

S12A AMENDMENT OF PLAN APPLICATION

APPROVED TUNG TSZ 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 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.*

SUPPORTING PLANNING STATEMENT

NOVEMBER 2025



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## 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" 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 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.

- 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”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 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。

## 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 Tung Tsz 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 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 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"  
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## 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 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

Although the Access Road is of varying width, it is vested under HAD and is of not less than 4.5m wide including footpath after construction. 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.

## 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 Access Road to the proposed development

The road, including footpath, would be constructed by the Applicant within government lots by applicant and not be gated. There is no restricted usage by anyone. The applicant would take up the management responsibilities of the proposed access road during the construction stage of the proposed access road. Upon completion of construction of the proposed road, the proposed access road would be handed-over the relevant Government Departments.

### 3.0 PROPOSED DEVELOPMENT

*PROPOSED REZONING FROM "AGR" TO "G/IC"  
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### 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 <sup>2</sup>	15,892.83 ft <sup>2</sup>
Class of Site		: A	
Proposed Plot Ratio for Non-Domestic		: 4.11 < 8.5	
Proposed Site Coverage above for Non-Domestic (Above 15m)		: 63.19% < 85%	
Maximum Gross Floor Area		6,072.49 m <sup>2</sup>	65,364.28 ft <sup>2</sup>
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 <sup>2</sup>	
UG/F	RCHE	514.97 m <sup>2</sup>	
1/F – 3/F	RCHE	852.8 m <sup>2</sup> x 3 storeys = 2558.40 m <sup>2</sup>	41 no. of beds for Dorm, 2 no. of beds for Isolation Room each floor
4/F	RCHE	822.05 m <sup>2</sup>	18 no. of beds for suites
5/F	RCHE	742.23 m <sup>2</sup>	11 no. of beds for suites
6/F	MANAGEMENT OFFICE	742.23 m <sup>2</sup>	12 no. of beds for staff quarter
R/F	SKY GARDEN	100.50 m <sup>2</sup>	
<b>TOTAL</b>		<b>6,072.49 m<sup>2</sup></b>	<b>170 no. of beds</b>
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 3* for the Proposed Development

### 3.2 Design Concept

Diagram showing Concept Design is described in **Figure 9** 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 Individual Farming Areas for interest and hobby is provided on Roof Floor.

### 3.3 Visual Impact Assessment

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

### **3.6 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"  
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#### 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:

Form	Date	Status
S12	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	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 Similar Approved LSP Scheme

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

Location	OZP	Original Zone	LSP Approved Rezoning
LSPS/003 She Shan Road and Lam Kam Road, Tai Po, N.T.  (Original Site Area 193,397 sm, majorly zoned "AGR") <i>Figure 10 refers</i>	S/NE-LT/11	"AGR" & "G/IC"	"Residential" with "G/IC" Facilities
LSPS/004 Tin Wo Road and South of She Shan Road, Lam Tsuen, Tai Po, N.T.  (Original Site Area 68,348 sm, zoned "AGR") <i>Figure 11 refers</i>	S/NE-LT/11	"AGR"	"Residential" with "G/IC" Facilities

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

## 5.0 PLANNING JUSTIFICATION

*PROPOSED REZONING FROM "AGR" TO "G/IC"  
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## 5.1 The Aging Community Structure

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

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

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

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

## 5.2 Scare Standalone RCHes

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

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

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

- 5.3.1 "G/IC" zone is designated for Government, Institution and Community uses. Those should be built according to their needs for individual merit and their bulks are usually governed by relevant Regulations. Normally, the Plot Ratio are not restricted but some restrictions may apply to the No. of Storeys on Building Height.
- 5.3.2 Similar decision on relaxation of no. of storeys restriction can be noted from the Town Planning Board Meeting on 17.9.2021 on Proposed Amendments to the Draft Yau Ma Tei Outline Zoning Plan No. S/K2/22 (TPB Paper No. 10773), the Town Planning Board Chairman and the Planning Department were of the view that in the absence of concrete redevelopment proposals, it was difficult to predetermine any appropriate BHR for the "G/IC" sites. Plan D would, with the benefit of the redevelopment proposal(s) so put forward, review the BHRs of those sites and make suitable amendments to the OZP. The same principle of "case-by-case" should be applied to other similar "G/IC" sites in Hong Kong as well, where the BHR should be imposed based on individual proposals, subject to no significant adverse impact from planning and technical points of view.
- 5.3.3 As revealed from the Design of the proposed development and Building Bulk Study as per the Visual Impact Assessment. The proposed Plot Ratio of 4.11 and the Height of 24 m (8 Storeys) for this Planning Application is justified.

#### 5.4 Similarity to RCHE Developments approved in "V" 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 1 in Figure 9a refers*). The resulting building height difference are 18.17 m and 14.77 m respectively.

Referring to our Application case, as revealed from *Figure 2 in Figure 9a*, the resulting building height difference is 15.55 m, which is similar to the above mentioned cases.

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

## 5.5 Conversion of "AGR" Use become irresistible

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

The Two massive rezoning Cases in the LSP Scheme as listed in *Figure 10 and 11* set a good precedent cases for the rezoning from quality Agricultural Lands in the "AGR" zone to "Residential" with "G/IC" Facilities.

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

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

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

### 5.6.1 Green Building Design

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

### 5.6.2 Sustainable Building Design Guideline

The Site area of the Development is below 20,000m<sup>2</sup>, of which SBDG (PNAP) APP-152 would not be applicable. However, every effort is made to comply with the Guideline as much as possible in order to contribute to improve the overall Built Environment. Those are summarized as Follows:

#### 5.6.2.1 Building 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.

## 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.
- 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.