- Figure 11 – Aerial Photos taken in Year 2003 and Year 2023
- Figure 12-1 – Replies to Legislative Council Question dated 17/10/2001
- Figure 12-2 – LEGCO Press Releases dated 30/11/2011
- Figure 13 – Comparison with Building Height Difference in Approved S16 and S12A Cases



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

Executive Summary

This Planning Application is prepared and submitted on behalf of 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 Ting Kok Outline Zoning Plan No. S/NE-TK/19. The proposed amendment is to rezone a site from “AGR” to “G/IC” to allow the development of a RCHE.

The proposed development is a 8-storey RCHE comprising about 170 bedspaces (152 for Dorm, 6 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 6,072 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.

- The Lot is under the Applicant's sole ownership and could speedily redeveloped upon TPB approval.
- Technical assessments demonstrated that the proposed development would not result in insurmountable visual, traffic, environmental, sewerage and drainage impact on the surrounding areas.

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

行政摘要

(以英文版本為準)

此規劃申請是代表申請人“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，擬議對汀角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”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 8 層，包括大概 170 張床位的社會福利設施（安老院舍）（152 個宿位，6 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 6,072 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。

1.0 INTRODUCTION

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



1.1 Background

- 1.1.1 This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of a proposed S12A Amendment to the Approved **Ting Kok** Outline Zoning Plan No. S/NE-TK/19 to rezone a site from **"AGR"** to **"G/IC"** in order to allow the development of a RCHE.
- 1.1.2 The location of the subject Lot is **Lot 232 RP, 232 S.A RP, 232 S.A ss. 1 (Part), 232 S.A ss 2 to 3, 232 S.A ss.4 (Part), 232 S.A ss. 5 to 14, 232 S.B RP, 232 S.B ss. 1 to 27, 232 S.C to S.E, 233 RP, 233 S.A (Part), 233 S.B to S.M, 237 RP, 237 S.A to S.R, 239 RP, 239 S.A to S.G in D.D. 23, Tung Tsz Road, Tai Po, N.T. (Figure 1 refers)**
- 1.1.3 **The Site is zoned "AGR". (Figure 5 refers)**
- 1.1.4 The Farmlands exist in the Site and the surroundings have been abandoned and left vacant for years. The existing ground has been concreted for easy maintenance. Majority of the vegetations have been cleared and there are no existing trees in the Site. *(Figure 3 refers)*
- 1.1.5 The proposed amendment involves a development of a **8** Storeys RCHE of GFA of app. **6,072.49** sm, equivalent to a P.R. of **4.11** and a height of **24** m. There are similar approved applications as detailed in Section 4.



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

1.1.7 The site is in a pleasant setting and is surrounded by abundant greenery as a back drop. The Greenery could effectively shield off the increase in building bulk. The effect would be demonstrated by the Visual Impact Analysis as per attached

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

Section 2: Site and Surroundings

Section 3: Proposed Development

Section 4: Planning and Development Context

Section 5: Planning Justifications

Section 6: Conclusion

2.0 SITE AND SURROUNDINGS

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

R LEE ARCHITECTS LTD



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 (Part), 232 S.A ss 2 to 3, 232 S.A ss.4 (Part), 232 S.A ss. 5 to 14, 232 S.B RP, 232 S.B ss. 1 to 27, 232 S.C to S.E, 233 RP, 233 S.A (Part), 233 S.B to S.M, 237 RP, 237 S.A to S.R, 239 RP, 239 S.A to S.G in D.D. 23, Tung Tsz Road, 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 and would be Ad-hoc maintained by HAD if in emergency. 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 1,476 sm (15,892 sf) locates at the fringe of "AGR" zone, and closely adjoin a "V" zone to its West and North-West. Zone as "AGR". 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

The subject site abuts an access road exceeding 4.5m. It fulfils B(P)R Class A site classification in terms of width. However, the road may not fulfil the criteria of "specified street". Upon the approval of Planning Application, a land exchange would process and a condition of construction of such access road would be proposed. By then, the access road would fulfil the criteria of "specified street" under B(P)R CL. 3(a)(iii). Therefore, the subject site is proposed to be class A site. According to APP-172, RCHE is treat as non-domestic Building. The PR is 7.4 for building with 24m building height.

The Access Road is formed by left over G.L which is less than 6m width, therefore, it could not comply with 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.

2.4 Accessibility

2.4.1 The Application Site is easily accessible by Private Cars, Ambulance, Minibus and Goods Vehicles (*Figure 5 refers*). It is also served by existing minibus and bus route per the followings:

Minibus:		
20B	Tai Po Market Station	↔ Tung Tsz
20C	Tai Po Market Station	↔ Tai Mei Tuk
20E	Tai Po Market Station	↔ Ting Kok (Shan Liu Rd)
20R	Tai Po Market Station	↔ Wu Kau Tang
20T	Tai Po Market Station	↔ Tsz Shan Monastery
Bus:		
73P	Tsuen Wan (Nina Tower)	↔ Tai Mei Tuk
74E	Kwun Tong Ferry	↔ Tai Mei Tuk
75K	Tai Po Market Station	↔ Tai Mei Tuk
275R	Tai Po Market Station	↔ Wu Kau Tang
Resident's Bus (28 seat shuttle bus Open to Public):		
NR532	Tai Po Market Station	↔ Tung Tsz Villas

2.4.2 Shuttle Service to be provided

Shuttle Bus Service will be provided by the Applicant and booking in advance is required for parking provision for staff, visitors or persons with disabilities. (refer to Section 2.6 of the revised TIA report)

Please be advised that shuttle bus services between the proposed RCHE and Tai Po Market Station will be provided, please refer to Section 2.6 of the revised TIA report for the routing, operation hours and frequency of shuttle bus.

Please note that NR532 is open to general public. Please be advised that the number of seats provided per residents' bus is 28 nos.

The information could be found in the following website of the public domain:

<https://hkbus.fandom.com/wiki/%E5%B1%85%E6%B0%91%E5%B7%B4%E5%A3%ABNR532%E7%B7%9A>

2.4.3 Access Road to the proposed development

The road, including footpath, would be constructed by the Applicant within Government Lots by applicant and would not be gated. There is no restricted usage. The applicant would take up the management responsibilities of the proposed access road during the construction stage of the proposed Development. Upon completion of construction of the proposed road, HAD would take up the ad-hoc maintenance of the Access Road. The Structure, thickness and anti-slip coefficient of the Access Road and Footpath complies with Government Standard.

3.0 PROPOSED DEVELOPMENT

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

R LEE ARCHITECTS LTD



3.1 Proposed RCHE Development

- 3.1.1 The proposed RCHE Development is of 8 storeys high, with lower 7 storeys (LG/F to 5/F) to be served as RCHE Dormitories. The proposed RCHE Development is within 24m from Ground Floor, which comply with relevant Regulation. *(Figure 8 refers)*

A range of Dormitory sizes from Shared Rooms with individual privacy on lower floors, to individual Suites of various sizes on upper floors. The Suites on 5/F are equipped with open Flat Roofs for extra enjoyment or even individual hobby farming.

- 3.1.2 A range of Common Facilities like Café Lounge, Multi-function Rooms, Library, Gymnasium, etc, solely used by residents locate on LG/F, next to a generous Entrance Lobby (at level +3.50).

Loading/ Unloading of Goods and Passengers are also provided adjacent to the Entrance Lobby. Plenty of Greenery, Garden, Outdoor Exercise and Sitting-out Spaces are also planned on various outdoor areas.

- 3.1.3 The Floor above the Dormitories (6/F) is designed for supportive functions like Administration Office, Meeting/ Interview Rooms, Kitchen, Laundry and Linen Stores, etc.

6 Staff Quarters are also provided for Staffs on 6/F so that overnight staffs could provide more timely services to the Elderly in case needed.

- 3.1.4 The Top of the Building on Roof Floor (at level +27.50) is designed as an Open Roof Garden for the Leisure of the Staffs and Visitors. It also serves to provide Roof Greenery according to SBDG.

3.1.5 The GFA allocation is tabulated as below:

Site Area		: 1,476.48 m ²	15,892.83 ft ²
Class of Site		: A	
Proposed Plot Ratio for Non-Domestic		: 4.11 < 7.4	
Proposed Site Coverage above for Non-Domestic (Above 15m)		: 63.19% < 92%	
Maximum Gross Floor Area		6,072.49 m ²	65,364.28 ft ²
Proposed Building Height		27.50 mPD	
Absolute Height		24.0 m	
Proposed No. of Storey		8 STOREYS	
Proposed Gross Floor Area			
LG/F	ENTRANCE & CARPARK	592.11 m ²	
UG/F	RCHE	514.97 m ²	
1/F – 3/F	RCHE	852.8 m ² x 3 storeys = 2558.40 m ²	41 no. of beds for Dorm, 2 no. of beds for Isolation Room each floor
4/F	RCHE	822.05 m ²	18 no. of beds for suites
5/F	RCHE	742.23 m ²	11 no. of beds for suites
6/F	MANAGEMENT OFFICE	742.23 m ²	12 no. of beds for staff quarter
R/F	SKY GARDEN	100.50 m ²	
TOTAL		6,072.49 m²	170 no. of beds
Parking Spaces:			
No. of Private Car Parking		3 Nos.	
No. of Accessible Private Car Parking		1 Nos.	
No. of Motorcycle Parking		1 Nos.	

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

Loading/ Unloading:	
No. of MGV	1 Nos.
No. of Minibus	1 Nos.
No. of Ambulance	1 Nos.

Please refer to **Figure 8** for the Proposed Development

3.1.6 The proposed RCHE is proposed to provide service at the care level of Care and Attention Home for the Elderly. A 24 hours Care Home Service would be provided during operation. 60 staff provide service per shift and there are 2 shift per day. Total 120 staff provide service per day. The working hour of staff are 6:45 am to 6:45 pm and 6:45 pm to 6:45 am. The visiting hour is proposed to be 10:00 am to 4:00 pm. The maximum no. of visitor per hour is 19 and total no. of visitors per day is 114. The RCHE, once proceed, would include one or more Operators. Their decision as to whether to participant in the "Enhanced Bought Place Scheme" and "Residential Care Service Voucher Scheme" would be at their own discretion at later stage. The RCHE would fully comply with design manual of Barrier Free Access.

3.1.7 The applicant would Construct the propose RCHE and assign to an operator to privately operate, maintain and manage the RCHE.



3.2 Design Concept

Diagram showing Concept Design is described in **Figure 9-1** and should be read in conjunction to illustrates the following Design Concepts.

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

3.2.2 ② -Building setback. Due to the irregular Site profile, the building was set back for a distance up to 5 m near the front Entrance.

This serves to widen the passage in front for pedestrian and traffic.

3.2.3 ③ - Entrance Lobby and other Communal Facilities like Multi-Function Rooms, Library and Gymnasium are planned on the right-hand side of LG/F.

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

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

3.2.6 ⑥ - Since the Site possess Green View in transient setting, Dormitories are planned facing both long sides to maximize View and Ventilation. Wide Corridor and Spacious Communal Dining Spaces are offered in the middle.

3.2.7 ⑦ - Spacious Suites are planned on Upper Floors to serve the Elderly with greater mobility who require considerable privacy at the same time. The setback on higher Floors create accessible Flat Roofs for the Suites with canopy and trellis to shield off direct sun light, for sitting out or hobby farming purpose. The setback also aid in alleviating the Building Bulk effect.

3.2.8 ⑧ - A floor for General Administration Locates above the Dormitory Room on the Upper most floor.

In addition to general administration need, it provides 6 Staff Quarters, which may benefit the Elderly for after-hours emergency services and consideration is also given to the flexibility to employ "Epidemic Close Circuit Management" in case needed.

3.2.9 ⑨ - A roof garden consist of outdoor Leisure Spaces, Equipment and 45.28 m² of Individual Farming Areas for interest and hobby is provided on Roof Floor.

The leisure farm is to encourage and promote farming live. Meanwhile, the farming area respect and responds to the village surrounding.

In addition, on 21 m² open air plane should be provide for the prescribed window of the Dormitories. The SC has been maximize at lower floor. To provide high quality out-door space, flat roofs are provided at 1/F, 4/F and 5/F. The build bulk and visual impact is reduced through the flat roof and shown as *Figure 9-2* and *Figure 9-3*.



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 proposed development. To sum up, the visual impacts at the five public viewpoints range from negligible to moderately adverse. Flat roofs with plants and vertical greenery are applied to mitigate the visual impacts.

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 proposed development.

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 Assessment

A Report of the Environmental 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 proposed development.

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.

3.5.2 Proposed Sewerage Works

Sewage from the Proposed Development will be discharged through a 300mm dia. sewer from a new terminal manhole into the existing sewerage network at FMH1034356. The existing sewerage network is expected to exceed its capacity; therefore, improvement works are recommended to ensure sufficient capacity for both the existing and projected additional flow. The recommended improvement works extend from existing sewer manhole FMH1034305 to FMH1034308.

3.5.3 Proposed Drainage Works

U-channels with catchpits are proposed to convey runoff from the proposed Project site for collection. The collected runoff will be discharged to the existing box culvert by drainage pipe.

The Project Proponent will be responsible for the construction and on-going maintenance of the drainage facilities.

No change of total catchment areas and the increase in stormwater flow is small (from 0.1312 m³/s to 0.1445 m³/s), there will be no unacceptable drainage impacts as a result of the proposed development.

The assessment reviews the U-channel and drainage pipe have sufficient capacity to cater for the drainage flow from the proposed Project site.

Temporary drainage impact mitigation measures and monitoring and audit are proposed to ensure that the existing drainage system will not be affected during the construction stage.



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 5/F, and roof garden are proposed. The Landscaping design could benefit the surroundings by improving the visual, Air Purification and Micro-Climate aspects.



4.0 PLANNING AND DEVELOPMENT CONTEXT

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



4.1 Surrounding Land Uses Pattern

4.1.1 Please refer to *Figure 6* for the extracted OZP No. S/NE-TK/19.

The Site situates in "AGR" zone. It closely adjoins a "V" zone to the West where numerous Low-density Village House Development exist. There is a "GB" zone to the North of the Site.

4.1.2 In the Notes of the current "AGR" zone, (*Figure 6 refers*) no provision for "Social Welfare Facility for building RCHE exists. Therefore, an application under S12A is required to rezone the Site from "AGR" to "G/IC" to facilitate the RCHE Development.

4.2 The Proposed S12A application

4.2.1 *Figure 7* show the proposal amendment to rezone the Site to "G/IC" zone whereas, the use of "Social Welfare Facility" is always permitted under Column 1 with no restriction on GFA no. of Storeys. The Application Site could be re-zoned into this Category, if so approved.

4.2.2 A table summarizing the previous applications as following:

Previous Application	Date	Status
S12A	30/12/2024	Withdrawn

4.3 Similar Approved S12A Planning Applications

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

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

4.4 Similar Approved S16 Planning Applications

4.4.1 Three approved similar S16 application cases are shortlisted below, which happen in a “V” zone.

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

Existing Zoning	Amended Zoning	Location	Application No.	Status
V	N/A	Lots 1695 S.D RP, 1741 RP (Part) and 1394 S.B RP (Part) in D.D. 120 and adjoining Government Land, Tai Kei Leng, Yuen Long, New Territories (Figure 13-1 and 13-2 refers)	A/YL/263	Approved 05/02/2021
V	N/A	Lots 834 and 838 RP in D.D. 52 and adjoining Government Land, Tin Ping Road, Sheung Shui, New Territories	A/FSS/279	Approved 29/10/2021
V	N/A	Various Lots in D.D. 51, Fanling, New Territories	A/FSS/276	Approved 06/11/2020

4.5 Comparison of Building Bulk for Similar Application

4.5.1 Comparison to an approved S12A case from low density R(C) Development located in San Tam Road, San Tin (Y/YL-NTM/9) is made to the Application in *Figure 13-2* and *Figure 13-3*.

Figure 13-3 shows that the approved 10 storeys RCHE with a height of 29.6 m is of height different of 15.38 m to its neighborhood low rise House.

Figure 13-2 shows that our application with a height of 24 m is of height different of 15.55 m to its neighborhood low rise Village House.

The resultant height different between the two is similar and is considered tolerable.

5.0 PLANNING JUSTIFICATION

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



5.1 The Aging Community Structure

Hong Kong continues to have the longest life expectancy in the world. According to a report published by the Government Census and Statistics Department in 2021, Hong Kong has a population of approximately 7.4 million, and the population over the age of 65 is approximately 1.45 million. The aging trend of the population continues, until 2046 (i.e. 25 years later) it will increase to 2.74 million people. (<https://www.census2021.gov.hk>)

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

(https://www.swd.gov.hk/en/pubsvc/elderly/elderly_info/elderly_ah_sps/elderlyah/rcse/rcse_2021-2022/)

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

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



5.1 The Aging Community Structure (Cont'd)

Local demand

Tai Po had 316,470 residents in the 2021 Census, with 170,432 females and 146,038 males. The district's older population has grown steadily, and in 2021 people aged 65+ already made up a large share of the district, indicating a strong local need for elderly services. At the Hong Kong level, the 2021 Census found 1,451,514 persons aged 65+ and an elderly dependency ratio of 282 per 1,000 persons aged 15–64, showing territory-wide ageing pressure.

Waiting-list pressure

The Social Welfare Department reported 17,069 applicants on the Central Waiting List for subsidised residential care services as at 31 October 2023, including 14,461 for care-and-attention places and 2,608 for nursing home places. The same update showed average waiting times of 22 months for subvented and contract care-and-attention homes, 3 months for private homes under the EBPS, and 11 months for nursing home places. This is a clear sign that demand for RCHE-type care remains substantial.

Provision gap

SWD's district statistics show that Tai Po had 1,665 subsidised residential care places as at 31 March 2026, across subvented, NGO-operated, contract and care-and-attention categories. A separate SWD district profile also shows Tai Po's older population at 74,500 in 2024, which suggests the district must serve a large elderly base with a finite number of subsidised places. This supports the argument that additional RCHE provision in Tai Po is warranted.

5.1 The Aging Community Structure (Cont'd)

Policy support

The Government has long used age 65+ as the planning benchmark for elderly services, and the 2021 Census report notes that this is the general target population for planning older persons' services in Hong Kong. The SWD RCHE statistics page also provides district-based capacity tables and waiting-list indicators, which are the standard reference documents for service planning. In short, both the demographic trend and the waiting-list evidence support the need for more RCHE capacity in Tai Po.

5.2

Supply of RCHE in the Vicinity and Scarc Standalone Purpose Built and Private Operated RCHEs

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

A simple survey of existing RCHE is carried out. As shown in *Figure 10*, there are three "Subvented Homes" within 2 km from the Application Site, all operated by an NGO. They offer free or low monthly fee; therefore, the occupancy is high and waiting list for this type of RCHE are generally a long queue. The services are usually classified as below industry standard. It shows the shortage of supply and high demand on RCHE.

Standalone RCHEs might be a way out for the problem. The subject Standalone application with its independent Vehicles, Pedestrian and Services Access, would create relatively cozy environment while generating no inconvenience to the surroundings and the general public. In addition, it is purposely built and private operated perfectly fill the market niche to offer unique hardware and services.

The Site is chosen as RCHE because of its serene and tranquil environment, surrounded by greenery and away from the hustle and bustle of the city. The quiet setting provide a comfortable and peaceful atmosphere, which is well suited to the health and need of elderly resident.

5.3 Special Design to respect the rural character

5.3.1 By situating in the rural setting with group of Village House by the side and a small mountain to the rear, the Elevation treatment is specially design with regard to the followings (*Figure 9-2 and 9-3 refers*):

- ① Similar beige wall tiles are used to echo the Village House around.
- ② Bands of similar reddish colour used in Village House which happen on every two floors to scale down the Building, and further match the scale of the surrounding Village Houses.
- ③ Set back on both side of the Building indicate setback, along the Access Road and on 4/F to the RHS trim down the Building bulk.
- ④ 78.6 m² and 51.0 m² of Vertical Greenery are installed facing the approach from "Tung Tsz Road" to soften the Building Bulk.
- ⑤ The Height of Building is trimmed down from previous application and is kept to 24m from G/F. The effect is demonstrated in *Figure 9-3* which keep the Building under to ridgeline of the mountain behind.
- ⑥ Greenery along site boundary.

In addition, Greenery along the site boundary is proposed to enhance the view and aesthetic of the surrounding.



5.4 Under Utilization of AGR Land

According to goggle map photo record, the site is vacant since 2011 or earlier. It shows natural dieback from 2021. In 2022, it was filled with gravel. The site is no longer suitable for farming by the changes of ground condition.

5.4.1 A Survey demonstrated by Aerial Photos taken on year 2003 and year 2022 is shown on attached *Figure 11-1* and *Figure 11-2* respectively.

5.4.2 In both years, and within 300m from the Application Site, there is roughly 110,000 sm of AGR Land in the AGR zones. The Aerial Photos demonstrated that only around 0.7% of AGR Land is utilized as "Farmland" in year 2003 and only 2% is utilized as "Farmland" in year 2022. The percentage of under utilization is serve. They are mostly left vacant or serves as unpermitted uses. The rate of re-habitation is extremely low.

5.4.3 The environmental problem caused by idle or derelict agricultural lands posed a major concern in LEGCO, as shortlist as "Replies to Legislative Council Questions" in *Figure 12-1*. In para 3, it is noted that "*(b) as such agricultural lands are usually covered with weeds, breeding mosquitoes and insects, or are illegally used as car parks and for storing containers or miscellaneous objects, and so on, thus causing nuisances to the residents nearby.....*".

5.4.4 On 30/11/2011 a Press Releases from LEGCO revealed the member's concern on the rate of conversion of under utilized AGR Land. (*Figure 12-2 refer*).

5.4.5 The facts revealed the serious problem caused by idle AGR Lands. The society should allow certain Town Planning issues to truly revitalize the AGR Lands. Change in land use may benefit the society both in upkeeping of healthy environment and wisely utilize the valuable Land Resources.

5.5 Similarity to RCHE Developments approved in "V" zone and "R(C)" zone

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

There are two approved S16 cases located in South Yuen Long (no. A/YL/302 and A/YL/263) which situate closely to a "V" zone (*Figure 13-1 refers*). The resulting building height difference are 18.17 m and 14.77 m respectively.

In addition, there are precedent cases for successful S12A planning application from low density "R(C)" zone to a "Social Welfare Facility" for RCHE Development in a low rise, rural setting. (Case no. Y/YL-NTM/9) in San Tam Road, San Tin. The resulting height difference (*Figure 13-3 refers*) is 15.38 m.

Referring to our Application case, as revealed from *Figure 13-2*, the resulting building height difference is 15.55 m, which is similar to the above mentioned cases. Therefore, similar approval could be favorably considered to this S12A Application.

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

5.6.1 Green Building Design

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

5.6.2 Sustainable Building Design Guideline

5.6.2.1 Building Setback

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

5.6.2.2 Site Coverage of Greenery

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

5.6.2.3 Building Separation

The Site area is below 20,000 m² and LP is less than 60m. Therefore, Building Separation is not applicable to the Site.

6.0 CONCLUSION

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



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



- 6.2.6 There are Two similar rezoning LSP Schemes which involve rezoning from "AGR" zone to "Residential" with "G/IC" Facilities in bigger scales. Those set good precedent cases for this S12A Application.
- 6.2.7 The site is under single ownership, it could be readily re-developed to aid to solve the RCHes demand in short term.
- 6.3 In addition to the planning and design merits, it is also demonstrated by technical assessments on the Environmental Impact, Traffic and Landscape aspects that the Proposed Development will NOT generate insurmountable impacts to the Application Site and its surroundings.
- 6.4 In the light of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek for the favourable consideration from the TPB to give support to this Application.

FIGURES

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



FIGURE 1

Location Plan

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

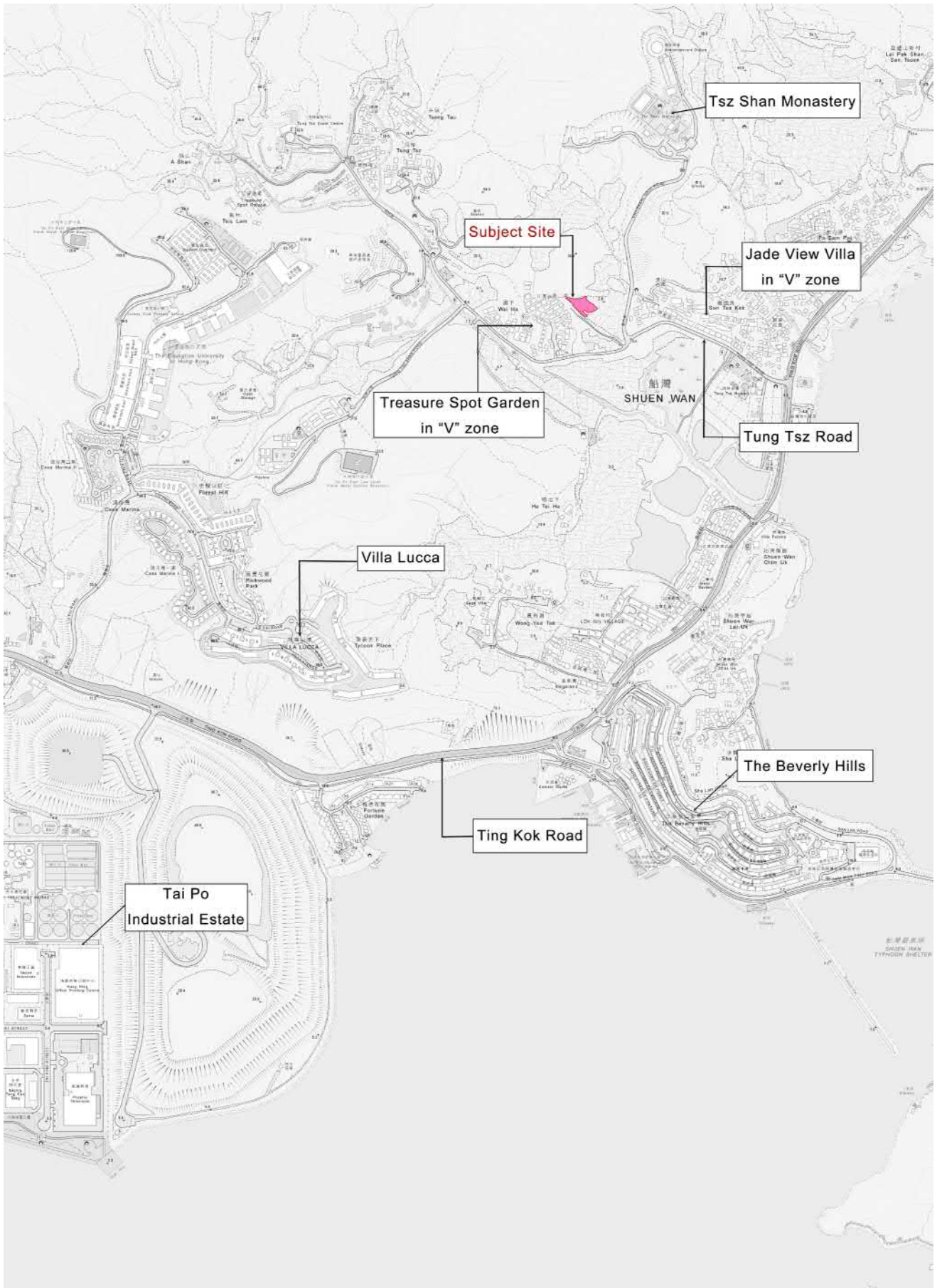


FIGURE NO.

1

TITLE

LOCATION PLAN

1:13000 (A4)

A

OCT. 2025
FEB. 2025

R LEE ARCHITECTS LTD



FIGURE 2

Lot Index Plan

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

FIGURE 3

Aerial Photo Showing the Subject Site
And Surrounding "AGR" Zone are abandoned Farmlands

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



Burial
Urns

Subject Site

BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 3A
BLOCK 5
BLOCK 6
BLOCK 23A
BLOCK 25
BLOCK 26
BLOCK 27
BLOCK 28
BLOCK 30

193B
193A
193C
193
192
191

TS
TS
TS
TS
TS

TUNG TSZ ROAD

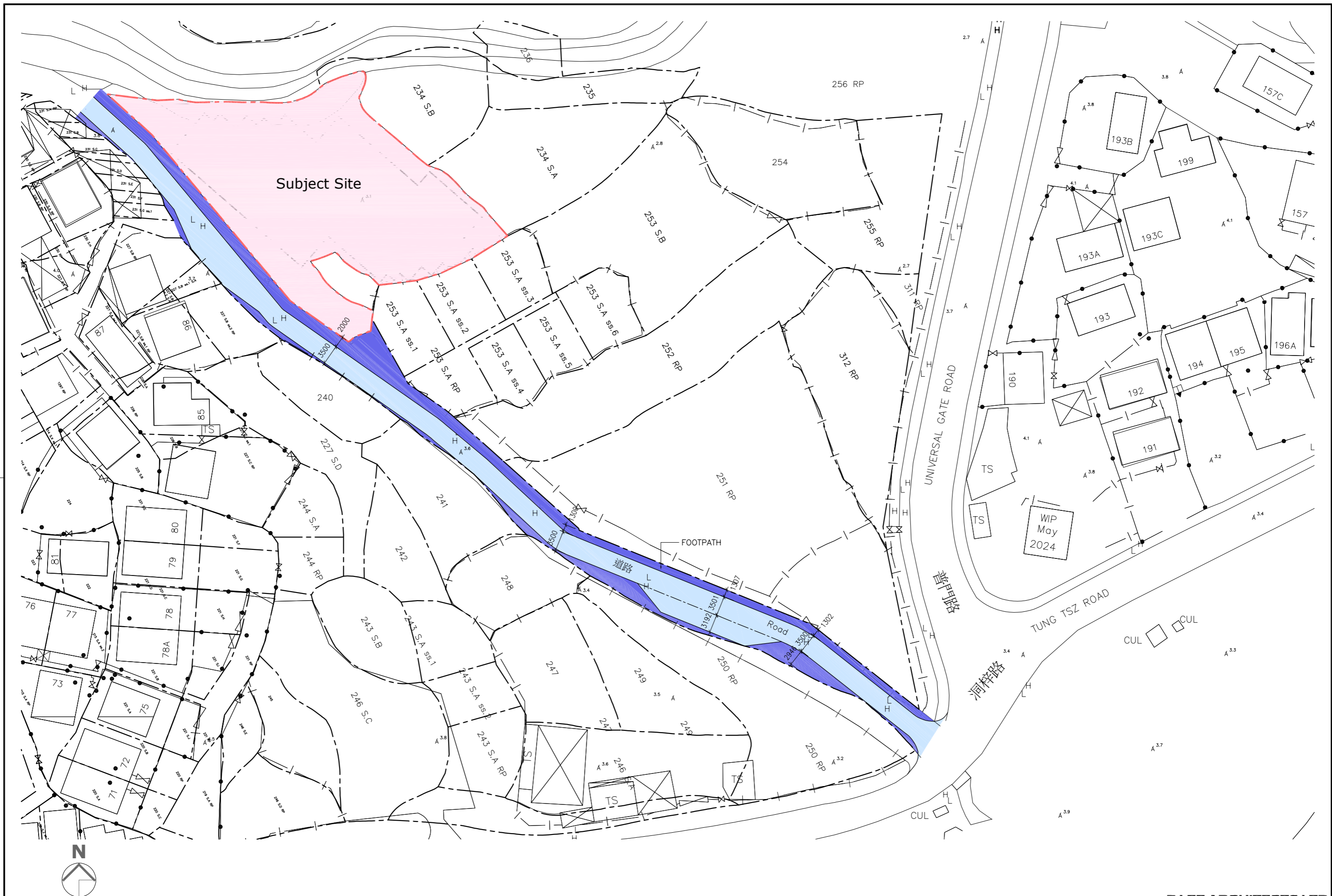
61
66
60
61
70
76
77
73
75
78
79
80
81



FIGURE 4

Access Road to Subject Site

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



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

ACCESS ROAD TO SUBJECT SITE

FIG.4

1:600 (A3)

D
C
B
A

OCT. 2025
AUG. 2025
APR. 2025
MAR. 2025

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.

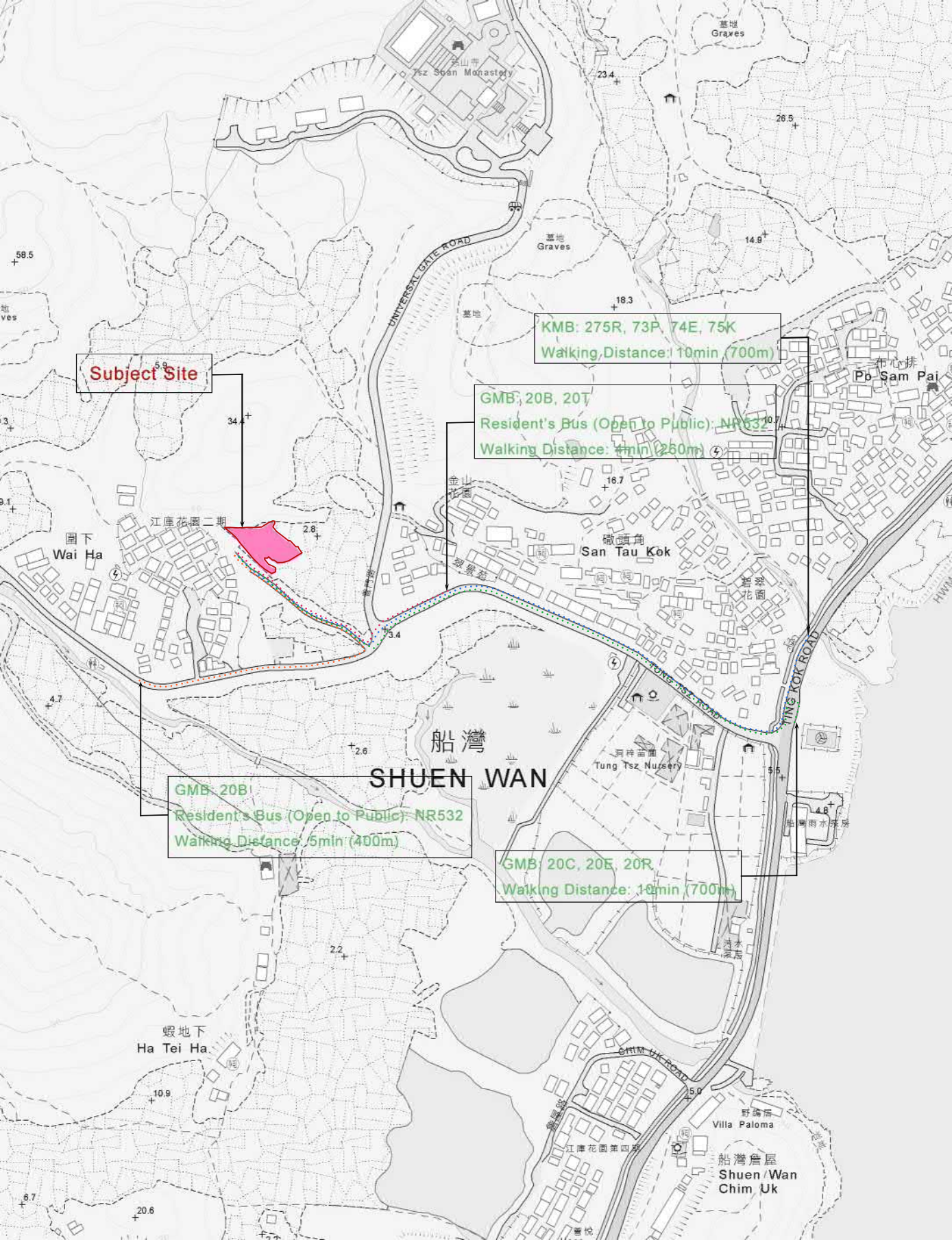
R LEE ARCHITECTS LTD



FIGURE 5

Figure showing availability of
Public Transport in the vicinity

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



Subject Site

KMB: 275R, 73P, 74E, 75K
Walking Distance: 10min (700m)

GMB: 20B, 20T
Resident's Bus (Open to Public): NR532
Walking Distance: 4min (250m)

GMB: 20B
Resident's Bus (Open to Public): NR532
Walking Distance: 5min (400m)

GMB: 20C, 20E, 20R
Walking Distance: 10min (700m)

SHUEN WAN

蝦地下
Ha Tei Ha

CHIM UK ROAD

野蘭屋
Villa Paloma

船灣倉屋
Shuen Wan
Chim Uk

船灣

同祥苗圃
Tung Tsai Nursery

磧頭角
San Tau Kok

圍下
Wai Ha

江庫花園二期

慈山寺
Tsz Shan Monastery

墓地
Graves

墓地
Graves

墓地
Graves

中心排
Po Sam Pai

普益園

船灣雨水廠

舊校

江庫花園第四期

58.5

23.4

26.5

14.9

18.3

5.9

34.1

18.3

10.7

16.7

2.8

3.4

4.7

2.6

5.5

4.8

2.2

10.9

5.0

6.7

20.6

10.0

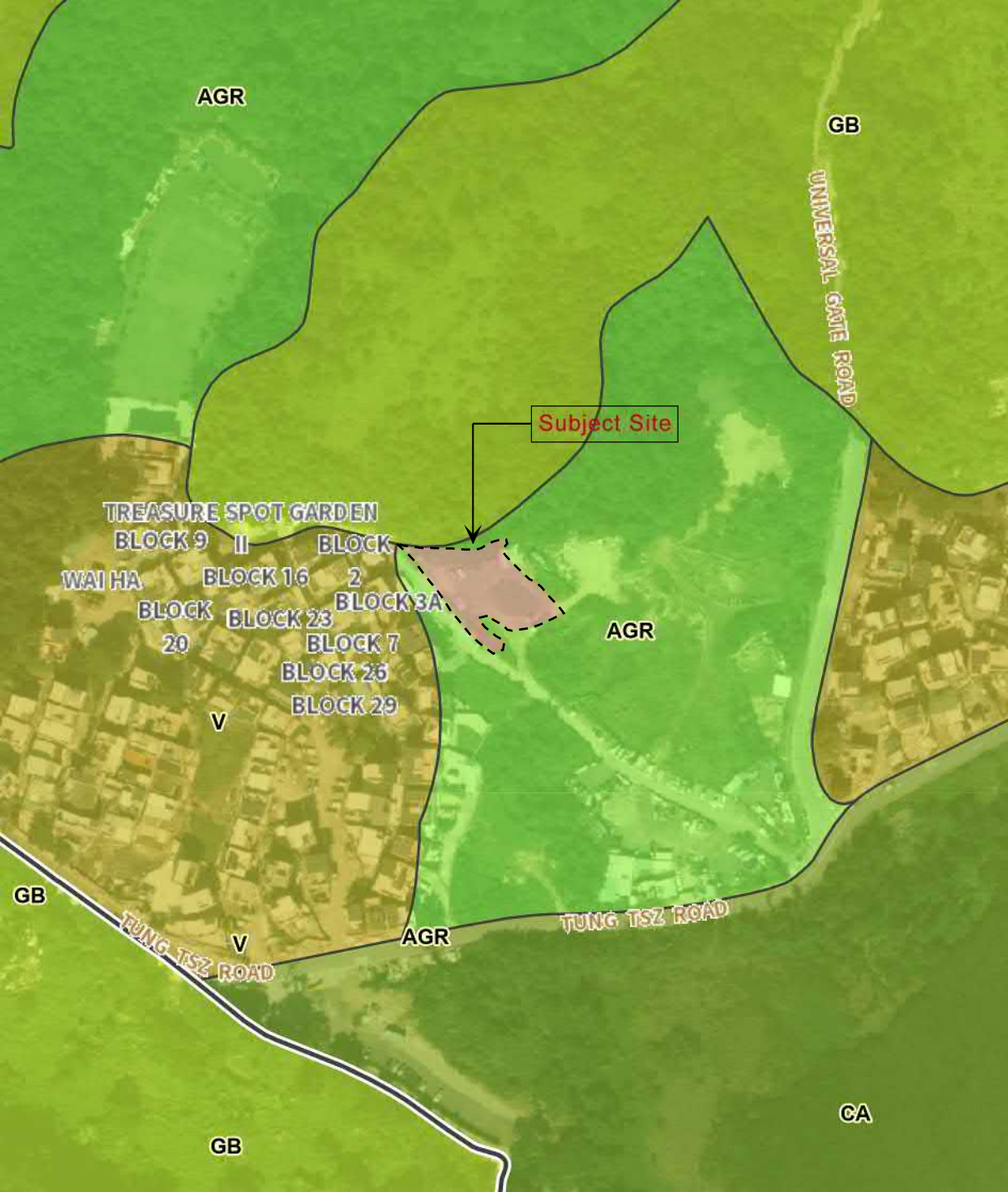
FIGURE 6

Outline Zoning Plan

No. S/NE-TK/19

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





AGR

GB

UNIVERSAL GATE ROAD

Subject Site

TREASURE SPOT GARDEN

BLOCK 9 II

BLOCK

WAI HA

BLOCK 16 2

BLOCK 2

BLOCK

BLOCK 23

BLOCK 3A

20

BLOCK 7

BLOCK 26

BLOCK 29

V

AGR

GB

TUNG TSZ ROAD

V

AGR

TUNG TSZ ROAD

GB

CA

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended 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.

Remarks

- (a) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

AGRICULTURE (Cont'd)

Remarks (Cont'd)

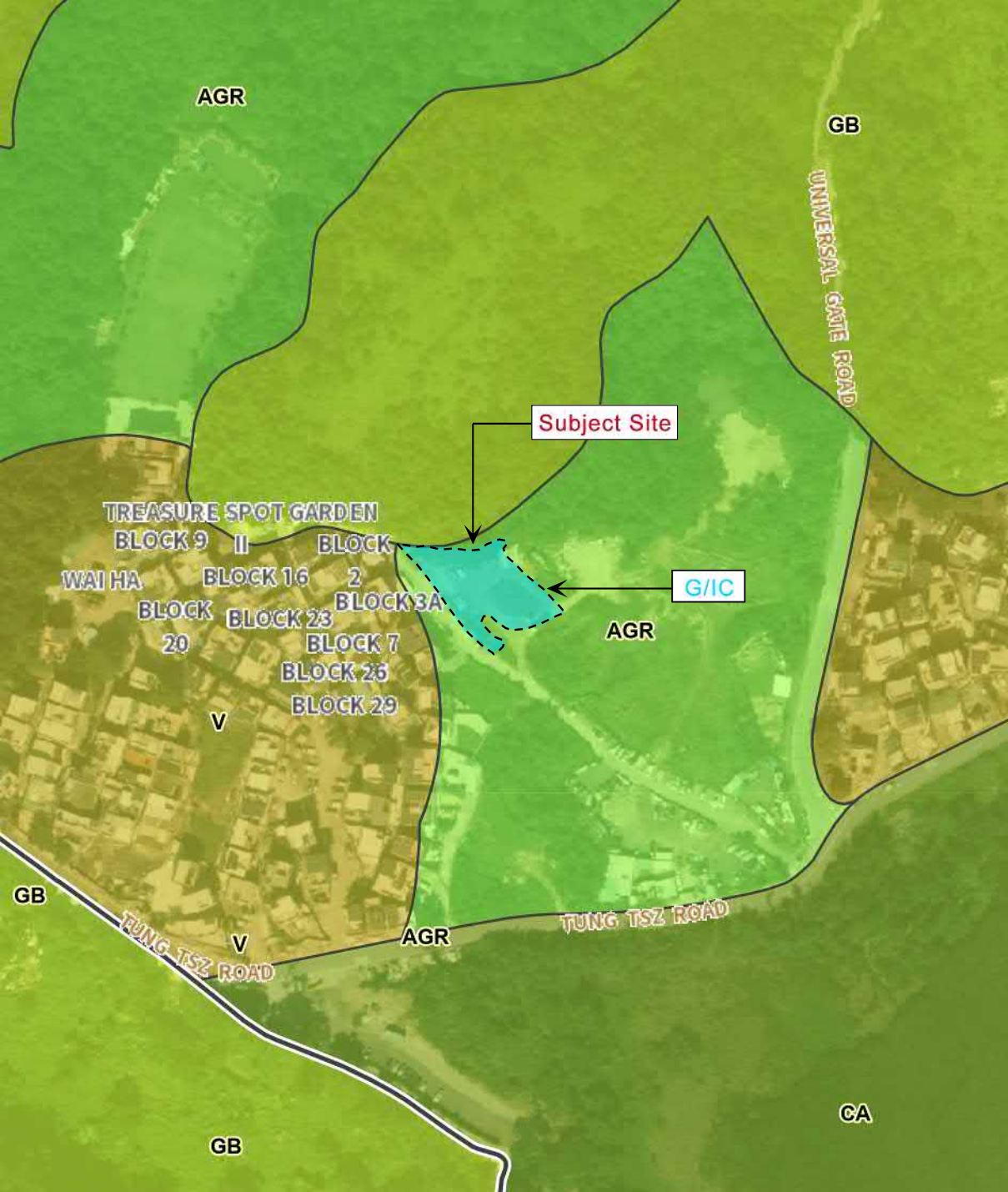
- (b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ting Kok Outline Zoning Plan No. S/NE-TK/11 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

FIGURE 7

Proposed Rezoning to "G/IC" Use

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





AGR

GB

UNIVERSAL GATE ROAD

Subject Site

G/I C

TREASURE SPOT GARDEN

BLOCK 9 II

BLOCK 2

WAI HA

BLOCK 16

BLOCK 3A

BLOCK 20

BLOCK 23

BLOCK 7

BLOCK 26

BLOCK 29

V

AGR

GB

TUNG TSZ ROAD

V

AGR

TUNG TSZ ROAD

GB

CA

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo

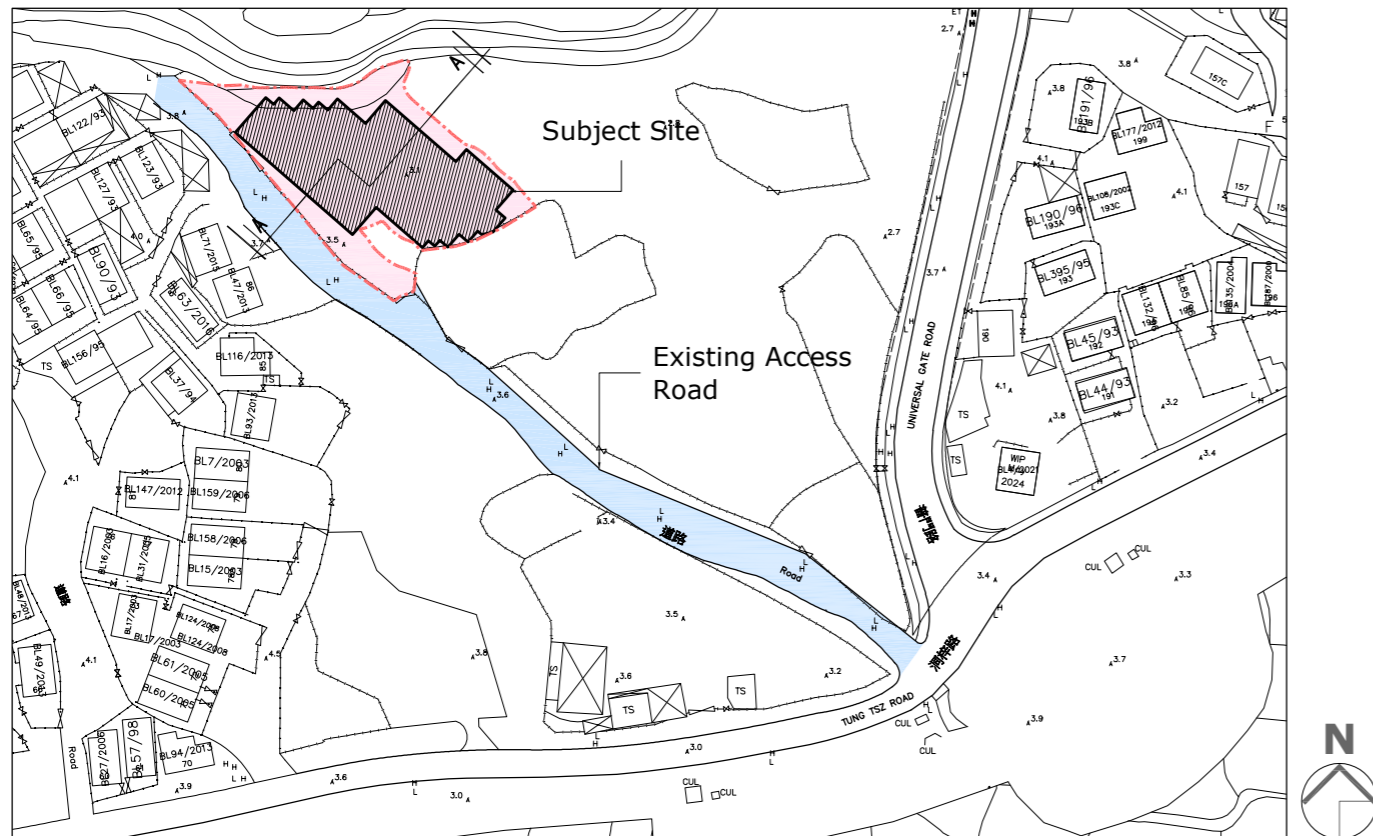
Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended 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.

FIGURE 8

Proposed Conceptual Building Plan

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



BLOCK PLAN

SCALE - 1:1500

DEVELOPMENT SCHEDULE:

Site Area : 1476.48 m² (15892.83 ft²)
 Class of Site : A
 Proposed Plot Ratio For Non-Domestic : 4.11 < 7.4
 Proposed Site Coverage above For Non-Domestic : 63.19% < 92%
 (Above 15m)

Proposed Building Height : 27.50 mPD
 Absolute Height : 24.0 m
 Proposed No. Of Storey : 8 STOREYS

Proposed Gross Floor Area
 LG/F (ENTRANCE & CARPARK) : 592.11m²
 UG/F (RCHE) : 514.97 m²
 1/F-3/F (RCHE) : 852.8m² x 3 storeys
 = 2558.40 m²

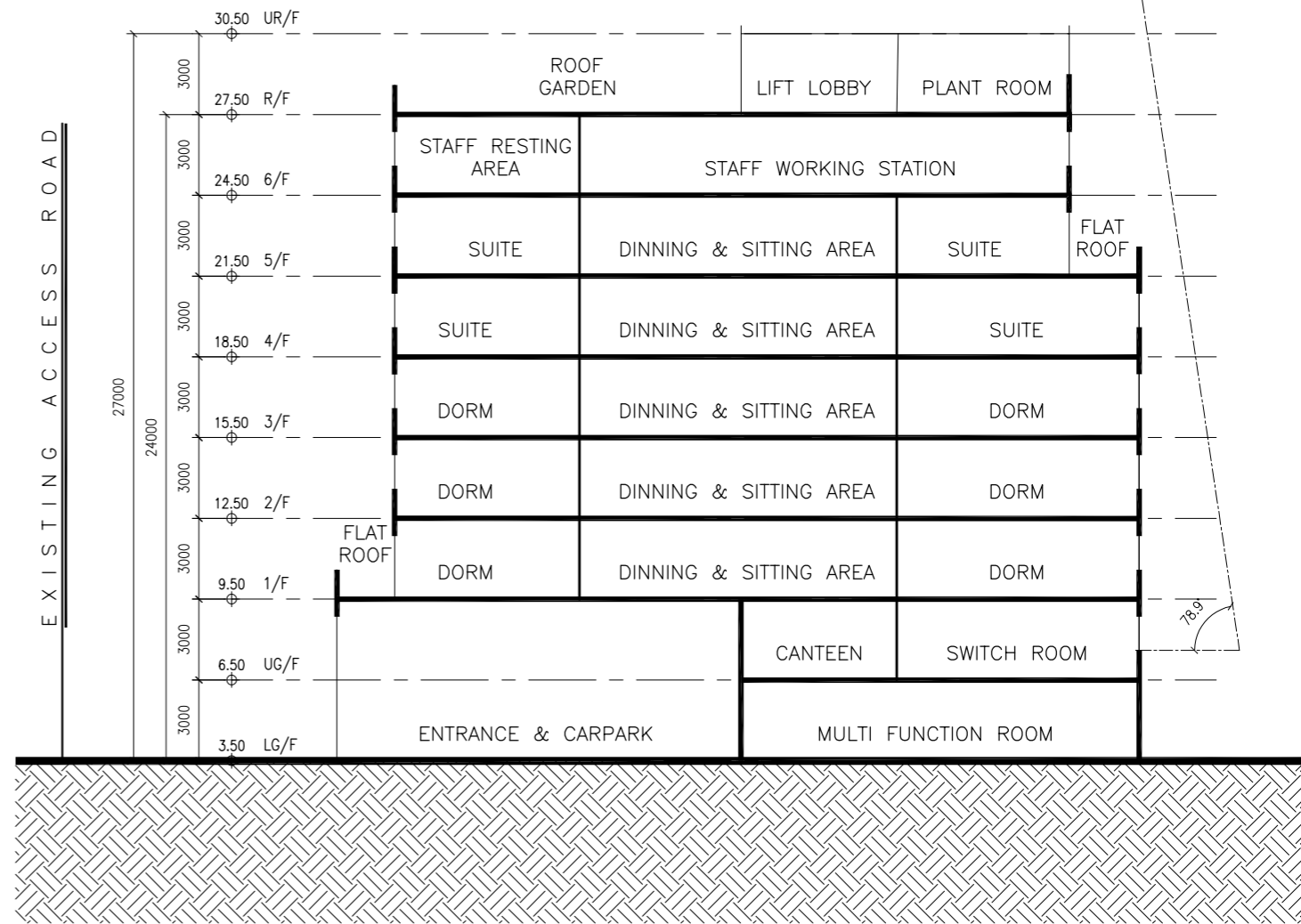
4/F (RCHE) : 822.05 m²
 5/F (RCHE) : 742.23 m²
 6/F (MANAGEMENT OFFICE) : 742.23 m²
 R/F (SKY GARDEN) : 100.50 m²

TOTAL : **6072.49 m² (65364.28 ft²)**

Parking Spaces :

No. of MGV (3.5m x 9m x 3.6m H.) : 1 Nos.
 No. of Minibus (3m x 8m x 3.6m H.) : 1 Nos.
 No. of Private Car Parking (2.5m x 5m x 2.4m H.) : 3 Nos.
 No. of Accessible Private Car Parking (3.5m x 5m x 2.4m H.) : 1 Nos.
 No. of Motorcycle Parking (1m x 2.4m x 2.4m H.) : 1 Nos.
 No. of Ambulance (3m x 9m x 3.8m H.) : 1 Nos.

BOUNDARY LINE

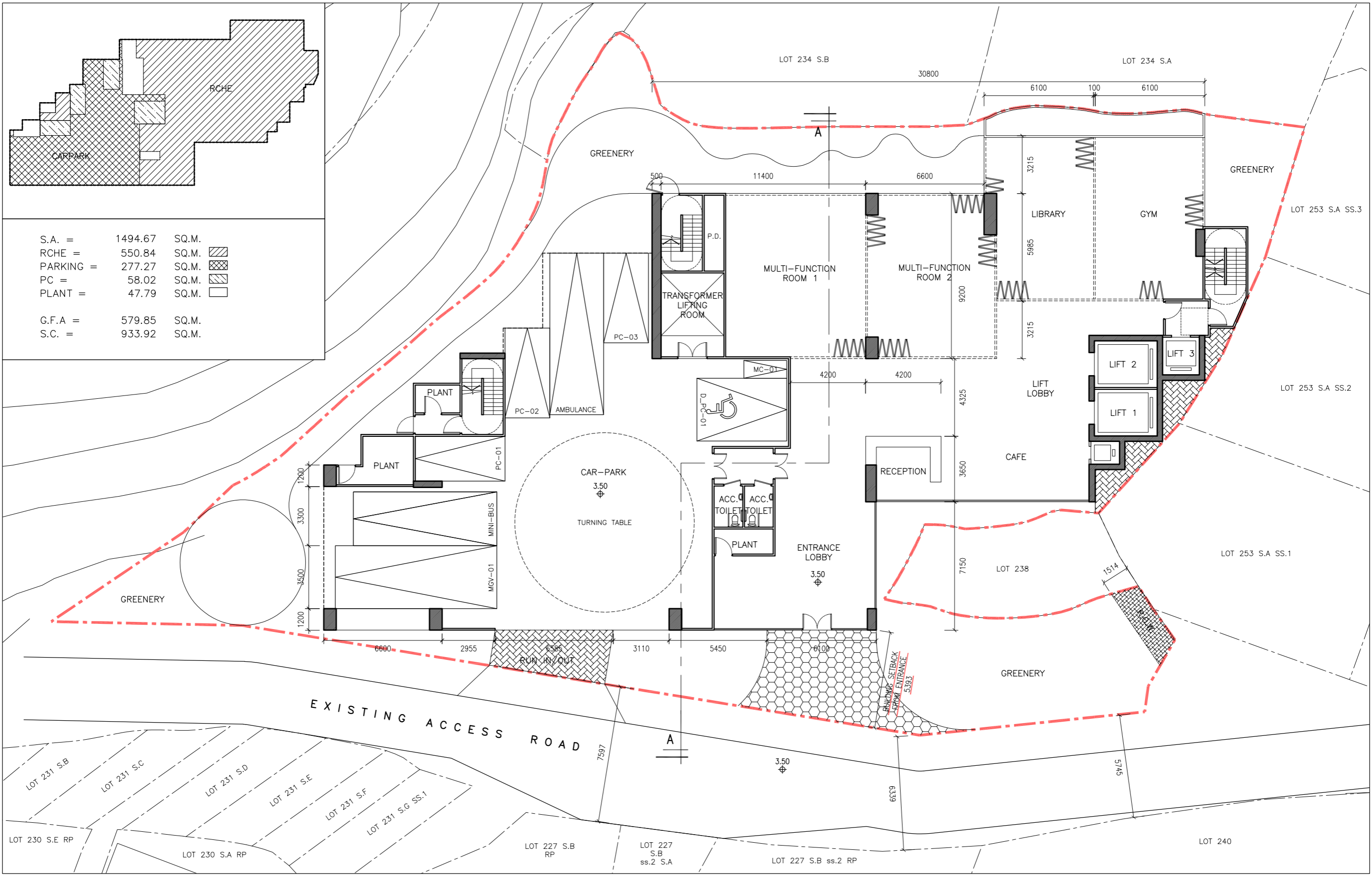


SECTION A-A

SCALE - 1:250

Floor	No. of storey	No. of beds				Staff
		Dorm		Isolation room		
		Each floor	Sub-total	Each floor	Sub-total	
1/F-3/F	3	41	123	2	6	0
4/F	1	18	18	0	0	0
5/F	1	11	11	0	0	0
6/F	1	0	0	0	0	12
Total			152		6	12





S.A. =	1494.67	SQ.M.
RCHE =	550.84	SQ.M.
PARKING =	277.27	SQ.M.
PC =	58.02	SQ.M.
PLANT =	47.79	SQ.M.
G.F.A =	579.85	SQ.M.
S.C. =	933.92	SQ.M.



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

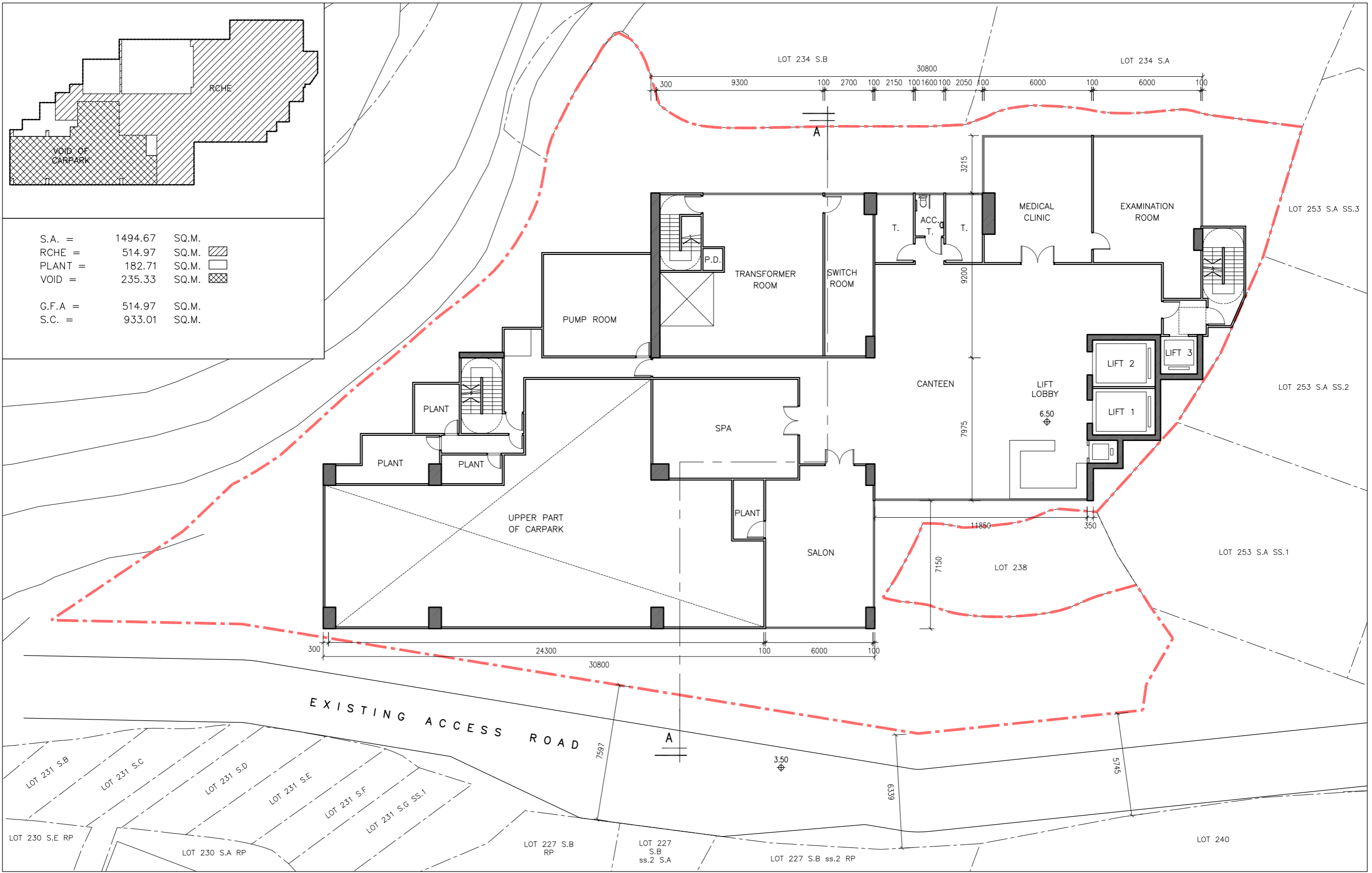
LG/F PLAN
ENTRANCE & CARPARK

G-02 1:200 (A3)
1:300 (A4)

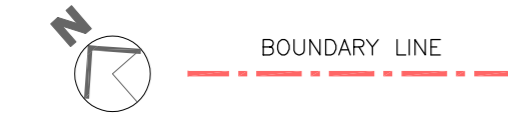
G F E D
MAY. 2026
OCT. 2025
AUG. 2025
APR. 2025

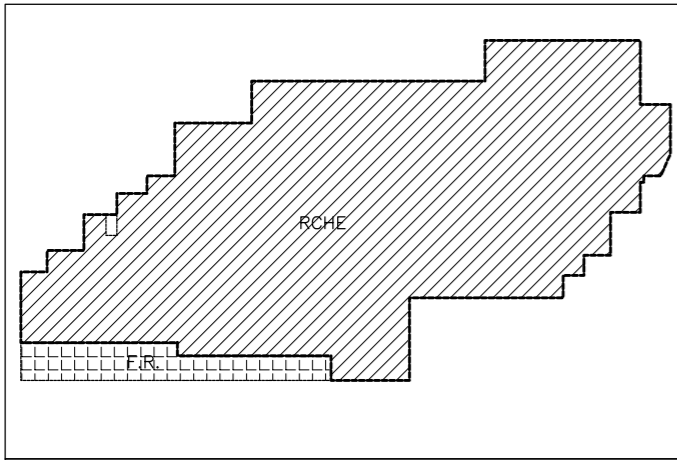
Do not scale drawing.
Contractors are required to verify exact dimensions on site.
The drawings show the design intent of the architect only, contractors are required to submit shop drawings where appropriate.
The design remains to be the property of "R Lee Architects Ltd" unless otherwise specified.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

R LEE ARCHITECTS LTD

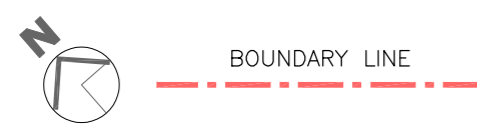


S.A. =	1494.67	SQ.M.	
RCHE =	514.97	SQ.M.	
PLANT =	182.71	SQ.M.	
VOID =	235.33	SQ.M.	
G.F.A =	514.97	SQ.M.	
S.C. =	933.01	SQ.M.	





S.A. =	1494.67	SQ.M.
RCHE =	852.80	SQ.M.
PLANT =	1.40	SQ.M.
FLAT ROOF =	61.23	SQ.M.
G.F.A =	852.80	SQ.M.
S.C. =	854.20	SQ.M.



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

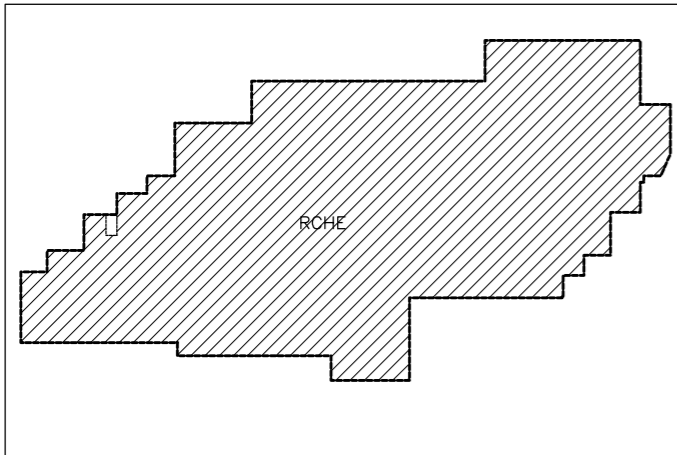
1/F PLAN
RCHE

G-04
1:200 (A3)
1:300 (A4)

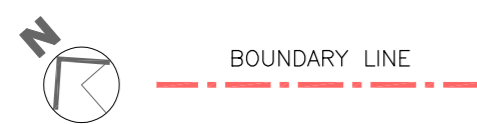
H
G
F
E
MAY. 2026
OCT. 2025
AUG. 2025
JUN. 2025

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



S.A. =	1494.67	SQ.M.
RCHE =	852.80	SQ.M.
PLANT =	1.40	SQ.M.
G.F.A. =	852.80	SQ.M.
S.C. =	854.20	SQ.M.



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

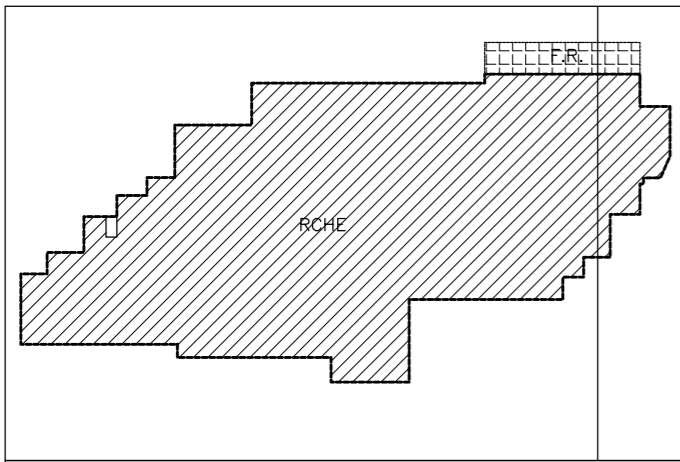
2/F TO 3/F PLAN
RCHE

G-04A 1:200 (A3)
1:300 (A4)

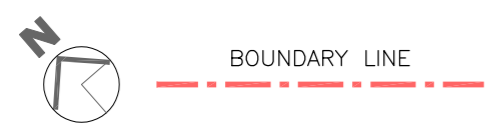
H
G
F
E
MAY. 2026
OCT. 2025
AUG. 2025
JUN. 2025

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



S.A. =	1494.67	SQ.M.
RCHE =	822.05	SQ.M.
PLANT =	1.40	SQ.M.
FLAT ROOF =	30.75	SQ.M.
G.F.A. =	822.05	SQ.M.
S.C. =	823.45	SQ.M.



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

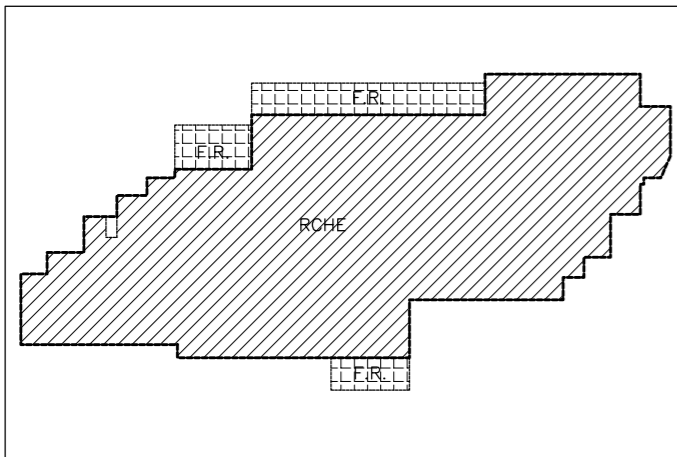
4/F PLAN
RCHE

G-05
1:200 (A3)
1:300 (A4)

H
F
E
D
MAY. 2026
OCT. 2025
AUG. 2025
MAR. 2025

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



S.A. =	1494.67	SQ.M.
RCHE =	742.23	SQ.M.
PLANT =	1.41	SQ.M.
FLAT ROOF =	83.53	SQ.M.
G.F.A =	742.23	SQ.M.
S.C. =	743.64	SQ.M.



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

5/F PLAN
RCHE

G-06

1:200 (A3)
1:300 (A4)

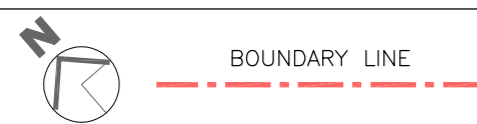
G
F
E
D
MAY. 2026
OCT. 2025
AUG. 2025
JUN. 2025

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



S.A. =	1494.67	SQ.M.
ADMIN.OFFICE =	742.23	SQ.M.
PLANT =	1.41	SQ.M.
G.F.A. =	742.23	SQ.M.
S.C. =	743.64	SQ.M.



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

6/F PLAN
RCHE

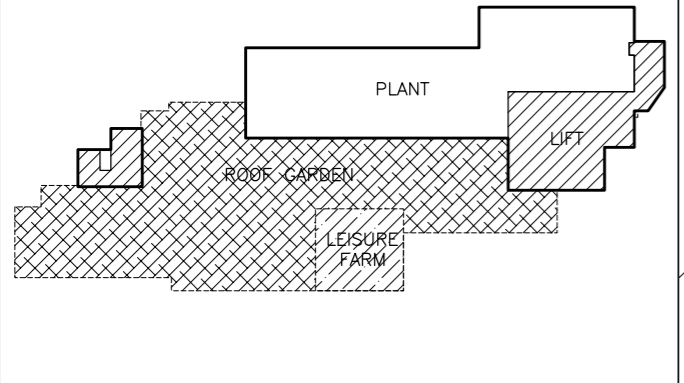
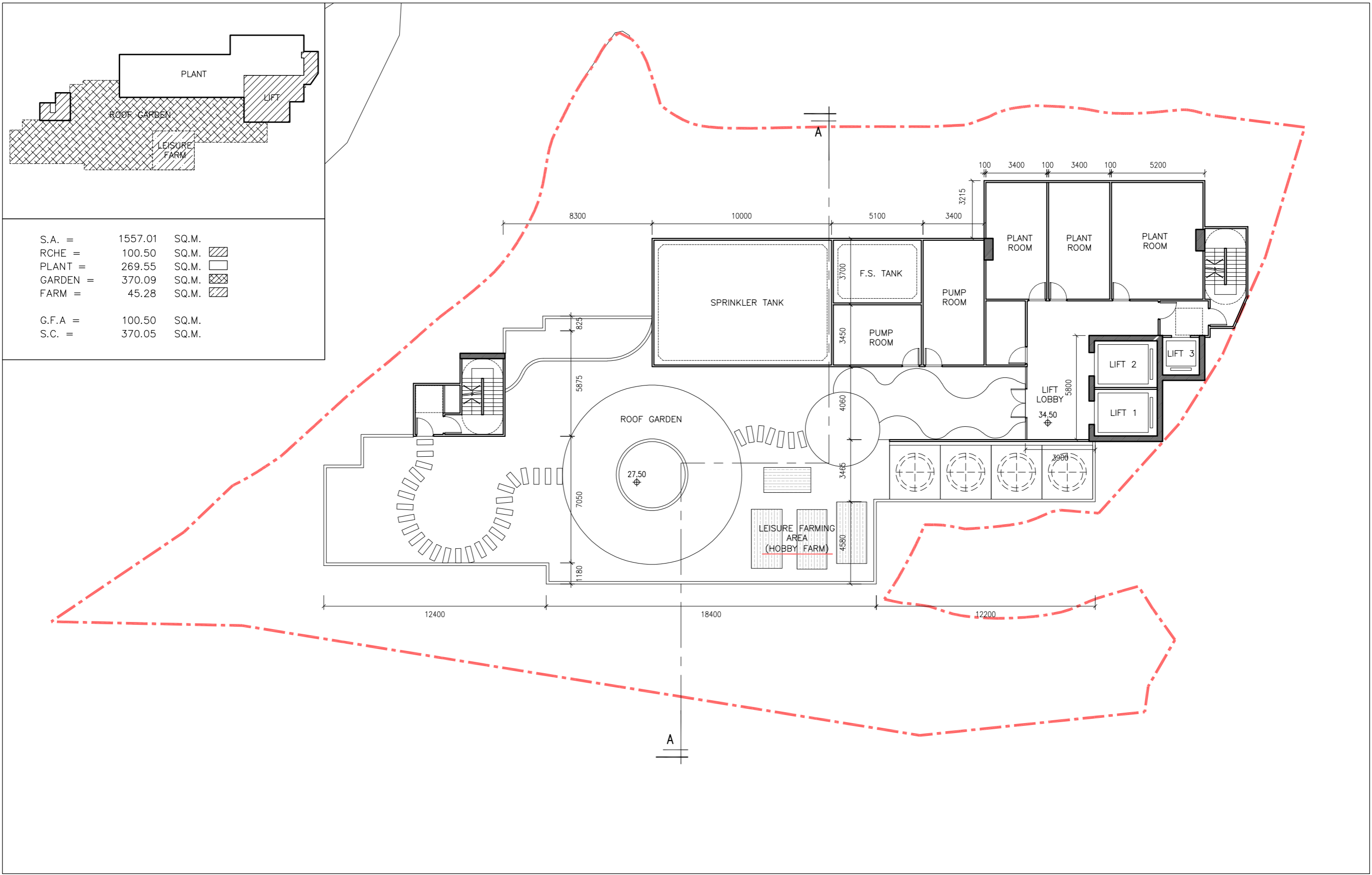
G-07

1:200 (A3)
1:300 (A4)

E
D
C
B
MAY. 2026
OCT. 2025
JUN. 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



S.A. =	1557.01	SQ.M.
RCHE =	100.50	SQ.M.
PLANT =	269.55	SQ.M.
GARDEN =	370.09	SQ.M.
FARM =	45.28	SQ.M.
G.F.A =	100.50	SQ.M.
S.C. =	370.05	SQ.M.



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

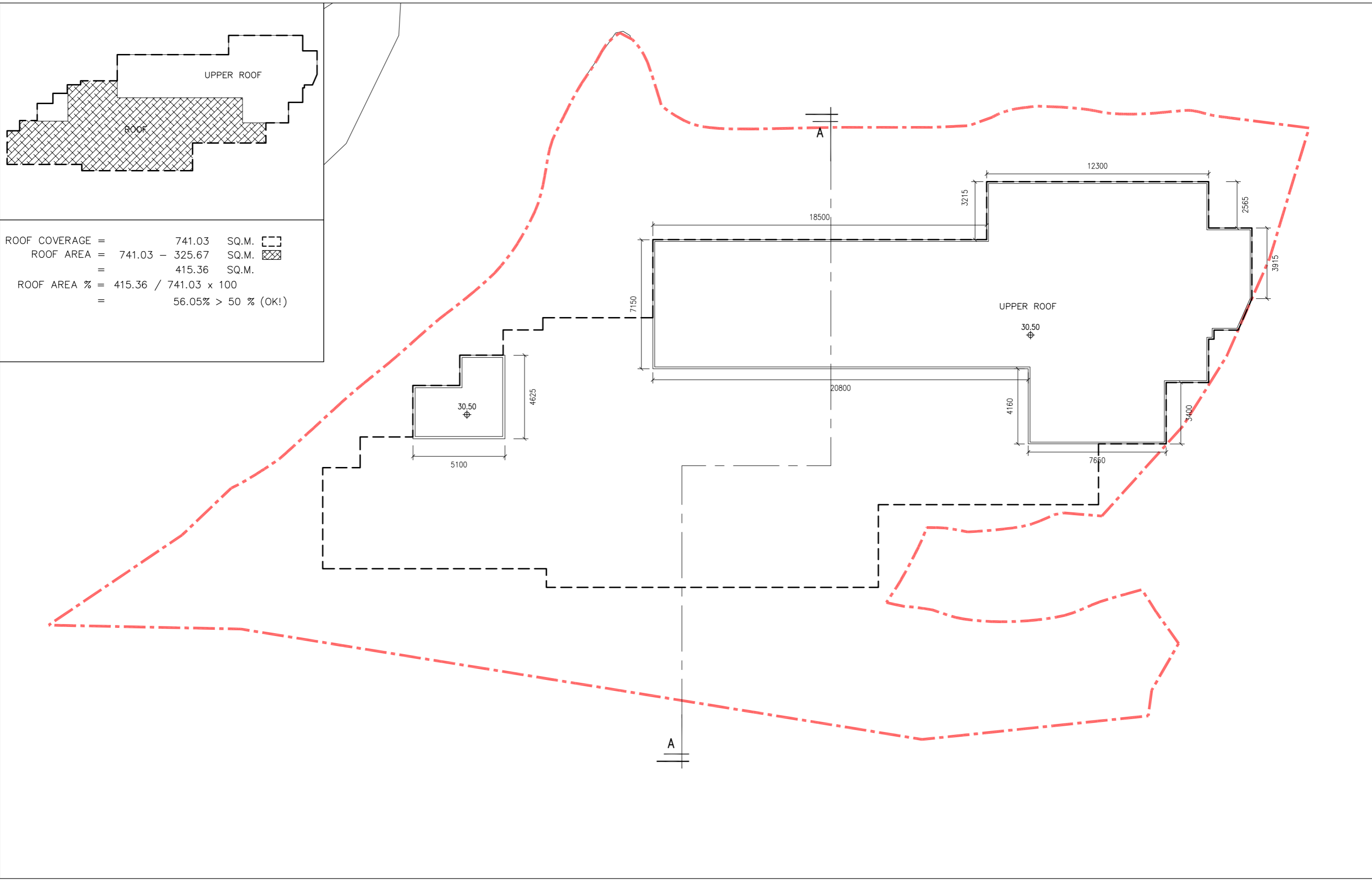
ROOF PLAN
ROOF GARDEN



G-08 1:200 (A3)
1:300 (A4)

F E D C
MAY. 2026
OCT. 2025
AUG. 2025
JUN. 2025

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



ROOF COVERAGE =	741.03	SQ.M.	
ROOF AREA =	741.03 - 325.67	SQ.M.	
=	415.36	SQ.M.	
ROOF AREA % =	$415.36 / 741.03 \times 100$		
=	56.05% > 50% (OK!)		

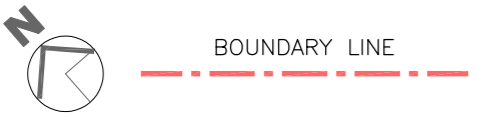


FIGURE 9

Design Concept

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



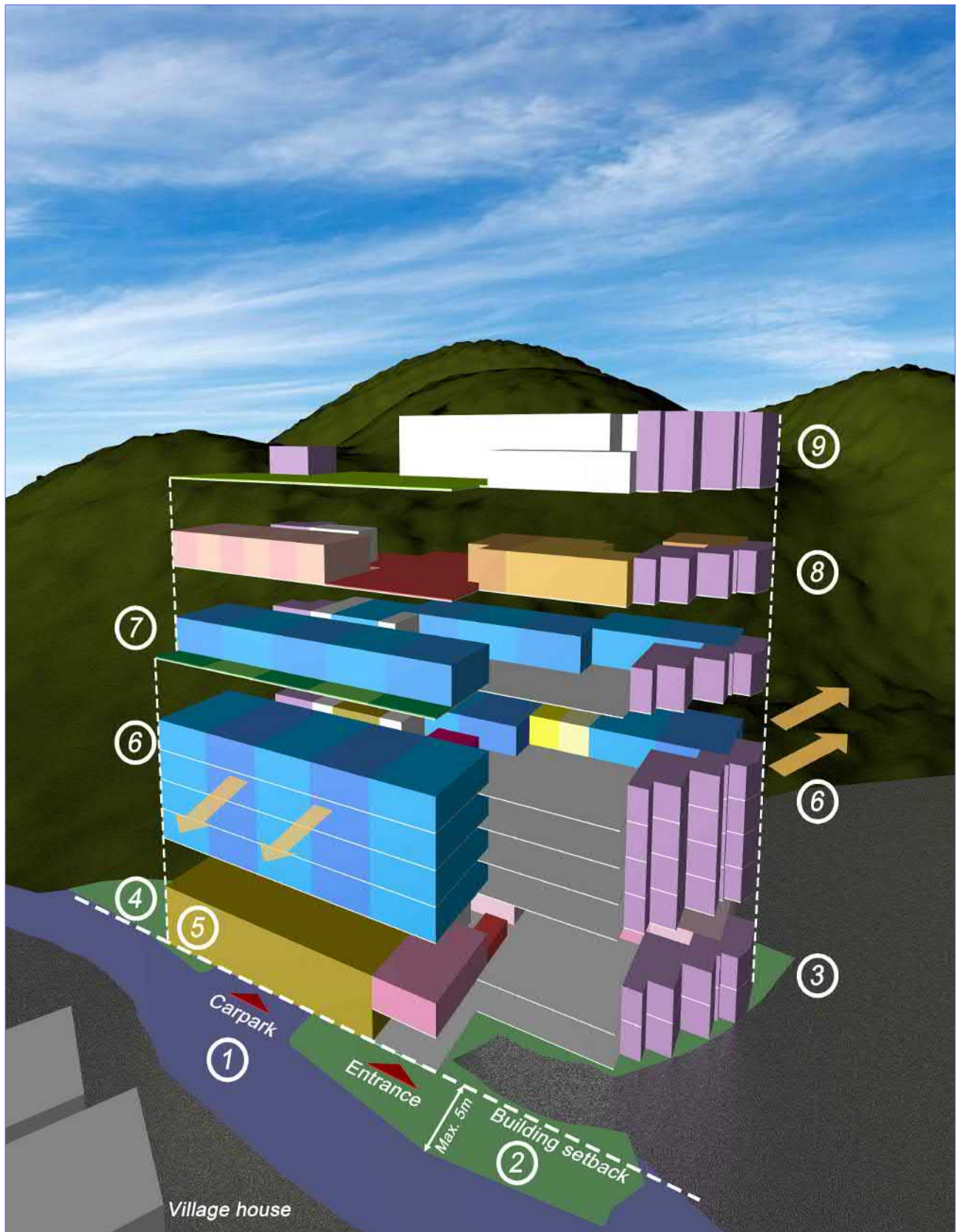


FIGURE NO.

9-1

TITLE

DESIGN CONCEPT

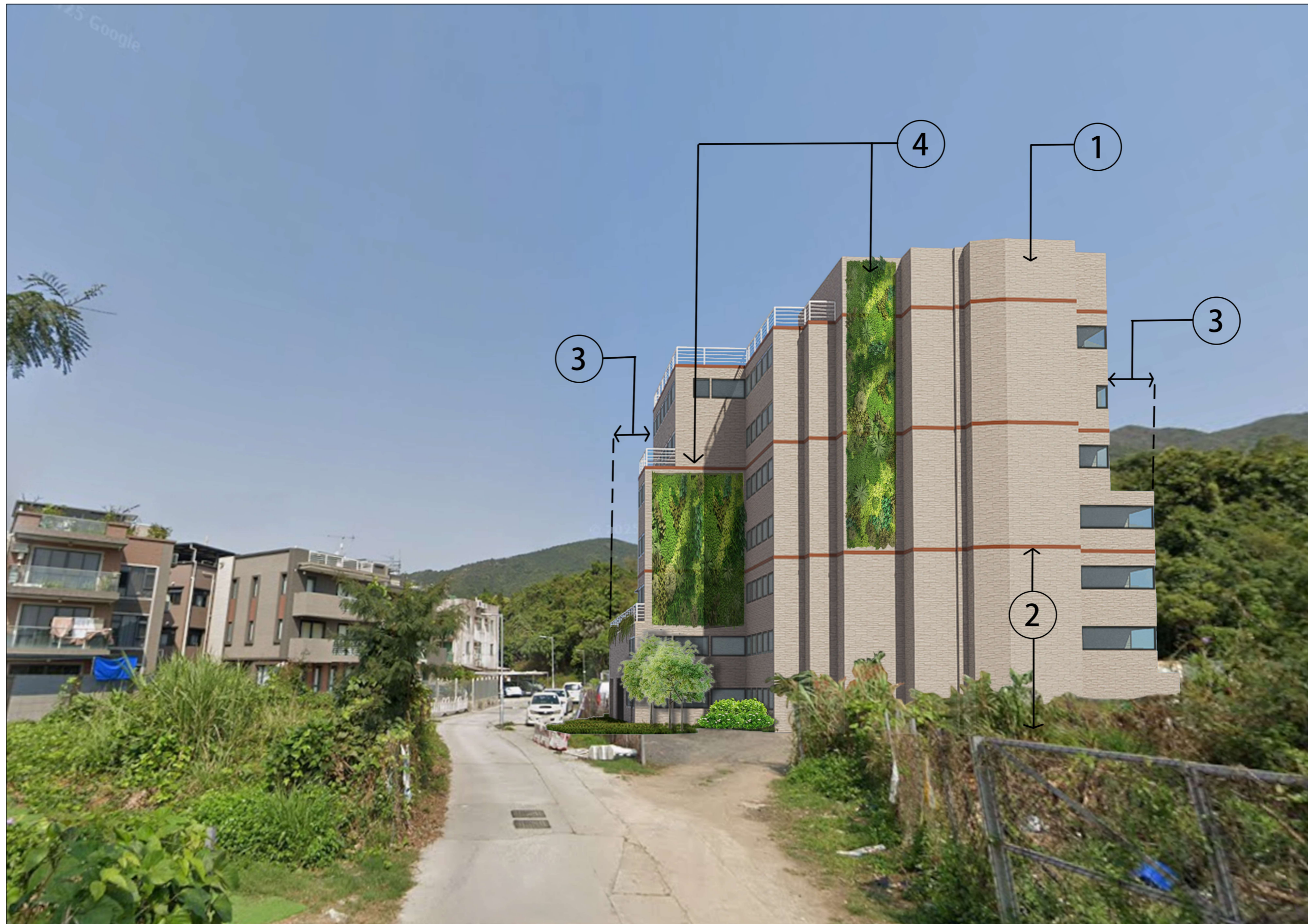
N.T.S (A4)

A

MAY. 2025
FEB. 2025

R LEE ARCHITECTS LTD





BOUNDARY LINE

2483

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

ELEVATION TREATMENT

FIG.9-2

1:200 (A3)

A

MAY. 2026
APR. 2026

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





BOUNDARY LINE



2483

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

FIG.9-3

1:200 (A3)

MAY. 2026

*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



FIGURE 10

Survey of existing RCHE within 2 km

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



FIGURE NO.
10

TITLE
SURVEY OF EXISTING RCHE
WITHIN 2km

N.T.S. (A4)

MAY. 2026

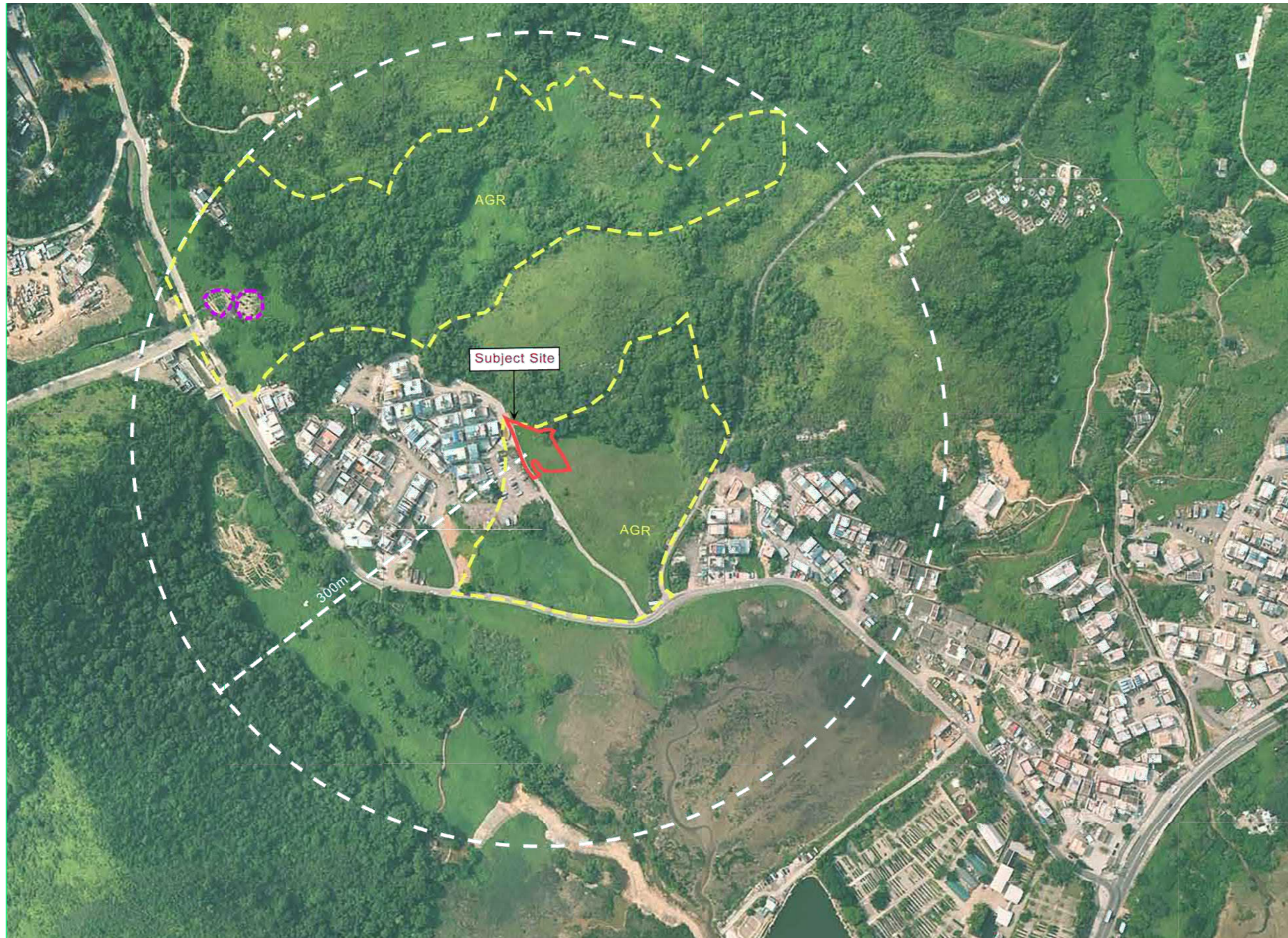
R LEE ARCHITECTS LTD



FIGURE 11

Aerial Photos taken in Year 2003 and Year 2022

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



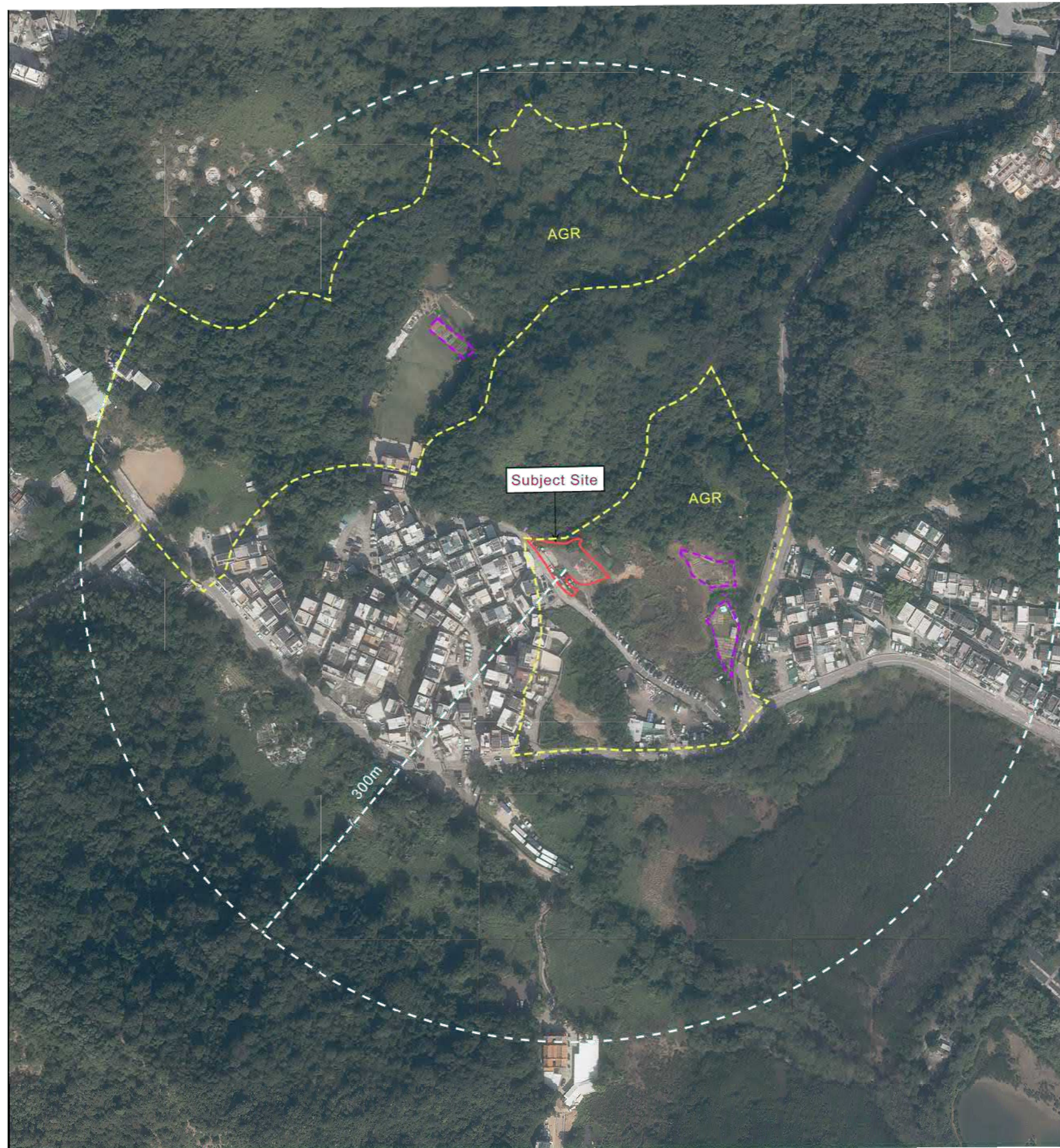
AGR Zone
within 300m
= 110,000 sm

Farmland
within 300m
= 800 sm

% of utilized Farmland
= 0.7%

Farmland utilities
in Year 2003





AGR Zone
within 300m
= 110,000 sm

Farming Area
within 300m
= 2,150 sm

% of utilized Farmland
= 2%

Farmland utilities
In Year 2022



FIGURE 12-1

Replies to Legislative Council Question dated 17/10/2001

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





LEGISLATIVE COUNCIL MATTERS

Home / Legislative Council Matters /

Replies to Legislative Council Questions

Year

2001 ▾

Category

All ▾

GO

Date	Subject
12/12/2001	Closure of pedestrian links on private land under property development
05/12/2001	Some clubs allowed to pay land rentals at below-market rates
05/12/2001	Use of construction materials with radioactive substances
07/11/2001	Fire safety of high-rise buildings
17/10/2001	Environmental problems caused by derelict agricultural lands
17/10/2001	Height restrictions of some residential buildings under development



LEGISLATIVE COUNCIL MATTERS

[Home](#) / [Legislative Council Matters](#) /

Replies to Legislative Council Questions

Environmental problems caused by derelict agricultural lands

Member asking : LEUNG YIU-CHUNG

- MR LEUNG YIU-CHUNG (in Chinese):

Madam President, as the authorities concerned are unable to contact the owners of some derelict agricultural lands, environmental problems caused by such lands are often difficult to solve. In this connection, will the Government inform this Council:

(a) of the current number of pieces of such agricultural lands in the territory and the total area thereof, as well as the districts in which they are mostly found; and

(b) as such agricultural lands are usually covered with weeds, breeding mosquitoes and insects, or are illegally used as car parks and for storing containers or miscellaneous objects, and so on, thus causing nuisances to the residents nearby, whether there are any policies or measures in place to address such situations, and whether it will review the effectiveness of such policies or measures?

Public Officer Replying : SECRETARY FOR PLANNING AND LANDS

- SECRETARY FOR PLANNING AND LANDS (in Chinese): Madam President,

(a) According to the Agriculture, Fisheries and Conservation Department's estimate, there are about 4 000 hectares of fallow agricultural land. They are mainly located in North Western and North Eastern New Territories.

(b) The upkeeping of private land is the responsibility of the land owner. In response to complaints of sanitary nuisance occurring on private land, the Food and Environmental Hygiene Department (FEHD) will investigate and if found justified, will serve notice on the person causing the nuisance under section 127(1) of the Public Health and Municipal Services Ordinance (Cap. 132). Any offender who fails to comply with the notice may be prosecuted.

The use of agricultural land for car parks or storage containers, and so on, does not necessarily breach the land lease conditions. Where unauthorized structures have been erected illegally, the relevant District Lands Officers may initiate lease enforcement action.

The Task Force (Black Spots) established under the Lands Department has also been taking measures to eliminate unauthorized uses on private land and to undertake environmental improvement measures such as landscaping and fencing of the sites. Since its establishment in 1994, the Task Force (Black Spots) has already brought about environmental improvement to or eliminated unauthorized uses on 726 private land sites covering an area of 163.08 hectares.

Any development, including the use of agricultural land for car parking purpose or container storage use, which are not authorized under the Town Planning Ordinance (TPO) (Cap. 131) is subject to planning enforcement. The Planning Department may issue an Enforcement Notice to the person responsible for the unauthorized development, and the concerned Notice will be registered at the Land Registry against the title of land until compliance has been met. In the event of non-compliance, the Notice recipient is subject to prosecution under the TPO.

The relevant departments keep the effectiveness of their enforcement efforts under regular review. As and when necessary, they will consider measures that will further enhance the effectiveness of their enforcement actions in their respective scope of work.

BACK

FIGURE 12-2

LEGCO Press Releases dated 30/11/2011

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

R LEE ARCHITECTS LTD





PRESS RELEASES

[Home](#) / [Secretary for Development](#) /

Press Releases

LCQ5: Agricultural land

Following is a question by the Ir Dr Hon Raymond Ho Chung-tai and a reply by the Secretary for Development, Mrs Carrie Lam, in the Legislative Council today (November 30):

Question:

Shortage of land is one of the reasons for high property prices in Hong Kong. In this connection, will the Government inform this Council:

- (a) given that at present quite a number of pieces of agricultural land have been abandoned or converted to other uses, what strategies the Government has to ensure that precious land resources can be put to more effective use in the face of the fact that some agricultural land has been converted to non-agricultural uses;
- (b) of the total area of agricultural land in Hong Kong at present and the percentage of that land area in the total land area of Hong Kong; and
- (c) of the total number of applications received by the Town Planning Board in the past five years for converting agricultural land to other land uses; the total area of the agricultural land involved; and regarding those applications which were approved, of the area of agricultural land involved, the approved land uses as well as the total amount of additional land premium payable?

Reply:

President,

The Special Administrative Region Government is well aware that a sufficient supply of land for housing development could facilitate the healthy development of the property market. Therefore, we have been stepping up efforts on various fronts to increase residential land supply and vigorously creating a land

reserve in accordance with the instruction of the Chief Executive. In addition to expediting the land supply in the Kai Tak Development Area and taking forward in full swing the planning and engineering studies for the new development areas in northern New Territories and the remaining land for development in the Tung Chung New Town, the Chief Executive has announced six innovative measures in this year's Policy Address for expanding our land resources. One of those measures exactly addresses the question raised by Ir Dr Hon Raymond Ho Chung-tai today - to explore the possibility of converting into housing land some deserted agricultural land in the New Territories.

My reply to the three-part question is follows:

(a) Although agricultural production is not a major economic activity in Hong Kong, it supplies a considerable amount of quality fresh food and flowers for local consumption. Moreover, an increasing number of people have become holiday farmers to experience the fun of farming and cropping. Therefore, we should not completely scrap agricultural land in the New Territories. As a matter of fact, the retention or rezoning of the "Agriculture" ("AGR") Zone is a rather controversial issue. Some consider the retention of the "AGR" Zone a waste of Hong Kong's precious land resources and a hindrance to economic and social developments. On the other hand, there is a body of opinion that agricultural land not only has high ecological and economic values, but also plays a role in maintaining the rural character of the New Territories. The Government has all along attached importance to development issues. It is also concerned about environmental changes. Under such premises, the Government will conduct timely reviews of land uses in all districts in response to varying circumstances with a view to achieving an optimal use of rural land and striking a balance between environmental conservation and socio-economic development. To effectively release agricultural land for development purposes, the Government's strategy includes identifying and developing new development areas through undertaking thorough planning and engineering studies. This enables housing and related developments to be systematically located together in appropriate areas taking into account feasibility in environmental, transport and infrastructural terms. A case in point is the new development areas in the North East New Territories (i.e. Fanling North, Kwu Tung North, and Ping Che/Ta Kwu Ling). At present, the areas being planned for development include 224 hectares of land currently zoned "AGR". Another strategy is to make reference to the Review of Rural Land Uses in Northern New Territories completed by the Planning Department (PlanD) in 2001 to systematically preserve high-quality agricultural land for the sustainable development of the local agriculture industry, while rezone some low-quality agricultural land with low ecological value into other land-use zones, such as the "Other Specified Uses" annotated "Rural Use" Zone, to tie in with rural development. For the agricultural land within such a zone, applications could be made to the Town Planning Board (TPB) for a selected range of rural and recreational uses which could improve the environment of the area concerned, preserve the character of the rural area and achieve an effective use of land resources.

(b) According to a rough estimate of land usage distribution, agricultural land accounts for about 6.1% of the 1,100 square kilometres of total land area in Hong Kong, i.e. about 6,700 hectares. As at October

this year, among the 31,385 hectares of land in the New Territories covered by statutory plans (excluding new towns), about 3,292 hectares are zoned "AGR".

(c) Under the Town Planning Ordinance, statutory plan amendment applications or planning applications may be submitted to TPB for changing land use. From January 2007 to October this year, TPB received a total of 49 applications for converting land involving "AGR" Zone to other land uses, six of which were approved by TPB, involving about 6.8 hectares of land. Among those approved applications for change of land use, three cases were for residential development, two cases for institution and community use and one case for resort hotel use.

During the same period, TPB also processed 716 planning applications involving land zoned "AGR", out of which 368 were approved by TPB (including 255 cases with approval for permanent use and 113 cases with approval for temporary use). Among the applications for review, eight cases were approved by TPB (including three cases with approval for permanent use and five cases with approval for temporary use). The majority of the above 258 applications with approval for permanent use were for New Territories exempted houses development, involving about seven hectares of land (Note: Statutory plan amendment applications or planning applications involving land zoned "Agriculture" may possibly cover land of other land-use zone(s) in the vicinity), whereas a few were for uses of warehouse/open storage, public utilities installation and public carpark/vehicle repair workshop. Information relating to statutory plan amendment applications or planning applications is uploaded to the Statutory Planning Portal of TPB for public inspection.

After receiving Ir Dr Hon Ho's question and the aforesaid information provided by PlanD, the Lands Department searched its records over the past few days but did not find any information about premium payment relating to the aforesaid 264 approved cases of changing the use of agricultural land. The main reason is that the vast majority of the cases approved by TPB were for small house development, most of which may involve construction of small houses by indigenous New Territories residents on their own private agricultural land using building licences where premium payment is generally not required. As for the remaining small number of cases, two cases, one involving lease modification and the other involving land exchange, are currently being processed by the Lands Department but have not yet reached the premium assessment stage. Generally speaking, an applicant with permission granted by TPB for change of land use will not submit lease modification or land exchange application to the Lands Department immediately upon or shortly after approval. This is because the applicant may not be ready to implement the approved new uses, may not have fully met the conditions of approval set out by TPB, or is still carrying out land acquisition/merger or title unification etc.

Ends/Wednesday, November 30, 2011

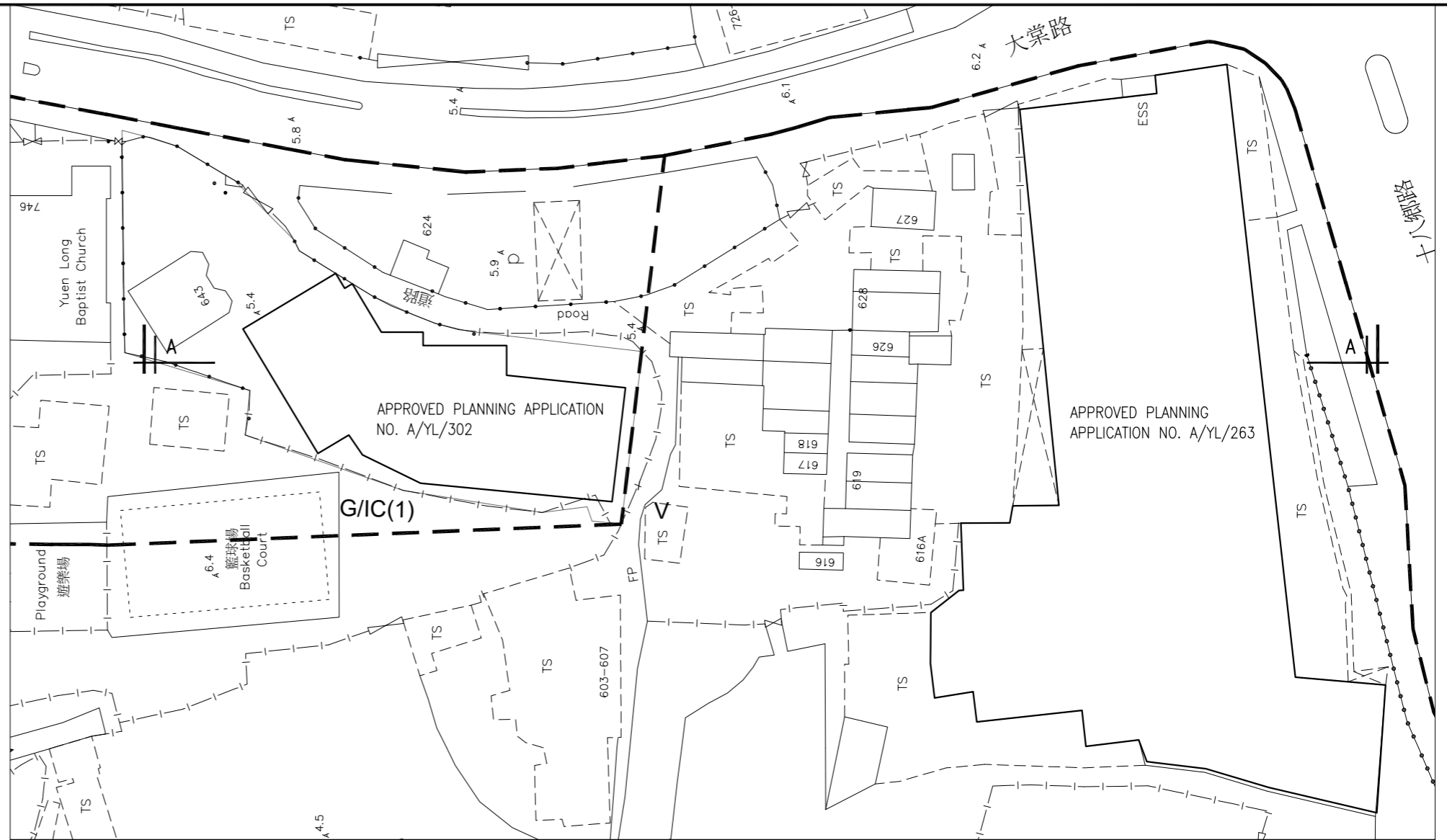
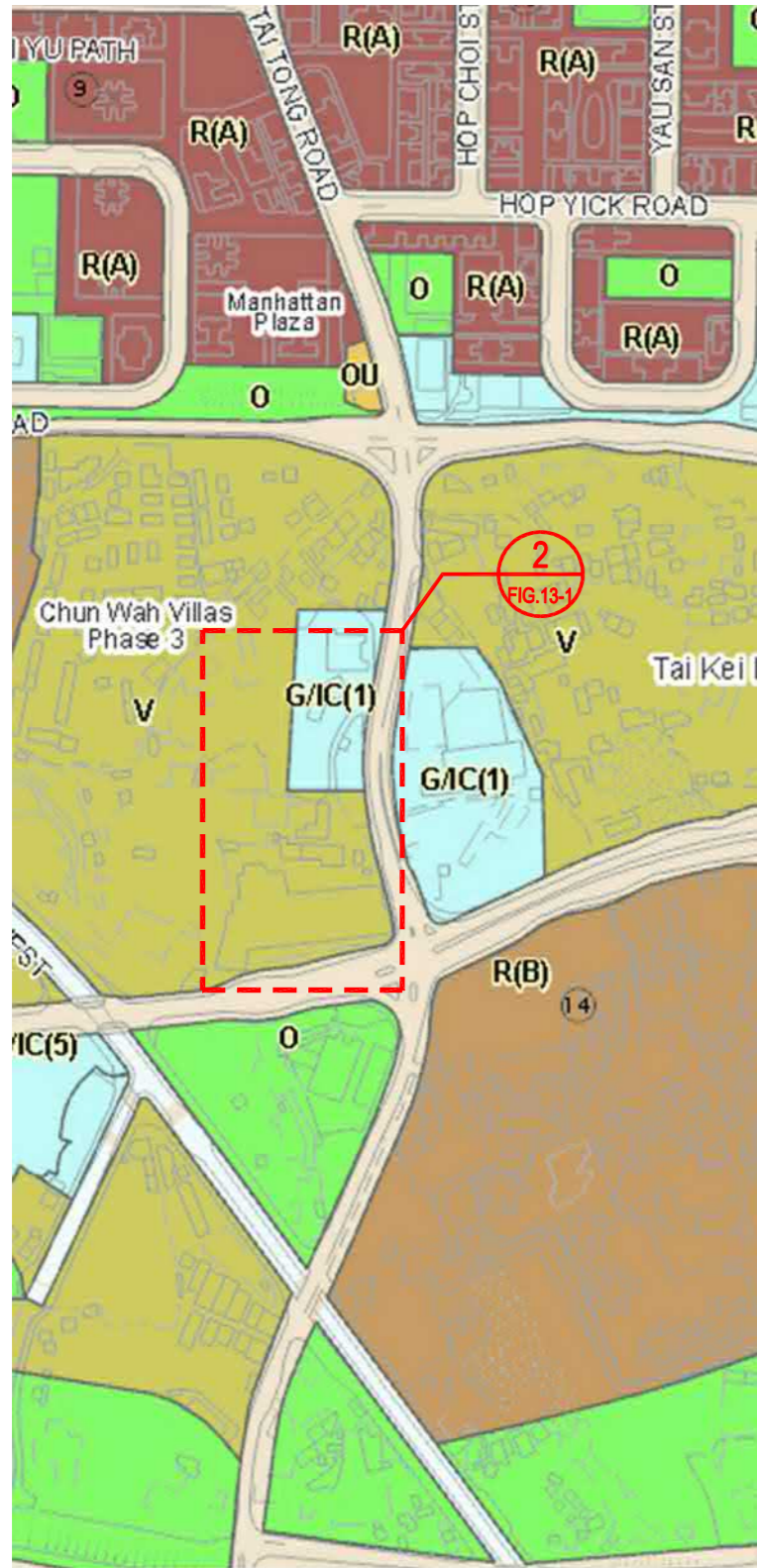
Issued at HKT 16:23

NNNN

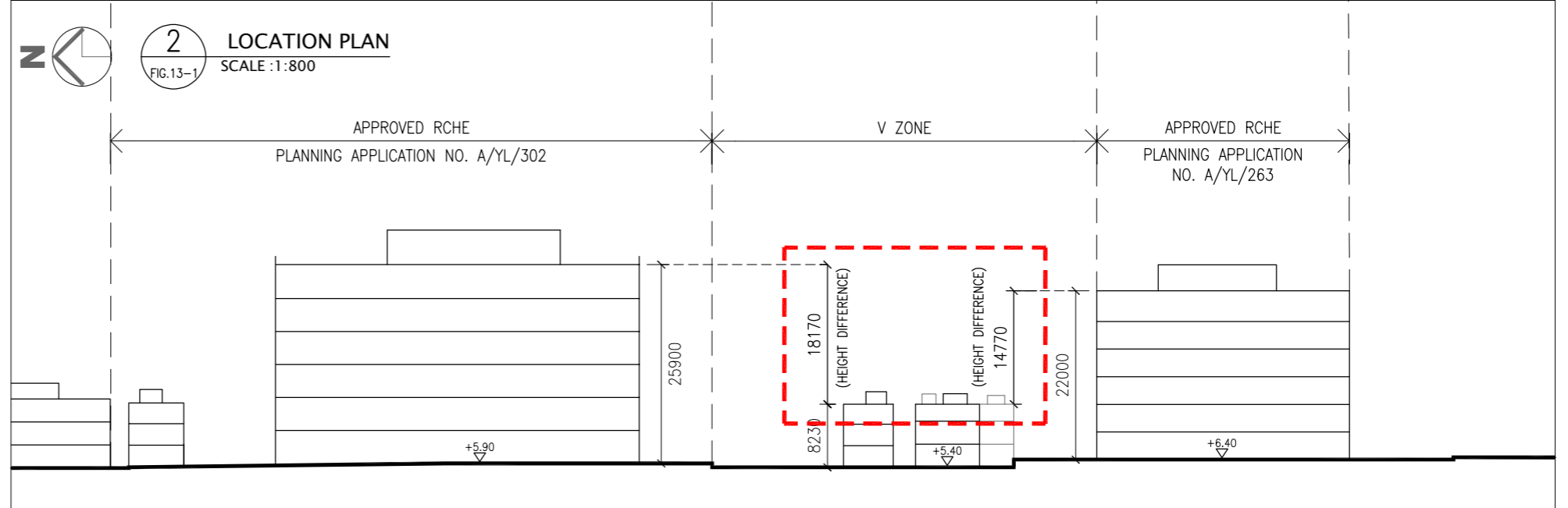
FIGURE 13

Comparison with Building Height Difference in
Approved S16 and S12A Cases

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



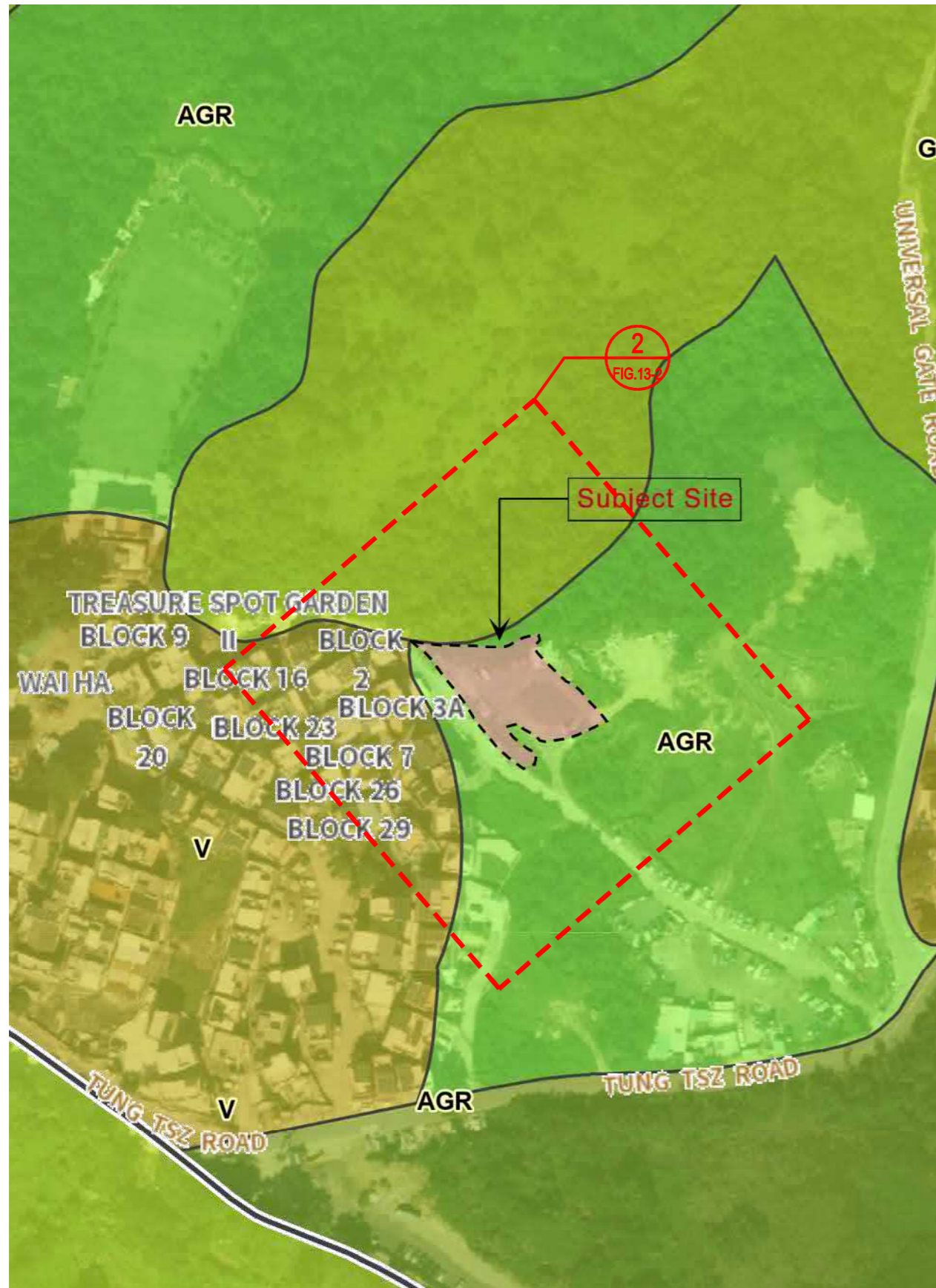
2 LOCATION PLAN
 FIG.13-1 SCALE : 1:800



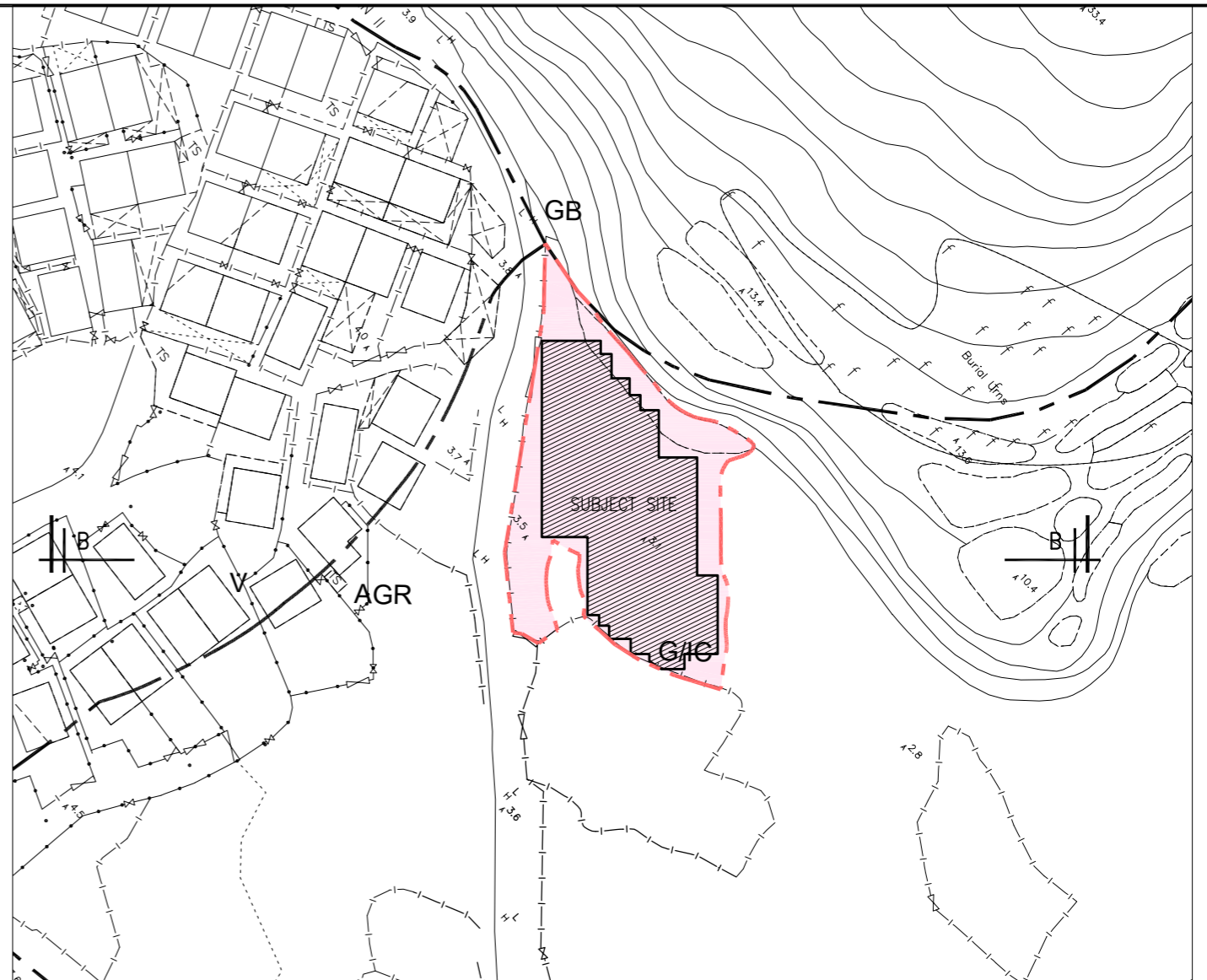
3 SECTION A-A
 FIG.13-1 SCALE : 1:800

1 OZP no. S/YL/25
 FIG.13-1 SCALE : N.T.S.

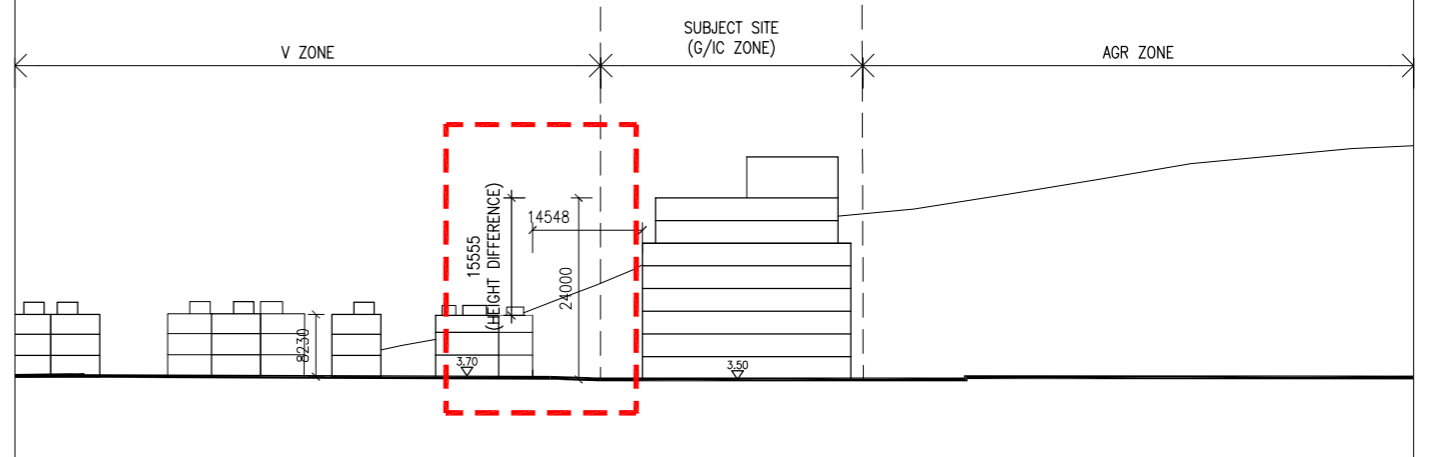




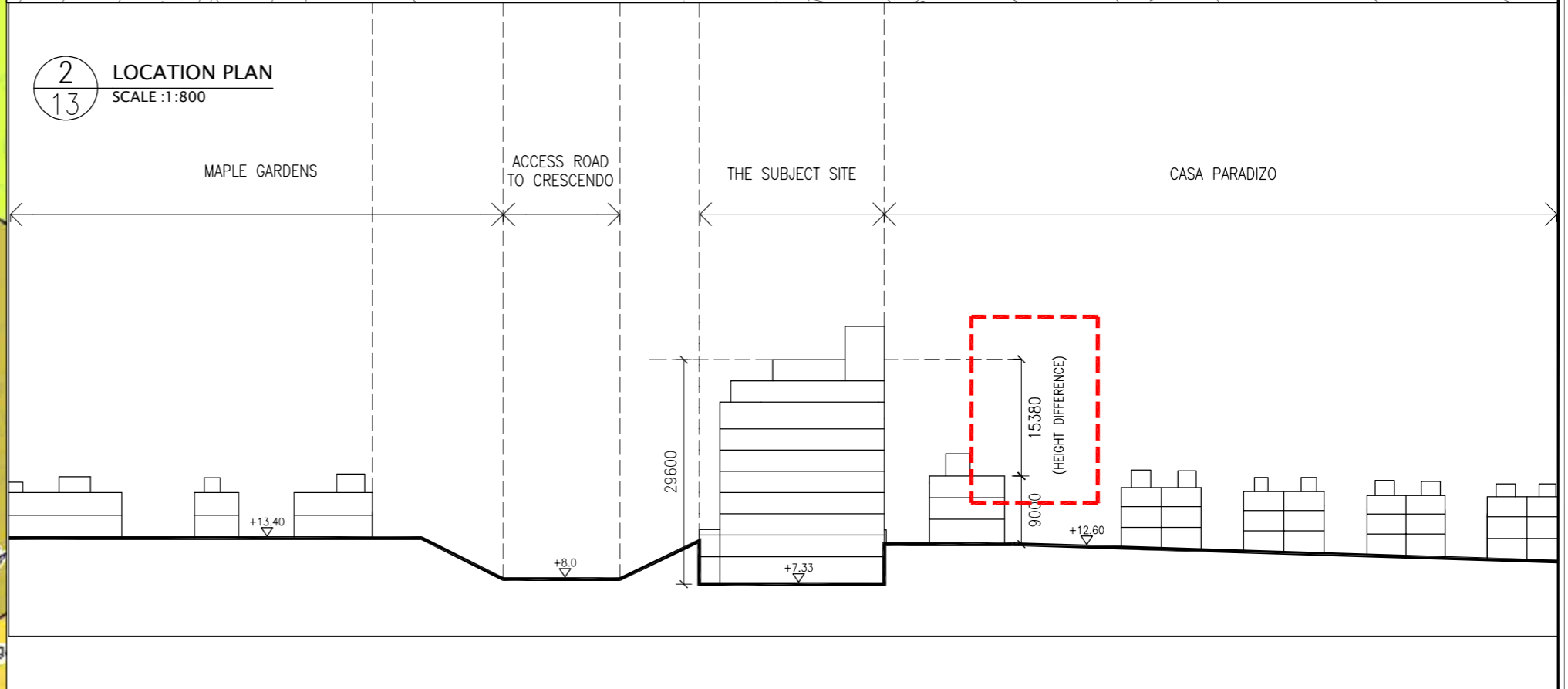
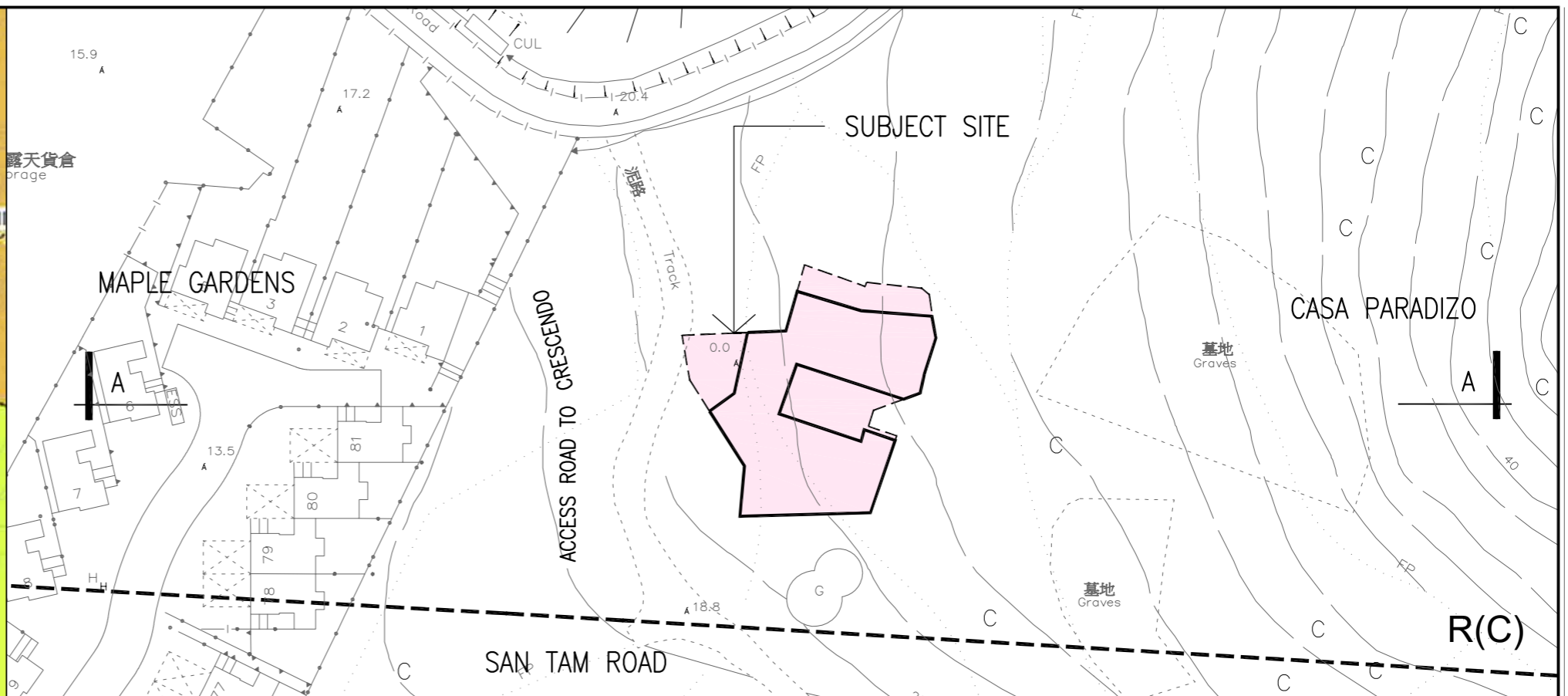
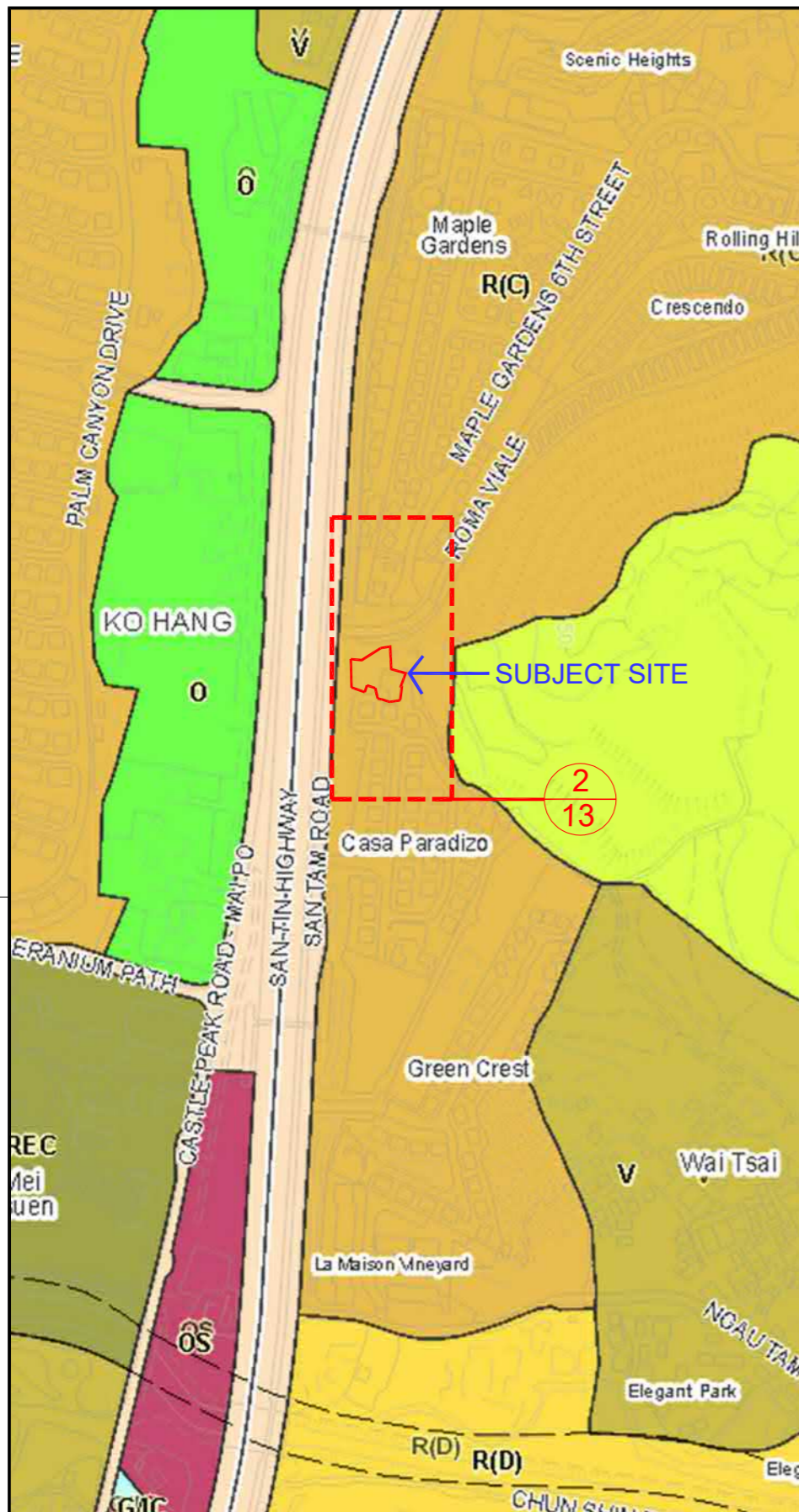
1 OZP no. S/NE-TK/19
SCALE :N.T.S.



2 LOCATION PLAN
SCALE :1:800

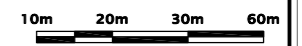


3 SECTION A-A
SCALE :1:800



1 OZP of S/YL-NTM/12
SCALE : N.T.S.

3 SECTION A-A
SCALE : 1:800



R LEE ARCHITECTS LTD

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

COMPARISON OF BUILDING HEIGHT FOR RCHE/"G/IC" DEVELOPMENT ADJOINING LOW DENSITY DEVELOPMENTS

Fig.13-3

-(A3) A

MAY, 2026
JULY, 2022

Do not scale drawings. 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.

